



SPECIAL IMPROVEMENT DISTRICT (SID) FKA SAD

**Alachua County Public Works
August 09th, 2022**

Ramon D. Gavarrete, P. E.
Director



Previous Board (BoCC) Meetings on SID

- **October 15th, 2019**
- **March 23rd, 2021**
- **October 26th, 2021**



Board (BoCC) Direction from March 23rd, 2021

- **Propose Ordinance for establishment of Special Improvement District (SID) for NEW neighborhoods beginning with sales of homes.**
- **Provide simple easily understood guidelines for establishing volunteer SID for EXISTING neighborhoods in which staff considers equity for neighborhoods that have been consistently neglected over time.**



Board (BoCC) Approvals by Motion on October 26th, 2021

- **Approved consultant costs of up to \$10,000/year in FY 22 to provide the necessary groundwork to implement the Program in FY 23**
- **Approved consultant costs of \$48,500/year for up to 10 subdivisions, (\$4,850/Subdivision) starting in FY 23 (Cost to be included in SID of Specific Subdivision)**



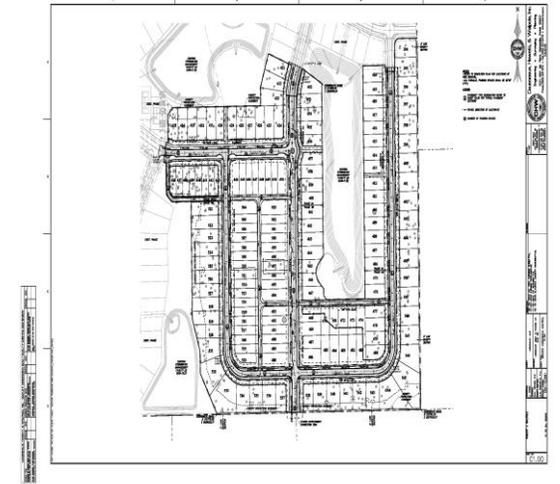
Staff Update on Activities since October 26th, 2021

- Reviewed Marion and Citrus County Ordinances and Land Development Regulations
- Public Works staff presented SID Program to Builders Association of North Central Florida (BANCF) and the local Engineering Community
- County Attorneys Office, Growth Management Office and Public Works Office developed Draft Ordinance and ULDC language (Attached)



Current Process of NEW Neighborhood/Subdivision approvals and Acceptance of maintenance

- Final Subdivision approval by Development Review Committee (DRC)
- Plat approval by BoCC
 - Within 1 year of subdivision approval
- Issuance of construction permit (*Public Works*)
- Public Works (PW) issues certificate of completion for road infrastructure
- PW accepts maintenance of road infrastructure after 1 year of certificate of completion



Future Process of NEW Neighborhood/Subdivision approvals and Acceptance of maintenance

- Final Subdivision approval by DRC
- Plat approval by BoCC (1st hearing)
 - Within 1 year of approval
 - Notice of Resolution creating the District and imposing non-ad valorem assessment roll. (*public hearing same meeting as plat approval by BoCC*) Establishing a not to exceed non-ad valorem assessment.
 - Adoption of assessment with \$0 assessment
- PW issues certificate of completion for road infrastructure
- PW accepts maintenance of road infrastructure after 1 year of certificate of completion



Future Process of NEW Neighborhood/Subdivision approvals and Acceptance of maintenance (Continued)

- BoCC (2nd hearing)
 - Adoption of new resolution for levying assessment (*actual assessment will be proposed*) with more than \$0 assessment; determining the actual assessments for the first year.
 - The assessment will include road maintenance and capital, stormwater/drainage capital, street lighting, sidewalk maintenance, tree trimming.
 - PW will determine assessment utilizing preliminary apportionment methodology and revenue requirements.



Recommendation

- **Authorize staff to move forward with the Request to Advertise a public hearing on September 13, 2022, to adopt the Ordinance and ULDC language. *(The Ordinance will be effective 10 days after the Ordinance is approved and signed.)***
 - **Draft Ordinance Attached**
 - **Draft ULDC Language Attached**



Any Questions?

