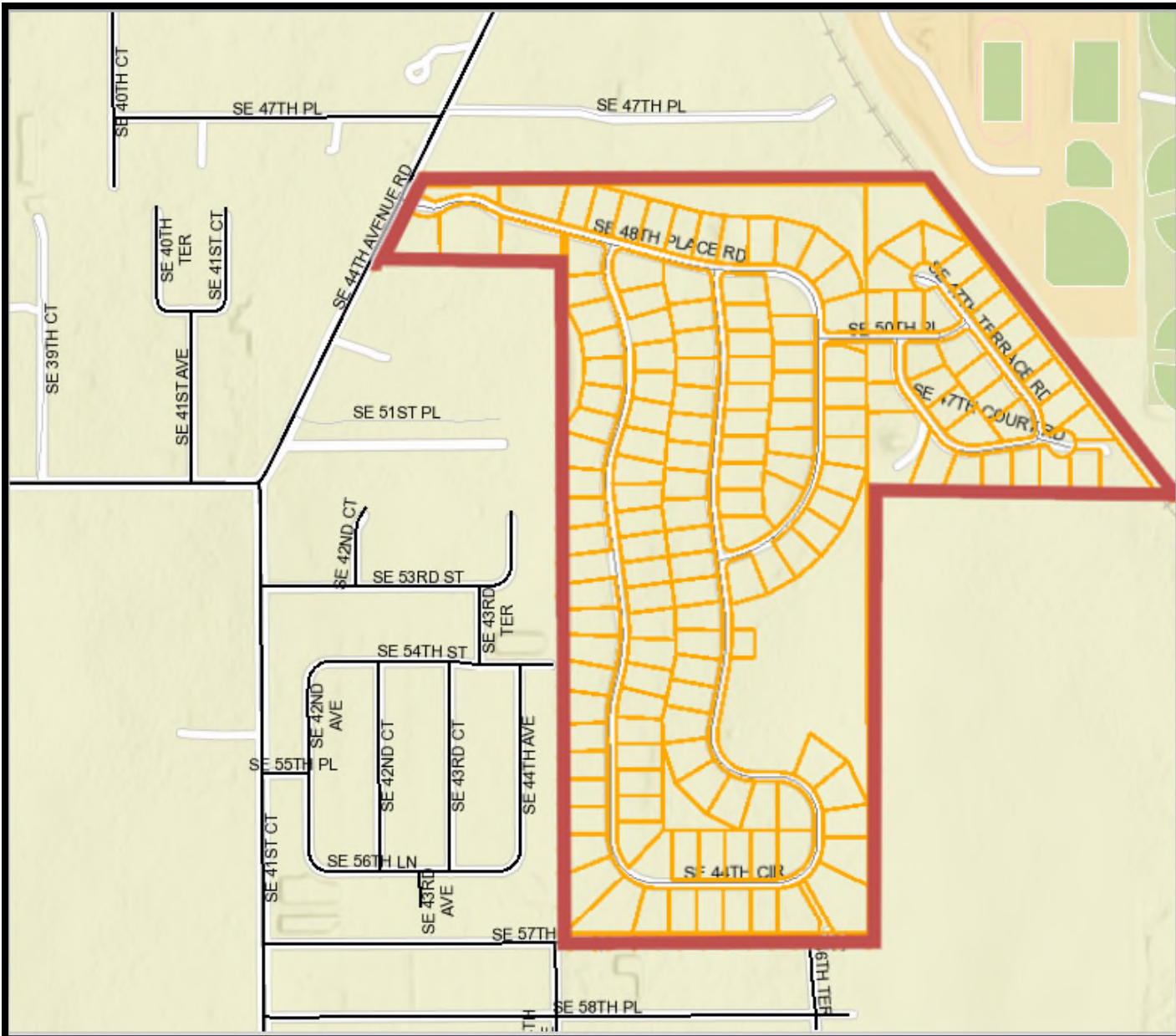




Dalton Woods / Dalton Woods 1st Addition

October 12th, 2022



Dalton Woods and Dalton Woods 1st Addition

Plat Book 5, Pages 160-163
Plat Book 7, Page 167

Plat filed in 2000 (roads are approximately 22 years old).

2.35 miles of roadway within subdivisions

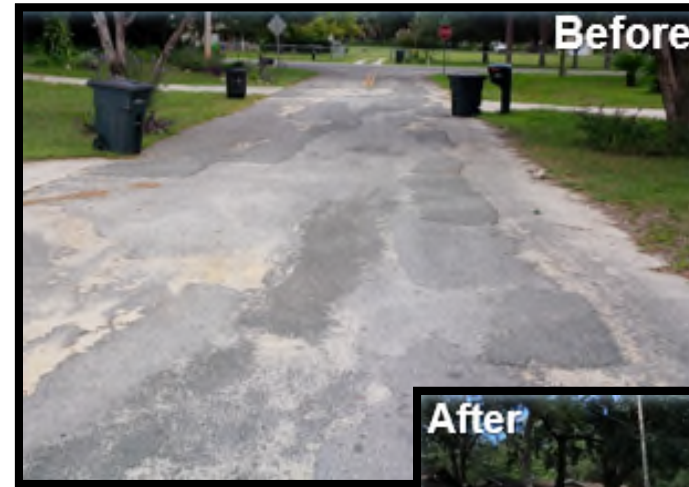
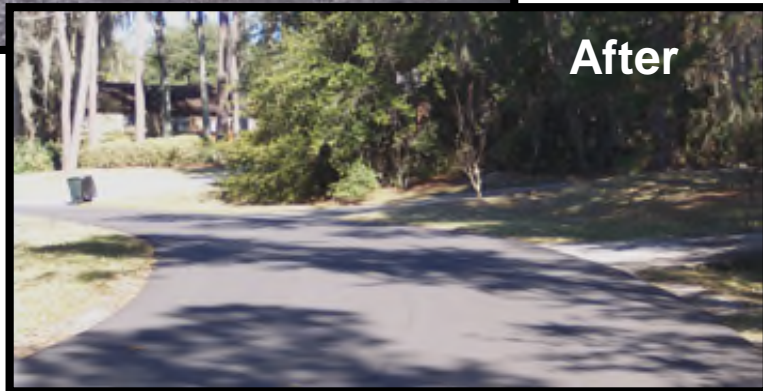
Request was to inspect roadways for possible road assessment or MSBU (Municipal Services Benefit Unit)



Road Assessments

Payment of Assessments

After a road assessment has been implemented through a public hearing the payment period begins. Road assessment are usually payable over a ten (10) year period and are included on the property tax bill. Property owners are provided a prepayment period to avoid accruing interest on yearly payments. There are no prepayment penalties in this program.

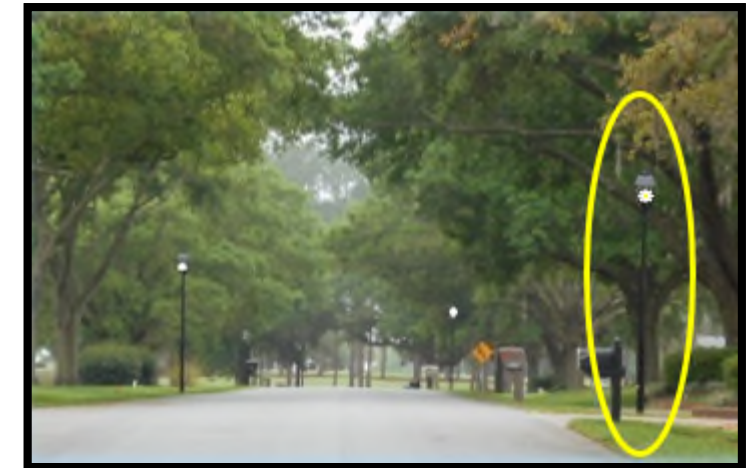




Available Services

MSTUs and MSBUs are created to provide services to property owners. Common services include:

- Recreation Services and Facilities
- **Road Improvements**
- **Road Maintenance**
- Drainage Improvements
- Mowing/Landscaping
- Street Lighting
- Fire Protection
- Law Enforcement Services



(More detailed list exists in Florida State Statute 125.01)



Recommended Action

Inspection revealed that roadways within Dalton Woods and Dalton Woods 1st Addition are in good condition and a road reclaim and resurfacing project is not advised at this time.

Available service:

MSBU for road maintenance and capital improvements.

A county managed fund to only be used for road maintenance and improvements within Dalton Woods and Dalton Woods 1st Addition. This would be paid for by the property owners within Dalton Woods and Dalton Woods 1st Addition through an annual assessment on their property tax bill. A portion would be used for any annual or routine maintenance of roadways (pot holes, cracks, edge work, and minor drainage maintenance). Fund balance would build up until a road reclaim and resurface project was requested/needed.



MSTU vs. MSBU

MSTU – Assessed through ad valorem taxes via a millage rate. This type of assessment is directly related to the assessed property value.

MSBU – Assessed through a non-ad valorem tax via a flat rate equally distributed per parcel in an improvement area. This flat rate is not related to property value.

The image shows a tax assessment document with the following sections highlighted:

- Ad Valorem Taxes:** This section lists various taxes assessed based on property value, including Millage rates for different taxing authorities like General County, School, and Water.
- Non-Ad Valorem Assessments:** This section lists flat-rate taxes such as County Wide Fire, County Wide Waste, and County Wide Stormwater.
- Taxable Value Summary:** A table showing the assessed value, exemptions, and the resulting taxable value.
- Payment Schedule:** A table showing the total amount due and the schedule of payments (e.g., NOV 30 2020, JAN 31 2021, FEB 28 2021).

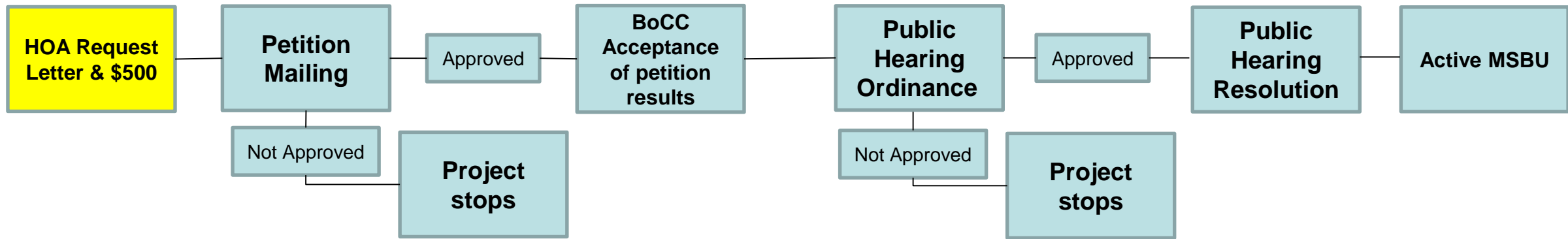
Taxing Authority	Millage	Assessed Value	Exemptions	Taxable Value	Taxes
GENERAL COUNTY	3.4800	253,669	50,000	203,669	702.66
SCHOOL	9.7700	253,669	50,000	203,669	1,987.44
WATER	1.0000	253,669	50,000	203,669	203.67
CHTRMSTU	1.6800	253,669	50,000	203,669	342.08
ST JOHN'S ENFORCEMENT	0.2287	253,669	50,000	203,669	46.59
MSTU EMER MED SERVICE	9.7200	253,669	50,000	203,669	1,977.65
EXCISES	1.1100	253,669	50,000	203,669	226.07

Assessment Type	Rate	Assessed Value	Amount
COUNTY WIDE FIRE	16.49670	253,669	4,188.91
COUNTY WIDE WASTE		253,669	87.00
COUNTY WIDE STORMWATER		253,669	10.87
RESIDENTIAL		253,669	297.49
RESIDENTIAL		253,669	3,892.79

Due Date	Amount	Period	Due Date	Amount
NOV 30 2020	3,679.48	11/24/20 PERIOD 01	PastDue Apr 1	3,947.77
DEC 31 2020	3,717.81	NOR 31 2021	3,947.77	
JAN 31 2021	3,756.13	FEB 28 2021	3,892.79	
FEB 28 2021	3,794.46	MAR 31 2021	3,892.79	
MAR 31 2021	3,832.79	APR 30 2021	3,892.79	



MSBU



HOA Request Letter & \$500.00

Formal request from HOA to conduct petition. \$500.00 is required to cover petition costs.

Petition Mailing

Petitions are mailed to all property owners of record. Only returned petitions are counted (51% in favor needed to move forward. Board of County Commissioners are presented petition results for acceptance.

Final Public Hearings

Public hearing to approve ordinance and establish MSBU boundaries and establish maximum rate. 2nd Public hearing approving resolution and establishing the annual assessment amount.



Dalton Woods MSBU

Advantages of MSBU:

The County (MSTU Department) manages all funds and any repairs/improvements which can only be used for the MSBU. By ordinance, cost allocation cannot exceed 11% of annual collections.

Reduces the need for future assessment to resurface or improve roads.

All repairs, maintenance, or improvements will be managed by a MSTU project coordinator.

Any legal actions for or against the MSBU are processed through the County Attorney's Office.



Estimate for Road Reclaim and Resurface

RECLAIM AND RESURFACE INITIAL ESTIMATE PER PARCEL

Project Name	Construction Costs per Mile	Miles	Construction x Miles	Engineering Design	MSTU Assessment Department	Testing	Legal Ad	Construction Contingency	Legal/Financial	Other	Postage	Clerk Costs- \$50.00 Per Parcel	Net Construction Requirement	
DALTON WOODS	\$ 336,343.00	2.35	\$ 790,406.05	\$ 79,040.61	\$ 99,782.20	\$27,664.21	\$ 900.00	\$ 81,807.03	\$ 10,000.00		\$ 4,368.29	\$ 8,050.00	\$ 1,102,018.38	
				10% Construction cost	Cost Represents 11% of Construction cost + Engineering + Testing + Legal/Financial	3.5% Construction cost		Cost Represents 10% of the Construction + 10% of the Testing Cost					# Parcels	161
													Estimated Cost Per Parcel	\$ 6,844.83

Assumptions: 3% increase of total cost per year to reclaim and resurface roads.

Total Cost in 2027 (5 years): \$1,277,645.67

Total Cost in 2032 (10 years): \$1,481,141.50