



## Agenda Item Summary

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**File ID:** 23-0764

**CNST-12**

**Meeting Date:** 6/6/2023

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**PLACEMENT:** Consent

**TITLE:**

**INITIAL ASSESSMENT RESOLUTION WESTERN EXTENSION WATER MUNICIPAL SERVICE BENEFIT UNIT**

**EXECUTIVE SUMMARY:**

Board action is requested to adopt the initial assessment resolution for the Western Extension Water Municipal Service Benefit Unit to allow installation of a potable water main extension.

**DEPARTMENT:** Utilities and Solid Waste

**PREPARED BY:** **Name:** Phil Keathley  
**Title:** Chief Project Manager

**REQUESTED BY:** Sam Amerson, P.E., Utilities & Solid Waste Director

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

This project entails construction of a water main extension to provide potable water and fire protection service to approximately 43 existing industrial and commercial parcels of land in Seven J's Subdivision and includes Seven J's Tact A (vacant land), Martingale Commons (vacant land), Sheriffs Shooting Range and Martin County Transfer Facility in Palm City, Florida. The project includes construction of the underground water main along the road right of way of SR 714 (Martin Highway), SW 84<sup>th</sup> Avenue, SW Busch Street and SW Poma Drive.

The proposed assessment includes a total of 43 parcels with a total of 61,582 apportionment units (AUs).

Projected water demand for the existing industrial properties within Seven J's Subdivision was calculated at a rate of 25 gallons per day (GPD) for each 1,000 square feet of gross floor area. Vacant industrial properties are estimated to demand potable water service on a scale and type consistent with the current development rate of property located within the MSBU. The current total developed acres within the MSBU is approximately 31.8 acres for which there are allocated approximately 5,526 AUs using the 25 gallons per day (GPD) for each 1,000 square feet of gross floor area approach described above. The resulting amount per vacant acre is approximately 173.8 AUs. The 58+/- acre Seven J's northern Tract A used the maximum floor area, as limited by the Master Final PUD Agreement, and then applying the 25 gpd/ 1,000 square feet ratio above. The

projected flows for the Martingale Commons, Martin County Transfer Facility and Martin County Sheriff's Range were calculated using property use codes and water use guidelines set forth in Rule 62-6.008 of the Florida Administrative Code.

The total project cost estimate is \$6,377,897.25 including design, construction, and related administrative costs. Martin County has received a Grant from American Recovery Protection Act for this project in the amount of \$2,000,000 leaving a balance of \$4,377,897.25 for the assessment. That amount is divided by 61,582 apportionment units (AUs) to calculate a cost of \$71.09 per apportionment unit (AUs). Each property has a separate estimated prepayment amount based upon their calculated share of apportionment units (AUs).

The property owner can choose to pay the lump sum amount due by August 15, 2024, or pay the assessment amortized over a 20-year period at an estimated interest rate of 1.34% from the State Revolving Fund Loan Program. The estimated annual payment also includes annual costs related to preparation and collection of the roll each year totaling 8.75% (consisting of 2% for the Tax Collector fee, 2.75% for the tax roll and legal consultants, and a 4% adjustment for early tax bill payments). The annual payment will be included in the tax bill commencing with the bill to be mailed in October 2024. The proposed assessment will include 25 parcels with a total of 61,582 apportionment units (AUs).

The project has been designed, a Florida Department of Environmental Protection construction permit has been received, cost proposals were received and Centerline, Inc. will be awarded the contract for the underground construction.

A staff level workshop was held with the property owners or representatives of Seven J's Tract A and Martingale Commons on April 24, 2023, and a staff level workshop was held on May 16, 2023, with the owners or representatives of the 20 existing industrial/commercial properties in Seven J's.

A public hearing has been scheduled for Tuesday, July 11, 2023. 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.

### **ISSUES:**

None

### **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 Western Extension Water Municipal Service Benefit Unit.

#### **ALTERNATIVE RECOMMENDATIONS**

Do not adopt the Initial Assessment Resolution.

**FISCAL IMPACT:****RECOMMENDATION**

There is no fiscal impact to the County for the privately owned parcels in the assessment area; however, in August 2024 there will be an estimated \$22,394 assessment prepayment due from the County for the Sheriff's Range parcel, and an estimated \$44,787 assessment prepayment due from the County for the Solid Waste parcel.

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

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

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