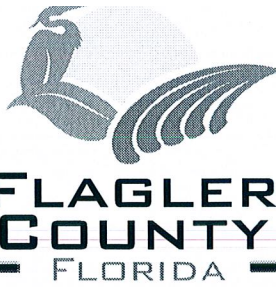




County
ers
Bldg 2
10



www.flaglercounty.org

Phone: (386)313-4001

Fax: (386)313-4101

August 22, 2016

NOTICE OF SPECIAL ASSESSMENT

Re: Drainage Improvements and Maintenance in the Marineland Acres 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 Marineland Acres 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.

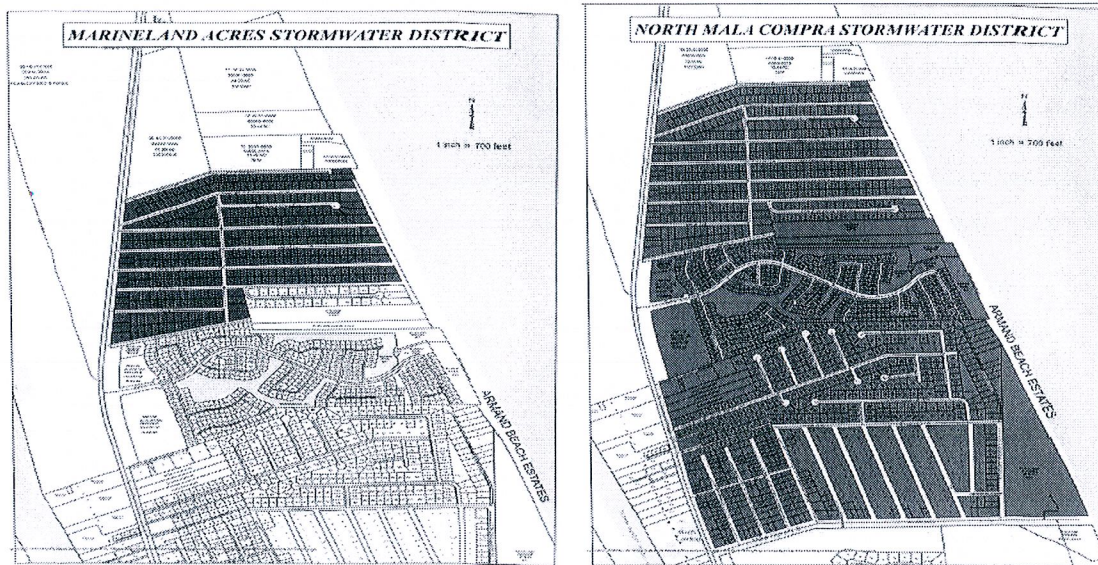
Properties within the Marineland Acres Drainage Basin District will be subject to an annual maximum assessment of \$900. The assessment is based on whether the property is developed or vacant. The initial recommended assessment for developed lots is \$435.00 for the first year. For vacant lots, the initial recommended assessment is \$220.00 for the first year. Each lot within the District will be subject to the assessment. Lots in this district will also be subject to the North MalaCompra Basin recommended assessment of \$30 for the first year with the same recommended annual maximum of \$75. If you own more than one lot within the District, the enclosed insert identifies your total number of lots subject to the assessment. 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
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To assist residents understanding this process and various details, the County is conducting an informational Open House session for property owners to come and informally have any questions about the project answered, including specific assessments and similar drainage district concerns. The Open House will be on Thursday, September 1, 2016, at the Hammock Community Center between 6:00 p.m. and 7:30 p.m. 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 Marineland Acres Stormwater District and North MalaCompra Stormwater District of which you are included in both:



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

Sincerely,

Craig M. Coffey
County Administrator

Enclosures

BACKGROUND/BASIN INFORMATION

- The purpose of the September 12, 2016 public hearing is to address the adoption of the non-ad valorem assessment roll for the 2016-2017 fiscal year for drainage improvements and maintenance in the North MalaCompra Drainage Basin District.
- The purpose of the District is to create and maintain a stormwater management system for the portion of the Hammock that lies between the south side of MalaCompra Canal and Washington Oaks State Park, and lying east of State Road A1A. A map is provided herein 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. The system is designed to minimize any hazards, minimize damage to property and protect the general public health of the area. This system also will better assure that stormwater runoff entering the Matanzas River/Intracoastal Waterway is environmentally less polluted than today's runoff. 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 system related) to acquire the necessary land, obtain easements, perform comprehensive surveying, engineering and environmental studies, and to make limited improvements. More needs to be done to make the system effective, fully functional and beneficial to the residents of the area.
- 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 and gas tax funds, and substantial County staff time and resources for the project thus far. The County intends to continue to use such funding sources to minimize the assessments that might be applied to property owners for continued future improvements that are necessary. Already the County has accumulated approximately \$5 Million toward future capital project improvement costs. This includes a portion of a \$2.3 Million grant from the Florida Communities Trust, \$300,000 from an appropriation by the Florida Legislature approved by the Governor as part of the State Budget this past legislative session, a \$500,000 grant from the St. Johns River Water Management District awarded in March 2016, \$900,000 from the adjoining Community Development District, and a portion of an \$5.1 Million FDOT Small County Outreach Program "SCOP" grant in FY 2019/20.
- These grant funds and appropriations cannot be used to pay for the ongoing operations and maintenance of the system. The County needed to identify a source to pay for maintenance and chose to levy non-ad valorem assessments as the fairest, most equitable way to defray these costs from the

properties that will benefit from the improvements. The operations and maintenance portion of the assessments will continue indefinitely. The capital assessments within the overall assessment will eventually drop off.

- Furthermore, additional special capital improvements are needed in the Marineland Acres Drainage Basin District. These improvements will likewise require contributions of the property owners to assure the implementation of a properly functioning system. Again, the most equitable way to defray these costs among property owners is to use non-ad valorem assessments.
- These values were based on engineering studies and additional research which you can access on the County's web site, www.flaglercounty.org, under "Quick Links" entitled, "MalaCompra Basin Drainage Information."
- The estimated price tag of remaining capital improvements is approximately \$8.5 Million of which approximately \$5 Million has already been secured as described above. The County intends to continue to seek grants, appropriations, and other ways to defray these costs for the future. Given the scope and purposes of the District, the project is a multi-year, multi-phased endeavor.

For property owners within the Marineland Acres Drainage Basin District, therefore, the County intends to utilize the assessments collected from the properties in the District to pay for a portion of the capital costs and for the maintenance costs of the system. The County Commission at the public hearing on September 12, 2016, specifically will be deciding on the annual cap for the assessment. The assessment cap will include the recommended cap amount for the North MalaCompra Drainage Basin District (\$75.00 per lot per year). The recommendation of the County Administrator for the total cap is \$975.00 per year per lot, inclusive of the North MalaCompra Drainage District. Based on the current need for the coming tax year, the recommendation to the County Commission for this year's annual assessment is \$465.00 per developed lot (meaning improved with buildings and/or parking) and \$250.00 per vacant lot. (These recommended assessment amounts include the recommended \$30.00 assessment per lot for the North MalaCompra Drainage Basin District.)

- For all properties in the District, developed and vacant, the recommended assessments will generate a total of approximately \$150,000 for the upcoming tax year, including the recommended assessment for the North MalaCompra Basin. This covers assessments collected from approximately 394 lots within the District. The maximum annual total revenue to be collected from the District could be up to \$385,000 if all lots were developed.
- 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
MARINELAND ACRES DRAINAGE BASIN DISTRICT

Parcel Identification Number: 39-10-31-4200-00060-00A0

Tax District: 03

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

Legal Description:

MARINELAND ACRES 1ST ADDITION BLK 6 LOT A & N1/2 LOT B OR 55 PG 699 OR
BOOK 108 PAGE 108

Number and type of lots within this parcel:

Number of lots vacant: 0

Number of lots improved: 0

**The number of lots stated above are also the number of lots within the North MalaCompra
Drainage Basin District of which your parcel also is a part of.**