



## NOTICE OF PUBLIC HEARING REGARDING THE COLLECTION OF CITY CENTER SPECIAL ASSESSMENTS

To be published no later than August 20, 2024:

### NOTICE OF PUBLIC HEARING TO RE-IMPOSE AND PROVIDE FOR COLLECTION OF CITY CENTER SPECIAL ASSESSMENTS

Notice is hereby given that the City Council of the City of Port St. Lucie, Florida, will conduct a public hearing to consider changing the methodology of calculating the City Center Special Assessments (the "Assessments"), as well as reallocating and re-imposing the Assessments for the fiscal year beginning October 1, 2024, within the City Center Special Assessment District ("City Center SAD") against certain real property parcels located within the City Center SAD to fund the cost of utility, roadway, and stormwater services, and to authorize collection by the tax collector of such Assessments on the non-ad valorem portion of the tax bill.

The Assessment for each parcel of Assessed Property shall be computed by multiplying the assessment rate by the number of acres on such parcel. The estimated total revenue that the City will collect by the Assessments is \$1,890,585.16 for fiscal year 2024-2025.

**A public hearing ("Hearing") will be held during a regular City Council Meeting at 1:00 p.m. on September 9, 2024, in City Council Chambers at City Hall, Building A, 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida 34984** for the purpose of: (a) receiving and considering comments on the Assessments from affected property owners and the public; (b) considering the adoption of the annual rate resolution for the upcoming fiscal year; and (c) authorizing a change to and adoption of an acreage-based methodology, as well as a reallocation and the re-imposition of the Assessments on real property parcels within the City Center SAD for the fiscal year beginning October 1, 2024, and collecting such assessments, charges and fees on the same bill as ad valorem taxes. **Attendance at this public hearing is NOT mandatory. Please visit <http://www.cityofpsl.com/tv> for public comment options.** At the Hearing, the City Council will hear objections of all interested persons to the annual assessment resolution and the updated assessment roll, establish the rate of assessment and approve the initial assessment roll. All affected property owners have the right to appear at the Hearing and to file written objections with the City Clerk within 20 days of the publication of this notice.

Copies of the City Center Special Assessment Resolution (Resolution No. 05-R51) and the Resolution initiating a change in the methodology the City Center Special Assessment on the 2024 tax roll year are available for inspection at the City Clerk's office, located at City Hall, Building A, 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida 34984. All interested persons

may ascertain the amount to be assessed against a parcel of assessed property at the City of Port St. Lucie's Finance Department.

All objections to the annual rate resolution by the City Council shall be made in writing and filed with the City Clerk at or before the time or adjourned time of the Hearing. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the above-referenced Hearing, such person will be responsible for making a verbatim record of the testimony, evidence, and any other matters presented at the hearing. No stenographic record by a certified court reporter will be provided at the Hearing. Each such person is required to provide his or her own. In accordance with the Americans with Disabilities Act, persons needing special 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 twenty (20) 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 assessment collection are available in the City Clerk's office, located at 121 S.W. Port St. Lucie Blvd., Port St. Lucie, Florida 34984.

The Assessments will be billed on the non-ad valorem portion of the tax bill to be mailed in November 2024, as authorized by the Uniform Assessment Collection Act, Section 197.3632, Florida Statutes. Upon adoption of the assessment roll, all City Center Special Assessments shall constitute a lien against the assessed parcel, equal in rank and dignity with the liens of all state, county, district, or municipal taxes and special assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all prior liens, mortgages, titles, and claims until paid. Failure to pay the 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. If you have any questions, please contact 1PSL at (772) 871-1775, Monday through Friday between 8:00 am and 5:00 pm.

Sally Walsh, City Clerk

Publish Area to be assessed:

