



Agenda Item Summary

File ID: 18-0680

PH-3

Meeting Date: 9/11/2018

PLACEMENT: Public Hearings

TITLE:

PUBLIC HEARING AND FINAL ASSESSMENT RESOLUTION FOR THE S.E. FLAMINGO DRIVE/S.E. KARIN STREET MUNICIPAL SERVICE BENEFIT UNIT

EXECUTIVE SUMMARY:

The Board of County Commissioners is requested to hold a public hearing and adopt the Final Assessment Resolution for the S.E. Flamingo Drive and S.E. Karin Street Municipal Service Benefit Unit to allow a road paving project and to certify the special assessment roll to the Tax Collector.

DEPARTMENT: Public Works

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

REQUESTED BY: S.E. 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 S.E. Flamingo Drive for Martin County (County) to pave and perpetually maintain 595 feet of S.E. Flamingo Drive from S.E. Duncan Street to its north end near the Eaglewood Golf and Tennis Community. S.E. 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.

On July 10, 2018, the Board of County Commissioners (Board) adopted the Initial Assessment Resolution #18-7.4 for the S.E. Flamingo Drive and S.E. Karin Street Municipal Service Benefit Unit.

Based on the final design and County contribution made, the initial prepayment amount is \$13,872.14 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 amount of \$1,897.71 per parcel unit. The annual payments 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.

As required by the Initial Assessment Resolution, a copy of the Preliminary Assessment Roll for the project has been prepared and is available and open to the public in the Office of the County Administrator.

As required by the Initial Assessment Resolution, notice of a public hearing was published and also mailed, via first class mail, to each property owner within the proposed assessment area at least 20 days' prior to the public hearing on September 11, 2018.

The construction and pervious paving services will be contracted under the County's Annual Requirements contract RFB#2017-2916.

The Final Assessment Resolution completes the process authorizing the imposition of the assessment for the S.E. Flamingo Drive/S.E. Karin Street Municipal Service Benefit Unit (MSBU). The Final Assessment Resolution confirms the methodology and findings in the Initial Assessment Resolution, creates the MSBU, imposes the maximum annual assessment for the MSBU and adopts the final assessment roll.

Appendix A (Proof of Publication), Appendix B (Signed Affidavit of Mailing) and Appendix D (Assessment Roll) of the Final Resolution will be submitted via Supplemental Memo.

ISSUES:

Should the Board decide to include the extension of S.E. Karin Street to S.E. Flamingo Drive, staff recommends that portion of S.E. 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 S.E. 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, along with a \$15,000 contribution from District 3 MSTU funds and assessing the seven property owners the remaining balance of \$97,105. The rough cost estimate for the project including the extension of S.E. 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:	211 feet
Limits:	east of S.E. 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 Final Assessment Resolution, reviewed the agenda summary and confirmed that the form of each is proper.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board adopt the Final Assessment Resolution for S.E. Flamingo Drive/S.E. Karin Street Municipal Service Benefit; and
2. Move that the Board certify and approve the Special Assessment Roll to the Tax Collector by September 15, 2018; and
3. Move that the Board adopt a Resolution to accept S.E. Karin Street (211 feet east of S.E. Flamingo Drive) into the County's Road Inventory.
4. Move that the Board adopt the Budget Resolution to recognize the anticipated assessment revenues for the S.E. Flamingo Drive / S.E. Karin Street project.

ALTERNATIVE RECOMMENDATIONS

Provide staff direction.

FISCAL IMPACT:

RECOMMENDATION

The estimated Capital Cost for the Road Improvements is approximately \$149,450 of which the County intends to contribute approximately \$37,345 towards the cost of the improvements. The total Capital Cost will be internally financed from Countywide Road Maintenance MSTU (Fund 1150) and reimbursed (less the contribution amount) by prepayments and annual payments for the 10-year assessment repayment period.

Funding Source	County Funds	Non-County Funds
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Countywide Road Maintenance MSTU (Fund 1150)	\$37,345	
District 3 MSTU Funds	\$15,000	
Assessments		\$97,105
Subtotal	\$149,450	
Project Total	\$149,450	

ALTERNATIVE RECOMMENDATIONS

Provide staff direction.

DOCUMENT(S) REQUIRING ACTION:

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