



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 ASSESSMENT
FOR
RESIDENTIAL STREET LIGHTING
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 assessment is to provide funding for Residential Street Lighting. The use of an annual special assessment for residential street lighting 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 be applied against each parcel to determine the assessment is calculated by multiplying the number of units on each parcel by the rate of the assessment.

The assessment rate per unit for prior fiscal year 2023/2024 was: \$26.00
No change to the rate:
The proposed assessment rate per unit for fiscal year 2024/2025 is: \$26.00

The total number of units calculated for the above referenced parcel is «Unit» for which the City proposes an assessment of **\$26.00** for fiscal year 2024-2025. The total revenue the City will collect by the assessment is estimated to be **\$491,981.62** for fiscal year 2024-2025. The Residential Street Lighting 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 property tax bill and future bills. Failure to pay the residential street lighting assessment when due 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. Unpaid or delinquent fees, charges, or assessments due to the City for residential street lighting services allocable to specific parcels will be additionally included in the residential street lighting assessment.

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 Residential Street Lighting 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 Residential Street light assessment roll are available in the City Clerk’s office, located at 121 SW Port St. Lucie Blvd., Port St. Lucie, Florida 34984.

**RESIDENTIAL STREET LIGHTING ASSESSMENT
PUBLIC HEARING NOTICE
THIS IS NOT A BILL --- DO NOT PAY**

General Information and Commonly 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, solid waste, and street lights. 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 assessment?</p> <p>The properties assessed are in an area balloted and passed by a majority of the property owners returned ballots. The annual assessment of \$26 will be included on the non-ad valorem portion of your November 2024 tax bill.</p>
<p>Are these new assessments?</p> <p>No. This is an <u>existing</u> annual assessment for street light services. For more information regarding street light services, please contact the Public Works Department at 772-871-1775.</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.</p>
<p>Why might the assessment amount change?</p> <p>The assessment for an ongoing service may vary annually based on operating costs and budget requirements.</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>