
CITY OF MARATHON, FLORIDA

**WASTEWATER COLLECTION AND TREATMENT FACILITIES
INITIAL ASSESSMENT RESOLUTION FOR THE
SUPPLEMENTAL ASSESSMENT PROGRAM**

ADOPTED JUNE 28, 2011

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RESOLUTION NO. 2011-49

A RESOLUTION OF THE CITY OF MARATHON, FLORIDA, RELATING TO THE CONSTRUCTION OF WASTEWATER COLLECTION AND TREATMENT FACILITIES IN THE CITY OF MARATHON, FLORIDA; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE WASTEWATER COLLECTION AND TREATMENT FACILITIES; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED ASSESSMENTS AND THE METHOD OF THEIR COLLECTION; DIRECTING THE PROVISION OF NOTICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Marathon, Florida (the "City"), has enacted Article IV of Chapter 24 of the Marathon City Code (the "Code"), which authorizes the imposition of Wastewater Service Assessments for wastewater collection and treatment services, facilities or programs against certain Assessable Property within the City; and

WHEREAS, the imposition of a Wastewater Service Assessment for Wastewater collection and treatment services, facilities and programs is an equitable and efficient method of allocating and apportioning Wastewater Costs among parcels of Assessable Property located in the City; and

WHEREAS, the City Council adopted Resolution 2008-107 imposing a special assessment to fund the wastewater collection and treatment facilities on the majority of properties located in Service Areas 4 and 6; and

WHEREAS, the City Council adopted Resolution 2008-136 imposing a special assessment to fund the wastewater collection and treatment facilities on the majority of properties located in the majority of the properties in the area known as Little Venice; and

WHEREAS, the City Council subsequently adopted Resolution 2009-90 imposing a special assessment to fund the wastewater collection and treatment facilities on the majority of properties located in the majority of the properties in Service Areas 1, 2, 3, 5 and 7; and

WHEREAS, the Properties making up the Assessment Area in this Resolution were unintentionally omitted from the prior assessments; and

WHEREAS, the City desires to initiate an annual Wastewater assessment program within the City, using the tax bill collection method for the Fiscal Year beginning on October 1, 2011.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, AS FOLLOWS:

ARTICLE I

DEFINITIONS AND CONSTRUCTION

SECTION 1.01. DEFINITIONS. This resolution constitutes the Initial Assessment Resolution as defined in the Code. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Code. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa. As used in this Initial Assessment Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires:

"Adjusted Prepayment Amount" means (A) the amount required to prepay the Assessment for each Real Estate Parcel located in the Assessment Area (1) following issuance of any Temporary Original Obligations as computed pursuant to Section 3.03(B) hereof and revised annually pursuant to Section 3.04(I) hereof, (2) following the issuance of the Permanent Original Obligations, as computed pursuant Section 3.03(C) hereof and revised annually pursuant to Section 3.04(I) hereof, and (3) following issuance of any Refunding Obligations, as computed pursuant to Section 3.03(D) hereof and revised annually pursuant to Section 3.04(I) hereof; and (B) the comparable prepayment amounts computed and revised for each Real Estate Parcel against which a special assessment has been imposed to finance other Local Improvements, if any, funded from proceeds of the Obligations.

"Annual Debt Service Component" means the amount computed for each Real Estate Parcel pursuant to Section 3.04(E) hereof.

"Annual Debt Service Factor" means the factor computed pursuant to Section 3.04(D) hereof.

"Assessment" means an annual special assessment imposed against developed or developable properties located within the Assessment Area to fund the Project Cost of Wastewater Collection and Treatment Facilities to serve the Assessment Area and related expenses, computed in the manner described in Section 3.04 hereof.

"Assessment Area" means the previously unintentionally omitted properties located throughout the City and more particularly described in Section 3.01 and Appendix C.

"Assessment Period" means the time period estimated by the City during which Assessments are imposed for any portion of the Obligations that remain outstanding unless otherwise prepaid pursuant to Sections 3.05, 3.06 or 3.07 hereof. The Assessment Period shall be set by the Council at or following the public hearing established in Section 2.03 hereof.

"Assessment Roll" means a non-ad valorem assessment roll relating to the Project Cost of the Wastewater Collection and Treatment Facilities to serve the Assessment Area and related expenses.

"Building" means any structure, whether temporary or permanent, built for support, shelter or enclosure of persons, chattel, or property of any kind, including mobile homes.

"Capital Cost" means all or any portion of the expenses that are properly attributable to the acquisition, design, construction, and installation (including demolition, environmental mitigation and relocation) of the Wastewater Collection and Treatment Facilities and imposition of the Assessments under generally accepted accounting principles, and including reimbursement to the City for any funds advanced for Capital Cost and interest on any interfund or intrafund loan for such purposes.

"City" means the City of Marathon, a Florida municipal corporation.

"City Engineer" means the engineer employed by the City to provide engineering services on the design and construction of the Wastewater Collection and Treatment Facilities.

"City Manager" means the chief executive officer of the City, or such person's designee.

"Collection Cost" means all or any portion of the estimated cost to be incurred by the City during any Fiscal Year in connection with the collection of Assessments.

"Collection Cost Component" means the amount computed for each Real Estate Parcel pursuant to Section 3.04(F) hereof.

"Condominium Property" means those Real Estate Parcels within the Assessment Area assigned a DOR Code of 0400, 0401, 0500, or 0900 in the DOR Codes specified in Appendix D and are located within a condominium community created by a declaration of condominium pursuant to Chapter 718, Florida Statutes.

"Connection" means the expected number of individual service hook-ups each Real Estate Parcel will have to the Wastewater Collection Facilities as determined by the City Engineer. Connections will be the standard unit used in calculating the Assessments for the Wastewater Collection Facilities, as determined for each Real Estate Parcel in accordance with Section 3.02 hereof.

"Debt Service Amount" means the amount computed pursuant to Section 3.04(A) hereof.

"DOR Code" means a property use code established in Rule 12D-8.008, Florida Administrative Code, assigned by the Property Appraiser to Real Estate Parcels within the City, attached hereto as Appendix D.

" Dwelling Unit " means (1) a Building, or a portion thereof, available to be used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

"EDU" means "equivalent dwelling unit," the standard unit to be used in calculating the Assessments for the Wastewater Treatment Facilities, as determined for each Real Estate Parcel in accordance with Section 3.02 hereof. One EDU is equal to the expected wastewater generation per single family Dwelling Unit based upon a potable water usage of 167 gallons per day.

"Final Assessment Resolution" means the resolution described in Section 24-101 of the Code that imposes Assessments within the Assessment Area.

"Fiscal Year" means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the City.

"Funding Agreement" means the agreement pursuant to which the City agrees to deliver the Obligations against payment therefor by the purchaser or underwriter of such Obligations.

"General Property" means all developed or developable property within the Assessment Area other than Residential Property, Condominium Property, Recreational Vehicle Park Property, and Vacant Property.

"Government Property" means property owned by the United States of America or any agency thereof, the State of Florida or any agency thereof, a county, a special district or a municipal corporation.

"Initial Prepayment Amount" means the amount computed pursuant Section 3.03(A) hereof for each Real Estate Parcel located in the Assessment Area to prepay the Assessment prior to issuance of the Original Obligations.

"Modified Debt Service Amount" means the amount computed pursuant to Section 3.04(C) hereof.

"Non-Residential Condominiums" means those Real Estate Parcels within the Assessment Area classified as Condominium Property that do not contain Dwelling Units.

"Obligations" means Original Obligations or Refunding Obligations.

"Original Obligations" means Temporary Original Obligations and Permanent Original Obligations.

"Pass-Through Obligations" means internal loans between certain funds of the City used to initially finance Local Improvements and designated as such by the City, the repayment of which is secured, in whole or in part, by proceeds of the Assessments and which the City subsequently pledges the proceeds of the internal loans, in whole or in part, to a series of bonds or other evidence of indebtedness.

"Permanent Original Obligations" means notes, bonds or other evidence of indebtedness, in whole or in part, secured by proceeds of the Assessments that are issued to refinance any Temporary Original Obligations and finance any remaining Project Costs.

"Prepayment Modification Factor" means the factor computed pursuant to Section 3.04(B) hereof.

"Proforma Obligations" means a proforma of the Permanent Original Obligations prepared by the City or its financial advisor utilizing the following assumptions: (A) the principal amount of the Permanent Original Obligations is sufficient to fund (1) the Project Cost of the Wastewater Collection and Treatment Facilities, (2) payment of the estimated Transaction Cost for the Permanent Original Obligations, (3) amounts to be deposited in any reserve account established for the Permanent Original Obligations, and (4) any other amounts deemed necessary by the City or its financial advisor, related to the Wastewater Collection and Treatment Facilities; (B) the Permanent Original Obligations are payable in substantially equal annual payments over the Assessment Period from their date of issuance; and (C) the Permanent Original Obligations bear interest at rates that, in the reasonable judgment of the City or its financial advisor (taking into consideration possible interest rate fluctuations between the date on which such proforma is prepared and the estimated date for issuance of the Permanent Original Obligations), may be available on the estimated issuance date for the Permanent Original Obligations.

"Project Cost" means (A) the Capital Cost of the Wastewater Collection and Treatment Facilities, (B) the Transaction Cost associated with the Obligations attributable to the Wastewater Collection and Treatment Facilities, (C) interest accruing on such Obligations for such period of time as the City deems appropriate, (D) the debt service reserve fund or account, if any, established for the Obligations attributable to the Wastewater Collection and Treatment Facilities, and (E) any other costs or expenses related thereto.

"Property Appraiser" means the Monroe County Property Appraiser.

"Real Estate Parcel" means a parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number on which a building can or has been constructed or sited in accordance with applicable laws or regulations, after giving effect to any (1) recorded Unity of Title or (2) further subdivision of any of the numbered lots or parcels as described in any deed or other muniment of title recorded in the public records of Monroe County as of the date of the Final Assessment Resolution.

"Recreational Vehicle Park Property" means those Real Estate Parcels within the Assessment Area assigned a DOR Code of 3600 in the DOR Codes specified in Appendix D.

"Refunding Obligations" means a series of bonds or other evidence of indebtedness issued by the City to refund all or any portion of the Permanent Original Obligations or any indebtedness issued to refinance the Permanent Original Obligations; provided, however, Refunding Obligations shall not include Pass-Through Obligations.

"Residential Condominium" means those Real Estate Parcels within the Assessment Area classified as Condominium Property that contain Dwelling Units.

"Residential Property" means those Real Estate Parcels within the Assessment Area assigned a DOR Code of 0100, 0200, 0700, or 0800 in the DOR Codes specified in Appendix D.

"State" means the State of Florida.

"Statutory Discount Amount" means the amount computed for each Real Estate Parcel pursuant to Section 3.04(G) hereof.

"Tax Roll" means the real property ad valorem tax assessment roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

"Temporary Original Obligations" means that portion of the Pass-Through Obligations or any other similar short-term finance program, incurred by the City to (A) finance the Project Cost of the Wastewater Collection and Treatment Facilities on an interim basis, and (B) finance the payment of any Transaction Cost, if any, for the issuance of the Temporary Original Obligations.

"Transaction Cost" means the costs, fees and expenses incurred by the City in connection with the issuance and sale of any series of Obligations, including but not limited to (A) rating agency and other financing fees; (B) the fees and disbursements of bond counsel and disclosure counsel, if any; (C) the underwriters' discount; (D) the fees and disbursements of the City's financial advisor; (E) the costs of preparing and printing the Obligations, the preliminary official statement, the final official statement, and all other documentation supporting issuance of the Obligations; (F) the fees payable in

respect of any municipal bond insurance policy; (G) administrative, development, credit review, and all other fees associated with any pooled commercial paper or similar interim financing program; and (H) any other costs of a similar nature incurred in connection with issuance of such Obligations.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

"Unity of Title" means a condition, restriction, and limitation that a property owner of two or more contiguous Real Estate Parcels voluntarily imposes on said Real Estate Parcels pursuant to Section 3.08 herein to legally condition, restrict, and limit the use of said Real Estate Parcels as a covenant running with the land so that such property will be considered one Real Estate Parcel for purposes of the Assessment.

"Vacant Property" means those developable, but unimproved Real Estate Parcels within the Assessment Area assigned a DOR Code of 0000, 1000, 4000, 0401, or 7000 in the DOR Codes specified in Appendix D.

"Wastewater Collection and Treatment Facilities" means, collectively, the Wastewater Collection Facilities and the Wastewater Treatment Facilities.

"Wastewater Collection Facilities" means the pipes, mains, pumping stations and other facilities required for the City to provide wastewater collection facilities to all Real Estate Parcels located in the Assessment Area, including approximately 103,000 feet of vacuum mains, 8,600 feet of forcemain, and 10,000 feet of reuse main.

"Wastewater Treatment Facilities" means the wastewater treatment plant and other facilities required for the City to provide wastewater treatment services to all Real Estate Parcels located in the Assessment Area, including a .400 MGD Advanced Wastewater Treatment Facility with a three train Sequence Batch Reactor and a .200 MGD Advanced Wastewater Treatment Facility with a three train Sequence Batch Reactor.

SECTION 1.02. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 1.03. LEGISLATIVE FINDINGS. It is hereby ascertained, determined and declared that the Assessments provide a special benefit to property and are fairly and reasonably apportioned among all benefitted properties based upon the following legislative findings and based upon that certain report entitled Marathon

Wastewater Assessment Program, June 2008, prepared by Government Services Groups, Inc., which is hereby incorporated herein by reference:

(A) The City has enacted the Code to provide for the creation of assessment areas and authorize the imposition of Assessments to fund the construction of Local Improvements to serve the properties located therein.

(B) The Wastewater Collection and Treatment Facilities constitute a Local Improvement, as defined in the Code, and enable the City to provide wastewater treatment service to Property located within the Assessment Area.

(C) The existing on-site wastewater disposal systems utilized by the properties in the Assessment Area have been determined by the Florida Department of Environmental Protection to be a threat to the Florida Keys ecosystem, accordingly, it is necessary to install and provide central wastewater collection and treatment services to the properties in the Assessment Area.

(D) Pursuant to 99-395, Laws of Florida, the Florida Legislature has mandated that all properties within the Assessment Area be transitioned to advanced wastewater treatment systems meeting prescribed requirements no later than 2010.

(E) The City desires to create the Assessment Area to fund construction of the Wastewater Collection and Treatment Facilities which are necessary to provide central wastewater collection and treatment services to properties in the Assessment Area.

(F) The construction of such Wastewater Collection and Treatment Facilities will provide a special benefit to the property located within the Assessment Area and will possess a logical relationship to the use and enjoyment of property by providing: (1) access to central Wastewater Collection and Treatment Facilities to the owners and occupants of property for the proper, safe, and cost effective treatment and disposal of wastewater generated on such property; (2) better, consistent and environmentally compliant service to owners and occupants; (3) the enhancement of environmentally responsible use and enjoyment of property, and (4) the protection of property values and the health and safety of the owners and occupants of property.

(G) The Council hereby finds and determines that the Assessments to be imposed in accordance with this Resolution provide an equitable method of funding construction of the Wastewater Collection Facilities by fairly and reasonably allocating the cost to specially benefitted property based upon the number of Connections attributable to each Real Estate Parcel, as determined by examining the number of water connections on said Real Estate Parcel and assigning the same number of Connections for wastewater services to the Real Estate Parcel.

(H) It is fair and reasonable to use Connections to apportion the Project Cost of the Wastewater Collection Facilities because the need for and size of the wastewater collection lines and other appurtenant facilities is driven by the existence of each individual connection.

(I) The Council hereby finds and determines that the Assessments to be imposed in accordance with this Resolution provide an equitable method of funding construction of the Wastewater Treatment Facilities by fairly and reasonably allocating the cost to specially benefitted property based on the number of EDUs attributable to each Real Estate Parcel.

(J) It is fair and reasonable to use EDUs to apportion the Project Cost of the Wastewater Treatment Facilities because the volume of wastewater treatment capacity needed to serve each Real Estate Parcel is driven by the amount of wastewater produced by the buildings on said Real Estate Parcel on an average day basis.

(K) It is fair and reasonable to assign one (1) EDU and one (1) Connection to each Real Estate Parcel of Vacant Property because that is the most likely impact said property would have on the Wastewater Collection and Treatment Facilities and additional EDUs or Connections required to serve the Vacant Property upon development will be recouped through system development fees.

(L) The Council hereby finds that each property within the Assessment Area will be benefited by the Wastewater Collection and Treatment Facilities in an amount not less than the Assessment imposed against such property, as computed in the manner set forth in this Resolution.

**ARTICLE II
NOTICE AND PUBLIC HEARING**

SECTION 2.01. ESTIMATED CAPITAL COST AND PROJECT COST.

(A) The estimated total Capital Cost for the Wastewater Collection and Treatment Facilities is \$85,785,650.00. The City will contribute \$36,479,131.00 in other legally available funds toward the Capital Cost of the Wastewater Collection and Treatment Facilities to cover the cost of the capacity within the Wastewater Collection and Treatment Facilities to serve City-owned property and to further buy-down the Capital Cost of the project. The remaining Capital Cost for the Wastewater Collection Facilities is \$4,697,981.00. The remaining Capital Cost for the Wastewater Treatment Facilities is \$44,386,673.00.

(B) The estimated total Project Cost, after deducting the City's contributions, for the Wastewater Collection and Treatment Facilities is \$49,086,654.00. The Project Cost of the Wastewater Collection and Treatment Facilities will be funded through the imposition of Assessments against property located in the Assessment Area in the manner set forth in Article III hereof.

SECTION 2.02. ASSESSMENT ROLL. The City Manager is hereby directed to prepare a final estimate of the Capital Cost of the Wastewater Collection and Treatment Facilities and to prepare the preliminary Assessment Roll in the manner provided in the Code. The City Manager shall apportion the Project Cost among the parcels of real property within the Assessment Area as reflected on the Tax Roll in conformity with Article III hereof. The estimate of Capital Cost and the Assessment Roll shall be maintained on file in the offices of the City Manager and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Assessment for each Real Estate Parcel can be determined by use of a computer terminal available to the public.

SECTION 2.03. PUBLIC HEARING. A public hearing will be conducted by the Council at 5:30 p.m. on July 26, 2011, at Marathon Government Center, 2798 Overseas Highway, Marathon, Florida, to consider (A) creation of the Assessment Area, (B) imposition of the Assessments, and (C) collection of the Assessments pursuant to the Uniform Assessment Collection Act.

SECTION 2.04. NOTICE BY PUBLICATION. Upon completion of the materials required by Section 2.02 hereof, the City Manager shall publish a notice of the public hearing authorized by Section 2.03 hereof in the manner and the time provided in Section 24-115 of the Code. Such notice shall be in substantially the form attached hereto as Appendix A.

SECTION 2.05. NOTICE BY MAIL. Upon completion of the materials required by Section 2.02 hereof, the City Manager shall, at the time and in the manner specified in Section 24-116 of the Code, provide first class mailed notice of the public hearing authorized by Section 2.03 hereof to each property owner proposed to be

assessed at the address indicated on the Tax Roll. Such notice shall be in substantially the form attached hereto as Appendix B.

**ARTICLE III
ASSESSMENTS**

SECTION 3.01. DESCRIPTION OF PROPOSED ASSESSMENT AREA.

The proposed Assessment Area shall include the property as described in Appendix C attached hereto and incorporated herein. The Assessment Area is proposed for the purpose of improving the use and enjoyment of property located therein by funding the construction of Wastewater Collection and Treatment Facilities to provide access to wastewater collection services.

SECTION 3.02. IMPOSITION OF ASSESSMENTS; ASSIGNMENT OF ASSESSMENT UNITS.

(A) Assessments shall be imposed against developed or developable property located within the Assessment Area for each Fiscal Year in which Obligations remain outstanding, the amount of which shall be computed in accordance with this Article III. When imposed, the Assessment for each Fiscal Year shall constitute a lien upon the Real Estate Parcels located in the Assessment Area, pursuant to Section 24-120 of the Code.

(B) The EDUs for each Real Estate Parcel within the Assessment Area shall be determined as follows:

(1) All Residential Property shall be assigned one (1) EDU per Dwelling Unit.

(2) All Vacant Property shall be assigned one (1) EDU per Real Estate Parcel.

(3) All Residential Condominium Property shall be assigned one (1) EDU per Dwelling Unit.

(4) All Non-Residential Condominium Property shall be assigned EDUs based upon the expected wastewater flow from the property and minimum capacity requirements as compared to a single family dwelling unit which shall then be allocated equally among all Real Estate Parcels within the Recreational Condominium Property.

(5) All Recreational Vehicle Park Property shall be assigned EDUs based upon the expected wastewater flow from the property and minimum capacity requirements as compared to a single family dwelling unit, which shall then be allocated equally among all Real Estate Parcels within the Recreational Vehicle Park Property.

(6) All General Property shall be assigned EDUs based upon the expected wastewater flow from the property and minimum capacity requirements as compared to a single family dwelling unit.

(C) The Connections for each Real Estate Parcel within the Assessment Area shall be determined as follows:

(1) All Residential Property shall be assigned one (1) Connection per Real Estate Parcel.

(2) All Vacant Property shall be assigned one (1) Connection per Real Estate Parcel.

(3) All Residential Condominium Property shall be assigned one (1) Connection for each physical connection made to the City's Wastewater Collection Facilities that is needed to serve the entire condominium complex which shall then be allocated equally among all Dwelling Units served by those Connections.

(4) All Non-Residential Condominium Property shall be assigned one (1) Connection for each physical connection made to the City's Wastewater Collection Facilities that is needed to serve the entire condominium complex which shall then be allocated equally among all Real Estate Parcels served by those Connections.

(5) All Recreational Vehicle Park Property shall be assigned one (1) Connection for each physical connection made to the City's Wastewater Collection Facilities that is needed to serve the entire Recreational Vehicle Park which shall then be allocated equally among all Real Estate Parcels served by those Connections.

(6) All General Property shall be assigned one (1) Connection for each physical connection made to the City's Wastewater Collection Facilities needed to serve the property.

SECTION 3.03. PREPAYMENT AMOUNTS.

(A) Upon adoption of the Final Assessment Resolution, an Initial Prepayment Amount for each Real Estate Parcel located within the Assessment Area shall be calculated as the sum of (1) the amount computed by (a) dividing the number of EDUs attributable to such Real Estate Parcel by the total number of EDUs attributable to Real Estate Parcels within the Assessment Area, and (b) multiplying the result by the estimated Capital Cost of the Wastewater Treatment Facilities, and (2) the amount computed by (a) dividing the number of Connections attributable to such Real Estate Parcel by the total number of Connections attributable to Real Estate Parcels within the Assessment Area, and (b) multiplying the result by the estimated Capital Cost of the Wastewater Collection Facilities.

(B) Following the issuance of any Temporary Original Obligations, an Adjusted Prepayment Amount for each Real Estate Parcel, other than those Real Estate Parcels as to which the Assessment has been prepaid prior to issuance of the Temporary Original Obligations, shall be computed by multiplying (1) the amount computed by dividing (a) the Initial Prepayment Amount established herein for such Real Estate Parcel by (b) the sum of (i) the aggregate Initial Prepayment Amounts for all Real Estate Parcels within the Assessment Area, and (ii) the aggregate comparable prepayment amounts computed for all Real Estate Parcels against which a special assessment has been imposed to finance other Local Improvements funded from proceeds of the Temporary Original Obligations, in each case excluding those Real Estate Parcels as to which the Assessment has been prepaid prior to issuance of the

Temporary Original Obligations, by (2) the principal amount of the Proforma Obligations. The Adjusted Prepayment Amount for each Real Estate Parcel shall be revised annually, as provided in Section 3.04(I) hereof.

(C) Following issuance of the Permanent Original Obligations, an Adjusted Prepayment Amount for each Real Estate Parcel, other than those Real Estate Parcels as to which the Assessment has been prepaid prior to issuance of the Permanent Original Obligations, shall be computed by multiplying (1) the amount computed by dividing (a) the Adjusted Prepayment Amount established herein for such Real Estate Parcel by (b) the sum of (i) the aggregate Adjusted Prepayment Amounts for all Real Estate Parcels within the Assessment Area and (ii) the aggregate comparable prepayment amounts computed for all Real Estate Parcels against which a special assessment has been imposed to finance other Local Improvements funded from proceeds of the Permanent Original Obligations, in each case excluding those Real Estate Parcels as to which the Assessment has been prepaid prior to issuance of the Permanent Original Obligations, by (2) the principal amount of the Permanent Original Obligations. The Adjusted Prepayment Amount for each Real Estate Parcel shall be revised annually, as provided in Section 3.04(I) hereof.

(D) Following issuance of any Refunding Obligations, a new Adjusted Prepayment Amount for each Real Estate Parcel, other than those Real Estate Parcels as to which the Assessment has been prepaid prior to issuance of such Refunding Obligations, shall be computed by multiplying (1) the amount computed by dividing (a) the Adjusted Prepayment Amount for such Real Estate Parcel by (b) the sum of (i) the aggregate Adjusted Prepayment Amounts for all Real Estate Parcels within the Assessment Area and (ii) the aggregate comparable prepayment amounts computed for all Real Estate Parcels against which a special assessment has been imposed to finance other Local Improvements funded from proceeds of the Obligations being refunded, in each case excluding those Real Estate Parcels as to which the Assessment has been prepaid prior to issuance of such Refunding Obligations, by (2) the principal amount of such Refunding Obligations. The Adjusted Prepayment Amount for each Real Estate Parcel shall be revised annually, as provided in Section 3.04(I) hereof.

SECTION 3.04. COMPUTATION OF ASSESSMENTS. Assessments will be imposed for each Fiscal Year in which Obligations remain outstanding, and collected on the ad valorem tax bill in the manner authorized by the Uniform Assessment Collection Act. The annual Assessment shall be computed for each Real Estate Parcel in the manner set forth in this Section 3.04.

(A) DEBT SERVICE AMOUNT. A "Debt Service Amount" shall be computed for each Fiscal Year in the following manner:

(1) For each Fiscal Year in which Temporary Original Obligations will be outstanding, the "Debt Service Amount" shall be computed as the amount which would be payable in respect of the Proforma Obligations in accordance with a debt service schedule prepared based on the principal installments equal to those established for the Proforma Obligations.

(2) Following issuance of the Permanent Original Obligations, the "Debt Service Amount" shall be computed for each Fiscal Year as the amount which would be payable in respect of the Obligations in accordance with a debt service schedule prepared based on the principal installments equal to those established in the Funding Agreement; provided however, that the "Debt Service Amount" for any Fiscal Year shall not exceed the principal amount of Obligations then outstanding.

(B) PREPAYMENT MODIFICATION FACTOR. A "Prepayment Modification Factor" shall be computed for each Fiscal Year by dividing (1) the amount computed by subtracting (a) the sum of the Adjusted Prepayment Amounts, as of the date on which the Obligations are issued by the City, for all Real Estate Parcels as to which prepayment has been made following issuance of the Obligations, from (b) the total principal amount of Obligations initially issued by the City, by (2) the total principal amount of Obligations initially issued by the City.

(C) MODIFIED DEBT SERVICE AMOUNT. A "Modified Debt Service Amount" shall be computed for each Fiscal Year by multiplying (1) the Debt Service Amount by (2) the Prepayment Modification Factor.

(D) ANNUAL DEBT SERVICE FACTOR. An "Annual Debt Service Factor" shall be computed for each Fiscal Year by dividing (1) the Adjusted Prepayment Amount for such Real Estate Parcel, by (2) the aggregate Adjusted Prepayment Amount.

(E) ANNUAL DEBT SERVICE COMPONENT. The "Annual Debt Service Component" shall be computed for each Fiscal Year for each Real Estate Parcel by multiplying (1) the Modified Debt Service Amount, by (2) the Annual Debt Service Factor.

(F) COLLECTION COST COMPONENT. The "Collection Cost Component" shall be computed each Fiscal Year for each Real Estate Parcel by (1) dividing (a) the Adjusted Prepayment Amount for such Real Estate Parcel by (b) the sum of the aggregate Adjusted Prepayment Amount remaining in the Assessment Area, and (2) multiplying the result by the Collection Cost.

(G) STATUTORY DISCOUNT AMOUNT. The "Statutory Discount Amount" shall be computed for each Real Estate Parcel as the amount allowed by law as the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments, such amount to be calculated by deducting (1) the sum of (a) the Annual Debt Service Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Debt Service Component and (ii) the Collection Cost Component, by (b) 0.96. The City, at its option, may charge all or any portion of the Statutory Discount Amount to the Assessments.

(H) ASSESSMENT. The annual Assessment for each Real Estate Parcel shall be computed as the sum of (1) the Annual Debt Service Component, (2) the Collection Cost Component and (3) the Statutory Discount Amount.

(I) REVISION OF ADJUSTED PREPAYMENT AMOUNT. Upon certification of the Assessment Roll each Fiscal Year, the Adjusted Prepayment Amount for each Real Estate Parcel shall be recomputed by deducting (1) the amount computed by (a) dividing (i) the principal component of the Debt Service Amount utilized to compute the

Annual Debt Service Component for the Assessment Roll by (ii) the total Debt Service Amount utilized to compute the Annual Debt Service Component for the Assessment Roll and (b) multiplying the result by the Annual Debt Service Component included on the Assessment Roll for the Real Estate Parcel, from (2) the Adjusted Prepayment Amount (or for the initial Assessment Roll, the Initial Prepayment Amount) utilized to compute the annual Assessment included on the Assessment Roll for such Real Estate Parcel.

SECTION 3.05. INITIAL PREPAYMENT OPTION.

(A) Following adoption of the Final Assessment Resolution, the City Manager shall provide first class mailed notice to the owner of each Real Estate Parcel subject to the Assessment of the owner's option to prepay all future annual Assessments. On or prior to the date specified in such notice, the owner of each Real Estate Parcel subject to the Assessment shall be entitled to prepay all future annual Assessments, upon payment of the Initial Prepayment Amount.

(B) The amount of all prepayments made pursuant to this Section 3.05 shall be final. The City shall not be required to refund any portion of a prepayment if (1) the actual Capital Cost of the Wastewater Collection and Treatment Facilities is less than the estimated Capital Cost upon which the Initial Prepayment Amount was computed, (2) the actual Project Cost of the Wastewater Collection and Treatment Facilities is less than the estimated Project Cost upon which the Initial Prepayment Amount was computed, or (3) the annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

SECTION 3.06. ADDITIONAL PREPAYMENT OPTION.

(A) Following the date specified in the notice provided pursuant to Section 3.05(A) hereof, or such later date as the Council may allow in its sole discretion, the owner of each Real Estate Parcel subject to the Assessments shall be entitled to prepay all future unpaid annual Assessments upon payment of an amount equal to the sum of (1) the Adjusted Prepayment Amount for such Real Estate Parcel, and (2) interest on the Adjusted Prepayment Amount from the most recent date to which interest on the Obligations has been paid to the next date following such prepayment on which the City can redeem Obligations after providing all notices required to redeem all or any portion of the Obligations.

(B) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the City may reduce the amount required to prepay the future unpaid annual Assessments for the Real Estate Parcel by the amount of the Assessment that has been certified for collection with respect to such Real Estate Parcel.

(C) The amount of all prepayments made pursuant to this Section 3.06 shall be final. The City shall not be required to refund any portion of a prepayment if (1) the Capital Cost of the Wastewater Collection and Treatment Facilities is less than the amount upon which such Adjusted Prepayment Amount was computed, (2) the Project

Cost of the Wastewater Collection and Treatment Facilities is less than the amount upon which such Adjusted Prepayment Amount was computed, (3) the Adjusted Prepayment Amount is reduced upon issuance of the Permanent Original Obligations, or (4) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

SECTION 3.07. MANDATORY PREPAYMENT.

(A) The owner of a Real Estate Parcel subject to the Assessment shall immediately prepay all future unpaid annual Assessments for such Real Estate Parcel if (1) the Real Estate Parcel is acquired by a public entity through condemnation, negotiated sale or otherwise, or (2) a tax certificate has been issued and remains outstanding in respect of the Real Estate Parcel and the City, at its sole option, elects to accelerate the Assessment.

(B) The amount required to prepay the future unpaid annual Assessments will be equal to the sum of (1) the Adjusted Prepayment Amount for such Real Estate Parcel, and (2) interest on the Adjusted Prepayment Amount from the most recent date to which interest on the Obligations has been paid to the next date following such prepayment on which the City can redeem Obligations after providing all notices required to redeem all or any portion of the Obligations.

(C) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the City may reduce the amount required to prepay the future unpaid annual Assessments for the Real Estate Parcel by the amount of the Assessment that has been certified for collection with respect to such Real Estate Parcel.

(D) The amount of all prepayments made pursuant to this Section 3.07 shall be final. The City shall not be required to refund any portion of a prepayment if (1) the Capital Cost of the Wastewater Collection and Treatment Facilities is less than the amount upon which such Adjusted Prepayment Amount was computed, (2) the Project Cost of the Wastewater Collection and Treatment Facilities is less than the amount upon which such Adjusted Prepayment Amount was computed, (3) the Adjusted Prepayment Amount is reduced upon issuance of the Permanent Original Obligations, or (4) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

SECTION 3.08. UNITY OF TITLE.

(A) Any person owning two or more contiguous Real Estate Parcels may claim a Unity of Title and thereby have all Real Estate Parcels included in said Unity of Title treated as one Real Estate Parcel for purposes of the Assessment.

(B) In order to qualify for Unity of Title, the property owner of two or more contiguous Real Estate Parcels must record a Unity of Title instrument in the public records of Monroe County, at said property owner's sole cost and expense, wherein the property owner agrees to condition, restrict and limit the use of said Real Estate Parcels. The Unity of Title instrument must contain the following:

(1) A list of the contiguous Real Estate Parcels to be included in the Unity of Title;

(2) A covenant stating that all Real Estate Parcels included within the Unity of Title shall be considered one Real Estate Parcel such that only one (1) Building is, can, or will be constructed or sited thereon in accordance with applicable laws and regulations;

(3) A covenant stating that no portion of the Real Estate Parcels included within the Unity of Title shall thereafter be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land; and

(4) A covenant providing that the Unity of Title conditions, restrictions, and limitations shall be deemed a covenant running with the land and shall remain in full force and effect, and be binding upon the property owner, the property owner's heirs and assigns, until such time as the same may be released in writing by the Council.

(C) Any property owner desiring to claim Unity of Title for purposes of the Assessments must record a properly executed and notarized Unity of Title instrument meeting the requirements of this Section 3.08 in the public records of Monroe County and provide a certified copy of said Unity of Title instrument to the City Manager prior to the date of the Final Assessment Resolution.

**ARTICLE IV
GENERAL PROVISIONS**

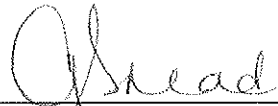
SECTION 4.01. METHOD OF COLLECTION. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act; provided however, that any Assessment against Government Property shall be collected pursuant to Section 24-134 of the Code.

SECTION 4.02. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 4.03. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Marathon, Florida, this 28th day of June 2011.

CITY OF MARATHON, FLORIDA



Ginger Snead, Mayor

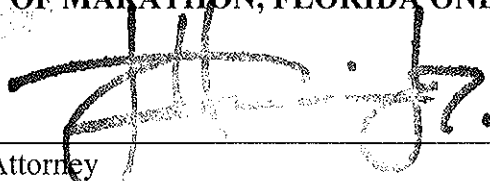
AYES: Cinque, Keating, Worthington, Ramsay, Snead
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:


City Clerk

(SEAL)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE
CITY OF MARATHON, FLORIDA ONLY:**

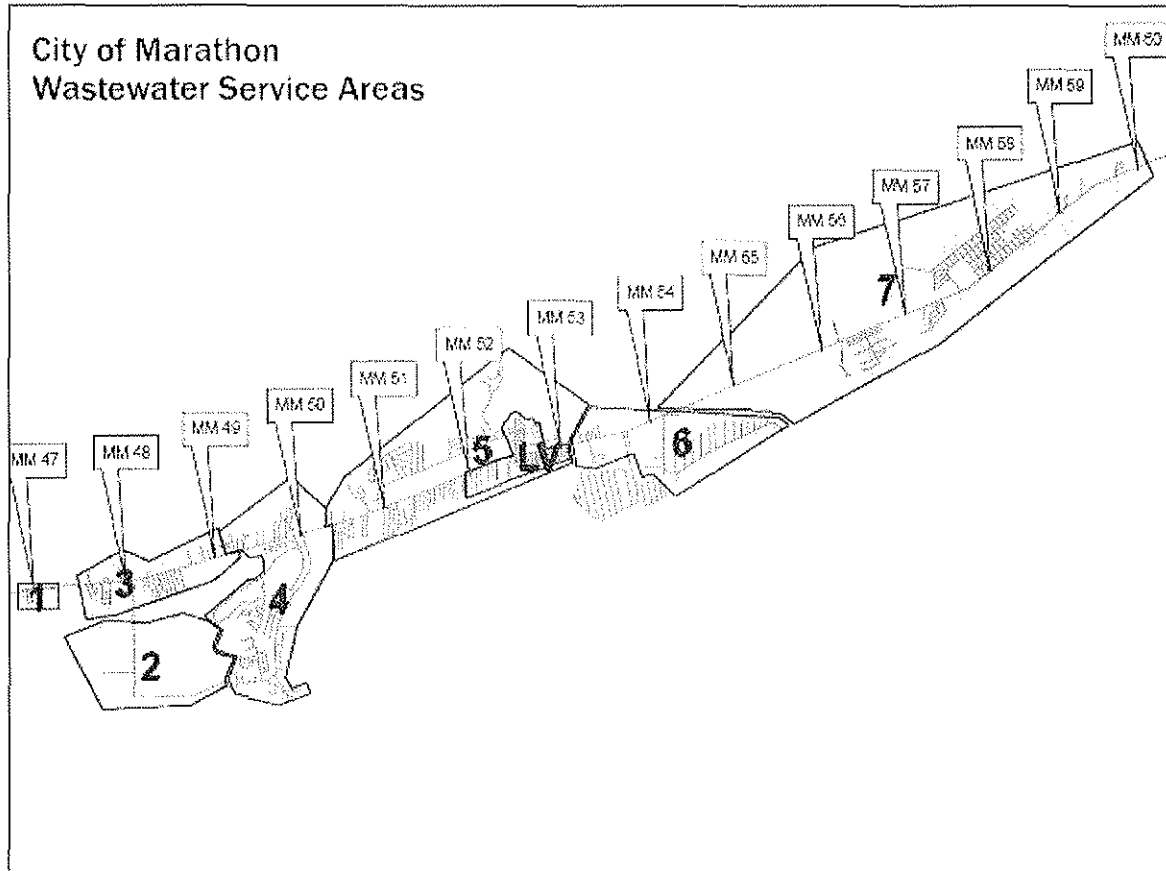


City Attorney

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published on or before July 5, 2011



**NOTICE OF HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS**

Notice is hereby given that the City of Marathon, Florida, will conduct a public hearing to consider the imposition of special assessments against certain parcels of property located in the City. The hearing will be held at 5:30 p.m., or as soon thereafter as the matter can be heard, on July 26, 2011 at Marathon Government Center, 2798 Overseas Highway, Marathon, Florida for the purpose of receiving public comment on the proposed Assessment Area and assessments. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City at (305)289-5020, at least seven days prior to the public hearing. All affected property owners have a right to appear at the hearing and to file written objections with the City within 20 days of this notice. If a person wishes to appeal any decision made by the City Council with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

In 2008 and 2009, assessment areas were created to provide wastewater collection and treatment services to your property through the City of Marathon Public Works Division. The cost of the wastewater collection and treatment facilities was funded by assessments against the property to be served. Under the rules for the calculation of the wastewater assessments throughout the City, each residential property was assigned one equivalent dwelling unit (EDU); other types of properties were assigned EDUs based upon their expected wastewater production as compared to a single family dwelling unit. Additionally, each property was assigned an expected number of Connections, based upon the current number of water connections to that property. The assessment for each parcel of property was based, in part on the number of EDUs, and, in part, on the number of Connections attributable to the property. A more specific description of the assessment program is set forth in the Initial Assessment Resolution adopted by the City Council on June 28, 2011. Copies of the Initial Assessment Resolution, the plans and specifications for the wastewater collection and treatment facilities, and the preliminary Assessment Roll are available for your review at the offices of the City Manager and the Public Works Division, both located at 9805 Overseas Highway, Marathon, Florida.

Subsequent to the imposition of the wastewater assessments in 2008 and 2009, City staff conducted further research and analysis and found that certain properties had been assigned erroneous EDUs and/or connections which produce supplemental assessment amounts for affected properties. The supplemental assessment for each affected parcel of property is based upon the number of additional EDUs or connections attributable to the property based on the assessment rules.

Unless prepaid, the annual assessment will include your share of the principal, interest and collection cost. The maximum annual assessment is estimated to be \$462.00 per EDU and \$104.00 per Connection. A more specific description is set forth in the Initial Assessment Resolution adopted by the City Council on June 28, 2011. Copies of the Initial Assessment Resolution, the plans and specifications for the wastewater collection and treatment facilities, and the preliminary Assessment Roll are available for inspection at the offices of the City Manager, located at 9805 Overseas Highway, Marathon, Florida.

The assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The City Council intends to collect the assessments in not to exceed seventeen (17) annual assessments, the first of which will be included on the ad valorem tax bill to be mailed in November 2011. Future annual assessments may be prepaid at the option of the property owner.

If you have any questions, please contact Community Services at (305)289-4104.

CITY OF MARATHON, FLORIDA

APPENDIX B

FORM OF NOTICE TO BE MAILED

**CITY OF MARATHON, FLORIDA
UTILITY DIVISION**

**Zully Hemeyer, Director
Phone: 305/289-5009**

**9805 Overseas Highway
Marathon, Florida 33050**

July 5, 2011

[Property Owner Name]
[Street Address]
[City, State and zip]

Re: Parcel Control Number [Insert Number]

Dear Property Owner:

In 2008 and 2009, assessment areas were created to provide wastewater collection and treatment services to your property through the City of Marathon Public Works Division. The cost of the wastewater collection and treatment facilities was funded by assessments against the property to be served.

Under the rules for the calculation of the wastewater assessments throughout the City, each residential property was assigned one equivalent dwelling unit (EDU); other types of properties were assigned EDUs based upon their expected wastewater production as compared to a single family dwelling unit. Additionally, each property was assigned an expected number of Connections, based upon the current number of water connections to that property. The assessment for each parcel of property was based, in part on the number of EDUs, and, in part, on the number of Connections attributable to the property. A more specific description of the assessment program is set forth in the Initial Assessment Resolution adopted by the City Council on June 28, 2011. Copies of the Initial Assessment Resolution, the plans and specifications for the wastewater collection and treatment facilities, and the preliminary Assessment Roll are available for your review at the offices of the City Manager and the Public Works Division, both located at 9805 Overseas Highway, Marathon, Florida.

Subsequent to the imposition of the wastewater assessments in 2008 and 2009, City staff conducted further research and analysis and found that certain properties had been assigned erroneous EDUs and/or connections which produce supplemental assessment amounts for affected properties; your property has been identified with errors. The supplemental assessment for each affected parcel of property is based upon the number of additional EDUs or connections attributable to the property based on the assessment rules. Information regarding the assessment for your specific property, including the number of additional EDUs and/or connections is included on the back of this letter.

The City has internally financed and has also secured a long-term loan to finance this assessment project. Although the City originally financed this assessment project over twenty (20) years, your property is subject to the remainder of the debt repayment term of 17 years. This will permit the cost attributable to your property to be amortized over a period of not to exceed seventeen (17) years. However, you may choose to prepay your assessment in full (\$4,681 per EDU and \$1,049 per Connection) and avoid the additional financing cost. Please do not send payment now. If the assessments are imposed, you will receive a separate notice of the date and place for payment.

If you do not choose to prepay during the period described in the next notice, the amount necessary to pay your assessment in full will be increased by your share of the financing cost (capitalized interest and administrative costs). The City anticipates that financing costs will increase the prepayment amount by approximately 13 percent to \$5,318 per EDU and \$1,191 per Connection.

The annual assessment will include your share of the principal, interest and collection cost. The maximum annual assessment is estimated to be \$462.00 per EDU and \$104.00 per Connection. The City intends to include annual assessments on your ad valorem tax bill. Failure to pay your assessments will cause a tax certificate to be issued against the property which may result in a loss of title.

The City Council will hold a public hearing at 5:30 p.m., or as soon thereafter as the matter can be heard, on July 26, 2011, at Marathon Government Center, 2798 Overseas Highway, Marathon, Florida, for the purpose of receiving comments on the proposed assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the City prior to or during the hearing. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation or an interpreter to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City at (305) 289-5020.

Questions regarding your assessment and the process for collection may be directed to Community Services at (305)289-4104.

CITY OF MARATHON, FLORIDA

* * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * *

CITY OF MARATHON, FLORIDA

[Property Owner Name]
Parcel Control Number [Insert Number]

Additional number of EDUs attributed to property: [Insert Number]

Additional number of Connections attributed to property: [Insert Number]

Initial prepayment amount for supplemental assessment
(excludes permanent financing cost): [Insert Amount]

Adjusted prepayment amount for supplemental assessment
(includes financing cost): [Insert Amount]

Number of annual payments: not to exceed 17

Maximum annual payment: [Insert Amount]

Expected date of first bill: November 2011

Total amount of annual payments: [Insert Amount]

Expected date of last bill: November 2028

* * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * *

APPENDIX C

ASSESSMENT AREA DESCRIPTION

APPENDIX C

DESCRIPTION OF ASSESSMENT AREA

The Assessment Area shall consist of the following properties located within the municipal limits of the City of Marathon, as identified by parcel identification number provided by the Monroe County Property Appraiser (with their respective Supplemental Initial Prepayment Assessment Amounts).

RE #	Owner Name	EDU Difference	IPP		IPP		Total
			Assessment Amount	Connection Difference	Assessment Amount	IPP Assessment Amount	Supplemental Assessment Amount
00320340-000000	Jonny Maddox/Porkers	9.9	\$ 46,342	0.0	\$ -	\$ -	\$ 46,342
00103870-000000	Trailer Ranch	25.4	\$ 118,898	0.0	\$ -	\$ -	\$ 118,898
00326970-000000	Ocean Breezes Trailer Park East	12.6	\$ 58,981	0.0	\$ -	\$ -	\$ 58,981
00334490-000000	Office Depot Complex	2.9	\$ 13,575	0.0	\$ -	\$ -	\$ 13,575
00338980-000000	Singh 68th St.	1.5	\$ 7,022	0.0	\$ -	\$ -	\$ 7,022
00327690-000000	Konrath MGS	2.2	\$ 10,299	0.0	\$ -	\$ -	\$ 10,299
00103320-000000	Frank Smith	10.8	\$ 50,555	1.0	\$ 1,049	\$ -	\$ 51,604
00319530-000000	Chappys/Sunset Grill	22.6	\$ 105,791	0.0	\$ -	\$ -	\$ 105,791
00363100-000000	So Bell Tel and Tel Co	1	\$ 4,681	1.0	\$ 1,049	\$ -	\$ 5,730
00326810-000000	Dion Commercial Property LLC	17.2	\$ 80,514	(2.0)	\$ (2,098)	\$ -	\$ 78,416
00364150-000000	Barbara Michie	1	\$ 4,681	1.0	\$ 1,049	\$ -	\$ 5,730
00364140-000100	Barbara Michie	1	\$ 4,681	1.0	\$ 1,049	\$ -	\$ 5,730
00100260-000601	Wolfe Family Hldings Inc.	2.7	\$ 12,639	0.0	\$ -	\$ -	\$ 12,639
00102600-000000	Marathon Properties LLLP	12.2	\$ 57,109	0.0	\$ -	\$ -	\$ 57,109
00326660-000000	Keys Holding LLC (Trailerama)	126.9	\$ 594,019	0.0	\$ -	\$ -	\$ 594,019
00103440-000000	Fl. Keys Electric Cooperative Assoc.	4.8	\$ 22,469	0.0	\$ -	\$ -	\$ 22,469
00103340-000000	Fl. Keys Electric Cooperative Assoc.	1	\$ 4,681	1.0	\$ 1,049	\$ -	\$ 5,730
00104190-000000	Fl. Keys Electric Cooperative Assoc.	1	\$ 4,681	1.0	\$ 1,049	\$ -	\$ 5,730
00323420-000000	Mr. Rada	1	\$ 4,681	1.0	\$ 1,049	\$ -	\$ 5,730
00103970-000000	Maribella Seafood Co.	5.9	\$ 27,618	0.0	\$ -	\$ -	\$ 27,618
00324850-000000	Stewart Thomas J & Eileen M	0	\$ -	1.0	\$ 1,049	\$ -	\$ 1,049
00103730-000000	First Fl. Keys Property Inc.	5.3	\$ 24,810	0.0	\$ -	\$ -	\$ 24,810
00354810-000000	Anthony, Matt & Carolyn	0	\$ -	1.0	\$ 1,049	\$ -	\$ 1,049
00349960-000000	Mark Bruno	0	\$ -	1.0	\$ 1,049	\$ -	\$ 1,049
00355160-000100	VB Enterprises Inc	4.5	\$ 21,065	0.0	\$ -	\$ -	\$ 21,065
00103660-000000	Winn Dixie Properties LLC	20.2	\$ 94,557	0.0	\$ -	\$ -	\$ 94,557
00324210-000000	First Fl. Keys Property Inc.	1.6	\$ 7,490	0.0	\$ -	\$ -	\$ 7,490
00336640-000100	Velger Land Holdings LLC	1	\$ 4,681	3.0	\$ 3,147	\$ -	\$ 7,828
00365850-000100	Ippolito	1	\$ 4,681	1.0	\$ 1,049	\$ -	\$ 5,730
00327140-000100	Key Vaca LLC	0	\$ -	3.0	\$ 3,147	\$ -	\$ 3,147
00320010-000000	Waters Edge Marina LLC	1.5	\$ 7,022	0.0	\$ -	\$ -	\$ 7,022
	JIGS Investments LTD (Keys	11.8	\$ 55,236	0.0	\$ -	\$ -	\$ 55,236
00337090-000000	Fisheries)						
00104590-000000	TCl Cablevision of Georgia, Inc.	1	\$ 4,681	1.0	\$ 1,049	\$ -	\$ 5,730
00336930-000000	Ardolino Joseph Estate	8.6	\$ 40,257	0.0	\$ -	\$ -	\$ 40,257
00103750-000000	Biosphere Properties Inc. c/o Publix	2.3	\$ 10,767	0.0	\$ -	\$ -	\$ 10,767
Totals		322.4	\$1,509,164	16.0	\$ 16,784	\$ -	\$ 1,525,948

APPENDIX D

DOR CODES

APPENDIX D DOR CODES

DOR Code	Description
0000	VACANT RESIDENTIAL
0100	SINGLE FAMILY IMPROVED
0200	MOBILE HOME
0300	MULTI FAMILY +10 UNITS
0400	CONDO
0401	CONDO
0500	CO-OPS (TIMESHARES)
0600	RETIREMENT HOMES/NONEXPT
0700	MISC RESIDENTIAL
0800	MULTI FAMILY 2-9 UNITS
0900	TIME SHARE
1000	VACANT COMMERCIAL
1100	STORES 1 STORY
1200	MIXED USE STORE/OFFICE
1300	DEPARTMENT STORES
1400	SUPERMARKETS
1500	REGIONAL SHOPPING CTRS
1600	COMMUNITY SHOPPING CTR
1700	OFFICE NON-PROF 1 STORY
1800	OFFICE NON-PROF 2+ STORY
1900	PROFESSIONAL SERVICES
2000	AIR/MARINE/BUS TERMINALS
2100	RESTAURANTS/CAFETERIAS
2200	DRIVE-IN RESTAURANT
2300	BANK/S & L/MORTGAGE/CREDIT
2400	INSURANCE COMPANY OFFICE
2500	REPAIRS SVC TV/LAUNDRIES
2600	SERVICE STATIONS
2700	AUTO SALES/SERVICE/RENTAL
2800	MOBILE HOME PARKS/PK LOTS
2900	WHOLESALE/PRODUCE OUTLETS
3000	FLORIST/GREENHOUSE
3100	OPEN STADIUMS
3200	THEATER/AUDITORIUM (ENCL)
3300	NIGHTCLUB/BAR/LOUNGE
3400	BOWLING/SKATING/POOL HALL
3500	TOURIST ATTRACTION
3600	CAMPS
3700	RACE TRACK; HORSE/DOG/AUTO
3800	GOLF COURSE/DRIVING RANGE
3900	HOTELS/MOTELS
4000	VACANT INDUSTRIAL

DOR Code	Description
4100	LT MFG/SM MACH SHOP/PRINT
4200	HEAVY IND/EQUIP MFG/MACH
4300	LUMBER YARD/SAWMILL
4400	PACK PLANT (FRUIT/MEAT)
4500	CANNERIES/DISTILLERIES
4600	FOOD PROCESSING/BAKERIES
4700	CEMENT PLANTS
4800	WAREHOUSING
4900	OPEN STORAGE
5000	IMPROVED AGRICULTURAL
5100	VEGETABLE CROPS
5200	BI-ANNUAL ROW CROPS
5300	ROW CROPS
5400	TIMBERLAND SITE 90+
5500	TIMBERLAND SITE 80-89
5600	TIMBERLAND SITE 70-79
5700	TIMBERLAND SITE 60-69
5800	TIMBERLAND SITE 50-59
5900	TIMBERLAND NOT CLASSIFIED
6000	IMPROVED PASTURE LAND
6100	SEMI-IMPROVED LAND
6200	NATIVE LAND
6300	WASTE LAND
6400	GRAZING LAND CLASS V
6500	GRAZING LAND CLASS VI
6600	CITRUS
6700	POULTRY/BEES/FISH/RABBIT
6800	DAIRY, HOG & CATTLE FEED
6900	ORNAMENTALS, MISC AG
7000	VACANT INSTITUTIONAL
7100	CHURCHES
7200	PRIVATE SCHOOLS & COLLEGE
7300	PRIVATE OWNED HOSPITALS
7400	HOMES FOR THE AGED
7500	ORPHANAGES
7600	MORTUARIES/CEMETERIES
7700	CLUBS, LODGES, UNION HALLS
7800	SANITARIUMS, CONVALES, REST
7900	CULTURAL ORG, FACILITIES
8000	UNDEFINED
8100	MILITARY
8200	GOVT FOREST/PARKS/RECREATIONAL
8300	PUBLIC COUNTY SCHOOLS
8400	COLLEGES
8500	HOSPITALS

DOR Code	Description
8600	COUNTY
8700	STATE
8800	FEDERAL
8900	MUNICIPAL NOT PARKS
9000	LEASEHOLD GOVT OWNED
9100	UTILITIES, GAS/ELEC/TELEP
9200	MINING, PETROLEUM, GAS
9300	SUBSURFACE RIGHTS
9400	RIGHT-OF-WAY
9500	RIVERS & LAKES, SUBMERGED
9600	SEWAGE DISP, BORROW PITS
9700	OUTDOOR REC OR PARK
9800	CENTRALLY ASSESSED
9900	ACREAGE NON AGRICULTURAL