



Alachua County Public Works Department

Ramon D. Gavarrete, P. E.
Public Works Director

August __, 2021

Via U.S. Mail Certified, Return Receipt

Subject: NW 180th Street
Proposed Special Assessment District
Final Public Hearing

Dear Property Owner,

The Alachua County Board of County Commissioners will hold a public hearing Tuesday, September 14, 2021 at 5:01 p.m., at the County Administration Building, Jack Durrance Auditorium Room 209, 12 S.E. 1st Street, Gainesville, Florida to consider adoption of a resolution establishing and imposing a non-ad valorem assessment for roadway improvements to NW 180th Street, describing the method of assessing the roadway improvement costs, providing for inclusion of the assessment on the assessment roll and providing an effective date.

This action was preliminarily approved by the BOCC on February 23rd, 2021. At that time, 87.5% of the benefitted properties responded to the Property Owner Interest Poll, and 85.7% of the responding property owners indicated that they are in support of the creation of a Special Assessment District. All owners had the opportunity to provide public comment to the proposal at that meeting.

This proposal, if approved by the Board of County Commissioners, would be funded through a non-ad valorem assessment against each property that has direct frontage on this roadway. The legal description of the boundaries of the real property subject to the levy are Lots 1 through 8, inclusive, of Candlewood Estates, according to the Plat thereof recorded in Plat Book H, Page 71, of the Public Records of Alachua County, Florida.

There are a total of 8 property parcels that are affected by the application of the chip seal treatment on this roadway. The cost to chip seal the whole road is \$35,236.16, which is less than the original estimate. The assessment will cost each of the 8 parcel owners approximately \$440.45 per year for a 10 year period. This amount will be added to your property tax bill from the Property Appraiser as a Special Assessment, or you can pay your total amount (\$4,404.52) in one payment.

The purpose of the assessment is the application of an alternative surface treatment (chip seal) to NW 180th Street.

The total amount to be levied against each parcel is \$4,404.52. This assessment may be levied over a ten year period in the amount of \$440.45 per year.

The roadway improvement costs are apportioned among the parcels according to the average daily vehicle trips of each parcel over the total average daily vehicular trips. There are a total of 8 parcels within Candlewood, each being a single unit for measurement.

The total revenue the County will collect by the assessment is \$35,236.16.

Failure to pay the assessment will cause a tax certificate to be issued against your property, which may result in a loss of title.

All affected property owners have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 20 days of this notice.

If you have any questions, please contact me at: (352) 548-1225 or by email at cpeeples@alachuacounty.us

Sincerely,
C. Perry Peeples
Real Property Coordinator

5620 NW 120th Lane ■ Gainesville, Florida 32653
Tel: (352) 374-5245

<http://www.alachuacounty.us>

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).