



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 SPECIAL ASSESSMENT FOR
UTILITY, ROADWAY AND STORMWATER
IMPROVEMENTS**

«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 continuing utility, roadway, and stormwater services to parcels of real property within the City Center Special Assessment District (“SAD”). The use of an annual special assessment for services within the SAD has proven to be a fair, efficient, and effective means of funding these services. The City intends to change the methodology by which it determines the amount of assessment for the upcoming fiscal year from that which was implemented in prior years (*i.e.*, trip-based engineering study) to an acreage-based formula. The unit of measurement to determine the assessment will be based on the acreage of each parcel.

The assessment rate for fiscal year 2023/2024 was:	\$19,432.83
<u>The proposed annual increase to the assessment after methodology change:</u>	<u>\$ 0.00</u>
The proposed amount to be levied for fiscal year 2024/2025 is:	\$19,432.83

The total revenue the City will collect by the assessment is estimated to be **\$1,890,585.16** for fiscal year 2024/2025. The City Center Special 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 City Center Special 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 for public comment options.** At the hearing, City Council will consider comments and objections to the City Center Special 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 City Center Special Assessment roll are available in the City Clerk’s office, located at 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984.

CITY CENTER SPECIAL ASSESSMENT - PUBLIC HEARING NOTICE
THIS IS NOT A BILL --- DO NOT PAY