



Agenda Item Summary

File ID: 18-0520

CNST-9

Meeting Date: 7/10/2018

PLACEMENT: Consent

TITLE:

**INITIAL ASSESSMENT RESOLUTION FOR THE SE FLAMINGO DRIVE/SE KARIN STREET
MUNICIPAL SERVICE BENEFIT UNIT**

EXECUTIVE SUMMARY:

Board action is requested to adopt the Initial Assessment Resolution to allow for the paving of SE Flamingo Drive from SE Duncan Street to the northern terminus and the extension of SE Karin Street (an unopened right-of-way) approximately 220 feet west to SE Flamingo Drive.

DEPARTMENT: Public Works

PREPARED BY: **Name:** George Dzama, P.E.
Title: Capital Projects Manager

REQUESTED BY: SE Flamingo Drive Property Owners

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Public Works Department is in receipt of a majority ballot vote from the property owners adjacent to SE Flamingo Drive for Martin County (County) to pave and perpetually maintain 595 feet of SE Flamingo Drive from SE Duncan Street to its north end near the Eaglewood Golf and Tennis Community. SE Flamingo Drive is an open public road located in Hobe Sound, Florida that is currently privately maintained. There are seven properties in the proposed project area.

The affected property owners in this project area were sent ballots indicating that the estimated cost of the project would be between \$16,015 and \$19,991.50 per property. The final tally of all the ballots received to date as verified by the Martin County Supervisor of Elections office indicate 5 properties FOR the project, 0 AGAINST and 2 that did not vote.

Based on the final design and assuming a County contribution is made as described below under Issues, the initial prepayment amount is \$16,015.00 per parcel unit (single family dwelling unit equivalent) which is below the estimated range as outlined in the ballots mentioned above. Amortizing the project over a 10 year period at an interest rate of 4.25% will result in an estimated annual payment amount of \$1,999.15 per parcel unit. The annual payment also will also include a total of 8.75% in fees; 2% Tax Collector fee, 2.75% tax roll preparer and legal consultants, and 4%

adjustment for early tax bill payments. This project will be financed through internal borrowing as described below under Fiscal Impact. The annual payment will be included in the tax bill to be mailed in October 2018. The proposed assessment will include seven properties at seven parcel units.

A public hearing has been scheduled for Tuesday, August 21, 2018. The notice for the hearing will be advertised in the Stuart News and upon adoption of the Initial Assessment. Resolution notices of the public hearing will be mailed to each property owner proposed to be assessed at the mailing address indicated on the tax roll.

Chris Traber, the County's Special Assessment Counsel, has prepared the resolution, reviews the agenda item summary and confirmed that the form of each is proper.

ISSUES:

The petition, as filed, has no vehicular turnaround area for emergency and/or solid waste vehicles. Similarly, SE Karin Street, which terminates just east of SE Flamingo Drive, has no vehicular turnaround area for emergency and/or solid waste vehicles. Therefore, in order to provide for a safer and more accessible neighborhood, staff recommends the project area include the extension of SE Karin Street (an unopened right-of-way) approximately 220 feet west to SE Flamingo Drive.

Should the Board decide to include the extension of SE Karin Street to SE Flamingo Drive, staff recommends that portion of SE Karin Street be included in the County's Roadway Inventory as an Open Road. The properties that front the newly opened roadway will then become eligible for building permits.

Since staff's recommendation to include a portion of SE Karin Street results in a safer and more accessible neighborhood, which is in the interest of the health, safety, and welfare of the County, the Board may consider funding 25% of the total project cost, or \$37,345, and assessing the seven property owners the remaining balance of \$112,105. The rough cost estimate for the project including the extension of SE Karin Street is attached.

If authorized, the following road characteristics will be added into the County's Road Inventory upon completion of construction and acceptance by the County Engineer:

Length:	220 feet
Limits:	east of SE Flamingo Drive
Ownership:	Martin County
Maintaining Entity:	Martin County
Functional Classification:	Local Residential
Right-of-way width:	40 feet
Pavement width/type:	20 feet of asphalt

Sidewalk width/side: none (there are no sidewalks in the vicinity)

Method of stormwater treatment: roadside swales

Posted speed limit: 25 MPH

LEGAL SUFFICIENCY REVIEW:

Chris Traber, the County's Special Assessment Counsel, has prepared the resolution, reviewed the agenda item summary and confirmed that the form of each is proper.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt the Initial Assessment Resolution to create the SE Flamingo Drive/SE Karin Street Municipal Service Benefit Unit.

ALTERNATIVE RECOMMENDATIONS

Move that the Board does not adopt the Initial Assessment Resolution and cancel the project.

FISCAL IMPACT:

RECOMMENDATION

The total project cost will be internally financed from Countywide Road Maintenance MSTU (Fund 1150) and reimbursed by prepayments and annual payments for the 10-year assessment repayment period.

Funding Source	County Funds	Non-County Funds
MSBU		\$112,105.00
Road MSTU	\$37,345.00	
Subtotal	\$37,345.00	\$112,105.00
Project Total	\$149,450.00	

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution
☒ Other: 2 Resolutions