

RESOLUTION NO. 16-12.17

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN CERTAIN PORTIONS OF THE UNINCORPORATED AREA OF THE COUNTY DESCRIBED HEREIN; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (the "Board") of Martin County, Florida (the "County") is contemplating the imposition of special assessments over a number of years to fund the cost of providing: (i) improvements to ancillary drainage facilities; (ii) road paving; (iii) dredging services; (iv) stormwater services and facilities improvements; and (v) water and/or wastewater services and facilities improvements, located in separate, to be established, municipal service benefit units within certain unincorporated areas of the County; and

WHEREAS, the Board intends to use the uniform method for collecting non-ad valorem special assessments imposed over a number of years for the cost of providing such services and facilities to property within the unincorporated area of the County described herein, as authorized by Section 197.3632, Florida Statutes, as amended, because this method will allow such special assessments to be collected annually commencing in November 2017, in the same manner as provided for ad valorem taxes; and

WHEREAS, the Board held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A.

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

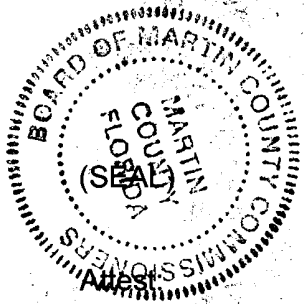
1. Commencing with the Fiscal Year beginning on October 1, 2017, and with the tax statement mailed for such Fiscal Year, the Board intends to use the uniform method of collecting non-ad valorem assessments authorized in Section 197.3632, Florida Statutes, as amended, to collect special assessments imposed over a number of years to fund the cost of providing: (i) improvements to ancillary drainage facilities; (ii) road paving; (iii) dredging services; (iv) stormwater services and facilities improvements; and (v) water and/or wastewater services and facilities improvements. Such non-ad valorem assessments may be levied within certain portions of the unincorporated area of the County. A legal description of such areas subject to the imposition of such special assessment is attached hereto as Exhibit B and incorporated herein by reference.

2. The Board hereby determines that the levy of such non-ad valorem assessments is needed to fund the cost of providing necessary improvements to ancillary drainage facilities, road paving, dredging services, stormwater services and facilities improvements, and water and/or wastewater services and facilities improvements within the areas described in Exhibit B.

3. Upon adoption, the Clerk of the Circuit Court as Clerk to the Board, is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Martin County Tax Collector, and the Martin County Property Appraiser by January 10, 2017.

4. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 20th day of December, 2016.



BOARD OF COUNTY COMMISSIONERS OF
MARTIN COUNTY, FLORIDA

Doug Smith, Chairman

Carolyn Timmann, Clerk of Circuit Court
and Comptroller

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

By: Sarah Woods
Sarah Woods, Acting County Attorney

EXHIBIT A
PROOF OF PUBLICATION

[PLEASE INSERT PROOF OF PUBLICATION]

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

The Board of County Commissioners (the "Board") of Martin County, Florida, the "County" hereby provides notice pursuant to Section 197.363(2)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied over a number of years to fund the cost of providing: (i) improvement of ancillary drainage facilities; (ii) road paving; (iii) dredging services; (iv) stormwater services and facilities improvements; (v) collection and disposal of solid waste; and (vi) water and/or wastewater services and facilities improvements.

Each assessment area is to be located in a separate, to be established, municipal service benefit units within the unincorporated areas of the County commencing for the Fiscal Year beginning on October 1, 2017, including, but not limited to, the following potential areas:

ASSESSMENT AREA: Port Salerno Community Redevelopment Area
Generally described as being bounded on the north by S.E. Westfield Street, on the east by S.E. Dixie Highway, on the south by S.E. Cove Road, and on the west by Finley Avenue; together with the area east of S.E. Dixie Highway generally described as being bounded on the north by S.E. Mulford Lane, on the east by the manatee pocket and on the south by Azimuth Way and the west by S.E. Dixie Highway; together with New Monrovia generally described as being bounded on the north by S.E. Cove Road, on the east by S.E. Dixie Highway, on the south by S.E. Murray Street, and on the west by S.E. 43rd Street; together with Dixie Park generally described as being bounded on the north by S.E. Dixie Highway, on the east by Grafton Drive, on the south by Jenkins Street and on the west by Inaz Avenue; together with Salomo Shores generally described as being bounded on the northwest and north by the Manatee Pocket, on the east by Manatee Creek, on the southwest by A-1-A (Dixie Hwy.) and on the south east by S.E. Cove Road.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Palm City Community Redevelopment Area
A Parcel of Land Lying in a Portion of the Plat of The Cleveland Addition as Recorded in Plat Book 10, Page 78, a Portion of Plat of The Cleveland 2nd Addition as Recorded in Plat Book 11, Page 63, a Portion of the Plat of Palm City Amended as Recorded in Plat Book 6, Page 42, a Portion of the Plat of Palm City as Recorded in Plat Book 2, Page 24, a Portion of the Plat of Palm City Farms as Recorded in Plat Book 6, Page 42, a Portion of The Amended Plat of Belle View Court as Recorded in Plat Book 11, Page 78, all of the Public Records of Palm Beach New Martin County, Florida, and a Portion of the Plat of St. Lucia Vista as Recorded in Plat Book 1, Page 93, the Plat of St. Lucia Shores Section No. 1 as Recorded in Plat Book 3, Page 58, the Plat of St. Lucia Shores Section No. 2 as Recorded in Plat Book 3, Page 50, the Plat of Katal Place as Recorded in Plat Book 1, Page 61, the Plat of Mangro Estates as Recorded in Plat Book 7, Page 37, a Portion of the Plat of Palm City Gardens as Recorded in Plat Book 1, Page 18, the Plat of Harwin No. 1 Minor as Recorded in Plat Book 5, Page 34, the Plat of Townsend and Coffin Addition to Palm City as Recorded in Plat Book 1, Page 38, the Plat of Just Away as Recorded in Plat Book 10, Page 27, the Plat of Skelton Minor Plat No. 1 as Recorded in Plat Book 6, Page 84, the Plat of Rastrelli's Minor Replat as Recorded in Plat Book 5, Page 39, the Plat of Marcy's Subdivision No. 1 as Recorded in Plat Book 5, Page 60, the Plat of Rastrelli's Minor Plat No. 3 as Recorded in Plat Book 5, Page 84, all of the Public Records of Martin County, Florida, that Certain Land known as Leighton Park Lying in a Portion of Section 18, Township 38 South, Range 41 East, and a Portion of Government Lot 3, Section 18, Township 38 South, Range 41 East
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Jensen Beach Community Redevelopment Area
Generally described as being bounded on the north by the Jensen Beach Causeway, on the east by the Intracoastal Waterway, on the south by Melaleuca and Cypress Vile Streets and on the west by the F.E.C. Railroad.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Rio Community Redevelopment Area
Generally described as being bounded on the northwest by the F.E.C. Railroad, on the north by N.E. Pine Ridge Street, on the east by S.R. 7077 Dixie Highway, on the south by the St. Lucie River and on the west by the intersection of the F.E.C. Railway and N.W. Alice Street.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Rocky Point
Generally described as being bounded on the north by the St. Lucie River, on the east by the Intracoastal Waterway, on the west by the Manatee Pocket, and on the south by S.E. Cove Road.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Golden Gate Neighborhood Planning Area Wastewater
Generally described as being bounded on the west by S.E. Dixie Highway, on the east by S.E. Hemlock Drive and S.E. St. Lucie Blvd., on the south by S.E. Kensington Street and on the north by S.E. Normand Street.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: NORTH RIVER SHORES Wastewater Phase 2
North River Shores
The plots of North River Shores as recorded in plat book 3, page 45, plat book 3, page 50, plat book 3, page 78, plat book 3, page 80, and plat book 3, page 88 excluding any properties within the Stuart City Limits, all public records Martin County, Florida; SERVICES/FACILITIES: **Wastewater**

North River Forest
The plat of North River Forest as recorded in plat book 4, page 21, records of Martin County, Florida; further described as being bounded on the north by Fork Road, on the east by Sunset Estates, plat 1, on the south by the St. Lucie River, and the west by Coconut Park.
SERVICES/FACILITIES: **Wastewater**

Sunset Estates
The plots of Sunset Estates as recorded in plat book 3, page 38 and plat book 2, page 43, records of Martin County, Florida; further described as being bounded on the north by Fork Road, on the east by Bahama Terrace Subdivision, on the south by the St. Lucie River, and the west by North River Forest Subdivision.
SERVICES/FACILITIES: **Wastewater**

Coconut Park
The plat of Coconut Park as recorded in plat book 2, page 70, records of Martin County, Florida; further described as being bounded on the north by North River Shores, on the east by North River Shores and North River Forest, on the south and west by the St. Lucie River.
SERVICES/FACILITIES: **Wastewater**

ASSESSMENT AREA: TROPICAL ESTATES:
Sunshine Parkway Manor
Sunshine Parkway Subdivision "001", generally described as being bounded on the north by St. Lucia Inlet Farms, on the east by the Florida Turnpike, on the south by Sawtell Subdivision, and on the west by Wilwood Drive.
SERVICES/FACILITIES: **Water and/or Wastewater**

James Villa
The plat of James Villa as recorded in plat book 3, page 13; public records of Martin County, FL. SERVICES/FACILITIES: **Water and/or Wastewater**

Queens Park
The unrecorded subdivision of Queens Park, to include all properties adjacent to University Street, George Street, and College Street.
SERVICES/FACILITIES: **Water and/or Wastewater**

Locks Point
The plat of Locks Point as recorded in plat book 11, page 97; public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

Reebuck
The plat of Reebuck as recorded in plat book 9, page 49; public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

Oak Hammocks
The plat of Oak Hammocks as recorded in plat book 12, page 7; public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Palm Brook Estates
The Plat of Palm Brook Estates as recorded in plat book 12, page 14, public records of Martin County, Florida.
SERVICES/FACILITIES: **Wastewater**

ASSESSMENT AREA: Fern Creek
The plat of Fern Creek as recorded in plat book 8, page 43, public records of Martin County, Florida.
SERVICES/FACILITIES: **Wastewater**

ASSESSMENT AREA: Evergreen Club
The plat of Mid-Rivers Yacht & Country Club Phase 1 as recorded in plat book 7, page 23 and the plat of Mid-Rivers Yacht & Country Club Phase 2 as recorded in plat book 7, page 60, public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Sunset Trail Area
Generally described as bounded on the north by Sunset Trail, on the east by Mapp Road, on the west by Berry Avenue and on the south by S.W. Ulmus Place, a drainage ditch and The Villas subdivision.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Pincrest Lakes and Town & Country Estates
The plots of Pincrest Lakes phases 1 thru 9 as recorded in plat book 7, page 79, Plat book 8, page 51, plat book 9, page 20, plat book 9, page 55, plat book 10, page 30, plat book 10, page 60, plat book 10, page 97, plat book 11, page 47 and plat book 11, page 51. Also the plats of Town & Country Estates Phases 1 & 2 as recorded in plat book 7, page 20, and plat book 7, page 43, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Wastewater**

ASSESSMENT AREA: Hidesaway Isles and Magnolia Bluff
The plat of Hidesaway Isles Subdivision as recorded in plat book 3, page 92, the plat of Hidesaway Isles Section 2 as recorded in plat 3, page 113, the plat of Hidesaway Isles section 3 as recorded in plat book 3, page 124 and Hidesaway Isles section 4, unrecorded, and the plat of Magnolia Bluff as recorded in plat book 10, page 45, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Beau Rivage East
The plat of Beau Rivage East as recorded in plat book 3, page 117; public records of Martin County, Florida.
SERVICES/FACILITIES: **Wastewater**

ASSESSMENT AREA: Beau Rivage West
The plat of Bay Colony of Stuart as recorded in plat book 18, page 1 and the plat of Bay Colony of Stuart as recorded in plat book 15, page 7 and the plat of Beau Rivage Estates as recorded in plat book 20, page 4 and the plat of Beau Rivage Heights as recorded in plat book 14, page 33 and the plat of Beau Rivage Plat No. 1 as recorded in plat book 11, page 24 and the plat of Beau Rivage Plat No. 2 as recorded in plat book 11, page 25 and the plat of Beau Rivage Plat No. 4 as recorded in plat book 11, page 33 and the plat of Blair Development as recorded in plat book 34, pages 88A and the plat of Carmel at Beau Rivage as recorded in plat book 26, pages 10810A and the plat of Everlone Unit One as recorded in plat book 26, pages 11&11A and the plat of Everlone Unit Two as recorded in plat book 34, pages 585A and the plat of Howard Creek Estates as recorded in plat book 53, pages 18&19 and the plat of The Plantations as recorded in plat book 19, page 4, all public records of St. Lucie County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Cove Point
The plat of Cove Point as recorded in plat book 3, page 38, public records of Martin County, Florida. Being more generally described as bounded on the South by Ranch Colony and on the South and West by the Loxatteebe River, bounded on the North by Ranch Colony and on the East by Country Club Drive.
SERVICES/FACILITIES: **Water**

ASSESSMENT AREA: Jensen Beach North
Generally described as bounded on the South by Jensen Beach Boulevard, on the East by the Indian River, bounded on the North by the N. E. County Line Road, bounded on the West by Savannah Road.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Pine Grove
The plat of Pine Grove as recorded in plat book 8, page 85, public records of Martin County, Florida.
SERVICES/FACILITIES: **Water**

ASSESSMENT AREA: South Fork Estates
The plat of South Fork Estates as recorded in plat book 12, page 26, public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: SW Edwards Ave.
Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SW Edwards Ave.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: SW Virginia Ave.
Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SW Virginia Ave.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: SE Seminole Terrace & SE Pine Grove Street
Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SE Seminole Terrace and SE Pine Grove Street.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Old Palm City Area
Generally described as bounded on the north by Martin Downs Boulevard, on the east by the South Fork of the St. Lucie River, on the south by the north end of Piper's Landing, and on the west by S.W. Berry Avenue.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Crane Creek Country Club
The plat of Crane Creek Country Club Phase I as recorded in plat book 9, page 36, Crane Creek Country Club Phase II as recorded in plat book 7, page 28, Crane Creek Country Club Phase III as recorded in plat book 7, page 74, Crane Creek Country Club Phase IV as recorded in plat book 7, page 75, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Crane Creek Racquet Club
The plat of Crane Creek Racquet Club Phase 1 as recorded in plat book 10, page 24, Crane Creek Racquet Club Phase 2 as recorded in plat book 7, page 66, Crane Creek Racquet Club Phase 3 as recorded in plat book 7, page 99, Crane Creek Racquet Club Phase 4 as recorded in plat book 7, page 100, Crane Creek Racquet Club Phase 5 as recorded in plat book 7, page 101, Crane Creek Racquet Club Phase 6, as recorded in plat book 7, page 102, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Lake Grove
The plat of Lake Grove as recorded in plat book 12, page 30, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Orchid Bay
The plat of Captains Creek as recorded in plat book 12, page 72, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Cape Live Oak
The plat of Cape Live Oak as recorded in plat book 7, page 40, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Paramount Estates
The plat of Paramount Estates as recorded in plat book 7, page 38, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Hibiscus Park
The plat of Hibiscus Park Section 1 as recorded in plat book 3, page 4, the plat of Hibiscus Park Section 2 as recorded in plat book 3, page 27, the plat of Hibiscus Park Section 3 as recorded in plat book 3, page 53, all public records of Martin County, Florida.
SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: SW Stratford Court
Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SW Stratford Ct.
SERVICES/FACILITIES: **Water, Wastewater and Drainage**

ASSESSMENT AREA: SW Stratford Way
Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SW Stratford Way.
SERVICES/FACILITIES: **Water, Wastewater and Drainage**

ASSESSMENT AREA: NE Skyline Drive Extension
Generally described as Parcel Identification Number 22-37-41-000-000-00405-1 and Parcel Identification Number 22-37-41-000-000-00620-0.
SERVICES/FACILITIES: **New Road Construction and Ancillary Road Drainage**

ASSESSMENT AREA: SE Mack Dairy Road (Martin County)
Generally described as all properties located within sections 22, 23, 24, 27, and a portion of section 26 Township 40S, Range 41E which includes but is not limited to the following subdivisions, Ranch Colony-unrecorded, the plats of The Links as recorded in plat book 8, page 77, Triple "C" Ranch as recorded in plat book 14, page 22, Old Trail PUD Phase 1 as recorded in plat book 10, page 64, Old Trail PUD Phase 2 as recorded in plat book 11, page 96, Colony Park as recorded in plat book 8, page 76, and Ranch Acres as recorded in plat book 9, page 25, public records of Martin County, Florida.
SERVICES/FACILITIES: **Paving and Ancillary Road Drainage**

ASSESSMENT AREA: SW Honey Terrace
Generally described as all lots adjacent to, or which have access directly to, or by easement to SW Honey Terrace between SW Citrus Boulevard and SW Leighton Farms Road.
SERVICES/FACILITIES: **Road Paving and Ancillary Drainage**

ASSESSMENT AREA: SE Flamingo Drive (North End)
Generally described as all lots adjacent to, or which have access directly to, or by easement to SE Flamingo Drive from SE Duncan Street to the north terminus of the SE Flamingo Drive Right of Way.
SERVICES/FACILITIES: **Road Paving and Ancillary Drainage**

ASSESSMENT AREA: Danforth Creek, Warner Creek and Hidden River
Properties fronting Danforth Creek, Warner Creek and Hidden River
SERVICES/FACILITIES: **Navigational Dredging**

ASSESSMENT AREA: Unincorporated Martin County
SERVICES/FACILITIES: **Stormwater Utilities to provide construction, operation and maintenance of the County's stormwater system.**

EXHIBIT B

ASSESSMENT AREA: Port Salerno Community Redevelopment Area

Generally described as being bounded on the north by S.E. Westfield Street, on the east by S.E. Dixie Highway, on the south by S.E. Cove Road, and on the west by Finley Avenue; together with the area east of S.E. Dixie Highway generally described as being bounded on the north by S.E. Mulford Lane, on the east by the manatee pocket and on the south by Azimuth Way and the west by S.E. Dixie Highway; together with New Monrovia generally described as being bounded on the north by S.E. Cove Road, on the east by S.E. Dixie Highway, on the south by S.E. Murray Street, and on the west by S.E. 43rd Street; together with Dixie Park generally described as being bounded on the north by S.E. Dixie Highway, on the east by Grafton Drive, on the south by Jenkins Street and on the west by Inez Avenue; together with Salerno Shores generally described as being bounded on the northwest and north by the Manatee Pocket, on the east by Manatee Creek, on the southwest by A-1-A (Dixie Hwy.) and on the south east by S.E. Cove Road.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Palm City Community Redevelopment Area

A Parcel of Land Lying in a Portion of the Plat of The Cleveland Addition as Recorded in Plat Book 10, Page 78, a Portion of Plat of The Cleveland 2nd Addition as Recorded in Plat Book 11, Page 63, a Portion of the Plat of Palm City Amended as Recorded in Plat Book 6, Page 42, a Portion of the Plat of Palm City as Recorded in Plat Book 2, Page 24, a Portion of the Plat of Palm City Farms as Recorded in Plat Book 6, Page 42, a Portion of The Amended Plat of Belle View Court as Recorded in Plat Book 11, Page 78, all of the Public Records of Palm Beach (Now Martin) County, Florida, and a Portion of the Plat of St. Lucie Vista as Recorded in Plat Book 1, Page 93, the Plat of St. Lucie Shores Section No. 1 as Recorded in Plat Book 3, Page 58, the Plat of St. Lucie Shores Section No. 2 as Recorded in Plat Book 3, Page 90, the Plat of Katel Place as Recorded in Plat Book 1, Page 61, the Plat of Margolo Estates as Recorded in Plat Book 7, Page 37, a Portion of the Plat of Palm City Gardens as Recorded in Plat Book 1, Page 19, the Plat of Harwin No. 1 Minor as Recorded in Plat Book 5, Page 34, the Plat of Townsend and Coffrin Addition to Palm City as Recorded in Plat Book 1, Page 38, the Plat of Just Away as Recorded in Plat Book 10, Page 27, the Plat of Skelton Minor Plat No. 1 as Recorded in Plat Book 6, Page 64, the Plat of Rastrelli's Minor Replat as Recorded in Plat Book 5, Page 39, the Plat of Marcy's Subdivision No. 1 as Recorded in Plat Book 5, Page 60, the Plat of Rastrelli's Minor Plat No.3 as Recorded in Plat Book 5, Page 84, all of the Public Records of Martin County, Florida, that Certain Land known as Leighton Park Lying in a Portion of Section 18, Township 38 South, Range 41 East, and a Portion of Government Lot 3, Section 18, Township 38 South, Range 41 East

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Jensen Beach Community Redevelopment Area

Generally described as being bounded on the north by the Jensen Beach Causeway, on the east by the Intracoastal Waterway, on the south by Melaleuca and Cypress Vitle Streets and on the west by the F.E.C. Railroad.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Rio Community Redevelopment Area

Generally described as being bounded on the northwest by the F.E.C. Railroad, on the north by N.E. Pine Ridge Street, on the east by S.R. 707/ Dixie Highway, on the south by the St. Lucie River and on the west by the intersction of the F.E.C. Railway and N.W. Alice Street.

SERVICES/FACILITIES:Water and/or Wastewater

ASSESSMENT AREA: Rocky Point

Generally described as being bounded on the north by the St. Lucie River, on the east by the Intracoastal Waterway, on the west by the Manatee Pocket and on the south by S.E. Cove Road.

SERVICES/FACILITIES:Water and/or Wastewater

ASSESSMENT AREA: Golden Gate Neighborhood Planning Area Wastewater

Generally described as being bounded on the west by S.E. Dixie Highway, on the east by S.E. Hemlock Drive and S.E. St. Lucie Blvd., on the south by S.E. Kensington Street and on the north by S.E. Normand Street.

SERVICES/FACILITIES:Water and/or Wastewater

ASSESSMENT AREA: NORTH RIVER SHORES Wastewater Phase 2

North River Shores

The plats of North River Shores as recorded in plat book 3, page 45, plat book 3, page 50, plat book 3, page 78, plat book 3, page 80, and plat book 3, page 88 excluding any properties within the Stuart City Limits, all public records Martin County, Florida;

SERVICES/FACILITIES:Wastewater

North River Forest

The plat of North River Forest as recorded in plat book 4, page 21, records of Martin County, Florida; further described as being bounded on the north by Fork Road, on the east by Sunset Estates, plat I, on the south by the St. Lucie River, and the west by Coconut Park.

SERVICES/FACILITIES: Wastewater

Sunset Estates

The plats of Sunset Estates as recorded in plat book 3, page 38 and plat book 2, page 43, records of Martin County, Florida; further described as being bounded on the north by Fork Road, on the east by Bahama Terrace Subdivision, on the south by the St. Lucie River, and the west by North River Forest Subdivision.

SERVICES/FACILITIES:Wastewater

Coconut Park

The plat of Coconut Park as recorded in plat book 2, page 70, records of Martin County, Florida; further described as being bounded on the north by North River Shores, on the east by North River Shores and North River Forest, on the south & west by the St. Lucie River.

SERVICES/FACILITIES:Wastewater

ASSESSMENT AREA: TROPICAL ESTATES:

Sunshine Parkway Manor

Sunshine Parkway Subdivision "001", generally described as being bounded on the north by St. Lucie Inlet Farms, on the east by the Florida Turnpike, on the south by Sawtell Subdivision, and on the west by Wildwood Drive.

SERVICES/FACILITIES:Water and/or Wastewater

James Villa

The plat of James Villa as recorded in plat book 3, page 13; public records of Martin County, FL.
SERVICES/FACILITIES: Water and/or Wastewater

Queens Park

The unrecorded subdivision of Queens Park, to include all properties adjacent to University Street, George Street, and College Street.

SERVICES/FACILITIES: Water and/or Wastewater

Locks Point

The plat of Locks Point as recorded in plat book 11, page 97; public records of Martin County, Florida.

SERVICES/FACILITIES: Water and/or Wastewater

Roebuck

The plat of Roebuck as recorded in plat book 9, page 49; public records of Martin County, Florida.

SERVICES/FACILITIES: Water and/or Wastewater

Oak Hammocks

The plat of Oak Hammocks as recorded in plat book 12, page 7; public records of Martin County, Florida.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Palm Brook Estates

The Plat of Palm Brook Estates as recorded in plat book 12, page 14, public records of Martin County, Florida.

SERVICES/FACILITIES: Wastewater

ASSESSMENT AREA: Fern Creek

The plat of Fern Creek as recorded in plat book 8, page 43, public records of Martin County, Florida.

SERVICES/FACILITIES: Wastewater

ASSESSMENT AREA: Evergreen Club

The plat of Mid-Rivers Yacht & Country Club Phase 1 as recorded in plat book 7, page 23 and the plat of Mid-Rivers Yacht & Country Club Phase 2 as recorded in plat book 7, page 60, public records of Martin County, Florida.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Sunset Trail Area

Generally described as bounded on the north by Sunset Trail, on the east by Mapp Road, on the west by Berry Avenue and on the south by S.W. Ulmus Place, a drainage ditch and The Villas subdivision.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Pinecrest Lakes and Town & Country Estates

The plats of Pinecrest Lakes phases 1 thru 9 as recorded in plat book 7, page 79,

Plat book 8, page 51, plat book 9, page 20, plat book 9, page 55, plat book 10, page 30, plat book 10, page 60, plat book 10, page 97, plat book 11, page 47 and plat book 11, page 51. Also the plats of Town & Country Estates Phases 1 & 2 as recorded in plat book 7, page 20, and plat book 7, page 43, all public records of Martin County, Florida.

SERVICES/FACILITIES: **Wastewater**

ASSESSMENT AREA: Hideaway Isles and Magnolia Bluff

The plat of Hideaway Isles Subdivision as recorded in plat book 3, page 92, the plat of Hideaway Isles Section 2 as recorded in plat 3, page 113, the plat of Hideaway Isles section 3 as recorded in plat book 3, page 124 and Hideaway Isles section 4, unrecorded, and the plat of Magnolia Bluff as recorded in plat book 10, page 45, all public records of Martin County, Florida.

SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Beau Rivage East

The plat of Beau Rivage East as recorded in plat book 3, page 117; public records of Martin County, Florida.

SERVICES/FACILITIES: **Wastewater**

ASSESSMENT AREA: Beau Rivage West

The plat of Bay Colony of Stuart as recorded in plat book 19, page 1 and the plat of Bay Colony of Stuart as recorded in plat book 19, page 7 and the plat of Beau Rivage Estates as recorded in plat book 20, page 4 and the plat of Beau Rivage Heights as recorded in plat book 14, page 33 and the plat of Beau Rivage Plat No. 1 as recorded in plat book 11, page 24 and the plat of Beau Rivage Plat No. 2 as recorded in plat book 11, page 25 and the plat of Beau Rivage Plat No. 4 as recorded in plat book 11, page 33 and the plat of Blair Development as recorded in plat book 34, pages 8&8A and the plat of Carmel at Beau Rivage as recorded in plat book 26, pages 10&10A and the plat of Eventide Unit One as recorded in plat book 29, pages 11&11A and the plat of Eventide Unit Two as recorded in plat book 34, pages 5&5A and the plat of Howard Creek Estates as recorded in plat book 53, pages 18&19 and the plat of The Plantations as recorded in plat book 19, page 4, all public records of St. Lucie County, Florida.

SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Cove Point

The plat of Cove Point as recorded in plat book 3, page 39, public records of Martin County, Florida. Being more generally described as bounded on the South by Ranch Colony and on the South and West by the Loxahatchee River, bounded on the North by Ranch Colony and on the East by Country Club Drive.

SERVICES/FACILITIES: **Water**

ASSESSMENT AREA: Jensen Beach North

Generally described as bounded on the South by Jensen Beach Boulevard, on the East by the Indian River, bounded on the North by the N. E. County Line Road, bounded on the West by Savannah Road.

SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Pine Grove

The plat of Pine Grove as recorded in plat book 8, page 89, public records of Martin County, Florida.

SERVICES/FACILITIES: Water

ASSESSMENT AREA: South Fork Estates

The plat of South Fork Estates as recorded in plat book 12, page 29, public records of Martin County, Florida.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: SW Edwards Ave. Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SW Edwards Ave.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: SW Virginia Ave.

Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SW Virginia Ave.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: SE Seminole Terrace & SE Pine Grove Street

Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SE Seminole Terrace and SE Pine Grove Street

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Old Palm City Area

Generally described as bounded on the north by Martin Downs Boulevard, on the east by the South Fork of the St. Lucie River, on the south by the north line of Piper's Landing, and on the west by S.W. Berry Avenue.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Crane Creek Country Club

The plat of Crane Creek Country Club Phase I as recorded in plat book 9, page 36, Crane Creek Country Club Phase II as recorded in plat book 7, page 28, Crane Creek Country Club Phase III as recorded in plat book 7, page 74, Crane Creek Country Club Phase IV as recorded in plat book 7, page 75, all public records of Martin County, Florida.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Crane Creek Racquet Club

The plat of Crane Creek Racquet Club Phase 1 as recorded in plat book 10, page 24, Crane Creek Racquet Club Phase 2 as recorded in plat book 7, page 66, Crane Creek Racquet Club Phase 3 as recorded in plat book 7, page 99, Crane Creek Racquet Club Phase 4 as recorded in plat book 7, page 100, Crane Creek Racquet Club Phase 5 as recorded in plat book 7, page 10, Crane Creek Racquet Club Phase 6, as recorded in plat book 7, page 102, all public records of Martin County, Florida.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Lake Grove

The plat of Lake Grove as recorded in plat book 12, page 30, all public records of Martin County, Florida.

SERVICES/FACILITIES: Water and/or Wastewater

ASSESSMENT AREA: Orchid Bay

The plat of Captains Creek as recorded in plat book 12, page 72, all public records of Martin County, Florida

SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Cape Live Oak

The plat of Cape Live Oak as recorded in plat book 7, page 40, all public records of Martin County, Florida

SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Paramount Estates

The plat of Paramount Estates as recorded in plat book 7, page 38, all public records of Martin County, Florida

SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: Hibiscus Park

The plat of Hibiscus Park Section 1 as recorded in plat book 3, page 4, the plat of Hibiscus Park Section 2 as recorded in plat book 3, page 27, the plat of Hibiscus Park Section 3 as recorded in plat book 3, page 53, all public records of Martin County, Florida

SERVICES/FACILITIES: **Water and/or Wastewater**

ASSESSMENT AREA: SW Stratford Court

Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SW Stratford Ct.

SERVICES/FACILITIES: **Water, Wastewater and Drainage**

ASSESSMENT AREA: SW Stratford Way

Generally described as all lots adjacent to, or which have sole legal access directly, by easement, or indirectly via only an unopened road, on SW Stratford Way.

SERVICES/FACILITIES: **Water, Wastewater and Drainage**

ASSESSMENT AREA: NE Skyline Drive Extension

Generally described as Parcel Identification Number 22-37-41-000-000-00405-1 and Parcel Identification Number 22-37-41-000-000-00620-0.

SERVICE/FACILITIES: **New Road Construction and Ancillary Road Drainage**

ASSESSMENT AREA: SE Mack Dairy Road (Martin County)

Generally described as all properties located within sections 22, 23, 24, 27, and a portion of section 26 Township 40S, Range 41E which includes but is not limited to the following subdivisions, Ranch Colony-unrecorded, the plats of The Links as recorded in plat book 8, page 77, Triple "C" Ranch as recorded in plat book 14, page 22, Old Trail PUD Phase 1 as recorded in plat book 10, page 64, Old Trail PUD Phase 2 as recorded in plat book 11, page 96, Colony Park as recorded in plat book 8, page 76, and Ranch Acres as recorded in plat book 9, page 25, public records of Martin County, Florida.

SERVICES/FACILITIES: **Paving and Ancillary Road Drainage**

ASSESSMENT AREA: SW Honey Terrace

Generally described as all lots adjacent to, or which have access directly to, or by easement to SW Honey Terrace between SW Citrus Boulevard and SW Leighton Farms Road.

SERVICES/FACILITIES: Road Paving and Ancillary Drainage

ASSESSMENT AREA: SE Flamingo Drive (North End)

Generally described as all lots adjacent to, or which have access directly to, or by easement to SE Flamingo Drive from SE Duncan Street to the north terminus of the SE Flamingo Drive Right of Way.

SERVICES/FACILITIES: Road Paving and Ancillary Drainage

ASSESSMENT AREA: Danforth Creek, Warner Creek and Hidden River

Properties fronting Danforth Creek, Warner Creek and Hidden River

SERVICES/FACILITIES: Navigational Dredging

ASSESSMENT AREA: Unincorporated Martin County

SERVICES/FACILITIES: Stormwater Utilities to provide construction, operation and maintenance of the County's stormwater system.