

## **NOTICE TO PROPERTY OWNERS WITHIN ST. LUCIE WEST SERVICES DISTRICT**

### **LEVY OF NON-AD VALOREM (SPECIAL) ASSESSMENTS**

NOTICE IS HEREBY GIVEN that the St. Lucie West Services District will continue using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments to collect (i) *benefit special assessments*, (ii) *maintenance special assessments*, and (iii) *Cascades Project benefit special assessments*. The properties subject to the *benefit special assessments* and the *maintenance special assessments* include all the lands within the District, as depicted on the map at the end of this notice. The properties subject to the *Cascades Project benefit special assessments* include all the lands within the Cascades Development, as also depicted on the map at the end of this notice.

The purpose of the *benefit special assessment* is to amortize the cost of constructing (repay bonds that financed) the District's stormwater management system. The purpose of the *maintenance special assessment* is to maintain and preserve the facilities and projects of the District. The purpose of the *Cascades Project benefit special assessment* is to amortize the cost of constructing (repay bonds that financed) infrastructure improvements specifically benefitting properties within the Cascades Development.

For fiscal year 2014-2015 and each fiscal year thereafter unless changed by the Board of Supervisors, the District has established:

- (i) A *benefit special assessment* of \$186.00 per benefit unit within the District,
- (ii) A *maintenance special assessment* of \$111.00 per benefit unit within the District, and
- (iii) A *Cascades Project benefit special assessment* of \$180.00 per benefit unit within the Cascades Development.

Therefore, the *total of non-ad valorem assessments* to be levied by the District upon each benefit unit outside the Cascades Development is \$297.00, and the *total of non-ad valorem assessments* to be levied by the District upon each benefit unit within the Cascades Development is \$477.00. These are the amounts that will appear on the "non-ad valorem" portion of the 2014 tax bill and future bills unless changed by the Board of Supervisors for the District. All interested persons may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property at the District office, 450 S.W. Utility Drive, Port St. Lucie, Florida 34986.

The St. Lucie West *benefit special assessment*, *maintenance special assessment*, and *Cascades Project benefit special assessment* will be levied and collected in the same manner as ad valorem taxes by the Tax Collector of St. Lucie County. Failure to pay any non-ad valorem assessment when due will result in the sale of a tax certificate against the affected property and may subject the property owner to loss of title to the property.

**PLEASE NOTE: DISTRICT "NON-AD VALOREM" ASSESSMENTS ARE NOT NEW AND HAVE APPEARED ON THE TAX BILL IN PRIOR YEARS.**

All affected property owners have the right to appear and be heard at a public hearing before the Board of Supervisors of the District, and have the right to file written objections with the District Manager within twenty (20) days of the date of the initial publication of this Notice. You may direct inquiries to the District Manager at (772) 340-0220 weekdays between 8:00 a.m. and 5:00 p.m.

