

Chapter 31-11

Special Assessments

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31-11.001 **Method of Special Assessment.** Special assessments against property deemed to be benefited by local improvements declared available and furnished by the District shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived there from, with said benefits to be determined and prorated according to a square footage basis, or by other methods as the Governing Board may deem fair and equitable.

Specific Authority Ch. 71-822, Special Acts of Florida, 1971, as amended. Law Implemented Ch. 71-822, sections 2, 6(2), (10); sections 6(9), (12) as amended by Ch. 76-429; section 6(10) as amended by Ch. 78-559. History – New 10-18-82, Formerly 31-11.01.

31-11.002 **Allocation of Cost.** Based upon the aforesaid fair and equitable allocation of costs, the District hereby establishes a policy defraying in part the total estimated cost of specially assessed improvements. The District shall pay from the District's general funds 10% of the total cost to the District of construction, reconstruction, labor, materials, acquisition or property rights, surveys, design, engineering and legal fees, administrative expenses, and all other expenses necessary or incident to completion of the specially assessed improvements.

Specific Authority Ch. 71-822, Special Acts of Florida, 1971, as amended. Law Implemented Ch. 71-822, sections 2, 6(2), (10); sections 6(9), (12) as amended by Ch. 76-429; section 6(19) as amended by Ch. 78-559. History – New 10-18-82, Formerly 31-11.02.

31-11.003 **Special Assessment Procedures.** In accordance with the provisions of Section 6(12) of Chapter 71-822, Special Acts of Florida, 1971, as amended, the District shall take the following steps in establishing special assessments against property located within the geographic area of the District:

(1) At a duly noticed meeting, the Governing Board shall adopt a resolution setting forth with specificity a description of the proposed improvements, and ordering construction or reconstruction thereof.

(2) Upon adoption of such resolution, the District Engineers and staff shall prepare plans, specifications and estimated total costs of such proposed improvements, together with a tentative apportionment of such costs between the District and individual parcels of property receiving special benefits pursuant to this Chapter. Said plans and tentative apportionments shall be available for public inspection at the office of the Executive Director.

(3) Upon no less than ten (10) days prior publication of notice in newspapers of general circulation in Martin and Palm Beach Counties, together with notice mailed to those interested parties requesting such in writing, the Governing Board may repeal, confirm or amend the resolution ordering the construction of the proposed improvements.

(4) Promptly upon completion of construction or reconstruction of the improvements, the District's Engineer and Staff shall have prepared a preliminary assessment roll and shall file the same with the Executive Director. The preliminary assessment roll shall contain a description of the parcels of the property specially benefited by the improvements, the total costs and expenses related to said improvements, and an apportionment of costs between the District and the individual parcels of property pursuant to the resolution of the Governing Board or the rules and regulations of the District.

(5) Upon no less than twelve (12) days prior publication of notice in newspapers of general circulation in Martin and Palm Beach Counties, together with notice mailed to those interested parties requesting such in writing, the Governing Board, at the next regular or special meeting, shall confirm, annul or modify the assessment roll. Subject to each property owner's right to pay an assessment within thirty (30) days of confirmation, the Governing Board may by resolution prescribe terms of equal annual payments, and shall assess interest at the rate of eight (8%) percent per annum from expiration of said thirty (30) days, until the assessment is fully paid, provided that the property owner enter into a written agreement for payment of such installments upon terms and in a form approved by the Governing Board and the District's consulting Attorneys. Such forms shall be available for the public at the office of the Executive Director.

(6) Upon confirmation of the assessment roll, the District shall deliver copies to the offices of the Martin and Palm Beach County property appraisers.

Specific Authority Ch. 71-822, Special Acts of Florida, as amended. Law Implemented Ch. 71-822, sections (9), (12) as amended by Chapter 76-429; section (19) as amended by Chapter 78-559. History – New 10-18-82, Formerly 31-11.03.

31-11.004 Objections to Special Assessments. Interested and substantially affected parties shall make any objections to the resolution of the Governing Board or the assessment roll submitted in writing to the District either prior to or at the time of the respective meetings as set forth in Rule 31-11.003. Any objections not so made shall be considered waived, and confirmation of said resolution or assessment roll shall be

deemed final unless proper steps be taken within four (4) years to secure relief from a court of competent jurisdiction.

Specific Authority Ch. 71-822, Special Acts of Florida, 1971, as amended and Florida Statutes 95.11. Law Implemented Ch. 71-822, sections (9), (12), as amended by Ch. 76-429; section (19) as amended by Ch. 78-559. History – New 10-18-82, Formerly 31-11.04, Amended 3-23-00.

31-11.005 Board of Adjustment. Upon no less than ten (10) days prior publication of notice in newspapers of general circulation in Martin and Palm Beach Counties, the Governing Board shall meet as a Board of Adjustment to hear and consider any and all complaints as to such proposed or confirmed special assessments and may adjust and equalize said special assessments on a basis of justice and right. When said special assessments are so equalized and approved by resolution of the Governing Board, said assessments shall stand confirmed and remain legal, valid and binding liens upon the property against which such assessments are made, until paid, pursuant to the provisions of Chapter 71-822, Section 6(12), Special Acts of Florida, 1971, as amended.

Specific Authority Ch. 71-822, Special Acts of Florida, as amended. Law Implemented Ch. 71-822, sections (9), (12), as amended by Ch. 76-429; sections (19) as amended by Ch. 78-559. History – New 10-18-82, Formerly 31-11-05.

31-11.006 Re-assessment. Whenever any assessment shall be void or unenforceable for any reason, the Governing Board may order a re-assessment provided that the District shall adhere to the publication, notice and meeting procedures of this Chapter.

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Specific Authority Ch. 71-822, Special Acts of Florida, as amended. Law Implemented Ch. 71-822, sections (9), (12), as amended by Ch. 76-429; section (19) as amended by Ch. 78-559. History – New 10-18-82, Formerly 31-11.06.