



## Legislation Details (With Text)

**File #:** 20-1051      **Version:** 1      **Name:**  
**Type:** Consent Item      **Status:** Agenda Ready  
**File created:** 11/17/2020      **In control:** Board of County Commissioners  
**On agenda:** 12/8/2020      **Final action:**  
**Title:** Special Assessment District for NW 180th Street roadway improvement  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map and Benefitted Property.pdf, 2. PRELIM PETITION-Signed 200316.pdf, 3. Estimate 09032020 (rdg) - NW 180th Street Chip Seal.pdf, 4. PLAT-Candlewood Estates-PB H, Pg 71.pdf, 5. CHAPTER 37. - SPECIAL ASSESSMENT DISTRICTS.pdf, 6. MSBU Program Policy FY21.pdf

Date	Ver.	Action By	Action	Result
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### Agenda Item Name:

Special Assessment District for NW 180<sup>th</sup> Street roadway improvement

### Presenter:

Ramon Gavarrete, P.E.

### Description:

Request direction for a Special Assessment District for the use of alternative surface treatment (chip seal) on NW 180<sup>th</sup> Street, pursuant to Chapter 37, Alachua County Code of Ordinances and Alachua County Administrative Procedure, Resolution Number 19-37.

### Recommended Action:

Direct County staff to proceed with the establishment of a Special Assessment District, conduct a Property Owner Interest Poll and define the area to be included within the Special Assessment District as Lots 1 through 8, Candlewood Estates, according to the plat thereof recorded in Plat Book H, Page 71, of the Public Records of Alachua County, Florida.

### Prior Board Motions:

N/A

### Fiscal Consideration:

This is first step in assessment process and these preliminary costs should be covered with the application fee received. If the property owner interest poll exceeds the required percentage and the Board approves the notice of intent, the construction costs and financing costs would be identified at that point with the most likely funding source being the Gas Tax Fund (Fund 149).

The Assessment would not be incurred until at least November 2021 for fiscal year 2022, though the Department may be able to get the work completed in FY21, prior to the implementation of the

assessment, if the Fund can handle the costs. The updated costs would be brought back to the Board before this assessment is adopted.

**Background:**

Public Works staff received a resident initiated Preliminary Special Assessment District Petition, and payment of application fee, requesting the County to initiate the process for the creation of a Special Assessment District (SAD) for the purpose of constructing an improvement, specifically the use of an alternative surface treatment (chip seal) on NW 180<sup>th</sup> Street. NW 180<sup>th</sup> Street is a public right-of-way, created by the plat of Candlewood Estates, recorded in Plat Book H, Page 71, of the Public Records of Alachua County, Florida.

NW 180<sup>th</sup> Street is approximately 1,000 feet in length and there are eight platted lots abutting NW 180<sup>th</sup> Street which would be the affected properties and would receive a special benefit from this work. Six of the affected property owners signed the Petition, indicating a willingness to establish the SAD. This represents 75% of the affected parcels, exceeding the 60% required to proceed with the establishment of the SAD. The estimated cost for the improvements is \$36,732.00. Amortized over 10 years, this would equal an annual assessment of approximately \$459.15, per parcel, per year, not including any financing and interest costs.

Should the Board direct staff to proceed with the establishment of the SAD, the Public Works Department will conduct a Property Owner Interest Poll. The poll will describe the improvement, show the area to be specially benefitted thereby, contain the estimated improvement cost and the allocation of the cost to each benefitted property owner. The poll will be mailed to each benefitted property owner by first class mail and will contain a date by which the poll must be returned to the County. If 60% of the benefitted property owners respond to the poll and 75% of the respondents are in support of the establishment of the SAD, staff will proceed to the next step of the process and request that the Board approve a Notice of Intent.

It is not anticipated that this roadway will qualify for the County's Graded Road Improvement Program in the foreseeable future. If the County adopts the SAD and improves the roadway, the County will be responsible for maintaining the improved roadway.