



SPECIAL IMPROVEMENT DISTRICT (SID) FKA SAD

**Alachua County Public Works
October 26, 2021**

Ramon D. Gavarrete, P. E.
Director



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.**



Previous Board (BoCC) Meetings on SID

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



Alachua County Ordinances and Administrative Procedures for Existing Neighborhoods/Subdivisions

- **Code of Ordinances, Part II, Subpart A, Title 3**
 - Chapter 37-Special Assessment District (SAD)
- **Administrative Procedures for Citizen initiated MSBU Program**
 - Resolution 19-37



Chapter 37-SID for Existing Neighborhoods/Subdivisions

- **Section 37.03- Board is authorized to establish Special Assessment Districts**
- **Section 37.06- Real property owners can petition for a special assessment district with at least 50 percent signing of the property to be specially benefitted by the proposed improvement.**
- **Section 37.09 - Nothing in this section shall preclude the board from issuing a notice of intent to use uniform method to impose non-ad valorem assessment when no property owner interest poll has been taken or when a property owner interest poll results shows that less than the thresholds of responding property owners are in favor of the creation of a district.”**



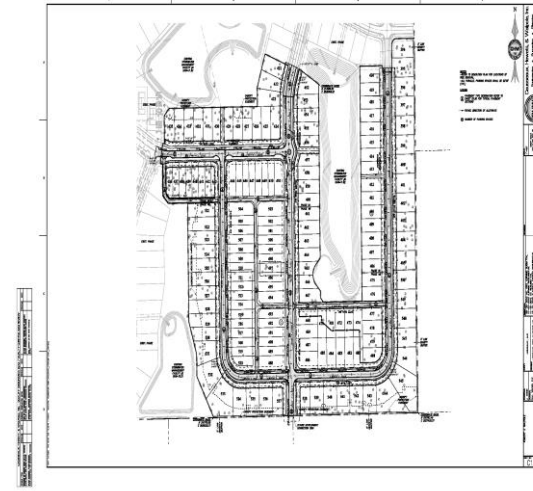
Alachua County Administrative Procedure Costs for Citizen Initiated MSBU Program

- Citizens initiate a written request to BoCC or Public Works (PW)
- PW staff prepares a preliminary petition and sends to property owners. PW obtains response from at least 60% of property owners on the preliminary petition and require 100% of property owners adjacent to street. Fees \$350 with returned petition.
- PW staff prepares an interest poll with estimated costs and sends to property owners. PW obtains response from at least 60% of property owners with 75% of respondents in favor of the SAD. Fees \$345 prior to drafting poll.
- PW staff prepares for BoCC approval to authorize and advertise the first public hearing. Fees \$360 prior to authorization to advertise. Petitioner pays cost of advertising approximately \$1350 to \$2000.
- PW staff for BoCC approval to authorize and advertise the second public hearing. Fees \$315 prior to authorization to advertise. Petitioner pays cost of advertising approximately \$350
- At the second hearing the BoCC shall receive any written objections and adopt the non-ad valorem assessment roll and adopt a resolution.



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

- **Final Subdivision approval**
- **Plat approval by BoCC**
- **within 1 year of subdivision approval)**
- **Issuance of Construction Permit**
- **Certificate of completion for infrastructure**
- **Acceptance of maintenance after 1 year of certificate of completion**



Staff Update on Activities

- **Reviewed Marion County Ordinances and Land Development Regulations**
- **Obtained Consultant Cost estimates for establishing and managing the SID Program- (Attached FY 22 and FY 23)**
- **Public Works staff presented SID Program to Builders Association of North Central Florida (BANCF) and the local Engineering Community**
- **County Attorneys Office developed Draft Ordinance and ULDC language (Attached)**



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

- **Final Subdivision approval**
- **Plat approval by BoCC
(within 1 year of approval)**
- **Notice of Resolution and hearing to impose non-ad valorem assessment roll (public hearing same meeting as plat approval by BoCC)**
- **Adoption of assessment with \$0 assessment**
- **Certificate of completion for infrastructure**
- **Acceptance of maintenance after 1 year of certificate of completion**
- **Adoption of assessment with more than \$0 assessment**



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

- **Prepare and Adopt Ordinance**
- **Create Resolution for each NEW Subdivision at Plat approval**
- **Amend Land Development Regulations to require SIDs for NEW subdivisions**
- **SIDs WILL include road maintenance and capital, stormwater/drainage capital, street lighting, sidewalk maintenance, tree trimming.**



Recommendation

- **Approve consultant costs of up to \$10,000/year in FY 22 to provide the necessary groundwork to implement the Program in FY 23**
- **Approve consultant costs of \$48,500/year for up to 10 subdivisions, (\$4,850/Subdivision) starting in FY 23**
- **Develop the necessary Final Ordinance, Resolution and ULDC language for BoCC approval in FY 22-Draft Ordinance Attached**
- **Develop and refine the final costs to implement the program using consultant**

Guidelines for proposed equity based SIDs for existing neighborhoods

- To rename and adopt the code.
- To create guidelines for county engagement with reference to equity based SIDs
- To review existing neighborhoods priority list and analyze matrix related to equity, analyze income and census data, and generate analysis based on the factors related to potential equity benefits such as health and social equity
- Explore and create equity based SID program that includes offsets such as environmental, resiliency and other benefits
- Investigate grants and consider payback over longer period of time for equity based SIDs
- Compare new neighborhood SIDs versus equity based SIDs for wealth and income streams

Any Questions?



Backup Material

- Florida Statutes 125.01 (1) (q), 197.3632 (d), 197.3632 (g), 197.432 (2)
- http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0125/Sections/0125.01.html
- http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0197/Sections/0197.3632.html
- http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0197/Sections/0197.432.html
- Alachua County Chapter 37- Special Assessment District
- https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT3REFI_CH37SPASDI_S37.01DE
- Alachua County-Administrative Procedure for Citizen Initiated MSBU-Resolution 19-37

- **Presentation to the BoCC on October 15th, 2019 and March 23rd, 2021.**
- **DRAFT Ordinance**
- **DRAFT Unified Land Development Regulations**
- **Consultants Cost Estimates for FY 22**
- **Consultants Cost Estimate for FY 23**

