



Legislation Text

File #: 22-0736, **Version:** 1

Agenda Item Name:

Public Hearing to consider an Ordinance Establishing a Process for Creating Municipal Services Benefit Units (MSBUs); Requiring MSBUs for the Acceptance of Plats for Future Residential Developments and Providing a Funding Mechanism for Future Road and Capital Maintenance within the MSBU.

Presenter:

Ramon D. Gavarrete

Description:

Staff is requesting Board approval to create Special Improvement Districts for new residential neighborhoods.

Recommended Action:

Convene as the Land Development Regulation Commission and find the ULDC language in the ordinance consistent with the Comprehensive Plan. Approve and adopt the Ordinance.

Prior Board Motions:

The Board on October 26, 2021, approved by 4-1 motion to proceed with consultant to create SID for new neighborhoods and approve budget adjustment 2022-299 to utilize General Fund Reserves to cover the FY22 cost of the consultant.

Fiscal Consideration:

The costs to administer the program is up to \$10,000 for FY22 and was budgeted to come from General Fund Reserves.

The costs to administer the program is up to \$48,500 for FY23 and will be discussed during the FY23 budget process. As part of the FY23 proposed budget, revenues/expenses have been budgeted in Gas Tax (Fund 149).

Strategic Guide:

Infrastructure

Background:

The Board of County Commissioners (BoCC) repeatedly receives requests from citizens to improve their neighborhood streets. The BoCC has procedures in place to improve collector and arterial roads under its jurisdiction however there is not a set process or timeline for improving neighborhood streets. The BoCC has adopted an Administrative Procedure for creating Special Assessment District (SAD) or Municipal Services Benefit Unit (MSBU) for citizen-initiated program for capital improvements and maintenance for publicly owned roads. There is not a local tax on improving

neighborhood streets.

On March 23rd, 2021, the BoCC heard presentation from staff for creation of SID for new and existing neighborhoods. The BoCC had previously heard this presentation on October 15th, 2019. The BoCC gave direction to staff to propose ordinance for the establishment of Special Improvement District (SID) for new neighborhoods beginning with the sales of homes. Staff had researched other counties in Florida that have established SID for neighborhoods. Staff had obtained consultant costs Government Services Group, Inc. (GSG) to implement the program for FY 22 and FY 23. These costs are upfront costs required to administer the program and collecting dues over a set period of years from neighborhood residents after which the County will improve their neighborhood roads. Staff had also included guidelines for proposed equity based SIDs for existing neighborhoods. On October 26th, 2021, the BoCC approved the up to \$10,000 for FY 22 and up to \$48,500 for FY 23 consultant costs for GSG.

Since the October 26th, 2021, meeting, Public Works staff has developed the Ordinance and the ULDC language with the assistance of the GSG, County Attorney's Office, and Growth Management Office.

In the August 09th, 2022 consent agenda the BoCC approved the Request to Advertise an Ordinance and Uniform Land Development Code (ULDC) for Special Improvement District (SID).