



Village of Pinecrest, Florida  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156

VILLAGE OF PINECREST, FLORIDA  
NOTICE OF HEARING TO IMPOSE AND  
PROVIDE FOR COLLECTION OF  
NON-AD VALOREM ASSESSMENTS

NOTICE DATE: MAY 13, 2021

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

Dear Property Owner:

As required by Section 197.3632, Florida Statutes, and at the direction of the Village Council of the Village of Pinecrest, Florida, notice is given by the Village of Pinecrest, Florida that an annual assessment for the development, design, construction and installation, financing the Potable Water Improvement Project using the tax bill collection method may be levied on your property contained within the boundaries of the Village. The use of an annual special assessment to fund improvements benefitting property located within the Village is a fair, efficient and effective means of funding these needed improvements. The total annual special assessment revenue related to the Special Assessment to be collected within the Village commencing in 2022 is estimated to be \$251,998. Should you decide to participate in the assessment district, the annual special assessment, which will commence being collected with the tax bill to be mailed in November 2022 and future fiscal years, will include your fair share of the principal, interest, administration and project costs related to the Potable Water Improvement Project and amount related to collection of special assessments.

As a corner property, you will be given the opportunity to opt into and become a part of the proposed Special Assessment District. Records show that while a waterline already exists in the public right-of-way adjacent to one side of your property, it does not have the lateral connection and meter box, that facilitates your ability to connect to the existing system at a relatively low cost. The Village of Pinecrest will be constructing a new waterline adjacent to another side of your property to bring potable water to areas that currently do not have that infrastructure. As part of the new line installation, the Village can construct a lateral connection and meter box to benefit your property. Because the cost of building a lateral connection on a new line that is not pressurized is significantly less expensive than the cost to tap into a pressurized waterline, the Village is allowing those properties that have the aforementioned circumstances to opt into the Special Assessment District.

Should you decide to opt into the district, the special assessment for your property will be based on an Equivalent Assessment Unit ("EAU") basis. The maximum annual special assessment per EAU is \$358.97. A more specific description of the improvements and method of computing the special assessment for each parcel of property benefitted by the Potable Water Improvement Project within the Village are set forth in the Initial Assessment Resolution adopted by the Village Council on April 13, 2022. Copies of the Initial Assessment Resolution (Resolution No. 2021-39), and the Preliminary Assessment Roll for the

fiscal year commencing on October 1, 2022 are available for inspection at the office of the Village Clerk, located at 12645 Pinecrest Parkway, Pinecrest, Florida 33156 or at [www.pinecrest-fl.gov/water](http://www.pinecrest-fl.gov/water). Information regarding the special assessment for your specific property, including the amount of assigned EAUs for each Tax Parcel, is provided with this letter.

The Village Council intends to use funds provided from a long-term loan or bonds to finance in part this project. This will permit the cost attributable to your property to be amortized over a period not to exceed twenty-five (25) years. However, you may choose to prepay your special assessment in full. Please do not send payment now. If the Village Council approves the special assessments, you will receive a separate notice providing information on the due dates, amounts and place for payment remittance. If you do not choose to prepay, the amount necessary to pay your special assessment in full will be increased by your share of financing costs and annual costs of collection.

A public hearing will be held at 6:00 p.m. on June 8, 2021, in the Council Chamber, Village of Pinecrest, 12645 Pinecrest Parkway, Pinecrest, Florida 33156, and available virtually at [www.pinecrest-fl.gov/live](http://www.pinecrest-fl.gov/live), for the purpose of receiving public comment on (A) the imposition of the Special Assessments, and (B) the collection of the Special Assessments pursuant to the Uniform Assessment Collection Act on the ad valorem tax bill. You and all other affected property owners have a right to appear at the hearing (in person or virtually) and/or file written comments with the Village Council within 20 days of this notice. Comments can be filed via U.S. Mail at Pinecrest Water Extension Project, 12645 Pinecrest Parkway, Pinecrest, Florida 33156 or at [pinecrestwaterproject@pinecrest-fl.gov](mailto:pinecrestwaterproject@pinecrest-fl.gov).

In anticipation of the June 8, 2021 public hearing, property owners will have the opportunity to attend an informational meeting to be hosted virtually by the Village Manager on June 3, 2021 at 6:00 p.m. Please send an email to [waterinformationmeeting@pinecrest-fl.gov](mailto:waterinformationmeeting@pinecrest-fl.gov) to receive the virtual meeting link.

**The deadline to advise the Village of Pinecrest of your desire to be included in the Special Assessment District is Friday, June 4, 2021 at 5:00 p.m. Please submit an email to [pinecrestwaterproject@pinecrest-fl.gov](mailto:pinecrestwaterproject@pinecrest-fl.gov) with the request to opt into the Special Assessment District by that deadline.**

***Your property will not be included in the Special Assessment District and special assessments for the potable water project will not be assessed against your property unless you take affirmative action to opt into the district by notifying Pinecrest.***

Pursuant to Section 286.0105, Florida Statutes, if you decide to appeal any decision made by the Village Council with respect to any matter considered at the June 8, 2021 public hearing or at any subsequent meeting to which the Village Council has continued its deliberations, 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 Village Clerk, at (305) 234-2121, with request for auxiliary aids or services at least five (5) business days before the meeting.

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of the Village Council action at the above hearing (including the method of apportionment, the

rate of the special assessment and the imposition of the special assessments), such action shall be the final adjudication of the issues presented.

Both the non-ad valorem assessment amount shown on this notice and the ad valorem taxes for the above referenced parcel will be collected on the ad valorem tax bill to be mailed in November 2022 and the tax bills to be mailed for future fiscal years. Failure to pay the special assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The Village Council plans on using funds from a long-term loan or bond to finance in part this project. This will permit the cost attributable to your property to be amortized and collected as a special assessment not to exceed 25 annual installments. You may choose to prepay your special assessment in full and avoid the additional administration and collection costs. Please do not send payment now. If the special assessments are imposed, you will receive a separate notice of the date and place of prepayment.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your assessment, please submit your questions to [pinecrestwaterproject@pinecrest-fl.gov](mailto:pinecrestwaterproject@pinecrest-fl.gov) or contact the Village Manager's Office at 305.234.2121, Monday through Fridays from 8:00 a.m. to 4:30 p.m. for assistance.