



Finance Department
CITY OF PORT ST. LUCIE

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

«FirstName» «LastName»
«MailAddr1»
«MailAddr2»
«City», «State» «Zip»
«Country»

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

NOTICE DATE: AUGUST 15, 2024

Parcel Identification Number: «PARCELID»

Site Address: «SiteAddress»

Legal Description: «LegalFTP»

Property Owner:

As required by § 197.3632, Florida Statutes, notice is hereby given by the City of Port St. Lucie, Florida, 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 solid waste 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 assessment rate per dwelling unit for prior fiscal year 2023/2024 was: \$432.67

The proposed increase to the assessment rate per dwelling unit: \$ 13.77

The proposed assessment rate per dwelling unit for fiscal year 2024/2025 is: \$446.44

Unpaid Fees due to the City for services CO Date – 9/30/24: \$«Amount»

The total number of dwelling units calculated for the above referenced parcel is one for which the City proposes an assessment of \$446.44 for fiscal year 2024-2025. Additionally, unpaid or delinquent fees, charges or assessments due the City for services incurred from June 1, 2023 through September 30, 2024 shall also be assessed in the amount noted above.

The total revenue the City will collect by the assessment is estimated to be \$40,186,296.60 for fiscal year 2024/2025. The solid waste service 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 tax 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 9th, 2024, at 1:00 p.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 a public hearing held by the City Council and have the right to file written objections with the 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 will approve 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 above-referenced hearing, you are 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 is the assessment amount increasing?</p> <p>This increase is a contractual obligation that is based on the City’s solid waste franchise agreement with FCC Environmental Services, LLC. This is standard for solid waste contracts throughout the country, and covers the increased costs for labor, equipment, vehicle maintenance, fuel and disposal costs.</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>If you have questions relating to solid waste service, you can:</p> <ul style="list-style-type: none"> • Email us at solidwaste@cityofpsl.com • Call 1PSL at 772-871-1775 and press 5 • Visit us at City Hall, 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984 	<p>What services are funded by the assessment?</p> <p>The assessment pays for:</p> <p>Solid Waste Collection, Yard Waste and Recycling collection once per week. Bulk Item pickup once per month.</p>
<p>Are these new assessments?</p> <p>No. This is an <u>existing</u> annual assessment for solid waste collection and recycling services. For more information regarding solid waste services, please contact Office of Solid Waste at 772-871-1775 and press 5 or visit the City’s web site at www.cityofpsl.com/solidwaste</p>	<p>If “Not a Bill” – 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. Remember, early payment discounts are offered.</p>
<p>Questions or need more information regarding the assessment?</p> <p>For any questions related to the Solid Waste Assessment billing on your tax bill, you can:</p> <ul style="list-style-type: none"> • Email us at financeassessment@cityofpsl.com • Call 772-871-1775 	<p>What does the “Unpaid Fees” portion of the notice mean?</p> <p>The unpaid fee was billed directly by FCC for solid waste services provided from the date the Certificate of Occupancy was issued thru 9/30/24 and remains unpaid as of 5/31/24.</p> <p>(amount shown on front of notice)</p>

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

Por favor, visite www.CityofPSL.com/tv para conocer las nuevas opciones de comentarios públicos.

Tanpri, vizite www.CityofPSL.com/tv pou opsyon kòmantè piblik yo.

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