



North Mala Compra Basin Drainage Improvements

CONCEPTUAL FUNDING

JANUARY 14, 2015

OVERVIEW

- **PROPOSED IMPROVEMENTS**
- **DRAINAGE DISTRICTS**
- **FUNDING APPROACH**
- **FUNDING PHASING**
- **FREQUENTLY ASKED QUESTIONS (FAQ)**

PROPOSED IMPROVEMENTS

- **PHASE 1: BACKBONE SYSTEM**

\$2.9 Million

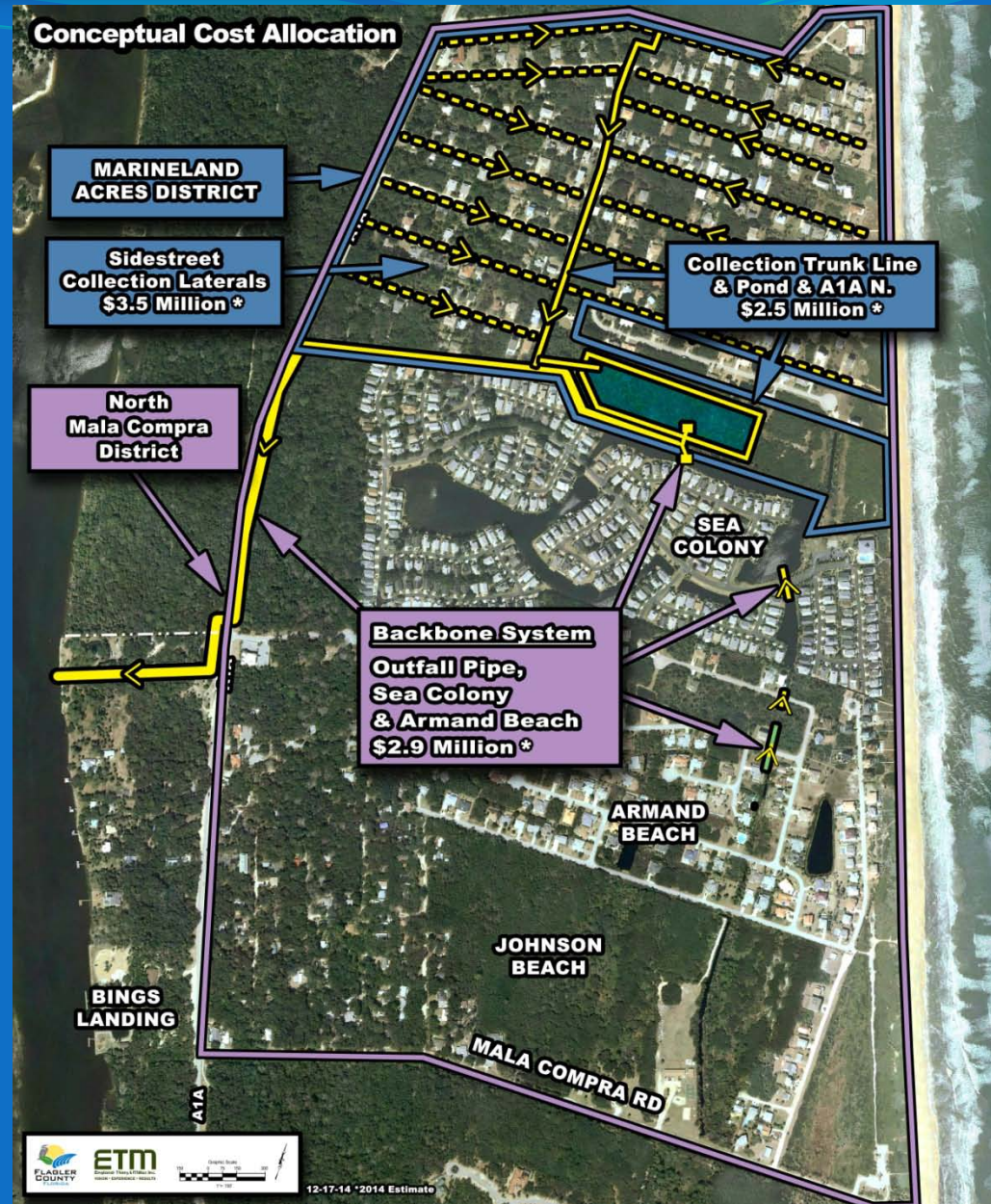
- **PHASE 2: COLLECTION TRUNK LINE & POND**

\$2.5 Million

- **PHASE 3: SIDESTREET COLLECTION LATERALS**

\$3.5 Million

TOTAL = \$8.8 Million *



• 2014 Estimate

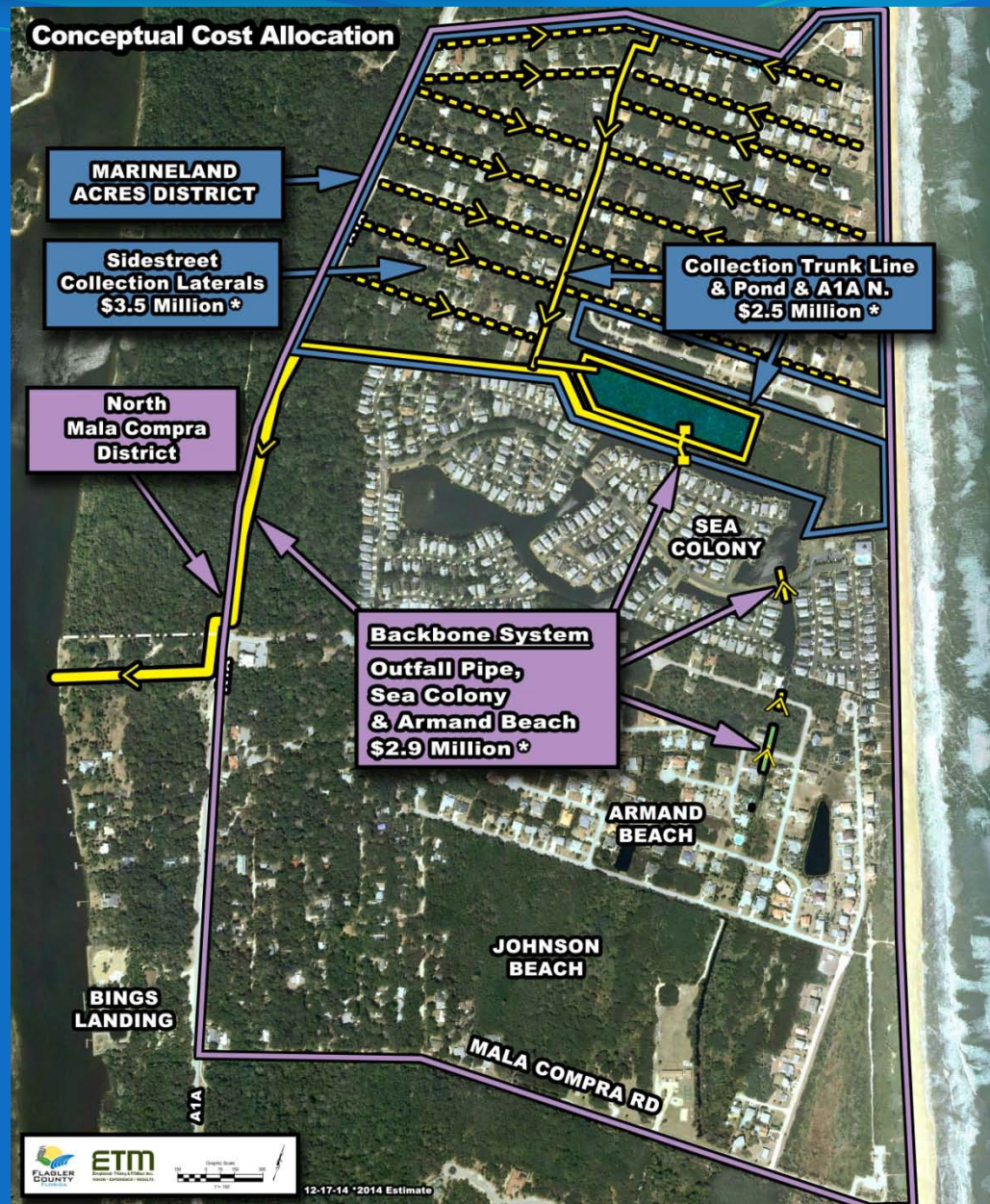
PROPOSED DISTRICTS

NORTH MALA COMPRA DISTRICT

- Overall Area
- North of Mala Comprá Rd
- East of A1A
- South of Washington Oaks

MARINELAND ACRES DISTRICT

- Subarea
- North of Sea Colony



PROPOSED FUNDING

- PHASE 1: **BACKBONE SYSTEM**

Capital = Fully Funded by County*

O&M = County 50% Residents 50%

- PHASE 2: **COLLECTION TRUNK LINE & POND**

Capital = County \$1M* Residents \$1.5M

O&M = County 50% Residents 50%

- PHASE 3: **SIDESTREET COLLECTION LATERALS**

Capital = County \$3M* Residents \$0.5M

O&M = County 100%

PROPOSED FUNDING

Table 5A

Estimated Annual Assessments by District

Funding Analysis

Type of Parcel	District/Phase	O & M		CONSTRUCTION		TOTAL	
		without County Contribution	with County Contribution ¹	without County Contribution	with County Contribution ²	without County Contribution	with County Contribution
DEVELOPED	N. Mala Compra District						
	Phase 1	\$60.00	\$30.00	\$221.48	\$0.00	\$281.48	\$30.00
	Marineland Acres District ³						
	Phase 2 - Pond, Collection Trunkline, and N. A1A	\$157.95	\$78.97	\$729.57	\$433.53	\$887.52	\$512.50
	Phase 3 - Sidestreet Collection Laterals	\$88.72	\$0.00	\$1,022.98	\$134.85	\$1,111.70	\$134.85
	N. Mala Compra and Marineland Acres Districts Assessments Combined	\$306.67	\$108.97	\$1,974.03	\$568.38	\$2,280.69	\$677.36
VACANT	N. Mala Compra District						
	Phase 1	\$60.00	\$30.00	\$110.74	\$0.00	\$170.74	\$30.00
	Marineland Acres District ³						
	Phase 2 - Pond, Collection Trunkline, and N. A1A	\$157.95	\$78.97	\$364.79	\$216.76	\$522.73	\$295.74
	Phase 3 - Sidestreet Collection Laterals	\$88.72	\$0.00	\$511.49	\$67.43	\$600.21	\$67.43
	N. Mala Compra and Marineland Acres Districts Assessments Combined	\$306.67	\$108.97	\$987.01	\$284.19	\$1,293.68	\$393.16

¹ County staff proposes to contribute 50 percent of increase in O&M costs for Phase 2; 100 percent of increase for Phase 3.

² County and outside contributions for future phases is tentative, pending commission approval and grant monies, but assumed to be \$1M for Phase 2 and \$3M for Phase 3.

³ Marineland Acres District includeS the neighborhoods of Marineland Acres, Seascape Drive, and Oceanside Drive.

FUNDING PHASING

TABLE 5B

Example of Implementation of a MSBU Assessment over Time for Developed Parcels

Funding Analysis

		Annual Assessment First 10 Years									
		Developed	1	2	3	4	5	6	7	8	9
Phase 1 N. Mala Compra	Construction										
	O&M		\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30
Phase 2 Marineland Acres Only	Construction	\$435	\$435	\$435	\$435	\$435	\$435	\$435	\$435	\$435	\$435
	O&M				\$80	\$80	\$80	\$80	\$80	\$80	\$80
Phase 3 Marineland Acres Only	Construction					\$135	\$135	\$135	\$135	\$135	\$135
	O&M										
Marineland Acres Only	Total Fee	\$435	\$465	\$465	\$545	\$680	\$680	\$680	\$680	\$680	\$680

Assumes continuous construction of each phase, with full outside funding for construction.

FUNDING PHASING

TABLE 5C

Example of Implementation of a MSBU Assessment over Time for Vacant Parcels

Funding Analysis

		Annual Assessment First 10 Years									
Vacant		1	2	3	4	5	6	7	8	9	10
Phase 1 N. Mala Compra	Construction										
	O&M		\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30
Phase 2 Marineland Acres Only	Construction	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220
	O&M				\$80	\$80	\$80	\$80	\$80	\$80	\$80
Phase 3 Marineland Acres Only	Construction					\$70	\$70	\$70	\$70	\$70	\$70
	O&M										
Marineland Acres Only	Combined Fee	\$220	\$250	\$250	\$330	\$400	\$400	\$400	\$400	\$400	\$400

Assumes continuous construction of each phase with full outside funding for construction.

What happens when I build a house in the Future on my Undeveloped lot?

- **The annual assessment will increase from the undeveloped amount to the developed amount, and a latecomer fee will be assessed.**

What is a Latecomer Fee?

The drainage system by necessity is sized (which determines construction cost) to handle the runoff from the area in its future fully developed condition.

The latecomer fee is designed to recover the differential in assessments for an undeveloped parcel for the period of time between construction of the drainage system to the time of development of the parcel.

How is the Latecomer Fee calculated?

It is equal to the difference between the developed and undeveloped annual assessment, multiplied by the number of years between construction of the drainage system and development of the lot, limited to a maximum of 20 years (corresponding to the 20 year amortization of construction costs).

How will the residents be billed?

By annual assessment, to be shown on annual bill from Tax Collector.

Why are Undeveloped lots being charged?

The drainage system by necessity is sized (which determines construction cost) to handle the runoff from the area in its future fully developed condition.

Undeveloped parcels therefore receive the benefit of capacity for their development.

Why are Developed parcels being charged twice as much as Undeveloped parcels?

Developed lots generate about twice the amount of runoff as undeveloped lots.

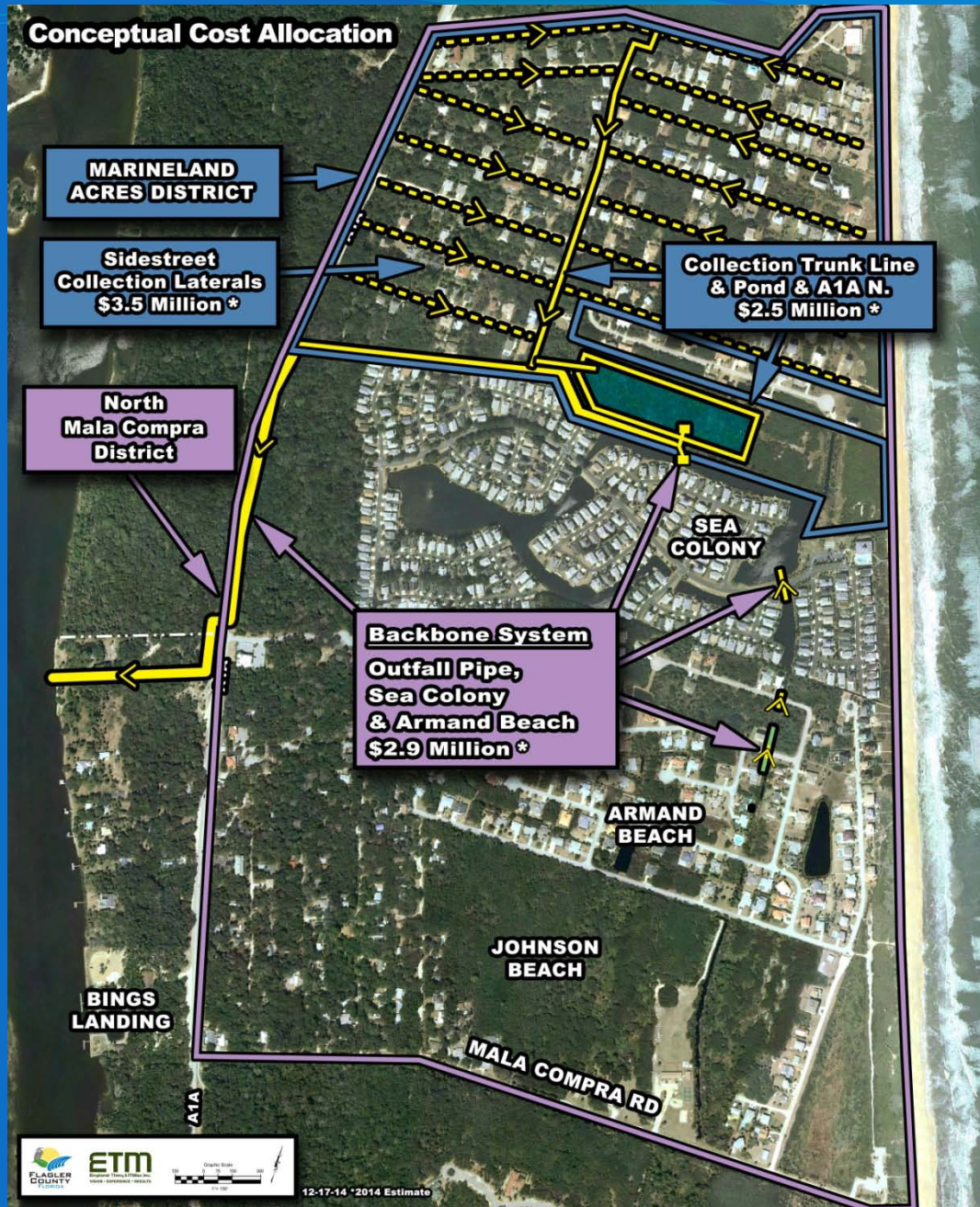
Why do all parcels pay the same amount for O&M?

All parcels were deemed to benefit equally from the operation and maintenance of the system, therefore the O&M assessment is a uniform amount per parcel.

Why are two Districts needed?

To better allocate costs equitably to benefited parcels

Questions?



Possible schedule

- 2015 -2016 Backbone Constructed
- 2017 Pond Constructed
- 2018 Trunk Line Installed
- 2019 Design (SCOP)
- 2020 Completion of Lateral
Resurfacing of Streets

FUNDING DRIVEN!!!!!!

County investment to date

- \$5.7M Purchase of Property
 - Approximately half spent on stormwater pond
- \$500K Stormwater Master Plan/Permitting
- \$100K Stormwater Outfall Easement
- FDOT Pipes under SR A1A

Potential County Future Investment

- ◎ \$2.9M Backbone Phase I
 - \$900K DRI Close-out Funds / Legislative Funding / Gas Tax Funds/ Other
- ◎ \$1.0M Phase II Buydown
- ◎ Absorbed Maintenance
 - ◎ 50%/50% Phase - I/II 100% Phase III
- ◎ County Constructing Portions
- ◎ Potential Use of Gas Tax / Local Option Sales Tax
- ◎ Grants / FEMA / FDEP / SJWMD / Legislature
- ◎ Discuss Community Redevelopment Area