



# Seminole Improvement District

## Board of Supervisors

Scott Massey, President  
Leolani Gevers, Asst. Secretary

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## NOTICE

Seminole Improvement District will be increasing the annual assessment for operations and maintenance of the infrastructure (Roads, Landscaping, Stormwater, Lakes, Canals) within the District in keeping with the original projections for development. The increase this year is primarily due to two factors. First the amount of infrastructure currently completed and the projected amount of infrastructure that will be completed over the next year. The other factor is the number and type of residential and non-residential units which are currently in place and projected for the completion of the development within the District.

Every property owner of a platted lot pays the assessment indicated in the FY 2022 budget document. Property owners of undeveloped land also pay for assessments on their land in accordance with the adopted methodology. Owners of undeveloped land do not receive any type of discount for agricultural usage as they do with regular taxes.

Some of the history regarding the development and cost to maintain the infrastructure within the District dates back to 2015 when the District, in accordance with applicable statutes, developed the 7<sup>th</sup> Water Control Plan (the master plan of development for infrastructure) which outlined the development of all the infrastructure within the District that would be constructed over the twenty year construction time line. This plan was based on 4,546 dwelling units and 2.2 million square feet of non-residential development as presented in the master development plan and approved by Palm Beach County's Development Order.

The Seventh Water Control Plan (adopted October 2015) identified the infrastructure and estimated the cost of construction and maintenance of the infrastructure once completed. The cost of the construction of the infrastructure was estimated at \$405,183,631. The estimated projected operations and maintenance budget at completion was approximately \$6.9 million per year with projected assessment per unit between \$1,050 and \$1,500 annually.

Today, less than six years into the development the infrastructure is projected to reach approximately 50% constructed and turned over to Seminole Improvement District in the coming fiscal year (Oct 1, 2021 – Sept. 30, 2022).

The infrastructure constructed to date is without any debt service to any of the property owners. The approved tentative budget for FY 21-22 is approximately \$3,869,804 to cover the operation and maintenance of the infrastructure. The current operations and maintenance methodology assessment per unit is between \$501 and \$677 annually depending on the size of the lot which today is less than 50% (\$525 - \$750) of the projected annual cost at completion.

It is clear the projections from 2015 of operational cost are holding very close to the projections.

**Seminole**  
Improvement District

**FY2021 - FY2022 Non-Ad Valorem Assessment Summary**

Product Type		General Fund		
		FY 2022	FY 2021**	Percent Change
<b><u>Tax Roll</u></b>	<b><u>Units/Sq. Ft.</u></b>			
< 4,999	246.00	\$503.76	\$ 230.80	118%
5,000 - 5,999	535.00	\$521.13	\$ 239.51	118%
6,000 - 6,999	1,026.00	\$538.49	\$ 249.86	116%
7,000 - 7,999	586.00	\$555.85	\$ 264.09	110%
8,000 - 8,999	536.00	\$573.21	\$ 274.58	109%
9,000 - 9,999	273.00	\$590.57	\$ 274.58	115%
10,000 - 10,999	144.00	\$607.93	\$ 294.81	106%
11,000 - 11,999	138.00	\$625.29	\$ 294.81	112%
12,000 - 12,999	114.00	\$642.65	\$ 294.81	118%
13,000 - 13,999	55.00	\$660.01	\$ 294.81	124%
> 14,000	93.00	\$677.37	\$ 294.81	130%
Condo/Townhouse Unit	800.00	\$501.81	\$ 196.64	155%
Hotel	150.00	\$34.21	\$ 135.73	-75%
General Office	1,438,918.00	\$0.40	\$ 0.24	63%
Hospital	10,379.00	\$0.40	\$ 0.42	-4%
Church (38,155 sq. ft.)	38,155.00	\$0.42	\$ -	N/A
General Office (3,636 sq. ft. -	3,636.00	\$0.40	\$ 0.24	64%
General Office (8,912 sq. ft. -	8,912.00	\$0.40	\$ 0.24	63%
Retail	420,595.00	\$0.43	\$ 0.71	-40%
Publix Retail Center (76,902 s	76,902.00	\$0.42	\$ 0.71	-41%
Mobil Gas and Convenience (	2,503.00	\$0.60	\$ 0.71	-15%
Community College	3,000.00	\$4.12	\$ 40.39	-90%
FPL Solar Farm	400.00	\$70.04	\$ 47.40	48%
FPL Sub-Station	0.40	\$667.47	\$ 858.68	-22%
<b><u>Off-Roll</u></b>	<b><u>Acres</u></b>			
WP/GG (School) *	56	\$ 4,948.50	\$ 5,710.40	-13%
SRCHS (School) *	53.892	\$ 4,725.93	\$ 5,453.57	-13%
New Site (School) *	12.006	\$ 1,052.84	\$ -	N/A

**\*\* Please note that the FY 2021 calculations are for comparison purposes only.**