

Finance Department
CITY OF PORT ST. LUCIE
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121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984-5099

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

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 stormwater assessment services is to provide funding for the construction and maintenance of stormwater collection and retention systems to maintain and improve drainage in the City (“services”). The use of an annual special assessment for stormwater within the City of Port St Lucie has proven to be a fair, efficient, and effective means of funding these services. The City has established a fee of \$178.00 for one equivalent residential unit (ERU) for the fiscal year (October 1) 2023-2024. The base unit of measurement (ERU) is the average impervious area for a single-family residence and is equal to 2,280 square feet as it represents the largest uniform class of developed property. The unit of measurement to determine the assessment is calculated by multiplying the number of ERUs on each parcel by the rate of assessment.

The assessment rate per ERU for prior fiscal year 2022/2023 was: \$ 168.00
The proposed annual increase to the assessment rate per ERU: \$ 10.00
The proposed assessment rate per ERU for fiscal year 2023/2024 is: \$ 178.00

The ERU unit(s) calculated for the above-referenced parcel is «UNIT» for which the City will assess:
\$«AMOUNT» for fiscal year 2023-2024.

The total revenue the City will collect by the assessment is estimated to be **\$29,234,181.52** for fiscal year 2023/2024. The City will levy this assessment amount and methodology unless changed by action of the City Council. The stormwater 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 2023 tax bill and future bills. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title to the property. **Please note that this is not a new charge and it may have appeared on your tax bill in prior years. The charge on your tax bill last year was based on a rate of \$168.00 per ERU.** Pursuant to *Atlantic Gulf Communities v. City of Port St. Lucie*, 764 So. 2^d 14 (Fla. 4th DCA, 1999), every time the fee is levied for the first time or the rate of the fee is changed, the City is required by law to provide you with a new notice.

The Public Hearing will be held during the regular City Council meeting on Monday, September 11, 2023 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 at the hearing 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 stormwater assessment 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. No stenographic record by a certified court reporter will be provided at 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. If you decide to appeal any decision made by the City Council with respect to any matter considered at the above-referenced hearing, you are responsible for making a verbatim record of the testimony, evidence, and any other matters.

In accordance with the Americans with Disabilities Act (“ADA”), persons requesting accommodation should contact the ADA Coordinator at (772) 344-4345 at least seven (7) days prior to the hearing. You may also direct inquiries to the 1PSL at (772) 871-1775 weekdays between 8:00 a.m. and 5:00 p.m.

General Information and Frequently Asked Questions

<p>Why did I receive this Notice?</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>What is a non-ad valorem assessment?</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>Do I need to respond to this Notice or appear at the Public Hearing?</p> <p>No. This notice is required to provide information; however, a response is not required.</p>	<p>What services are funded by this assessment?</p> <p>The Stormwater utility funds capital improvements, which include major improvements to drainage infrastructure and right-of-way systems, canal, culvert, and swale maintenance, cleaning and repair of canals, retention areas, and pumping stations.</p>
<p>Are these new assessments?</p> <p>No. This is an <u>existing</u> annual assessment for stormwater services. For more information regarding stormwater services, please contact the Public Works Department at 772-871-1775 or visit the City's website at www.cityofpsl.com.</p>	<p>If this is "Not a Bill" then when is the assessment billed?</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>Why might the assessment amount change?</p> <p>The assessment for an ongoing service may vary annually based on operating and maintenance costs. Also, if a residential property was previously undeveloped but is now developed, the rate increases from .75 ERU to 1 ERU.</p>	<p>Only need to update your mailing address or owner information?</p> <p>Contact the St. Lucie County Property Appraiser at 772-462-1000.</p>
<p>Questions or need more information regarding the assessment?</p> <p>Please email the Assessment/Property Tax Division at financeassessment@cityofpsl.com or call 772-871-1775.</p>	<p><u>Para ver este aviso en español, visite por favor nuestro Website en www.cityofpsl.com.</u></p> <p>Please visit www.cityofPSL.com/tv for public comment options.</p>