



«OWNER1»
«OWNER2»
«ADDRESS1»
«ADDRESS2»
«CITY», «STATE» «ZIP»
«COUNTRY»

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

NOTICE DATE: August 20, 2021

Parcel Identification Number:«**PARCELID**»
Site Address: «**SITE_ADD**»
Legal Description: «**LEGAL**»

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 proposed assessment rate per dwelling unit for fiscal year 2021/2022 is: \$284.74
The assessment rate per dwelling unit for prior fiscal year 2020/2021 was: \$281.92
The proposed annual increase to the assessment rate per dwelling unit: \$ 2.82

This rate adjustment is required per the City's Franchise Agreement with Waste Pro, which mandates an adjustment based on the consumer price index (CPI).

The total number of dwelling units calculated for the above referenced parcel is «UNIT» for which the City proposes an assessment of \$«AMOUNT» for fiscal year 2021-2022. Unpaid or delinquent fees, charges or assessments due the City for solid waste and recyclable materials management and disposal services allocable to specific parcels will be additionally included in the solid waste service assessment.

The total revenue the City will collect by the assessment is estimated to be **\$22,105,505** for fiscal year 2021-2022. 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 2021 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 is scheduled on Monday, September 13, 2021 beginning at 6:30 p.m. in the Council Chambers, City Hall, 121 SW Port St. Lucie Boulevard, 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 for public comment options.** At the hearing, the 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 Waste Pro of Florida, Inc. staff at (772) 595-9390, Monday through Saturday between 8:00 a.m. and 5:00 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 S.W. 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>Why did I receive this Notice? 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>What is a non-ad valorem assessment? 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>Do I need to respond to this Notice or appear at the Public Hearing? 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 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>What services are funded by the assessment? The purpose of the assessment is to provide funding for the following Solid Waste Collection services: 2 Solid Waste Collections, 1 Yard Waste and 1 Recycling collection per week. Clam truck services are included at no extra charge with some limited exceptions. Additionally, residents may bring acceptable household hazardous waste directly to the Solid Waste Baling & Recycling Facility during regular business hours for proper disposal free of charge or, twice a year, residents can bring their household hazardous waste to the City’s Public Works Department for free disposal.</p>
<p>Are these new assessments? This is an existing annual assessment that provides funding for the solid waste collection and recycling services. For more information regarding solid waste services, please contact Neighborhood Services Department at 772-873-6317 or visit the City’s web site at www.cityofpsl.com.</p>	<p>If this Notice is “Not a Bill” – when is the assessment billed? 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>Why might the assessment amount change? The assessment for an ongoing service may vary annually based on operating cost and budget requirements.</p>	<p>Only need to update your mailing address or owner information? Contact the St. Lucie County Property Appraiser at 772-462-1000.</p>
<p>Questions or need more information regarding the assessment? Please email the Assessment/Property Tax Division at FinanceAssessment@CityofPSL.com or call 772-871-5069.</p>	<p>Proposed Rate 2021: \$284.74 Current Rate 2020: \$281.92 Proposed Increase: \$2.82</p>

Please visit www.CityofPSL.com/tv for public comment options.

Para ver este aviso en español, visite por favor nuestro Web site en www.CityofPSL.com