



Finance Department  
CITY OF PORT ST. LUCIE

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

«OwnerFirstName» «OwnerLastName»  
«Street1»  
«Street2»  
«City», «StateProvince» «PostalCodeFull»  
«Country»

**NOTICE OF PUBLIC HEARING TO LEVY  
A NON-AD VALOREM ASSESSMENT  
FOR  
RESIDENTIAL STREET LIGHTING  
NOTICE DATE AUGUST 22, 2022**

Parcel Identification Number: «ParcelID»

Site Address: «SiteAddress»

Legal Description: «LegalDesc»

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 Residential Street Lighting. The use of an annual special assessment for residential street lighting 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 be applied against each parcel to determine the assessment is calculated by multiplying the number of units on each parcel by the rate of the assessment.

**The assessment rate per unit for prior fiscal year 2021/2022 was: \$26.00**

**No change to the rate:**

**The proposed assessment rate per unit for fiscal year 2022/2023 is: \$26.00**

The total number of units calculated for the above referenced parcel is one for which the City proposes an assessment of \$26.00 for fiscal year 2022-2023. The total revenue the City will collect by the assessment is estimated to be **\$488,315.62** for fiscal year 2022-2023. The Residential Street Lighting 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 2022 property tax bill and future bills. Failure to pay the residential street lighting assessment when due, 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. Unpaid or delinquent fees, charges, or assessments due the city for residential street lighting services allocable to specific parcels will be additionally included in the residential street lighting assessment.

**The Public Hearing will be held during the regular City Council meeting on Monday, September 12, 2022 at 6:30p.m. in the Council Chambers, City Hall, 121 S.W. Port St. Lucie Boulevard, Port St. Lucie, Florida 34984.** All affected property owners have the right to appear at the hearing and have the right to file written objections with the City Clerk within twenty (20) days 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, the City Council will consider comments and objections to the Residential Street Lighting Assessment roll, and will consider the assessment roll as final, including any changes, if 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. In accordance with the Americans with Disabilities Act (“ADA”), persons needing special accommodations should contact the ADA Coordinator at (772) 344-4345 at least seven (7) days prior to the hearing.

If you decide to appeal any decision made by the City Council with respect to any matter considered at the above-referenced hearing, you will be responsible for making a verbatim record of the testimony, evidence, and any other matters presented at the hearing. No stenographic record by a certified court reporter will be provided at the hearing. You are required to provide your own. 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 Residential Street Lighting assessment roll are available in the City Clerk’s office, located at 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida 34984.

**RESIDENTIAL STREET LIGHTING ASSESSMENT  
PUBLIC HEARING NOTICE  
THIS IS NOT A BILL --- DO NOT PAY**

# General Information and Commonly Asked Questions

<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. This Notice honors those rights by providing details about the assessment(s) proposed for billing on the next annual property tax bill.</p>	<p><b>What is a non-ad valorem assessment?</b></p> <p>A non-ad valorem assessment represents a cost share assigned to a group of properties to pay all or part of the cost associated with a public service offering special benefit to those properties. Assessments are assigned on a “benefit unit” basis as defined when an assessment district Municipal Service Benefit Unit (MSBU) is established. A benefit unit may be a parcel, dwelling, linear foot, or other equitable unit.</p>
<p><b>Do I need to respond to this Notice or appear at the Public Hearing?</b></p> <p>The Notice provides information; a response is not required. If you have assessment related comments to be considered by the City of Port St. Lucie City Council, you may address the City Council in person at the public hearing or you may file your comments in writing (email or letter) to the City Clerk. Written comments received within 20 days of this notice will be submitted at the hearing. Attendance is NOT mandatory.</p>	<p><b>What services are funded by assessment?</b></p> <p>The properties assessed are in an area balloted and passed by a majority of the property owners returned ballots. The annual assessment of \$26 will be included in on the non-ad valorem portion of your November 2022 tax bill. The Street Lighting Assessment Areas were approved June 28<sup>th</sup>, 2021 by Resolution 21-R63.</p>
<p><b>Are these new assessments?</b></p> <p>This is an existing annual assessment that provides funding for residential street lighting.</p>	<p><b>If “Not a Bill” – when is the assessment billed?</b> 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. Remember, early payment discounts are offered.</p>
<p><b>Why might the assessment amount change?</b></p> <p>The assessment for an ongoing service may vary annually based on operating cost and budget requirements.</p>	<p><b>Only need to update your mailing address or owner information?</b> Contact the St. Lucie County Property Appraiser at 772-462-1000.</p>
<p><b>Questions or need more information regarding the assessment?</b></p> <p>Please email the Assessment/Property Tax Division at <a href="mailto:financeassessment@cityofpsl.com">financeassessment@cityofpsl.com</a> or call 772-871-1775.</p>	<p><b>Current Rate 2021: \$26.00</b> <b>Proposed Rate 2022: \$26.00</b></p>

Please visit <http://www.cityofpsl.com/tv> for new public comment options.  
**Para ver este aviso en español, visite por favor nuestro Website en [www.cityofpsl.com](http://www.cityofpsl.com)**