

RESOLUTION NO. R-11-2026

A RESOLUTION OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, ESTIMATING THE COST OF STORMWATER MANAGEMENT SERVICES PROVIDED BY THE CITY'S STORMWATER UTILITY; PROVIDING AUTHORITY, PURPOSE AND DEFINITIONS, AND LEGISLATIVE FINDINGS; ESTABLISHING THE STORMWATER SERVICE AREA; ESTABLISHING THE METHOD OF ASSESSING THE COST OF STORMWATER MANAGEMENT SERVICES AGAINST ALL TAX PARCELS THAT WILL BE SPECIALLY BENEFITED THEREBY; ESTABLISHING THE ESTIMATED STORMWATER SERVICE COST AND STORMWATER ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE CITY MANAGER TO PREPARE OR DIRECT THE PREPARATION OF A STORMWATER ASSESSMENT ROLL; ESTABLISHING A PUBLIC HEARING FOR THE PROPOSED STORMWATER ASSESSMENTS AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; PROVIDING FOR COLLECTION; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council (the "City Council") of the City of Green Cove Springs, Florida (the "City"), has enacted Ordinance No. O-04-2016, as codified in Chapter 78, Article VII, of the City of Green Cove Spring Code of Ordinances (the "Assessment Ordinance"), which authorizes the imposition of annual Stormwater Assessments for Stormwater Management Services against certain Assessed Property within the City; and

WHEREAS, the City Council has enacted Chapter 70 of the City of Green Cove Springs Code of Ordinances (the "Stormwater Ordinance"), which creates a municipal Stormwater Utility and implements equitable Stormwater Utility Fees and Charges for the provision of needed Stormwater Management Services; and

WHEREAS, pursuant to the Stormwater Ordinance, Stormwater Utility Fees, including the Base Charge and the Usage Charge, may be imposed and collection as non-ad valorem assessments in accordance with the Assessment Ordinance; and

WHEREAS, imposition of a Stormwater Assessment for the provision of Stormwater Management Services is an equitable and efficient method of allocating and apportioning the Stormwater Base Service Cost and Stormwater Usage Service Cost among parcels of Assessed Property located in the City; and

WHEREAS, the City Council has determined that the imposition of a Stormwater Assessment to be collected in accordance with the Uniform Method of Collection authorized in Section 197.3632, Florida Statutes, and the Assessment Ordinance is an efficient, effective, and equitable method of billing and collection; and

WHEREAS, the City Council now desires to implement an annual Stormwater Assessment program within the City, using the tax bill collection method for the Fiscal Year beginning on October 1, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the provisions of the Assessment Ordinance; the Stormwater Ordinance; Article VIII, Section 2(b), Florida Constitution; sections 166.021 and 166.041, Florida Statutes, the City Charter of the City of Green Cove Springs, and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

- (A) This Resolution constitutes the Amended and Restated Initial Assessment Resolution as defined in the Ordinance.
- (B) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Assessment Ordinance and the Stormwater Ordinance.
- (C) Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.
- (D) As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"Stormwater Assessment Roll" means the Assessment Roll, as defined in the Assessment Ordinance, relating to the Stormwater Assessments.

"Stormwater Service Area" means the geographic area described in Section 4 of this Amended and Restated Initial Assessment Resolution that encompasses all incorporated areas of the City which specially benefit from the Stormwater Management Service and all Tax Parcels to which Stormwater Management Services are provided.

SECTION 3. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. It is hereby ascertained, declared, and determined that the City's Stormwater Management Services provides a special benefit to the Assessed Property based upon the following legislative determinations and based upon that certain report entitled "Stormwater Report, Green Cove Springs 2026 SMU Review & Update," dated as of March 2026, prepared by NV5, which is hereby incorporated herein by reference, including the assumptions, conclusions, and findings in such study as to the determination of the Stormwater Assessments and the description of the Stormwater Management Services:

General

- (A) Upon the adoption of this Amended and Restated Initial Assessment Resolution determining the Stormwater Base Service Cost and Stormwater Usage Service Cost and imposing Stormwater Assessments, the legislative determinations in Section 78-164 of the assessment Ordinance and Section 70-1 of the Stormwater Ordinance are hereby ratified and confirmed.
- (B) The above findings are true and correct and are hereby incorporated herein by reference.
- (C) Pursuant to the Stormwater Ordinance, the City has created the Stormwater Utility and has the general responsibility and authority to provide Stormwater Management Services pursuant to Section 403.0891(3), Florida Statutes, in order to comply with state and federal rules and regulations, including, but not limited to the NPDES regulations and the Florida Department of Environmental Protection Lower St. Johns River Basin Management Action Plan.
- (D) The Stormwater Assessments imposed hereby are consistent with the authority granted in section 403.0893, Florida Statutes. That statutory provision is additional and supplemental authority to the constitutional and statutory power of self-government granted to a municipality.
- (E) The imposition of a recurring annual Stormwater Assessment is an alternative, equitable, and efficient method to fairly and reasonably apportion and recover the Stormwater Base Service Cost and Stormwater Usage Service Cost from Assessed Property within the City.
- (F) The cost for the Stormwater Management Services furnished by or through the City to government property will continue to be collected through the City's utility billing system.
- (G) Section 166.223, Florida Statutes, as amended in 2026, mandates that the City consider the occupancy rates of a recreational vehicle park regulated under Chapter 513, Florida Statutes, to ensure that any special assessment is fairly and reasonably apportioned among the recreational vehicle parks receiving the special benefit. Because the City's Stormwater Assessment is based, in part, on the number of Tax Parcels, and, in part, upon the number of Net ESUs associated with the Impervious Area of Developed Property, a recreational vehicle park's occupancy rates would not impact the Stormwater Assessment.

Special Benefit

- (H) The Stormwater Management Services furnished by the City possess a logical relationship to the use and enjoyment of all Assessed Property within the City and provide special benefits to such Assessed Property, as follows: (1) the provision of Stormwater Management Services and the availability and use of facilities and improvements by the owners and occupants of Assessed Property to properly and safely detain, retain, convey and treat Stormwater discharged from such property; (2) stabilization of or the increase of property values; (3) increased safety and better access to Assessed Property; (4) improved appearance; (5) rendering such

Assessed Property more adaptable to a current or reasonably foreseeable new and higher use; (6) alleviation of the burdens caused by Stormwater runoff and accumulation attendant with the use of property; and (7) fostering the enhancement of environmentally responsible use and enjoyment of the natural resources within the City.

- (I) The provision of comprehensive Stormwater Management Services furnished by or through the City to all Assessed Property enhances and strengthens the relationship of such services and programs to the use and enjoyment of such Assessed Property within the City.

Apportionment

- (J) The Stormwater Assessment will contain 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.
- (K) 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 Tax Parcel.
- (L) The level and type of Stormwater Management Services funded through the Stormwater Base Service Cost provide a uniform level of service to all Assessed Property and because these services are geared toward baseline, citywide management, operations and maintenance, the cost of such services is not dependent on the size of the Tax Parcel, the use of the Tax Parcel, or the amount of Impervious Surface on the Tax Parcel.
- (M) Accordingly, it is fair and reasonable to apportion the Stormwater Base Service Costs equally among all benefitted Tax Parcels within the City. Apportioning the Stormwater Base Service Costs to Assessed Property within the incorporated area of the City on a per Tax Parcel basis is compatible with the use of the Tax Roll database, is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of apportioning Stormwater Service Cost.
- (N) In contrast, the City must provide additional Stormwater Management Services 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.

- (O) Accordingly, it is fair and reasonable to apportion the Stormwater Usage Service Cost among all benefited Developed Property within the City. Apportioning the Stormwater Usage Service Cost to Developed Property within the incorporated area of the City on the basis of the Stormwater burden expected to be generated by the physical characteristics and use of such property, as measured by the number of Net ESUs assigned to each Tax Parcel.

SECTION 4. STORMWATER SERVICE AREA.

- (A) In accordance with Section 2.01 of the Assessment Ordinance, the City Council hereby establishes the entire incorporated area of the City as the Stormwater Service Area.
- (B) Upon the imposition of Stormwater Assessments, the Stormwater Utility shall provide Stormwater Management Services to all Assessed Property within the Stormwater Service Area. All or any portion of the Stormwater Base Service Cost or Stormwater Usage Service Cost may be funded from the proceeds of the corresponding Stormwater Assessments.
- (C) The Stormwater Utility may also acquire and construct capital facilities to assist and facilitate the provision of Stormwater Management Services within the Stormwater Service Area.

SECTION 5. DETERMINATION OF STORMWATER SERVICE COST; ESTABLISHMENT OF STORMWATER ASSESSMENTS.

- (A) The Stormwater Base Service Cost to be assessed and apportioned among benefited Tax Parcels of Assessed Property within the Stormwater Service Area for the Fiscal Year beginning October 1, 2026 is \$440, 957. For each Fiscal Year in which Stormwater Assessments for Stormwater Management Services are imposed, the Stormwater Base Service Cost shall be allocated among all Tax Parcels of Assessed Property within the Stormwater Service Area equally on a per Tax Parcel basis. As provided in Section 70-7 of the Stormwater Ordinance, a rate of assessment equal to \$97.32 for each Tax Parcel to fund the Stormwater Base Service Cost is hereby approved for the Fiscal Year beginning October 1, 2026.
- (B) The Stormwater Usage Service Cost to be assessed and apportioned among benefited Tax Parcels of Developed Property within the Stormwater Service Area for the Fiscal Year beginning October 1, 2026 is \$1,661,471.88. For each Fiscal Year in which Stormwater Assessments for Stormwater Management Services are imposed, the Stormwater Usage Service Cost shall be allocated among all Tax Parcels of Developed Property within the Stormwater Service at a rate of assessment based upon the special benefit accruing to such Developed Property from the City's provision of Stormwater Management Services, measured by the number of Net ESUs attributable to each Tax Parcel, as determined in accordance with Section 70-9 of the Stormwater Ordinance after the application of any Mitigation Credits as determined in accordance with the City's Mitigation Credit Policy adopted in Resolution R-10-2020, as it may be amended. As provided in Section 70-8 of the Stormwater Ordinance, a rate of assessment equal to \$300.00

for each Net ESU to fund the Stormwater Usage Service Cost is hereby approved for the Fiscal Year beginning October 1, 2026.

- (C) The Stormwater Assessment will be computed for each Tax Parcel within the Stormwater Service Area by (1) multiplying the number of Net ESUs attributable each Tax Parcel of Developed Property by the per Net ESU rate of \$300.00 to fund that Tax Parcel's portion of the Stormwater Usage Service Cost and then (2) adding the applicable \$97.32 rate per Tax Parcel to fund that Tax Parcel's portion of the Stormwater Base Service Cost.
- (D) The approval of this Amended and Restated Initial Assessment Resolution determines the amount of the Stormwater Base Service Cost and the Stormwater Usage Service Cost. The remainder of such Fiscal Year budget for Stormwater Management Services shall be funded from available City revenue other than Stormwater Assessments.
- (E) The rate of the Stormwater Assessments established in this Amended and Restated Initial Assessment Resolution shall be the rates applied by the City Manager in the preparation of the Amended and Restated Initial Assessment Roll for the Fiscal Year commencing October 1, 2026, as provided in Section 6 of this Amended and Restated Initial Assessment Resolution.

SECTION 6. STORMWATER ASSESSMENT ROLL.

- (A) The City Manager is hereby directed to prepare, or direct the preparation of, the initial Stormwater Assessment Roll for the Stormwater Assessment in the manner provided in Section 78-204 of the Assessment Ordinance.
- (B) Such initial Stormwater Assessment Roll shall contain the following: (1) a summary description of all Assessed Property within the City conforming to the description contained on the Tax Roll; (2) the name and address of the Owner of each Tax Parcel as shown on the Tax Roll, if available; (3) the number of Assessment Units attributable to the Tax Parcel; and (4) the amount of the Initial Stormwater Assessment for Stormwater Management Services.
- (C) The initial Stormwater Assessment Roll shall be open to public inspection. The foregoing shall not be construed to require that the Stormwater Assessment Roll be in printed form if the amount of the Stormwater Assessment for each Tax Parcel can be determined by use of an available computer terminal.
- (D) It is hereby ascertained, determined, and declared that the foregoing method of determining the Stormwater Assessments for Stormwater Management Services (1) is a fair and reasonable method of apportioning the Stormwater Base Service Cost among parcels of Assessed Property and the Stormwater Usage Service Cost among parcels of Developed Property; and (2) is an equitable and efficient mechanism to address payment delinquencies and recover funds advanced for Stormwater Management Services which are allocable to specific parcels of Assessed Property.

SECTION 7. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 6:00 p.m. on September 15, 2026, in the City Council Chambers, City Hall, 321 Walnut Street, Green Cove Springs, Florida, for the purpose of (A) receiving and considering any comments on the Stormwater Assessments from affected property owners; and (B) authorizing the imposition of such Stormwater Assessments for Stormwater Management Services on the same bill as ad valorem taxes.

SECTION 8. NOTICE BY PUBLICATION. The City Clerk shall publish a notice of the public hearing authorized by Section 7 hereof in the manner and time provided in Section 78-205 of the Code. The notice shall be published in a newspaper generally circulated in the City no later than August 25, 2026, in substantially the form attached hereto as Appendix A.

SECTION 9. NOTICE BY MAIL.

(A) If required by Section 78-209(f) of the Code, the City Manager shall provide notice of the public hearing authorized by Section 7 hereof by first class mail to the Owner of each Tax Parcel of Residential Property in the manner and time provided in Section 78-206 of the Code. Such notices shall be mailed not later than August 25, 2026, in substantially the form attached hereto as Appendix B.

(B) For Tax Parcels with exempt "home addresses" pursuant to Section 119.071(4), Florida Statutes, the City Manager shall work with the Property Appraiser and/or Tax Collector for provision of notice.

SECTION 10. METHOD OF COLLECTION. The Stormwater Assessments shall be collected from all Assessed Property within the Stormwater Service Area pursuant to the Uniform Assessment Collection Act as provided in Section 78-266 of the Code.

SECTION 11. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Stormwater Assessments shall be used for the provision of Stormwater Management Services within the Stormwater Service Area. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund Stormwater Management Services within the Stormwater Service Area.

SECTION 12. CONFLICTS. This Amended and Restated Initial Assessment Resolution shall prevail in the event of any conflicts with any other resolution of Green Cove Springs to the extent of any conflict.

SECTION 13. SEVERABILITY. In the event any portion of this Amended and Restated Initial Assessment Resolution is deemed invalid by any court of competent jurisdiction, the invalid portion shall be considered severed, and the remainder of this Amended and Restated Initial Assessment Resolution shall continue in effect.

SECTION 14. EFFECTIVE DATE. This Amended and Restated Initial Assessment Resolution shall take effect immediately upon its adoption.

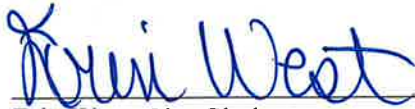
DONE AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION THIS 21ST DAY OF JULY, 2026.

CITY OF GREEN COVE SPRINGS, FLORIDA

A handwritten signature in blue ink, appearing to read "Darren Stutts", is written over a horizontal line.

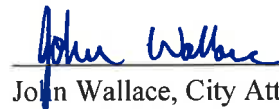
Darren Stutts, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Erin West", is written over a horizontal line.

Erin West, City Clerk

APPROVED AS TO FORM ONLY:

A handwritten signature in blue ink, appearing to read "John Wallace", is written over a horizontal line.

John Wallace, City Attorney

APPENDIX A
FORM OF NOTICE TO BE PUBLISHED

To Be Published by August 25, 2026

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF 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 imposing Stormwater Assessments within the entire incorporated area of the City, as shown below, 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 6:00 p.m. on September 15, 2026, 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, (904) 297-7500, ext. 3307, at least three (3) 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 \$97.32 for each Tax Parcel.

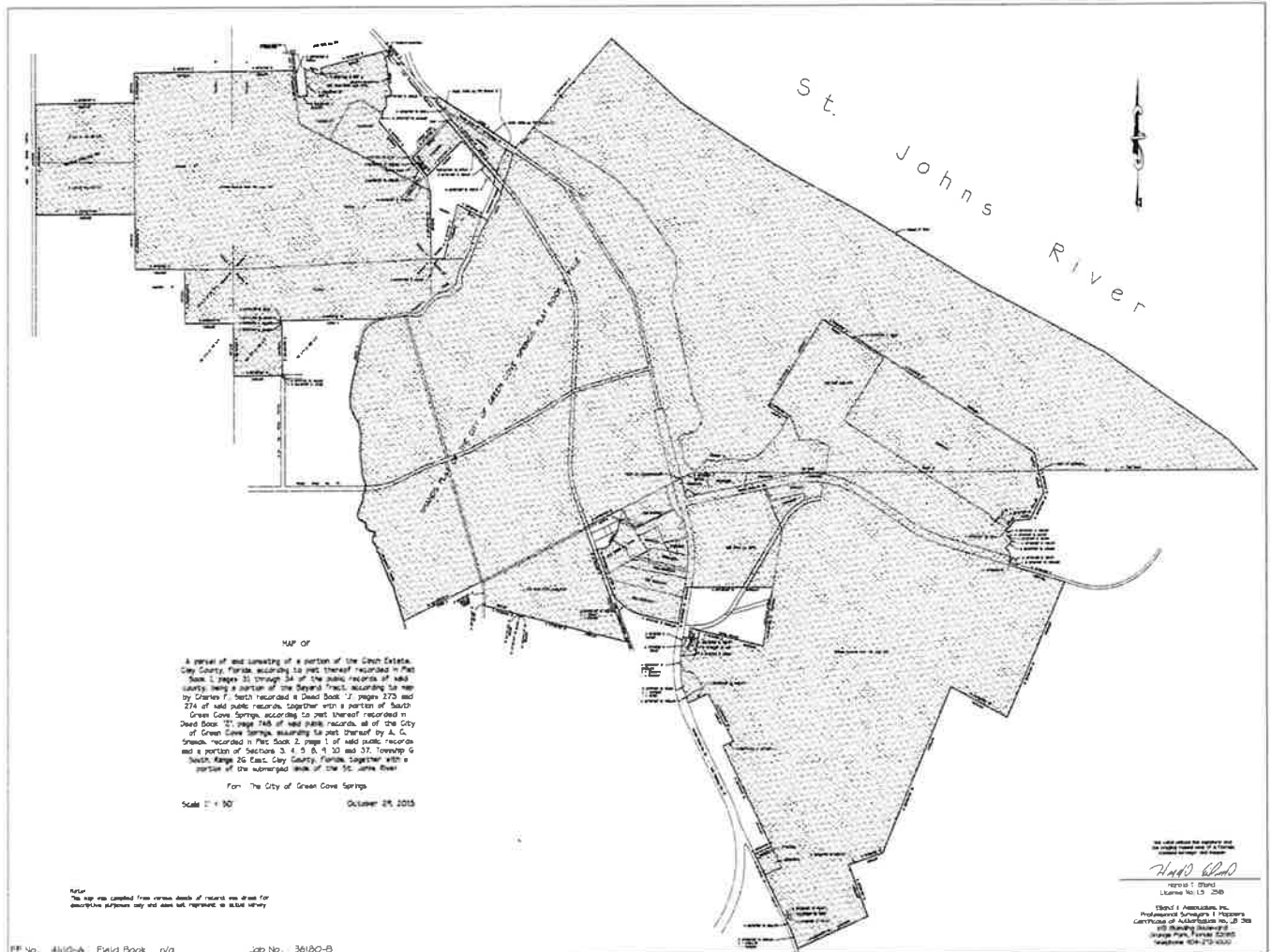
The second component – the Usage Charge -- will fund the City's additional Stormwater Management Services provided to developed property. These stormwater management services are necessitated by the existence of Impervious Area that impedes or restricts infiltration of rainfall into the soil, which then 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.

A more specific description is set forth in the Amended and Restated Initial Assessment Resolution adopted by the City Council on July 21, 2025. Copies of the preliminary 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 Stormwater Assessments will be collected on the ad valorem tax bill to be mailed in November

2026, as authorized by section 197.3632, Florida Statutes. Failure to pay the Stormwater Assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title to your property. 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

Mike Null, City Manager

APPENDIX B
FORM OF NOTICE TO BE MAILED

FORM OF NOTICE TO BE MAILED

*** * * * * NOTICE TO PROPERTY OWNER * * * * ***

City of Green Cove Springs
321 Walnut Street
Green Cove Springs, FL 32043-3441

CITY OF GREEN COVE SPRINGS, FLORIDA
NOTICE OF HEARING TO IMPOSE AND PROVIDE
FOR COLLECTION OF STORMWATER SERVICE
NON-AD VALOREM ASSESSMENTS
NOTICE DATE: AUGUST 25, 2026

Owner Name
Address
City, State Zip

Tax Parcel # _____

As required by Section 197.3632, Florida Statutes, notice is given by the City of Green Cove Springs (the "City"), that an annual assessment for Stormwater management services using the tax bill collection method, may be levied on your property for the fiscal year October 1, 2026 – September 30, 2027 and future fiscal years. The purpose of this assessment is to fund stormwater management services benefiting all property located within the City. 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 total annual assessment revenue to be collected within the City is estimated to be \$440, 957 for the stormwater base service cost.

The second component – the Usage Charge -- will fund the City's additional Stormwater Management Services provided to developed property. The total annual assessment revenue to be collected within the City is estimated to be \$1,661,471.88_ for the stormwater usage service cost. 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 total number of Tax Parcels associated with the above parcel is _____.

The total number of Net ESUs assigned to the above parcel is _____.

The maximum stormwater assessment for the above parcel for the Base Charge is \$ 97.32 for Fiscal Year 2026-27 and future fiscal years.

The maximum stormwater assessment of the above parcel for the Usage Charge is \$ _____ for Fiscal Year 2026-27 and future fiscal years.

The TOTAL MAXIMUM STORMWATER ASSESSMENT for the above parcel is \$ _____ for Fiscal Year 2026-27 and future fiscal years.

A public hearing will be held at 6:00 p.m. on September 15, 2026, 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. You and all other 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 you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you 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 at least three (3) days prior to the meeting.

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.

Copies of the Master Service Assessment Ordinance, the Amended and Restated Initial Assessment Resolution and the preliminary assessment roll are available for inspection at the City Clerk's Office, 321 Walnut Street, Green Cove Springs, Florida.

Both the stormwater service non-ad valorem assessment amount shown on this notice and the ad valorem taxes for the above parcel will be collected on the ad valorem tax bill mailed in November 2026. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your Stormwater Assessment, please contact the City at (904) 297-7500, Monday through Thursday, between 7:00 a.m. and 5:30 p.m.

*****THIS IS NOT A BILL*****