



Agenda Item Summary

File #: 25-00404

Agenda Date: 6/10/2025

Agenda Item Name:

Authorization to Advertise for Quail Street Special Assessment District.

Presenter:

Ramon Gavarrete, P.E.

Description:

Authorization to advertise the second required Public Hearing for Board consideration of a Special Assessment District to pay for an alternative surface treatment on Quail Street, to be repaid through non-ad valorem assessments.

Recommended Action:

Authorize staff to advertise a Public Hearing to consider a resolution establishing a Special Assessment District to pay for an alternative surface treatment (chip seal) on Quail Street.

Prior Board Motions:

On February 13, 2024, the Board directed staff to continue with the process for the establishment of the Special Assessment District for Quail Street by conducting a Property Owner Interest Poll.

On May 14, 2024, the Board authorized staff to advertise the first required Public Hearing for the establishment of a Special Assessment District and Notice of Intent to use the Uniform Method to impose a non-ad valorem assessment.

On June 25, 2024, the Board adopted Resolution 24-59 stating the Board's intent to use the Uniform Method of Collection of Non-Ad Valorem Assessments for roadway improvements to Quail Street.

Fiscal Note:

The cost of the improvements is \$62,133.16 to be amortized over 10 years. There is no cost to advertise the hearing

Strategic Guide:

Infrastructure

Background:

Quail Street is a public right-of-way, dedicated to the public by the Map of Melrose, recorded in Deed Book J, Page 847, of the Public Records of Alachua County, Florida. It was an unpaved lime rock road maintained by Alachua County. The portion of Quail Street chip sealed is approximately 900 feet in length and there are eight lots abutting this portion of Quail Street which would be benefited by paving

the street. The County received a resident initiated Preliminary Special Assessment District Petition, signed by the requisite number of benefitted property owners, with the required application fee, requesting the County to initiate the process for the creation of a Special Assessment District for the purpose of improving the road with an alternative surface treatment (chip seal).

On February 13, 2024, the Board directed County staff to conduct a Property Owner Interest Poll (the Poll), as required by Chapter 37 of the Alachua County Code. Staff prepared the Poll describing the improvement, showing the area to be specially benefitted, containing the estimated improvement cost and the allocation of the cost to each benefitted property owner. Staff mailed the Poll to all benefitted property owners and received a signed response from 87.5% (7 out of 8) of the benefitted property owners. 100% (7 out of 7) of the responding property owners have voted in favor of establishment of the Special Assessment District, exceeding the response requirement and affirmative vote requirement contained in Alachua County Code Chapter 37.09.

On May 14, 2024, the Board authorized the advertisement of a Public Hearing to consider the establishment of a Special Assessment District to use an alternative surface treatment on Quail Street, and Notice of Intent to use the uniform method for collecting non-ad valorem assessments. The hearing and notice were advertised for 4 consecutive weeks preceding that hearing, as required by Florida Statute Section 197.3632 (3)(a).

On June 25, 2024, the Board adopted Resolution 24-59 stating the Board's intent to use the Uniform Method of Collection of Non-Ad Valorem Assessments for roadway improvements to Quail Street. Alachua County Public Works has completed the chip seal project at a cost below the original estimate accepted by property owners and reviewed by the Board. The estimated cost for the improvements was \$74,459.00. The resurfacing has been completed, and the actual cost of the improvements is \$62,133.16 amortized over 10 years, not including any financing and interest costs.

If the Board authorizes this advertisement, the next step of the process to create the Special Assessment District is a final Public Hearing, at which time the Board will consider the inclusion of the special assessment on the ad valorem assessment roll to be adopted in September.

It is not anticipated that this roadway will qualify for the County's Graded Road Improvement Program in the foreseeable future. If the County establishes the Special Assessment District and improves the roadway, the County will be responsible for maintaining the improved roadway.