

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

RESOLUTION NUMBER 26-___

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, RELATING TO THE CONSTRUCTION AND FUNDING OF WATER DISTRIBUTION FACILITIES AND RELATED CAPITAL FACILITY CHARGES; CREATING THE LAKE GROVE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT; CONFIRMING THE INITIAL ASSESSMENT RESOLUTION; IMPOSING SPECIAL ASSESSMENTS; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (the "Board") of Martin County, Florida, enacted Ordinance No. 96-493 on April 9, 1996 (the "Ordinance"), to provide for the creation of municipal service benefit units and authorize the imposition of special assessments to fund the construction of local improvements to serve the property located therein; and

WHEREAS, on May 5, 2026, the Board adopted Resolution No. 26-5.3 (the "Initial Assessment Resolution") proposing creation of the Lake Grove Water Main Municipal Service Benefit Unit and describing the method of assessing the cost of Water Distribution Facilities and related Capital Facility Charges against the real property that will be specially benefited thereby, and directing preparation of the tentative Assessment Roll and provision of the notices required by the Ordinance; and

WHEREAS, pursuant to the provisions of the Ordinance, the County is required to confirm or repeal the Initial Assessment Resolution, with such amendments as the Board deems appropriate, after hearing comments and receiving objections of all interested parties; and

WHEREAS, the Assessment Roll has heretofore been filed with the office of the County Administrator, as required by the Ordinance; and

WHEREAS, as required by the terms of the Ordinance, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property owner of the opportunity to be heard; the proof of publication and an affidavit of mailing are attached hereto as Appendices A and B respectively; and

WHEREAS, a public hearing was held on June 9, 2026 and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance;

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 the Ordinance, Chapter 125, Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. This Resolution is the Final Assessment Resolution as defined in the Ordinance. All capitalized terms in this Resolution shall have the meanings defined in the Ordinance and the Initial Assessment Resolution.

SECTION 3. CREATION OF MSBU. The Lake Grove Water Main Municipal Service Benefit Unit is hereby created to include the property described in Appendix E attached hereto and incorporated herein. The MSBU is created for the purpose of improving the use and enjoyment of property located therein by funding the construction of Water Distribution Facilities to provide access to reliable potable water and financing

the related Capital Facility Charges to reduce the immediate cost of connecting to the County's potable water distribution system.

SECTION 4. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION. The Initial Assessment Resolution is hereby confirmed and ratified and such terms and provisions are hereby incorporated by reference.

SECTION 5. APPROVAL OF ASSESSMENT ROLL. The Assessment Roll, a copy of which is attached hereto as Appendix D, is hereby approved.

SECTION 6. ASSESSMENTS.

(A) The Tax Parcels described in the Assessment Roll are hereby found to be specially benefited by construction of the Water Distribution Facilities and related Capital Facility Charges in the amount of the maximum annual Assessment set forth in the Assessment Roll. The methodology for computing annual Assessments described in the Initial Assessment Resolution is hereby approved. Annual Assessments computed in the manner described in the Initial Assessment Resolution are hereby levied and imposed on all Tax Parcels described in the Assessment Roll at a maximum annual rate of \$964.86 per ERC for a period of 15 years, commencing in November 2027. The resulting Initial Prepayment Amount is \$9,857.81 per ERC.

(B) Upon adoption of the Annual Assessment Resolution for each Fiscal Year:

(1) The Assessments 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 by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(2) As to any Tax Parcel that is to be acquired or otherwise transferred to an entity for which Assessments cannot be collected pursuant to the Uniform Assessment Collection Act through condemnation, negotiated sale or otherwise prior to adoption of the next Annual Assessment Resolution, the Adjusted Prepayment Amount 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 to the extent permitted by law. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll upon adoption of the Annual Assessment Resolution.

SECTION 7. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the County Administrator shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

SECTION 8. EFFECT OF FINAL ASSESSMENT RESOLUTION. The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments will be computed, the Assessment Roll, the maximum annual Assessment, the levy and lien of the Assessments and the terms for prepayment of the Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action on this Final Assessment Resolution.

SECTION 9. ASSESSMENT NOTICE. The County Administrator is hereby directed to record this Resolution as notice of the Assessments in the Official Records Book in the office of the Martin County Clerk of Courts. The preliminary Assessment Roll and each annual Assessment Roll shall be retained by the County Administrator and shall be available for public inspection.

SECTION 10. PREPAYMENT NOTICE. The County Administrator is hereby directed to provide notice by first class mail to the owner of each Tax Parcel described in the Assessment Roll of the opportunity to prepay all future annual Assessments, without financing cost. The notice, in substantially the form attached hereto as Appendix C, shall be mailed to each property owner at the address utilized for the notice provided pursuant to Section 2.05 of the Initial Assessment Resolution.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 9th day of June, 2026.

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

(SEAL)

By: _____
Sarah Heard, Chair

ATTEST:

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

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

By: _____
Elysse A. Elder, County Attorney

APPENDIX A
PROOF OF PUBLICATION

APPENDIX B

AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, the undersigned authority, personally appeared Renee Matonti, who, after being duly sworn, deposes and says:

1. I, Renee Matonti, have been designated by the County Administrator of Martin County, Florida, to mail the notices required by Section 2.05 of Resolution No. 26-5.3, adopted by the Board of County Commissioners of Martin County, Florida, on May 5, 2026 (the "Initial Assessment Resolution").

2. On or before May 20, 2026, I mailed, or directed the mailing of, a notice in accordance with Section 2.05 of the Initial Assessment Resolution by first class mail, to each owner of property within the Lake Grove Water Main Municipal Service Benefit Unit in conformance with the requirements of Ordinance No. 96-493, enacted by the Board of County Commissioners of Martin County, Florida, on April 9, 1996, at the address shown on the real property assessment tax roll maintained by the Martin County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANT SAYETH NOT.

Affiant

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 2026 by Renee Matonti, who is personally known to me or who has produced _____ as identification.
WITNESS, my hand and official seal this ___ day of _____, 2026.

Signature of person taking acknowledgment

Name of acknowledger (printed)

My commission expires: _____

APPENDIX C

FORM OF PREPAYMENT NOTICE

Martin County, Florida
Utilities Department
P.O. Box 9000
Stuart, Florida 34995-9000

RE: Lake Grove Water Main Municipal Service Benefit Unit

This is the bill for your water main assessment. The amount listed is your prepayment amount and should you choose this option, payment must be received in our office no later than _____. Please make your check payable to Martin County Utilities Department and return it with the extra copy of the invoice that is enclosed to ensure proper credit. We have provided a return envelope for your convenience.

If you choose to finance your assessment, do nothing at this time. Your first annual assessment will appear on the ad valorem tax bill mailed to you in November 2027. If you have any questions, please call the Martin County Utilities Department at 772/221-1303.

MARTIN COUNTY, FLORIDA
UTILITIES DEPARTMENT
P. O. BOX 9000
STUART, FLORIDA 34995-9000

INVOICE

[INSERT DATE]

LAKE GROVE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT

Parcel Control Number

PAR #

Prepayment Amount\$ _____

Prepayment due Date:

FIRST *LAST*

ADDR1

ADDR2

CITY *STATE* *ZIP*

APPENDIX D
ASSESSMENT ROLL

**Lake Grove
Municipal Service Benefit Unit**

Tax Parcel	Owner Name	ERC	Initial Prepayment	Annual Assessment
443841002001000703	ABRAMOWICZ GARY R ABRAMOWICZ PENNEY G	1	\$9,857.81	\$964.86
443841002001002408	BARTNICK RONALD BARTNICK KAREN	1	\$9,857.81	\$964.86
443841002002000907	BECKER JAMES L/E JAMES BECKER REVOCABLE LIVING TRUST	1	\$9,857.81	\$964.86
443841002001001301	BERARDI STEPHEN M SR BERARDI WENDIE M	1	\$9,857.81	\$964.86
443841002002002709	BERRY MATTHEW T NOWELL-BERRY KIMBERLY JANE	1	\$9,857.81	\$964.86
443841002001000400	BESADE BRYAN & BONNIE	1	\$9,857.81	\$964.86
443841002001000302	BLUNNIE JOHN BLUNNIE CINDY	1	\$9,857.81	\$964.86
443841002002001309	BOWMAN SCOTT W BOWMAN SHARON F	1	\$9,857.81	\$964.86
443841002002001504	BRADFORD JUSTIN BRADFORD BROOKE	1	\$9,857.81	\$964.86
443841002002001407	BREEN BRYAN	1	\$9,857.81	\$964.86
443841002001002505	CADDIGAN CRAIG L	1	\$9,857.81	\$964.86
443841002002002308	CLYMER CHRISTOPHER CLYMER NICOLE	1	\$9,857.81	\$964.86
443841002002000809	COLLER CHARLES MICHEL CO-TR COLLER CHRISTINE LYNN CO-TR	1	\$9,857.81	\$964.86
443841002002000202	COLPITTS DANIEL JOHN COLPITTS KASEY	1	\$9,857.81	\$964.86
443841002001002603	DECHNIK ANDREW F ICE MELANIE SUE	1	\$9,857.81	\$964.86
443841002001003407	DEVAULT WALTER D III DEVAULT ELIZABETH G	1	\$9,857.81	\$964.86
443841002001001105	DOBKINS TRUST DOBKINS DARREN R TTEE	1	\$9,857.81	\$964.86
443841002002002601	DUNN BRIAN DUNN JEANNE	1	\$9,857.81	\$964.86
443841002002002807	FLEISCHER LAWRENCE ROSS-FLEISCHER DEBORAH	1	\$9,857.81	\$964.86
443841002001002006	GARDNER BRYAN K GARDNER LORI L	1	\$9,857.81	\$964.86
443841002002001808	GARY ADAM FISCHER AND PHYLLIS ANN FISCHER REVOCABLE TRUST FISCHER GARY ADAM TTEE	1	\$9,857.81	\$964.86
443841002001002701	HAYS DAVID A JR HAYS LAUREN M	1	\$9,857.81	\$964.86
443841002002000505	HECK RYAN HECK ERIN	1	\$9,857.81	\$964.86
443841002001001409	HUDOCK REVOCABLE TRUST OF 2006	1	\$9,857.81	\$964.86
443841002001002809	HUTCHENS BRADY W HUTCHENS MEREDITH L	1	\$9,857.81	\$964.86
443841002002003003	IFILL KERRI IFILL BENJAMIN	1	\$9,857.81	\$964.86
443841002002001201	JAMES M MONASTRA AND ELIZABETH L MONASTRA JOINT TRUST MONASTRA JAMES M TTEE	1	\$9,857.81	\$964.86
443841002001002202	JOINT REVOCABLE TRUST NEIN LAWRENCE F TTEE	1	\$9,857.81	\$964.86
443841002001003201	JONATHON VAN NORMAN LIVING TRUST VAN NORMAN JONATHAN TTEE	1	\$9,857.81	\$964.86
443841002002002406	KANE BARBARA A CANAVAN KEVIN A	1	\$9,857.81	\$964.86
443841002001000106	KASHOUTY RABIH YONO NOOR	1	\$9,857.81	\$964.86
443841002001001800	KIENER EDWARD KIENER GABRIELA C	1	\$9,857.81	\$964.86
443841002002000603	KOZINSKI JAMES L/E KOZINSKI ALISON J L/E	1	\$9,857.81	\$964.86
443841002002002200	KUSEL CONRAD J JR KUSEL KAREN S	1	\$9,857.81	\$964.86
443841002002002905	LOYOLA RENE M	1	\$9,857.81	\$964.86
443841002002002102	LUBAHN COREY J LUBAHN DEANNA M	1	\$9,857.81	\$964.86
443841002001001702	LUISI ENRICO LATALLADI VILMA	1	\$9,857.81	\$964.86
443841002001000909	MARKOYA JOHN E	1	\$9,857.81	\$964.86
443841002001003309	MCCARTHY SEAN J & BETH A	1	\$9,857.81	\$964.86
443841002002001005	MCKENNEY CHRISTOPHER J MCKENNEY BRANDI J	1	\$9,857.81	\$964.86
443841002002000104	MICHELLE D KATZMAN TRUST	1	\$9,857.81	\$964.86
443841002002002004	MISIASZEK HAROLD JR SPROHA MELISSA A	1	\$9,857.81	\$964.86
443841002001001506	MONKS STEVEN A MONKS DEBORAH J	1	\$9,857.81	\$964.86
443841002001000801	MOYE MICHAEL DOUGLAS JR MOYE KERRI LEIGH	1	\$9,857.81	\$964.86
443841002002001906	MULLIGAN KEVIN MULLIGAN RACHELLE	1	\$9,857.81	\$964.86
443841002001002907	NAYAR KAREN	1	\$9,857.81	\$964.86
443841002001002104	NORMAN JUSTIN A NORMAN SARAH D	1	\$9,857.81	\$964.86
443841002002000408	ORONZIO MICHAEL ORONZIO CINZIA	1	\$9,857.81	\$964.86
443841002002001103	PASKOSKI JOSEPH J III PASKOSKI KRISTINE M	1	\$9,857.81	\$964.86
443841002001002300	PAULIN KEVIN PAULIN LAUREN	1	\$9,857.81	\$964.86
443841002001001203	PRICE STEVEN R PRICE ELIZABETH T	1	\$9,857.81	\$964.86
443841002002000701	ROSAINZ LOUIS C & ELIZABETH N	1	\$9,857.81	\$964.86
443841002002001700	RYMER FREDERICK RYMER HELEN M	1	\$9,857.81	\$964.86
443841002001000605	SANDERSON STEVEN J & DENISE O	1	\$9,857.81	\$964.86
443841002001003103	SERCIA JOHN E SERCIA ROSEMARY	1	\$9,857.81	\$964.86
443841002001000204	SMOLY BRIAN S WOHLFEIL DARLENE M	1	\$9,857.81	\$964.86
443841002001003005	TEMPLE J WHITE REVOCABLE TRUST WHITE TEMPLE J TTEE	1	\$9,857.81	\$964.86
443841002002002503	THOMAS TROY A THOMAS NATALIE	1	\$9,857.81	\$964.86
443841002002001602	UHL ANTHONY	1	\$9,857.81	\$964.86
443841002001001908	WILLIAM D & REVA J WHITTYMORE REVOCABLE TRUST WHITTYMORE WILLIAM D TTEE	1	\$9,857.81	\$964.86
443841002002000300	WISNIEWSKI CHRISTOPHER & LINDSAY	1	\$9,857.81	\$964.86
443841002001001604	WOLFFORD CHARLES WILLIAM WOLFFORD JENNIFER DEANN	1	\$9,857.81	\$964.86
443841002001000507	ZINN STEVEN C GORE BARBARA KERRY	1	\$9,857.81	\$964.86
443841002001001007	ZOPHRES THEOCHARIS G	1	\$9,857.81	\$964.86

APPENDIX E

**PARCEL I.D. LIST OF PROPERTY LOCATED IN
LAKE GROVE WATER MAIN MSBU
(as of the date of adoption of this Resolution)**

443841002001003407	443841002002001309
443841002002003003	443841002001001409
443841002001003309	443841002001001301
443841002002002905	443841002002001201
443841002001003201	443841002001001203
443841002001003103	443841002002001103
443841002002002807	443841002001001105
443841002001003005	443841002001001007
443841002002002709	443841002002001005
443841002001002907	443841002001000909
443841002002002601	443841002002000907
443841002001002809	443841002001000801
443841002002002503	443841002002000809
443841002001002701	443841002001000703
443841002002002406	443841002002000701
443841002001002603	443841002001000605
443841002002002308	443841002002000603
443841002001002505	443841002001000507
443841002002002200	443841002002000505
443841002001002408	443841002001000400
443841002002002102	443841002002000408
443841002001002300	443841002001000302
443841002002002004	443841002002000300
443841002001002202	443841002001000204
443841002002001906	443841002002000202
443841002001002104	443841002001000106
443841002001002006	443841002002000104
443841002002001808	
443841002001001908	
443841002002001700	
443841002001001800	
443841002002001602	
443841002001001702	
443841002002001504	
443841002001001604	
443841002002001407	
443841002001001506	