

**Board of County  
Commissioners**

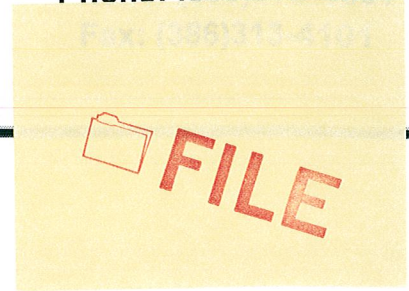
1769 E. Moody Blvd Bldg 2  
Bunnell, FL 32110



**FLAGLER  
COUNTY**  
FLORIDA

[www.flaglercounty.org](http://www.flaglercounty.org)

Phone: (386)313-4001



August 22, 2016

**NOTICE OF SPECIAL ASSESSMENT**

**Re: Drainage Improvements and Maintenance in the North MalaCompra Drainage Basin District**

Dear Flagler County Property Owner in the Hammock:

The Flagler County Board of County Commissioners will consider adopting a non-ad valorem assessment for the 2016-2017 fiscal year and continuing thereafter annually for drainage improvements and maintenance in the North MalaCompra Drainage Basin District. According to the County's Property tax records, you are an owner of property within this District and this is why you are receiving this notice.

In accordance with Florida Statute 197.3632, the County will hold a public hearing on Monday, September 12, 2016, at 5:30 p.m. in the Board Chambers of the Government Services Building located on State Road 100 at 1769 E. Moody Blvd., Building 2, Bunnell, Florida 32110. All property owners have the right to appear at the public hearing on Monday, September 12, 2016, to express opinions, ask questions or make objections. Additionally, all property owners may file a written objection within 20 days of this letter up to the day of the September 12, 2016 hearing. Written comments or objections should be sent to: Flagler County, Attn: Hammock Drainage Districts, 1769 E. Moody Blvd. #2, Suite 301, Bunnell, FL 32110 or emailed to [assessment@flaglercounty.org](mailto:assessment@flaglercounty.org).

The maximum annual assessment for any lot within the district is being recommended to be established at **\$75** dollars. The first year annual assessment is being recommended to be set at **\$30** dollars. Each lot within the District will be subject to the assessment. The enclosed insert identifies your total number of assessable lots. For purposes of this district, a lot, regardless of size, is considered a separate, saleable lot. Lots legally joined by deed restriction or lot binding agreement, or physically joined by structure are considered one lot. For specific questions on your particular lot situation, we encourage you attend the Open House or call into the assessment hotline as set forth below.

**Charles Ericksen, Jr.**  
District 1

**Frank Meeker**  
District 2

**Barbara Revels**  
District 3

**Nate McLaughlin**  
District 4

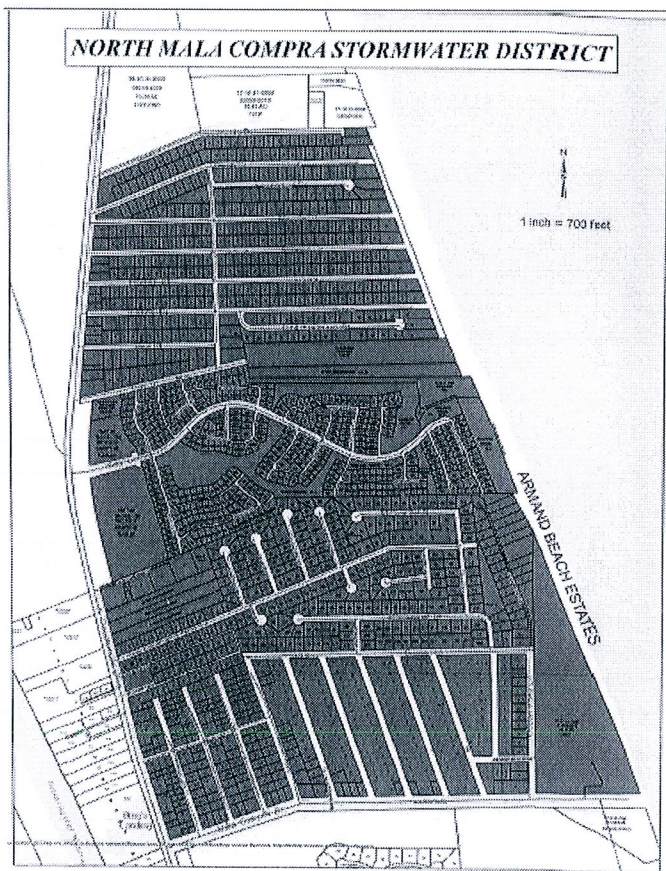
**George Hanns**  
District 5



To assist residents, the County is conducting an informational Open House session for property owners to informally answer any questions about the project, specific assessments and similar drainage district concerns. The Open House will be on Thursday, September 1, 2016, at the Hammock Community Center between 6:00pm-7:30pm. In addition, the County has set up an information line for answering questions concerning this assessment. The number is 386-313-4073 and will be available from 8:30 a.m. to 4:30 p.m. each weekday through September 16, 2016 (4 days after the hearing).

Additional information about the project is enclosed with this notice.

Here is the map of the North MalaCompra Drainage Basin District:



Thank you for your attention concerning the information contained in this letter and enclosures.

Sincerely,

Craig M. Coffey  
County Administrator

Enclosures

## **NORTH MALACOMPRA BASIN DISTRICT BACKGROUND/INFORMATION**

- The purpose of the public hearing is to address the adoption of the non-ad valorem assessment roll for the 2016-2017 fiscal year for the operation and maintenance of the backbone drainage systems in the North MalaCompra Drainage Basin District.
- The purpose of this District is to operate and maintain a backbone stormwater management system for the portion of the Hammock that lies between the south side of MalaCompra Canal to Washington Oaks State Park, and lying east of State Road A1A. A map is provided in the attached letter showing the District. The stormwater management system is intended to protect your property and the property of others in the event of potentially hazardous storms by maintaining stormwater outfalls to the Intracoastal Waterway. The system is designed to minimize any hazards, minimize damage to property and protect the general public health of the area. The system will also better assure that stormwater runoff entering the Matanzas River/Intracoastal Waterway is less polluted than today's runoffs. These activities and functions of the District will provide benefits to all property owners within the District.
- The District was created in February of 2015. The County has not levied any assessments so far. Instead, the County itself has been paying for the studies and planned system improvements in lieu of using assessments collected from property owners like you. To this point in time, the County has expended approximately \$6.5 Million (\$3.5 Million system related) to acquire the necessary land, obtain easements, perform comprehensive surveying, engineering and permitting, all in preparation of future system improvements.
- The County has conducted numerous community meetings over the last 7 years and has discussed the issues at County Commission workshops and meetings over the same period. The County decided on a plan in 2014 and is now implementing it.
- The County has used Environmentally Sensitive Land or "ESL" funds, sales tax funds, gas tax funds, and substantial County staff time and resources for the projects thus far. The County is currently working towards the construction of the Phase I system improvements. Already the County has accumulated approximately \$1.7 million in outside funding to avoid any capital assessments for the Phase I backbone improvements. The County will makeup up any shortfalls from the \$2.9 million Phase I estimate from additional outside funding, value engineering, and County funding from gas tax, as well as the County's portion of the ½ cent local option sales tax.
- Most grants, appropriations and other funding cannot be used to pay for the ongoing maintenance of the system. The County needed to identify a source to pay for the operation and maintenance and chose to levy non-ad valorem assessments as the fairest, most equitable way to defray the costs from the properties that will benefit from the improvements. The operation and maintenance assessments for the backbone system are expected to continue indefinitely.

- For property owners within the North MalaCompra Drainage Basin District, the County intends to utilize the assessments collected from the properties in the District to pay for the operational and maintenance costs of the system.
- The County will not be assessing property owners of this District for the Phase I backbone project which encompasses the main outfalls. Next year and the years thereafter when the County sets the annual assessment amount for properties in the District, it will base its decision on the maintenance condition of the system, and the probable operational and maintenance costs estimated for the coming tax year. Storm events or other contingencies which may affect the rate that is assessed, subject however to the maximum cap set by the County Commission (which is proposed to be \$75.00 per lot per year). The annual amount levied, whatever it is, will be set at a public hearing occurring in mid-September of each year at which you and other property owners may participate. The maximum total revenue to be collected from the District will be up to about \$64,000 per year and continuing year to year.
- Property owners in the District will be required to pay the assessment through their annual tax bill. **The failure to pay the assessment will cause a tax certificate to be issued against the property which may result in loss of title. This potential result is no different than failure to pay your ad valorem tax bill or annual garbage assessment.**



DRAINAGE IMPROVEMENTS AND MAINTENANCE IN THE  
NORTH MALACOMPA DRAINAGE BASIN DISTRICT

**Parcel Identification Number:** 20-10-31-1750-00010-0020

**Tax District:** 02

BOARD OF COUNTY COMMISSIONERS  
OF FLAGLER COUNTY  
1769 E MOODY BLVD  
BLDG #2  
BUNNELL, FL 32110

**Legal Description:**

NLY 191.53 FT ON OCEAN AND PART OF BLOCKS 5,6,7,8 & 9 OF DEAUVILLE BEACH  
SUBDIVISION OR

**Number of lots within this parcel:** 00