



Agenda Item Summary

File ID: 21-0908

CNST-10

Meeting Date: 7/13/2021

PLACEMENT: Consent

TITLE:

INITIAL ASSESSMENT RESOLUTION FOR THE SE FLAMINGO DRIVE SOUTH 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 SE Sharon Street.

DEPARTMENT: Public Works

PREPARED BY: **Name:** Kim McLaughlin
Title: Public Works Grants Coordinator

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 on SE Flamingo Drive for Martin County (County) to pave and perpetually maintain 666 feet of SE Flamingo Drive from SE Duncan Street to its south terminus. SE Flamingo Drive is an open public road located in Hobe Sound, Florida that is publicly dedicated but currently privately maintained. There are eight 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 \$12,878 and \$16,097.50 per property. The final tally of all the ballots received to date as verified by the Martin County Supervisor of Elections office indicate 6 properties FOR the project, 2 AGAINST and 0 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 \$14,652 per parcel unit (single family dwelling unit equivalent) which is within the estimated range as outlined in the ballots mentioned above. Amortizing the project over a 10-year period at an interest rate of 2.25% will result in an estimated annual payment of \$1,811.05 per parcel unit. The annual payment includes 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 commencing with the bill mailed in

October 2021. The proposed assessment will include eight properties at eight parcel units.

A public hearing has been scheduled for Tuesday, August 10, 2021. The notice for the hearing will be advertised in *The Stuart News* and upon adoption of the Initial Assessment Resolution today, individual 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, reviewed the agenda item summary and confirmed that the form of each is proper.

ISSUES:

The petition, as filed, has limited vehicular turnaround area for emergency and/or solid waste vehicles. Similarly, SE Sharon 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 Sharon Street (an unopened right-of-way) approximately 226 feet west to SE Flamingo Drive.

Should the Board decide to include the extension of SE Sharon Street to SE Flamingo Drive, staff recommends that portion of SE Sharon Street be included in the County's Roadway Inventory as an Open Road

Since staff's recommendation to include a portion of S.E. Sharon 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 \$29,405.75, and assessing the eight property owners the remaining balance of \$117,217.25. The rough cost estimate for the project including the extension of SE Sharon 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:	226 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 South Municipal Service Benefit Unit.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and 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). The MSBU portion noted below will be repaid by the property owners of the proposed MSBU- at an annual interest rate of 2.25% for 10 years unless otherwise prepaid by a property owner at any time. The Office of Management and Budget requests a Budget Transfer from Road MSTU Reserves in the amount of \$147,000 in order to commence this project upon approval.

Funding Source	County Funds	Non-County Funds
MSBU		117,217.25
Road MSTU	29,405.75	
Subtotal	29,405.75	117,217.25
Project Total	\$146,623.00	

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution

☐ Other:

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