



Finance Department  
CITY OF PORT ST. LUCIE

121 S.W. Port St. Lucie Boulevard  
Port St. Lucie, Florida 34984-5099

**NOTICE OF PUBLIC HEARING TO LEVY A  
NON-AD VALOREM ASSESSMENT FOR SOLID  
WASTE COLLECTION AND RECYCLING SERVICES**

**NOTICE DATE: AUGUST 15, 2024**

«FirstName» «LastName»  
«MailAddr1»  
«MailAddr2»  
«City», «State» «Zip»  
«Country»

Parcel Identification Number: «PARCELID»  
Site Address: «SiteAddress»  
Legal Description: «LegalFTP»

Property Owner:

As required by § 197.3632, Florida Statutes, the City of Port St Lucie, Florida, is providing notice that an annual assessment using the tax bill collection method may be levied on your property. The purpose of the assessment is to provide funding for the Solid Waste Collection, Disposal and Recycling Services, facilities, or programs and the recycling activities of recyclable materials (“services”). The use of an annual special assessment for services within the City of Port St. Lucie has proven to be a fair, efficient, and effective means of funding these services. The unit of measurement to determine the assessment is calculated by multiplying the number of dwelling units on each parcel by the rate of assessment.

The assessment rate per dwelling unit for fiscal year 2023/2024 was: \$432.67  
The proposed annual increase to the assessment rate per dwelling unit: \$ 13.77  
The proposed amount to be levied per dwelling unit for fiscal year 2024/2025 is: \$ 446.44

**The total number of dwelling units calculated for the above referenced parcel is «Unit» for which the City proposes a net assessment of \$«Amount» for fiscal year 2024/25.**

The total revenue the City will collect by the assessment is estimated to be **\$40,186,296.60** for fiscal year 2024/2025. The solid waste assessment will be levied and collected in the same manner as ad valorem taxes by the Tax Collector of St. Lucie County and will appear on the “non-ad valorem” portion of the November 2024 tax bill and future bills. Failure to pay the solid waste service assessment will cause a tax certificate to be issued against the property or foreclosure proceedings to be instituted, either of which may result in a loss of title to the property.

**The Public Hearing will be held during the regular City Council meeting on Monday, September 9, 2024 at 1:00 p.m. in Council Chambers, City Hall, 121 SW Port St. Lucie Blvd, Port St. Lucie, Florida.** All affected property owners have the right to appear and to file written objections with the City Council through the City Clerk within twenty (20) days of the date of this notice. **Attendance at this public hearing is NOT mandatory. Please visit [www.CityofPSL.com/tv](http://www.CityofPSL.com/tv) for public comment options.** At the hearing, City Council will consider comments and objections to the solid waste assessment roll and consider the assessment roll as final with any changes, as necessary. Upon the filing of such assessment roll with the St. Lucie County Tax Collector, the assessments shall stand as legal, valid and binding liens, and pursuant to Section 170 et seq., Florida Statutes, co-equal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid. You may also direct general inquiries to 1PSL at 772-871-1775 and press 5, Monday through Friday, between 8 a.m. and 5 p.m.

No stenographic record by a certified court reporter will be provided at the hearing. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will be responsible for making a verbatim record of the testimony, evidence, and any other matters presented at the hearing. In accordance with the Americans with Disabilities Act, persons requesting accommodations should contact the ADA Coordinator at 772-344-4345 at least seven (7) days prior to the hearing.

Unless proper steps are initiated with a court of competent jurisdiction to secure relief within thirty (30) days from the date of City Council action at the above hearing, such action shall be the final adjudication of the issues presented. Copies of the legal documentation for the solid waste assessment roll are available in the City Clerk’s office, located at 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984.

**SOLID WASTE ASSESSMENT - PUBLIC HEARING NOTICE**  
**THIS IS NOT A BILL --- DO NOT PAY**

## **General Information and Commonly Asked Questions**

<p><b>Why is the assessment amount increasing?</b></p> <p>This increase is a contractual obligation that is based on the City’s solid waste franchise agreement with FCC Environmental Services, LLC. This is standard for solid waste contracts throughout the country, and covers the increased costs for labor, equipment, vehicle maintenance, fuel and disposal costs.</p>	<p><b>What is a non-ad valorem assessment?</b></p> <p>Non-ad valorem assessments are fees for specific services, such as stormwater and solid waste. The amount you pay is not based on your property's value. However, it is billed separately on your property tax bill.</p>
<p><b>Do I need to respond to this notice or appear at the Public Hearing?</b></p> <p>No. This notice is required to provide information; however, a response is not required.</p> <p>If you have questions relating to solid waste service, you can:</p> <ul style="list-style-type: none"> <li>• Email us at <a href="mailto:solidwaste@cityofpsl.com">solidwaste@cityofpsl.com</a></li> <li>• Call 1PSL at 772-871-1775 and press 5</li> <li>• Visit us at City Hall, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984</li> </ul>	<p><b>What services are provided by the assessment?</b></p> <p>The assessment pays for:</p> <p>Solid waste collection, yard waste and recycling collection once <b>per week</b>. Bulk Item pickup once <b>per month</b>.</p>
<p><b>Are these new assessments?</b></p> <p>No. This is an <u>existing</u> annual assessment for solid waste collection and recycling services. For more information regarding solid waste services, please contact Office of Solid Waste at 772-871-1775 and press 5 or visit the City’s web site at <a href="http://www.cityofpsl.com/solidwaste">www.cityofpsl.com/solidwaste</a></p>	<p><b>If this notice is “Not a Bill” – when is the assessment billed?</b></p> <p>Assessments approved at the public hearing will be billed via the property tax bill and collected by the St. Lucie County Tax Collector. To avoid penalties, the property tax bill must be paid in full to the Tax Collector by March 31.</p>
<p><b>Why did I receive this notice?</b></p> <p>As an owner of property in Florida, you have a right to receive specific information about property taxes and non-ad valorem assessments.</p>	<p><b>Questions related to Solid Waste Assessment billing?</b></p> <p>For any questions related to the Solid Waste Assessment billing on your tax bill, you can:</p> <ul style="list-style-type: none"> <li>• Email us at <a href="mailto:financeassessment@cityofpsl.com">financeassessment@cityofpsl.com</a></li> <li>• Call 772-871-1775</li> </ul>

Please visit [www.CityofPSL.com/tv](http://www.CityofPSL.com/tv) for public comment options.

Por favor, visite [www.CityofPSL.com/tv](http://www.CityofPSL.com/tv) para conocer las nuevas opciones de comentarios públicos.

Tanpri, vizite [www.CityofPSL.com/tv](http://www.CityofPSL.com/tv) pou opsyon kòmantè piblik yo.