

**BEFORE THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**RESOLUTION NUMBER 21-\_\_\_\_\_**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, APPROVING ASSESSMENT ROLLS FOR VARIOUS MUNICIPAL SERVICE BENEFIT UNITS ESTABLISHED PURSUANT TO CHAPTER 71 OF THE MARTIN COUNTY CODE; ESTABLISHING THE LIEN ASSOCIATED THEREWITH; DIRECTING THAT THE ASSESSMENT ROLLS BE CERTIFIED TO THE MARTIN COUNTY TAX COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, on April 9, 1996, the Board of County Commissioners of Martin County, Florida (the "Board") enacted Ordinance No. 96-493, as codified in Chapter 71, Article 3, Division 2 of the Martin County Code (the "Code") to provide for the creation of municipal service benefit units and authorize the imposition of special assessments to fund the construction of capital improvements for the special benefit of a neighborhood or other local area; and

**WHEREAS**, pursuant to the Section 71.102 of the Code, the Board created and imposed special assessments within the Conch Cove Lane Municipal Service Benefit Unit on November 13, 2001, the St. Lucie Settlement Municipal Service Benefit Unit on February 26, 2002, the Tropical Acres Municipal Service Benefit Unit on February 10, 2004, the Seagate Harbor/Lighthouse Point Municipal Service Benefit Unit on May 25, 2004, the Tropic Vista Municipal Service Benefit Unit on August 10, 2004, the Pinecrest

Lakes, Town & Country Estates and Timberwick Water Main Municipal Service Benefit Unit on June 17, 2008, the Fork River (Phase 1 & 2) and Tropical Paradise (Water) Municipal Service Benefit Unit on July 14, 2009, the Fork River (Phase 2) and Tropical Paradise (Wastewater) Municipal Service Benefit Unit on July 14, 2009, the North River Shores (Phase I) Municipal Service Benefit Unit on February 9, 2010, the Quail Trail (West) Water Main Municipal Service Benefit Unit on November 8, 2011, the Sugarhill Water Main Municipal Service Benefit Unit on December 18, 2012, the St. Lucie Shores/Tiburon Water Main Municipal Service Benefit Unit on May 7, 2013, the S.E. Rocky Point Way Water Main Municipal Service Benefit Unit on August 20, 2013, the Rio Pine Lane Water Main Municipal Service Benefit Unit on October 22, 2013, the S.W. 39th Street/S.W. 66th Avenue Municipal Service Benefit Unit on December 3, 2013, the Skyline Drive Water Main Municipal Service Benefit Unit on April 1, 2014, the Palm Brook Court Water Main Municipal Service Benefit Unit on August 18, 2015, the Old Port Salerno Peninsula Water Main Municipal Service Benefit Unit on November 3, 2015, the S.E. Gull Lane Water Main Municipal Service Benefit Unit on December 1, 2015, the Fern Creek Water Main Municipal Service Benefit Unit on February 23, 2016, the Crane Creek Water Main Municipal Service Benefit Unit on September 20, 2016, the Orchid Bay Water Main Municipal Service Benefit Unit on July 25, 2017, the North River Shores (Phase 2) Municipal Service Benefit Unit on April 24, 2018, the Palm Lake Estates Water Main Municipal Service Benefit Unit on April 24, 2018, the S.W. Honey Terrace Municipal

Service Benefit Unit on September 11, 2018, the S.E. Flamingo Drive/S.E. Karin Street  
Municipal Service Benefit Unit on September 11, 2018, the Mack Dairy Road Municipal  
Service Benefit Unit on September 11, 2018, the Hibiscus Park/Paramount Estates Water  
Main Municipal Service Benefit Unit on September 11, 2018, the James Villas Water Main  
Municipal Service Benefit Unit on September 11, 2018, the Palm Lake Park Water Main  
Municipal Service Benefit Unit on July 30, 2019 and the Hideaway Isles Water Main  
Municipal Services Benefit Unit on March 9, 2021; and

**WHEREAS**, pursuant to Section 71.103.G of the Code, the County is required to  
adopt an "Annual Assessment Resolution" during its budget adoption process for each  
fiscal year to approve the assessment roll for such fiscal year;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY  
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This Resolution is adopted pursuant to  
Chapter 71 of the Code, Chapter 125, Florida Statutes, and other applicable provisions of  
law.

**SECTION 2. APPROVAL OF ASSESSMENT ROLLS.** The assessment  
rolls on file in the County Administrator's office (or the office of the County  
Administrator's designee) for the Conch Cove Lane Municipal Service Benefit Unit, the  
St. Lucie Settlement Municipal Service Benefit Unit, the Tropical Acres Municipal Service  
Benefit Unit, the Seagate Harbor/Lighthouse Point Municipal Service Benefit Unit, the

Tropic Vista Municipal Service Benefit Unit, the Pinecrest Lakes, Town & Country Estates and Timberwick Water Main Municipal Service Benefit Unit, the Fork River (Phase 1 & 2) and Tropical Paradise (Water) Municipal Service Benefit Unit, the Fork River (Phase 2) and Tropical Paradise (Wastewater) Municipal Service Benefit Unit, the North River Shores (Phase I) Municipal Service Benefit Unit, the Quail Trail (West) Water Main Municipal Service Benefit Unit, the Sugarhill Water Main Municipal Service Benefit Unit, the St. Lucie Shores/Tiburon Water Main Municipal Service Benefit Unit, the S.E. Rocky Point Way Water Main Municipal Service Benefit Unit, the Rio Pine Lane Water Main Municipal Service Benefit Unit, the S.W. 39th Street/S.W. 66th Avenue Municipal Service Benefit Unit, the Skyline Drive Water Main Municipal Service Benefit Unit, the Palm Brook Court Water Main Municipal Service Benefit Unit, the Old Port Salerno Peninsula Water Main Municipal Service Benefit Unit, the S.E. Gull Lane Water Main Municipal Service Benefit Unit, the Fern Creek Water Main Municipal Service Benefit Unit, the Crane Creek Water Main Municipal Service Benefit Unit, Orchid Bay Water Main Municipal Service Benefit Unit, the North River Shores (Phase 2) Municipal Service Benefit Unit, the Palm Lake Estates Water Main Municipal Service Benefit Unit, the S.W. Honey Terrace Municipal Service Benefit Unit, the S.E. Flamingo Drive/S.E. Karin Street Municipal Service Benefit Unit, the Mack Dairy Road Municipal Service Benefit Unit, the Hibiscus Park/Paramount Estates Water Main Municipal Service Benefit Unit, the James Villas Water Main Municipal Service Benefit Unit, the Palm Lake Park Water Main

Municipal Service Benefit Unit and the Hideaway Isles Water Main Municipal Service Benefit Unit are hereby approved. Pursuant to Section 197.3632, Florida Statutes, each assessment roll shall be certified to the Martin County Tax Collector prior to September 15, 2021.

**SECTION 3. ASSESSMENT LIENS.** Special assessments imposed within the municipal service benefit units listed in Section 2 hereof shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until the ad valorem tax bill for such year is otherwise paid in full pursuant to the Uniform Assessment Collection Act. The lien shall be deemed perfected upon adoption of this Resolution and shall attach to the property included on the assessment rolls as of January 1, 2021, the lien date for ad valorem taxes.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED** this 13th day of July, 2021.

**BOARD OF COUNTY COMMISSIONERS  
OF MARTIN COUNTY, FLORIDA**

(SEAL)

By: \_\_\_\_\_  
Stacey Hetherington, Chair

ATTEST:

By: \_\_\_\_\_  
Carolyn Timmann, Clerk of the  
Circuit Court and Comptroller

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

By: \_\_\_\_\_  
Sarah W. Woods, County Attorney