THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : The Honorable Mayor and Members of the City Commission

FROM : Nicholas C. Mimms, P.E., City Manager

RE : Paradise Park Street Lighting District (SLD)

DATE : March 10, 2017

As a follow up to the Paradise Park Street Lighting discussions at a recent City Commission meeting, the following information has been compiled regarding St. Lucie County's Street Lighting District program.

In order to offer and fund street lighting in the Paradise Park neighborhood, St. Lucie County created the Paradise Park Street Lighting District (SLD) in 1982. This district was formed to cover the monthly operating and maintenance costs of street lights within the Paradise Park boundary. This SLD was created prior to the Paradise Park neighborhood being annexed into the City of Fort Pierce.

When 17 of the County's 19 SLDs were created, annual assessment amounts were based on ad-valorem value (the 1982 resolution). However, as property values declined around 2008, so did assessment collections. In 2010, the SLDs were changed to non-ad valorem because the County was not collecting sufficient funds to cover the monthly FPUA/FPL invoices. Annual assessment amounts are now determined by dividing the total annual cost of each SLD by the number of parcels within each SLD.

St. Lucie County has informed us that as long as street lights are intact, there is no end date for this SLD. This issue will be included in future annexation negotiations with St. Lucie County.

See attached 1982 creation resolution, boundary map, and 2010 resolution.

NCM:sh

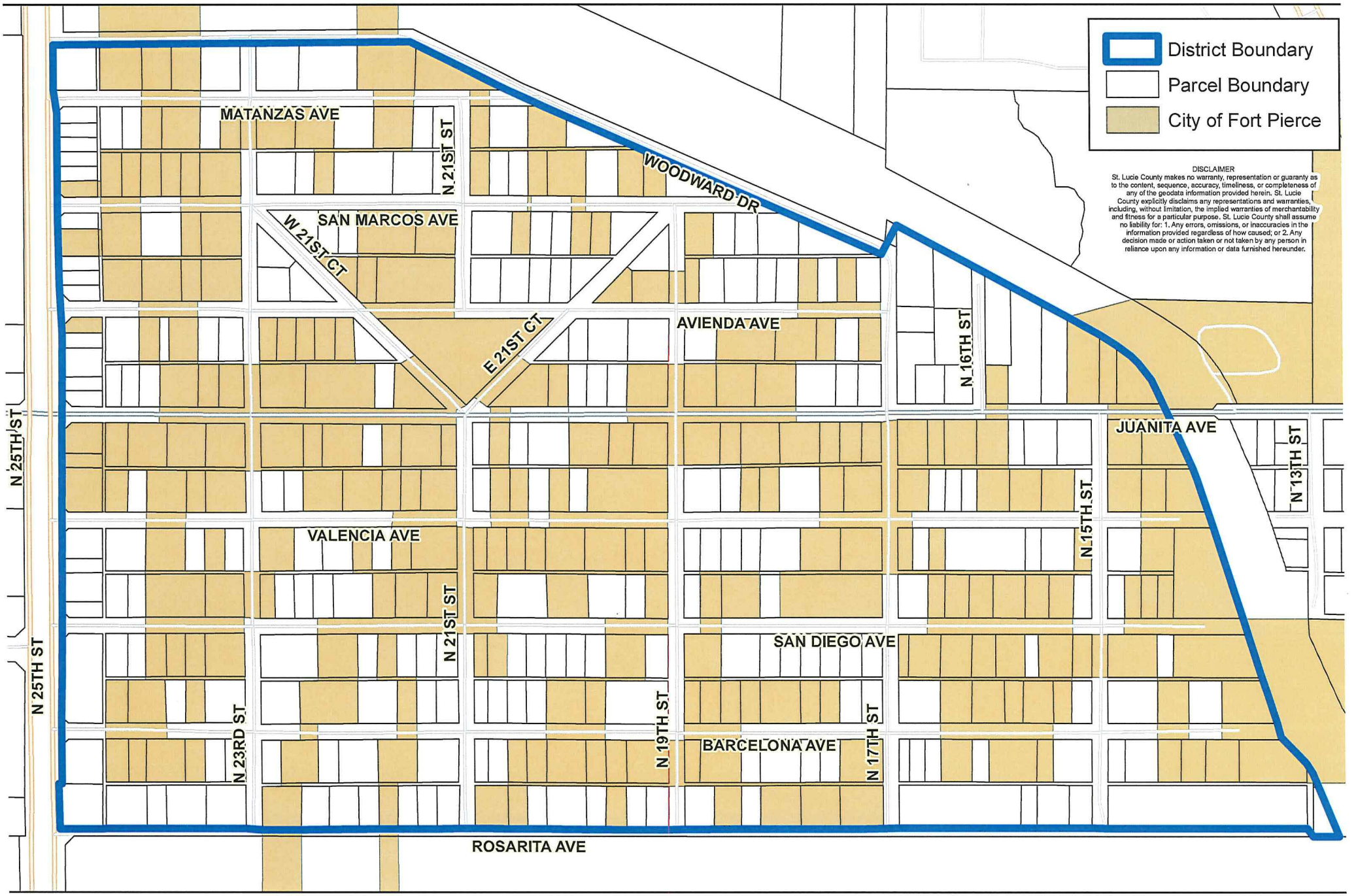
Attachments

c: City Clerk
City Attorney
Director of Planning

Street Lighting District: Paradise Park

April 2010

0 230 460 920 1,380 1,840 Feet



5890?

RESOLUTION NO. 82-57

A resolution validating and confirming the creation of Special Improvement Service District No. 8 of St. Lucie County and authorizing the levy of special assessments on all real property in the District, including homestead, on an ad valorem basis of not more than $3.00 per $1,000 annually on the assessed value of said property

WHEREAS, the Board of County Commissioners of St. Lucie County, Florida, pursuant to the provisions of Ordinance No. 72-2 of St. Lucie County, as amended, by its resolution duly and regularly adopted at its meeting held on March 16, 1982, did call an election for the purpose of submitting to the qualified electors residing within the hereinafter described District for their approval or disapproval the creation and establishment of Special Improvement Service District No. 8 of St. Lucie County, Florida, and the furnishing of street lights as set forth in said resolution and financed as therein provided, and such resolution further provided and did direct that notice of such election be given by publication in accordance with law; and

WHEREAS, due and regular notice of such special election was published in the News Tribune, a newspaper of general circulation published in St. Lucie County, said publication having been made in such newspaper once each week for four consecutive weeks on March 22 and 29 and April 5 and 12, 1982, the first publication thereof being not less than thirty days prior to April 20, 1982, the date of such special election; and

WHEREAS, pursuant to the aforesaid resolution calling such election and in accordance with law, the question of the creation and establishment of said district was submitted to the qualified electors residing in said District at a special election on April 20, 1982, and

WHEREAS, it appears that said election was duly and properly held in accordance with law and that the votes cast therein have been returned, delivered and canvassed, and that the returns from said election have been delivered to this Board for the purpose of canvassing said election returns and determining and certifying the results thereof; and

WHEREAS, it appears that the total number of votes cast in said election by the qualified electors residing in said District was Fifty-Eight (58); and

No. 82-36 is hereby validated and confirmed.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

By _____
Chairman

ATTEST:

_____
Clerk

1982 DEC 15 AM 10 59

JULIE ANN RESSETTE
ST. LUCIE COUNTY, FLA.
ROGER DEMAS
CLERK CIRCUIT COURT

589095

RESOLUTION NO. 10-181

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, RELATING TO THE PROVISION OF STREET LIGHTING SERVICES, IMPROVEMENTS AND FACILITIES IN THE PARADISE PARK STREET LIGHTING DISTRICT AND THE FUNDING THEREOF THROUGH THE IMPOSITION OF NON-AD VALOREM ASSESSMENTS; RATIFYING AND CONFIRMING COUNTY RESOLUTION NO. 82-57; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITED BY THE STREET LIGHTING SERVICES; APPROVING THE METHOD OF ASSESSING THE COST OF SUCH SERVICES AGAINST THE REAL PROPERTY SPECIALLY BENEFITTED THEREBY; APPROVING THE ASSESSMENT ROLL AND DIRECTING CERTIFICATION THEREOF TO THE TAX COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of Article VI, Chapter 1-17 of the St. Lucie County Code of Ordinances (the "Ordinance"), County Resolution No. 82-57, Sections 125.01, 125.66 and 197.3632, Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. This resolution constitutes the Annual Assessment Resolution as defined in the Ordinance. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa.

SECTION 3. FINDINGS. It is hereby ascertained, determined, and declared as follows:

(A) On April 27, 1982, the Board of County Commissioners (the "Board") of St. Lucie County, Florida (the "County") adopted Resolution No. 82-57 which established the Paradise Park Street Lighting District (the "District") as a special improvement service district and provided for the imposition of special assessments to fund the cost of providing street lighting services, improvements and facilities therein. A map describing the boundary of the District is attached hereto as Appendix A.

(B) On May 11, 2010, the Board enacted the Ordinance to revise the procedure by which special assessments are imposed within special improvement service districts for purposes of funding street lighting services. Such revised procedure requires adoption of an Annual Assessment Resolution each Fiscal Year approving the Assessment Roll for the District.

(C) The Ordinance further provides that in the event the Board desires to implement an alternative apportionment methodology for allocating the cost of Street Lighting Services among the

(1) The District is substantially composed of similarly-sized single family residential parcels. Accordingly, each single family residential parcel shall constitute one equivalent dwelling unit (EDU) for purposes of allocating the cost of providing the Street Lighting Services therein.

(2) Individual multifamily units within the District are specially benefitted by Street Lighting Services in the same manner and to substantially the same extent as single family residential parcels, such that each multifamily unit shall constitute one EDU. Individual tax parcels which contain multifamily units shall be assigned one EDU per multifamily unit.

(3) The amount of the Assessment per EDU shall be calculated by dividing the total estimated cost of providing the Street Lighting Service by the number of EDUs in the District.

(4) As of the date hereof, there are 438 EDUs located within the District.

(5) For the Fiscal Year beginning October 1, 2010, the estimated cost of providing Street Lighting Services in the District is $13,604.28. Such estimated cost includes a component to fund or otherwise reimburse the County for costs incurred in administering and maintaining the Assessment program as authorized by Section 1-17-82 of the Ordinance.

(6) The maximum amount of the Assessments to be assessed and apportioned among the parcels of real property within the District is hereby established in the amount of $31.06 per EDU for the Fiscal Year 2010-11.

(B) Annual Assessment Resolutions for subsequent Fiscal Years may approve annual cost of living or inflationary increases in the amount of the Assessment by a cumulative total of not to exceed 10% of the amount approved hereunder, or a total annual Assessment of $34.17, without requiring additional notice and public hearing prior to adoption of such Annual Assessment Resolutions, as authorized by Section 1-17-79 of the Ordinance.

(C) The apportionment methodology approved herein shall be utilized in preparing the Assessment Roll for the District for subsequent Fiscal Years.

SECTION 5. RATIFICATION AND CONFIRMATION OF DISTRICT BOUNDARY AND RESOLUTION NO. 82-57. The legal description of the boundary of the District as set forth in Resolution No. 82-57, including any amendment thereto, is hereby ratified, confirmed and

SECTION 10. SEVERABILITY. If any clause, section, or other part of this resolution shall be held by any court of competent jurisdiction unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affection the validity of the other provisions of this resolution.

SECTION 11. EFFECTIVE DATE. This Annual Assessment Resolution shall take effect immediately upon its passage and adoption.

DULY ADOPTED this 20th day of July, 2010.

BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA

By: _____
Chairman

(SEAL)

ATTEST:

_____
Deputy Clerk

Approved as to Form:

_____
County Attorney

APPENDIX B

PROOF OF PUBLICATION

Coast Newspapers
Courier • Sebastian Sun
: 06/28/2010
Ad Number: 2162105
Insertion Number:
Size: 3 x 87
Color Type: B&W
Client Name: / PO# PARADISE PARK
Advertiser: ST LUCIE CO BOARD OF CO COMM
Section/Page/Zone: Local/B07/St Lucie News Tribune
Description: BEFORE THE BOARD OF
e evidence that the ad appeared in Treasure Coast News/Press-Tribune on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

NOTICE OF MEETING NOTICE OF MEETING NOTICE OF MEETING NOTICE OF MEETING

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Property Auctions · Public Hearings
Adoptions · More!

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NOTICE
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NOTICE OF SALE

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR OKEECHOBEE COUNTY, FLORIDA
Case No.: 2010-CA-084
JUDGE: LARRY SCHACK

FIRST PEOPLES BANK,
Plaintiff,
v.
JAMES F. HERNDON, III, PATRICIA A. HERNDON, husband and wife, SUNSHINE CAR WASH, INC., a Florida Corporation, and SUNSHINE BUILDERS OF FORT PIERCE, INC., a Florida corporation,
Defendants.

NOTICE OF SALE

NOTICE is hereby given that pursuant to the Summary Final Judgment of Foreclosure and Sale entered in the cause pending in the Circuit Court of the Nineteenth Judicial Circuit, in and for Okeechobee County, Florida, Civil Action Number 2010-CA-084 the undersigned Clerk will sell the property situated in said County, described as:

Parcel 1 - OKEECHOBEE COUNTY PROPERTY
Lots 11 and 12, Block 150, OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Property address:
507 NE Park Street,
Okeechobee, FL

Parcel 2 - ST. LUCIE COUNTY PROPERTY

Lots 1 and 2, Block 1, Plat of PALMER TERRACE, according to the Plat thereof as recorded in Plat Book 3, Page 86, of the Public Records of St. Lucie County, Florida, TOGETHER with the Southeasterly one-half of abandoned alley adjacent to said Lot 2, LESS AND EXCEPTING that part of the above described Lots 1 and 2, which have been taken for the widening of State Road 70 (Okeechobee Road).

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Property Address:
3104 Okeechobee Road, Ft. Pierce, FL

at public sale, on the same date, separately and consecutively, to the highest and best bidder for cash at 11:00 AM on the 14th day of July, 2010, in the Jury Assembly Room, 2nd Floor, located at the Okeechobee County Judicial Center, 312 NW 3rd Street, Okeechobee, Florida 34972.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

Dated this 11th day of June, 2010.

Sharon Robertson
Clerk of Court
By: /s/ Linda F. Young
Deputy Clerk

RENE IOSCO, ESQUIRE
McCARTHY, SUMMERS, BOBKO, WOOD & SAWYER P.A.
2400 S.E Federal Hwy., 4th Floor
Stuart, Florida 34994
(772) 286-1700
E - M a i l :
rps@mcsumm.com
Attorneys for Plaintiff
02PB0310

Publish: June 28, July 5, 2010
2160171

PUBLIC NOTICE

In order to satisfy warehouseman's lien, the property of George John Waller unit(s) 853, will be sold at public sale between 9:00 A.M. and 12:00 P. M on July 13, 2010 at STORAGE WEST, LLC, 525 SW South Macedo Blvd, Port St. Lucie, FL 34983

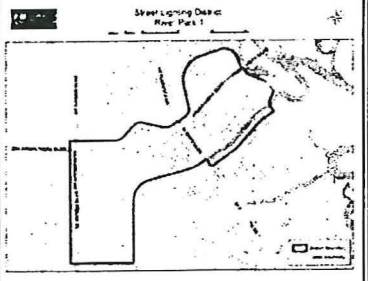
Publish: June 28, July 5, 2010
2162434

NOTICE OF MEETING NOTICE OF MEETING

BEFORE THE BO[illegible]
ST. LUCIE COUNTY, FLOR[illegible]

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
RIVER PARK 1 STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the River Park 1 Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:



The District was established by County Resolution No.69-16. Each year the Board levies special assessments within the district to fund the street lighting services. The purpose of the July 20th public hearing is to consider matters related to the assessment levy for fiscal year 2010-2011, including the matter of allocating the cost of the street lighting services among specially benefitted property. If levied, the special assessment will be collected on the November, 2010 tax bill by the St. Lucie County Tax Collector and will continue to be so collected on an annual basis until discontinued by the Board.

All affected persons have the right to appear and be heard at the above public hearing and have the right to file with the County Engineer, within twenty (20) days of the date hereof, written objections as to the proprietary and advisability of the project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be specially assessed against each parcel of property benefited thereby. Written comments received in advance of the public hearing will be heard.

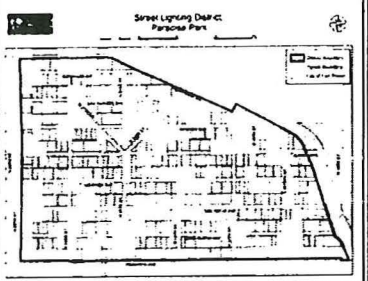
THIS NOTICE EXECUTED AND DATED THIS 28TH DAY OF JUNE, 2010.

Publish: June 28, 2010
2162101

BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
PARADISE PARK STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the Paradise Park Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:



The District was established by County Resolution No.82-57. Each year the Board levies special assessments within the district to fund the street lighting services. The purpose of the July 20th public hearing is to consider matters related to the assessment levy for fiscal year 2010-2011, including the matter of allocating the cost of the street lighting services among specially benefitted property. If levied, the special assessment will be collected on the November, 2010 tax bill by the St. Lucie County Tax Collector and will continue to be so collected on an annual basis until discontinued by the Board.

All affected persons have the right to appear and be heard at the above public hearing and have the right to file with the County Engineer, within twenty (20) days of the date hereof, written objections as to the proprietary and advisability of the project, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be specially assessed against each parcel of property benefited thereby. Written comments received in advance of the public hearing will be heard.

THIS NOTICE EXECUTED AND DATED THIS 28TH DAY OF JUNE, 2010.

Publish: June 28, 2010
2162105

NOTICE

STATE OF FLORIDA
DEPARTMENT OF
ENVIRONMENTAL PROTECTION
NOTICE OF AGREEMENT

The Department of Environmental Protection gives notice of agency action of entering into an Agreement with Allied Universal Corporation and Chem-Tex Supply Corporation. The Agreement addresses assessment and remediation of environmental contamination at 9545 and 9549 Range Line Road, Fort Pierce, Florida 34987. The Agreement is available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the Department of Environmental Protection, 400 North Congress Avenue, Suite 200, West Palm Beach, Florida 33401. Persons whose substantial interests are or will be affected by this Department action have a right to petition for an administrative hearing on the Agreement. The Petition must contain the information set forth below and must be filed (received) in the Department's Office of General Counsel, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, within 45 days of receipt of this notice. A copy of the Petition must also be mailed at the time of filing to the District Office named above at the address indicated. Failure to file a petition within the 45 days constitutes a waiver of any right such person has to an administrative hearing pursuant to Sections 120.569 and 120.57, F.S. The petition shall contain the following information: (a) The name, address, and telephone number of each petitioner; the Department's identification number for the Agreement and the county in which the subject matter or activity is located; (b) A statement of how and when each petitioner received notice of the Agreement; (c) A statement of how each petitioner's substantial interests are affected by the Agreement; (d) A statement of the material facts disputed by petitioner, if any; (e) A statement of facts which petitioner contends warrant reversal or modification of the Agreement; (f) A statement of which rules or statutes petitioner contends require reversal or modification of the Agreement; (g) A statement of the relief sought by petitioner, stating precisely the action petitioner wants the Department to take with respect to the Agreement. If a petition is filed, the administrative hearing process is designed to formulate agency action. Accordingly, the Department's final action may be different from the position taken by it in this Notice.

Mediation is not available in this proceeding.

Publish: June 28, 2010
2162400

NOTICE OF MEETING NOTICE OF MEETING

BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
PALM LAKE GARDENS STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the Palm Lake Gardens Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:

BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
SHERATON PLAZA STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the Sheraton Plaza Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:

NOTICE OF MEETING NOTICE OF MEETING NOTICE OF MEETING

BEFORE THE BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING
TO IMPOSE AND PROVIDE FOR COLLECTION OF
NON AD VALOREM ASSESSMENTS IN THE
RIVER PARK 2 STREET LIGHTING DISTRICT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA (THE "BOARD"), will hold a PUBLIC HEARING to consider the levy of special assessments on properties within the River Park 2 Street Lighting District (the "District") to fund the cost of providing street lighting services therein. The matter will be considered at the Board's regular meeting on Tuesday, the 20th day of July 2010, at 6:00 p.m. or as soon thereafter as the matter may be heard in the St. Lucie County Commission Chambers at the St. Lucie County Administration Building Annex, Third Floor, 2300 Virginia Avenue, Fort Pierce, Florida 34982. The properties within the District are indicated on the map below:

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APPENDIX D

FORM OF
CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I HEREBY CERTIFY that I am the Chairman of the Board of County Commissioners of St. Lucie County, Florida or authorized agent of St. Lucie County, Florida (the "County"); as such I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for such county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the St. Lucie County Tax Collector by September 15, 2010.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the St. Lucie County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this 21 day of July 2010.

ST. LUCIE COUNTY, FLORIDA

By: Barbara Guettler
Authorized Agent