



Finance Department
CITY OF PORT ST. LUCIE

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

NOTICE OF HEARING TO LEVY A NON-AD VALOREM ASSESSMENT FOR STORMWATER UTILITY MANAGEMENT SYSTEM
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 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 \$183.00 for one equivalent residential unit (ERU) for the fiscal year (October 1) 2024-2025. 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 2023/2024 was: \$ 178.00
The proposed annual increase to the assessment rate per ERU: \$ 5.00
The proposed assessment rate per ERU for fiscal year 2024/2025 is: \$ 183.00

The ERU unit(s) calculated for the above-referenced parcel is «Unit» for which the City will assess: \$«Amount» for fiscal year 2024-2025.

The total revenue the City will collect by the assessment is estimated to be **\$29,978,286.18** for fiscal year 2024/2025. 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 2024 tax bill and future bills. Failure to pay the stormwater 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 stormwater 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, 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 stormwater assessment roll are available in the City Clerk’s office, located at 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984.

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>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>Please visit www.CityofPSL.com/tv for public comment options.</p> <p>Por favor, visite www.CityofPSL.com/tv para conocer las nuevas opciones de comentarios públicos.</p> <p>Tanpri, vizite www.CityofPSL.com/tv pou opsyon kòmantè piblik yo.</p>