



Agenda Item Summary

File #: 25-00525

Agenda Date: 7/8/2025

Agenda Item Name:

Special Assessment District for Quail Street roadway chip seal improvements

Presenter:

Ramon D. Gavarrete, P.E. 352-548-1214

Description:

Resolution to impose a Special Assessment District to pay for alternative surface treatment (chip seal) on a portion of Quail Street, to be repaid through non-ad valorem assessments beginning fiscal year 2025-2026.

Recommended Action:

That the Board adopt the resolution establishing and imposing a non-ad valorem assessment for roadway improvements to Quail Street, specifying the unit of measurement for the assessment and the amount of the assessment.

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.

On June 10, 2025, the Board authorized staff to advertise this Public Hearing to consider imposing a non-ad valorem assessment to pay for an alternative surface treatment for Quail Street.

Fiscal Note:

The funding source for the roadway improvements (\$62,133.16) is paid for out of the Gas Tax Fund (Fund 149), which will be reimbursed over a 10 year period from the collection of the non-ad valorem assessment.

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 have been specifically benefited by chip sealing the street.

The County received a resident initiated Preliminary Special Assessment District Petition, signed by 7 out of the 8 benefitted owners, exceeding the percentage of benefitted owners required by Alachua County Code, Chapter 37.06. The Petition contained the required application fee and requested 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, after reviewing the Petition, the Board directed County staff to conduct a Property Owner Interest Poll (the Poll), as required by Chapter 37.08 of the Alachua County Code. Staff prepared the Poll describing the improvement, showing the area to be specially benefited, containing the estimated improvement cost and the allocation of the cost to each benefited property owner. Staff mailed the Poll to all benefited property owners and received a signed response from 87.5% (7 out of 8) of the benefited property owners. 100% (7 out of 7) of the responding property owners 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 electing to use the Uniform Method of Collection of Non-Ad Valorem Assessments for roadway improvements to Quail Street and indicating its intent to levy such non-ad valorem assessments against all property within the assessment district.

Alachua County Public Works has completed the chip seal project at a cost below the original estimate accepted by property owners and approved by the Board. The original 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.

This public Hearing has been advertised by publication and by written notice mailed to all affected property owners, as required by Florida Statute, Section 197.3632(4) and Alachua County Code, Section 37.

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, the County will be responsible for maintaining the improved roadway.