

RESOLUTION NO. 2016- 276

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE 2016-2017 NON-AD VALOREM ASSESSMENT ROLLS AND ANNUAL ASSESSMENT RATES FOR PRIVATE ROAD GRADING MUNICIPAL SERVICE BENEFIT UNITS AND RIGHT-OF-WAY MUNICIPAL SERVICE BENEFIT UNITS AND AUTHORIZING THE CERTIFICATION OF SAID ASSESSMENT ROLLS TO THE ST. JOHNS COUNTY TAX COLLECTOR BY THE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of St. Johns County, Florida (**Board**) enacted Ordinance No. 1996-53 on October 17, 1996 and Ordinance No. 2004-64 on July 27, 2004 to provide for the creation of Municipal Service Benefit Units (**MSBUs**) with associated non-ad valorem assessment rolls to fund certain right-of-way improvements to serve the real property located therein; and

WHEREAS, Florida Statute 197.3632 requires the Board to certify a non-ad valorem assessment roll on compatible electronic medium to the tax collector by September 15 of each year; and

WHEREAS, the owner of a certain Altered Tax Parcel (PIN 016500-0370) located within the CH Arnold Road Grading MSBU has constructed a new, additional Residential Unit on the Altered Tax Parcel and it appears that adding both one (1) additional CH Arnold Improvement Assessment and one (1) additional CH Arnold Maintenance Assessment, in accord with Section 2.03 of Resolution 2002-46, would provide a fair and reasonable allocation of the remaining costs associated with the CH Arnold Road Grading MSBU; and

WHEREAS, pursuant to the provisions of Ordinance 1996-53, in order to increase the number of CH Arnold Improvement Assessments and CH Arnold Maintenance Assessments associated with the Altered Tax Parcel the Board is required to provide mailed notice to the owner of the Altered Tax Parcel and provide the owner of the Altered Tax Parcel an opportunity to be heard; and

WHEREAS, an affidavit of the mailing of such notice is attached hereto as **Exhibit "A"**; and

WHEREAS, prior to the adoption of this resolution the owner of the Altered Tax Parcel was provided an opportunity to be heard as required by the terms of the Ordinance 1996-53; and

WHEREAS, a Certificate to Non-ad Valorem Assessment Rolls for 2016-2017, attached hereto as **Exhibit "B"**, incorporated by reference and made a part hereof, has been prepared to reflect the number of units and unit rates of the Private Road Grading MSBUs and Right-of-Way MSBUs and to authorize the electronic transmission of the aforementioned Rolls to the St. Johns County Tax Collector.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The assessment rolls on file with the office of the Clerk for the MSBUs included in the attached Certificate to Non-ad Valorem Assessment Rolls, including the additional CH Arnold Improvement Assessment and CH Arnold Maintenance Assessment for the Altered Tax Parcel, are hereby approved and the Chair of the Board, or designee, is authorized to execute said Certification. Pursuant to Section 197.3632, Florida Statutes, the assessment rolls shall be certified to the St. Johns County Tax Collector prior to September 15, 2016.

Section 3. Special assessments imposed within the assessment areas listed on the rolls in Section 2 hereof shall constitute a lien against assessed real 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 real property included on such assessment rolls as of January 1, 2016, the lien date for ad valorem taxes.

Section 4. The Clerk of the Courts of St. Johns County is instructed to file the Certificate in the Public Records of St. Johns County, Florida.

Section 5. If any portion of this Resolution is for any reason held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions this Resolution. If this Resolution or any provisions hereof shall be held to be inapplicable to any person, property or circumstances, such holding shall not affect its applicability to any other person, property or circumstances.

Section 6. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED, this 6 day of September, 2016.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA.**

By: _____

Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 9/8/16

EXHIBIT "A"

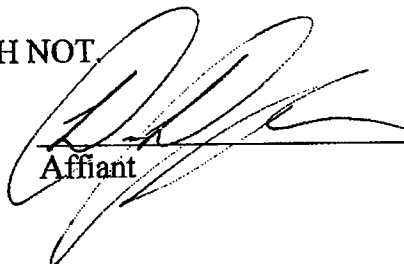
AFFIDAVIT OF MAILING

**STATE OF FLORIDA
ST. JOHNS COUNTY**

BEFORE ME, the undersigned authority, personally appeared Damon Douglas, who, after being duly sworn, deposes and say:

I Damon Douglas, have been designated by the County Administrator of St. Johns County, Florida, to mail the notice required by Section 3.12.(B) of Ordinance No. 1996-53, enacted by the Board of County Commissioners of St. Johns County, Florida on October 8, 1996 (the Ordinance). On or before August 6, 2016, I mailed or directed the mailing of, a notice in accordance with Section 3.05 of the Ordinance by first class mail, to the owner of tax parcel (PIN 016500-0370) in conformance with the requirements of the Ordinance, at the address shown on the real property assessment tax roll maintained by the St. Johns County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANT SAYETH NOT.



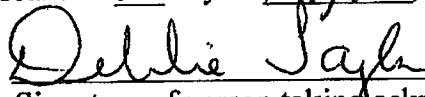
Affiant

The foregoing instrument was acknowledged before me by Damon Douglas, who is personally known to me or who has produced _____ as identification and did (did not) take an oath.

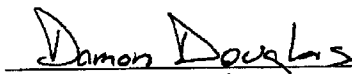
WITNESS, my hand and official seal this 8th day of August, 2016.



DEBBIE TAYLOR
MY COMMISSION # FF 951061
EXPIRES: April 14, 2020
Bonded thru Budget Notary Services



Signature of person taking acknowledgment



Name of acknowledger (printed)

My commission expires: 4-14-20

Exhibit "B"

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLLS**

I HEREBY CERTIFY that I am the Chair of the Board of County Commissioners, or authorized agent of St. Johns County, Florida (the "County"); as such I have satisfied myself that all property included or includable on the **Private Road Grading Municipal Service Benefit Unit (MSBU) and Right-of-Way MSBU Assessment Rolls** for the County is properly assessed, so far as I have been able to ascertain, and that all required extensions on the above described rolls to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

The Non-Ad Valorem Assessment for St. Johns County Private Road Grading MSBUs and Right-of-Way MSBUs is as follows:

- A) CH Arnold Improvement – 34 units are to be assessed \$147.00 per unit
CH Arnold Maintenance – 49 units are to be assessed \$85.19 per unit
- B) Deerwood Lane ROW MSBU – 16 units are to be assessed \$660.00 per unit

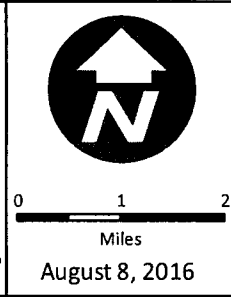
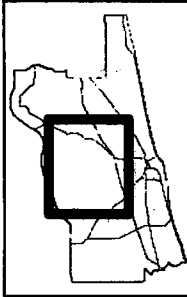
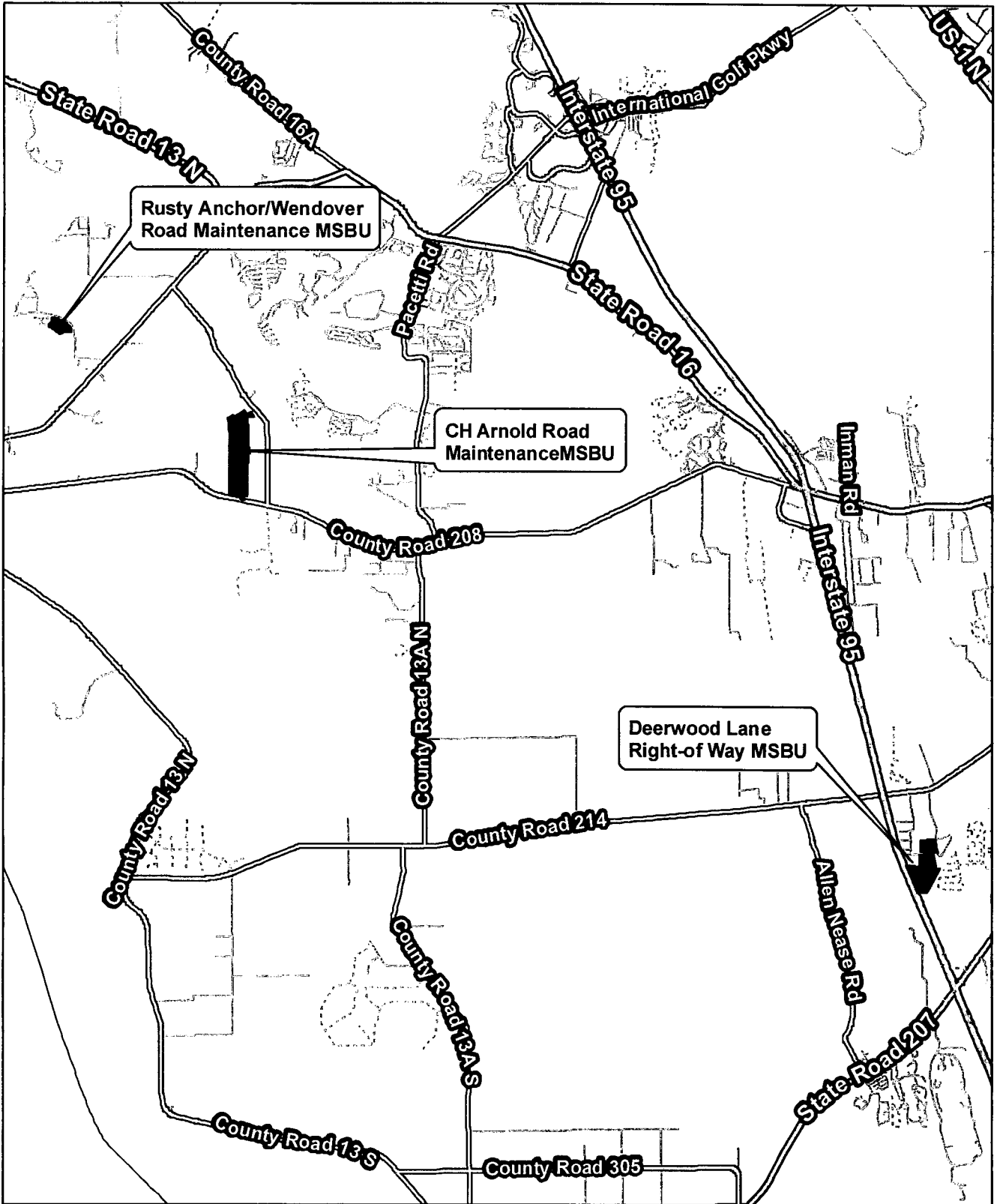
The Roll has been certified and is to be electronically transferred to the St. Johns County Tax Collectors Office by the County MIS Department.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Rolls will be delivered to the St. Johns County Tax Collector by September 15, 2016.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the St. Johns County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this 6th day of September, 2016.

ST. JOHNS COUNTY, FLORIDA

By: _____
Jeb S. Smith, Chair



Road Maintenance and Right-of-Way Municipal Service Benefit Units
2016 Non-ad Valorem Assessment Roll

Land Management Systems Real Estate Division
 (904) 209-0794

Disclaimer:
 This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

