

MARINELAND ACRES AND MALACOMPRA DRAINAGE DISTRICT ASSESSMENT QUESTIONS

Question: Why is the County doing this project?

Response: This project has been a long-term systemic problem dating back some 50 years. For many years, the County has worked with representatives from the various neighborhoods to try to develop a workable solution for the residents in the area who have periodically faced long-term flooding issues of their property and neighborhood roads, sometimes for weeks at a time. With today's mosquito borne illnesses, environmental issues with septic tanks and algae blooms, and the overall increase in the number of developed lots in the area, it has raised the problem to a point where if something is not put into motion now, it may create serious safety concerns in the future for residents, as well as substantially hurt all property values in the area, as flooding will become more and more commonplace.

Question: What are the phases of the project?

Response: Phase I consists of a new outfall pipe running from the Bay Drive Park to the Intracoastal Waterway, along with some minor replacements and upgrades to the existing storm water system running from the Sea Colony subdivision south to the MalaCompra canal. The estimated construction (capital) cost of this phase is \$2.9M. Residents are not paying any of the capital costs for this phase. Residents are only being charged the \$30 annual operational and maintenance cost.

Phase II consists of a storm water pond at Bay Drive Park and the spine system from Bay Drive Park north along Central Avenue. The estimated construction (capital) cost of this phase is \$2.5M. Residents of the Marineland Acres storm water district are being asked to pay a portion of Phase II project costs (approximately \$1M).

Phase III consists of all of the lateral connection lines on individual streets throughout the Marineland Acres storm water district. This phase, because it is primarily grant funded, is scheduled for fiscal year 2019-2020. Based on funding, design is planned to begin after July 2017 and construction is scheduled to start after July 2019. The estimated construction (capital) cost of this phase is estimated at \$3.5M, of which approximately \$3M will come from the overall \$5.1M grant. Residents of the Marineland Acres storm water district are being asked to contribute approximately \$500,000 toward this phase. Residents are not being asked to pay for any paving costs.

Question: When will the project start?

Response: Phase I is currently under design and expected to start construction in early 2017.

Question: What other funding has the County received to offset the costs to residents?

Response: So far the county has received grants for Phase I in the amount of \$300,000 from the State Legislature; \$500,000 from the St. Johns River Water Management District; and \$900,000 from the Hammock Dunes CDD as a contribution towards the drainage project. Design for Bay Drive Park in the amount of \$188,000 (the Phase II Pond included therein) is being funded through Developer Contributions from the Salamander Projects. Construction for Bay Drive Park (the Phase II Pond included therein) is being funded through a \$2.3M dollar FDEP grant and a Developer Contribution from the Salamander Projects. The County has FDOT grants for \$540,000 for design and \$5,150,000 for construction of the paving projects (the majority of Phase III lateral drainage is included).

Question: What is the expected length of the assessments?

Response: The operation and maintenance portion of the assessment will be indefinite. Most of the larger capital assessments in Marineland Acres are expected to last approximately 20 years. This timeframe will vary more or less depending on any additional outside funding the County is able to secure for the project.

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Question: How do I double check on the number of units I am being assessed?

Response: Owners can check with the Property Appraiser's Office to review their property on how units were calculated. You could visit them at their offices, attend the meeting on September 1st or call them (386) 313-4150.

Question: If I do not have any flooding issues, why will I have to pay to fix the problem?

Response: Those areas that do not experience flooding issues are effectively displacing water from their property to other private and public areas. Without a comprehensive system, all lot owners will be forced to drive through standing water, potentially causing septic tank issues and spread of mosquito borne illnesses. Even current systems with ponds have to discharge into a secondary system that eventually goes into the Intracoastal Waterway.

Question: Will any trees be removed during this project?

Response: Unfortunately, Yes. The installation of the discharge pipe will require the removal of some trees. The pipe is 5' in width, which requires a 10' trench and up to a 20' wide surface impact to avoid pipe cave-ins/collapses. On the positive side, tree removal will primarily be restricted to an east-west strip of property on the west side of A1A and along the west side of A1A within the State right-of-way. Other than the retention pond location at Bay Drive Park and some trees within Central Avenue, few trees will have to be removed within the neighborhoods, most of which are palm trees, many of which can be relocated.

Question: What will the improvements look like when completed?

Response: When completed, the majority of the improvements will be underground and not visible with the exception of the storm water pond. Within the neighborhood streets, the drainage work will be a combination of swales and pipes/storm drains that would be typical of what you would see in many Florida subdivisions. The final details will be designed in 2017-2018 as part of Phase III of the project.

Question: Why is paving being discussed if I do not want to pay for paving and/or like the shell roads.

Response: The paving is part of a \$5.1M grant the County will receive in fiscal year 2019-2020. By doing the grant funded paving project the County is able to tie the road drainage as one project. Without the grant, residents would have the burden of an additional \$3M in costs for the street drainage system, almost triple the amount of the current assessments. Residents are not being assessed for any paving costs.

Question: What is the progress on Bay Drive Park?

Response: The conceptual design for Bay Drive Park is underway and expected to be completed by the end of this year. The western portion of Bay Drive Park will include a storm water pond for the Phase II of the overall Marineland Acres storm water project. The pond will be constructed as part of the Bay Drive Park construction likely in 2018.