

# LOCALiQ

## FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

CityOf GreenCoveSprings  
City Of Green Cove Springs  
321 WALNUT STREET  
GREEN COVE SPRINGS FL 32043

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Florida Times-Union, published in Duval and Clay Counties, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Duval and Clay Counties, Florida, or in a newspaper by print in the issues of, on:

08/12/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/12/2024

Legal Clerk

*Keegan Deoran*  
*MM*

Notary, State of WI, County of Brown

8-25-26

My commission expires

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF STORMWATER SERVICE NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the City Council of the City of Green Cove Springs, Florida, will conduct a public hearing to consider reimposing Stormwater Service Assessments within the entire incorporated area of the City, as shown below, for fiscal year October 1, 2024 – September 30, 2025, and future fiscal years to fund the cost of providing Stormwater Management Services to such properties and to authorize collection of such assessments on the tax bill.

The hearing will be held at 7:00 p.m. on September 3, 2024, in the City Council Chambers, City Hall, 321 Walnut Street, Green Cove Springs, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk, Erin West, (904) 297-7500, ext. 3307, at least three (3) business days prior to the meeting.

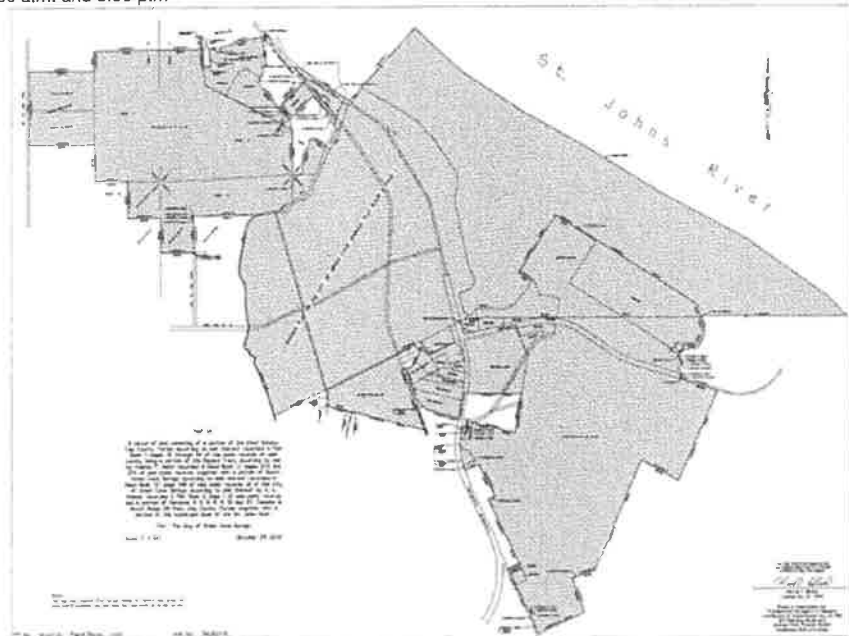
The Stormwater Assessment contains two, separate components. The first component – the Base Charge – will fund the City's baseline, citywide management, operations and maintenance services for the stormwater management system and will be generally allocated equally among all Tax Parcels within the City. The annual Stormwater Assessment rate for the Base Charge for the upcoming Fiscal Year and future fiscal years will be \$84.00 for each Tax Parcel.

The second component – the Usage Charge -- will fund the City's additional Stormwater Management Services provided to developed property. These stormwater management services are necessitated by the existence of Impervious Area that impedes or restricts infiltration of rainfall into the soil, which then increases the need for City services and facilities to convey, retain, and treat increased volume of Stormwater runoff from developed property and the Usage Charge is based upon the estimated amount of stormwater runoff generated by impervious surface on the Developed Property, as measured by the number of Net ESUs assigned to each parcel of property. The City has determined that a typical single-family residence in the Stormwater Service Area includes 3,000 square feet of impervious surface, which is defined as the "equivalent stormwater unit value" or "ESU Value." Generally, the number of ESUs were calculated individually for each parcel of developed property by dividing the impervious surface area by 3,000 square feet. Credit for privately maintained Stormwater management facilities and other factors affecting the quantity or quality of Stormwater runoff has also been applied, resulting in an assignment of Net ESUs. The annual Stormwater Assessment rate for the Usage Charge for the upcoming Fiscal Year and future fiscal years will be \$300.00 for each Net ESU.

Copies of the Master Service Assessment Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, the Preliminary Rate Resolution, and the updated assessment roll are available for inspection at the office of the City Clerk, located at City Hall, 321 Walnut Street, Green Cove Springs, Florida.

The Stormwater Assessments will be collected on the ad valorem tax bill to be mailed in November 2024, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Council action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the City at (904) 297 7500, Monday through Thursday, between 7:00 a.m. and 5:30 p.m



City of Green Cove Springs

Erin West, City Clerk  
321 Walnut Street  
Green Cove Springs, FL 32043

Steve Kennedy, City Manager

PUBLISHED ON AUGUST 12, 2024

JV-40029430

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STATE OF WISCONSIN, COUNTY OF BROWN

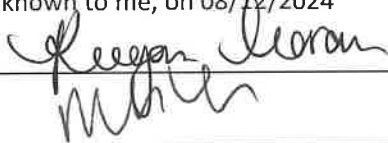
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Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

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MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SOLID WASTE SERVICE NON-AD VALOREM ASSESSMENTS

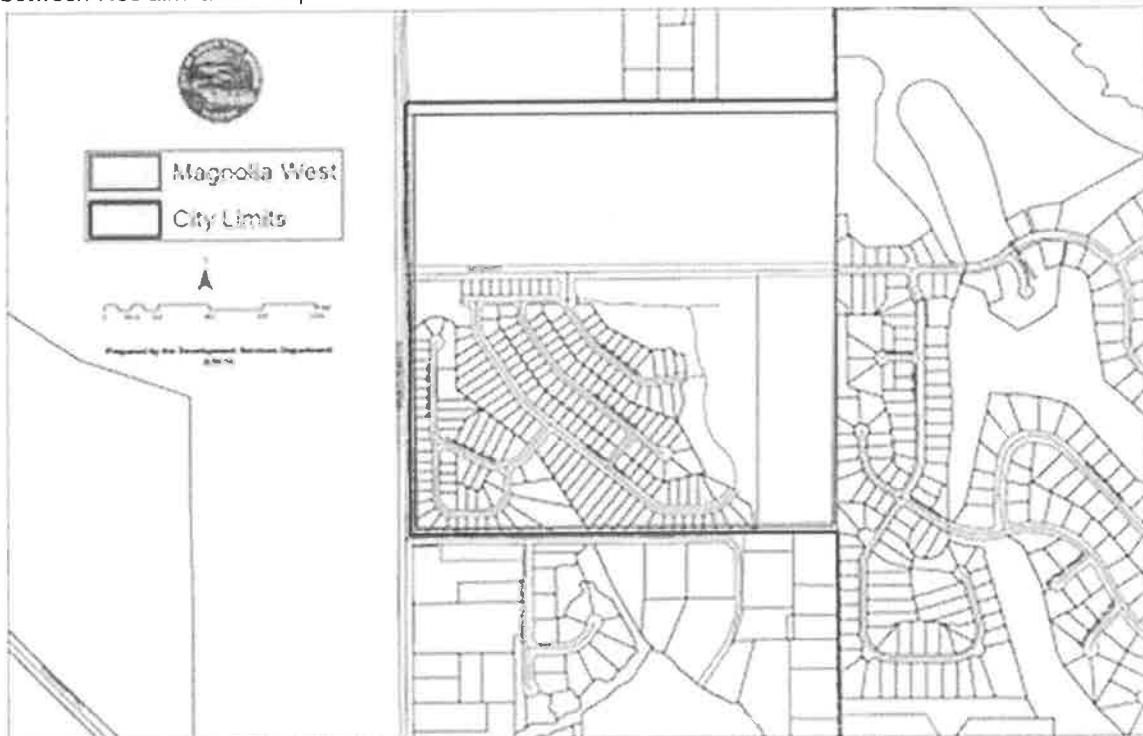
Notice is hereby given that the City Council of the City of Green Cove Springs, will conduct a public hearing to consider reimposing Solid Waste Service Assessments against certain improved residential properties located within the Magnolia West assessment area of the City, as shown below, for the fiscal year October 1, 2024 – September 30, 2025 and future fiscal years to fund the cost of solid waste and recyclable materials collection services, facilities, and programs, provided to such properties and to authorize collection of such assessments on the tax bill.

The hearing will be held at 7:00 p.m. on September 3, 2024, in the City Council Chambers, City Hall, 321 Walnut Street, Green Cove Springs, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Council within 20 days of this notice. If a person decides to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk, Erin West, (904) 297-7500, ext. 3307, at least three (3) business days prior to the meeting.

The Solid Waste Service Assessments will be generally computed by multiplying the number of dwelling units on each parcel by the rate of assessment. The rate of assessment for the upcoming fiscal year and future fiscal years shall be \$263.40 for each dwelling unit. Copies of the updated assessment roll, showing the amount of the assessment to be imposed against each parcel of property, and the legal documentation relating to the assessments are available for inspection at the office of the City Clerk, located at City Hall, 321 Walnut Street, Green Cove Springs, Florida.

The Solid Waste Service Assessments will be collected on the ad valorem tax bill to be mailed in November 2024, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Council action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the City at (904) 297-7500, Monday through Thursday between 7:00 a.m. and 5:30 p.m.



City of Green Cove Springs

Erin West, City Clerk  
321 Walnut Street  
Green Cove Springs, FL 32043

Steve Kennedy, City Manager

PUBLISHED ON AUGUST 12, 2024

JV-40029502