

## M E M O R A N D U M

Date: February 16, 2016

**TO:** Town Commission  
**FROM:** Dave Bullock, Town Manager  
**SUBJECT:** Discussion Regarding Utility Undergrounding for Neighborhoods and Side Streets

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At the January 19, 2016 Regular Workshop Meeting the Town Commission directed the Manager to re-visit the 55-foot rule that has been used in the underground methodology to explore if some modified application could be developed for specific condominiums. Staff and the consulting team have spent the past several weeks analyzing the application of this rule in the Neighborhood project and any implications it might have on the Gulf of Mexico Drive (GMD) project.

Before examining this particular rule lets revisit some of the parameters the Commission placed on the Neighborhood Project. Staff was directed to assess any costs that could be assessed Town-wide (including the already undergrounded areas) to all parcels. As a result, \$5,060,127 was assessed to all 9,856 taxable parcels in the Town for the cost of undergrounding the 84 poles that carry the GMD feeder lines at each side street. The rest of the costs of undergrounding is to be spread across the Overhead to Underground (OH to UG) areas which contains 2,772 parcels.

Therefore criteria had to be developed to identify the OH to UG area. The 55-foot rule currently requires **all properties with an overhead line on or within 55 feet of the property, or properties requiring radial looping or other onsite utility work, to be categorized as OH to UG property. This is the foundation piece of the allocation of benefit and costs.** There are 2,772 properties in this category. These are properties that lie within the OH to UG area shown on the map in the attached presentation and are the properties that would pay the majority of the costs associated with converting the neighborhood areas to underground. This is an important element when applying the methodology to specific examples.

The total General Benefit assessments allocated to each of the 2,772 parcels will be composed of the General Benefits from the undergrounding of the remaining 84 GMD poles (\$517.77 per parcel) which is being allocated to all Town parcels, and the General Benefits from the OH to UG work (\$3,697.39 per parcel) associated exclusively with these 2,772 parcels. The following discussion will focus on the OH to UG work (\$3,697.39) assessments associated with the OH to UG area of the Town.

The costs allocated to these 2,772 parcels for the OH to UG work are a combination of construction costs and planning and administrative costs. Construction costs will provide for the work in the neighborhoods for the acquisition of a land survey, the acquisition of easements, project management, engineering, installation of new underground utility lines to replace existing overhead lines, the installation of new street lights to replace existing lights on utility poles, the installation of new fiber optic lines where we are installing new underground utility lines, the connection of the utility customers to the new underground system, the removal of the overhead utility lines, and landscape restoration.

Planning and administrative costs include such costs as initial feasibility study costs, financing costs, referendum development costs, bond validation costs, and County assessment collection costs. The assessment methodology utilizes an objective allocation method to quantify the benefits provided to each property in the OH to UG assessment area. The total cost of OH to UG portion of the project (\$15,439,873) is divided by the benefit units and allocated to each parcel in the OH to UG area in proportion to each parcel's benefits. OH to UG General Benefits fund 66% of these OH to UG costs, (\$10,180,692). For single family properties, General Benefits are 57% of their assessments. For Condominiums, General Benefits are 89% of their assessments. The 55- foot rule identifies those properties benefitting from that work so that they can be included in the OH to UG assessment area.

Let's look at some applications of this rule and how it works as the foundation piece in the methodology. Taking a residential single family side street as an example, the wires typically run down one side of the street, but properties on both sides of the street are considered OH to UG properties and pay the General Benefit of \$3,697.39, even though some of the houses (structures) are more

than 55 feet from the overhead line. In other words all **properties** along that street are treated equally because all properties are within 55 feet of an overhead line and they pay the same General Benefit and each property also pays its specific benefit. Some of the homes on the side streets already have underground service but they still pay the General Benefits for the OH to UG area. They receive a credit in Specific Benefits for their reusable underground service.

Looking at a condominium development, the rule works the same as to properties with overhead lines on or within 55 feet of the property. All properties within that area are categorized as OH to UG and receive the General Benefit and Specific Benefits. The General Benefit is applied to each taxable parcel on the property. The Specific Benefits are divided by the total number of taxable parcels in the condominium development, therefore condos generally have a lower overall per parcel costs than single family homes.

At the Town Commission's direction we looked at a number of alternatives to this approach. One alternative to this approach examined shifting the benefit from the **property** to **buildings** within 55 feet of an overhead line. That shift changes the allocation of benefit from property to building in these condos. However the shift becomes problematic when we try to identify a defensible reason to handle select condos differently from all other properties. For example, if the benefit was also shifted to buildings for single family homes, only one side of a street with overhead lines would be considered in the OH to UG area, since the lines in many cases are more than 55 feet from the buildings across the street from the overhead lines. Also vacant lots become problematic, since there are no structures to measure from.

The attachment of the General Benefit to the **property** rather than building is done consistently throughout the project and has been done in the GMD project as well.

We also examined how condos work when handling improvements to their properties. In almost all cases, costs of improvements to properties held in common are shared by all parcels in the condominium. There was a suggestion that in condos with underground lines currently in place and an overhead line that was in proximity to some parcels, only those buildings that are within 55 feet of a line would receive the increased assessment and all other

parcels would be considered underground. That shift would be an example of moving the benefit from the property to the building.

The 55-foot rule, as currently applied and described above was applied to Spanish Main in the GMD Project resulting in all parcels in the Spanish Main condo paying a higher assessment (around \$400 higher) than most Town parcels, since a line on their northern border will be undergrounded as part of the GMD Project. The increased assessments in Spanish Main for GMD are less than the Neighborhood project because more of the benefit for GMD was assigned to the General Benefit category and applied to all taxable parcels in the Town, but the methodology is the same. In the GMD Project the General Benefit was paid by 9,856 parcels, in the Neighborhood Project 2,772 parcels are paying the General Benefit for the OH to UG category.

Let's look at Spanish Main as an example of the methodology. There are 212 units in the condo, which is only 2.15% of the total Town wide taxable parcels. However, the majority of the costs of the Neighborhood Project are paid by the OH to UG area. There are only 2,772 parcels in the OH to UG category; therefore, Spanish Main represents 7.65% of the parcels in the OH to UG area. Spanish Main assessments, as currently applied for the Neighborhood Project, total about 6% of the OH to UG area assessments. The OH to UG portion of the assessment for each of the 212 parcels on this property is: General Benefit (\$3,697.39) + Specific Benefit (\$721.56) = total OH to UG assessment (\$4,418.95), or an annual payment over 30 years of \$325.41, at an annual interest rate of 6%.

Now let's look at Club Longboat at 5055 GMD. Club Longboat is a condominium with 85 units. It has one overhead line on the southern end of its property and an overhead service to its Clubhouse. The condo units are served by underground, looped service. It is categorized as an OH to UG property due to the presence of the overhead line and the overhead service on the property. That category carries a General Benefit assessment of \$3,697.39 to all taxable parcels within the condominium. All OH to UG specific benefits total \$20,278.15, which is divided by the number of total taxable parcels (85) which results in a per unit assessment formula: General Benefit (\$3,697.39) + Specific Benefit (\$238.57) = total OH to UG assessment (\$3,935.96), or an annual payment over 30 years of \$289.85, at an annual interest rate of 6%.

We explored a number of options, hoping to create an alternative treatment for properties that have overhead lines on them but are served by extensive existing underground looped utility facilities. We searched for options that would provide consideration for these somewhat different characteristics and at the same time be compliant with the current assessment methodology. All attempts proved to create inconsistencies in the methodology.

On average, the General Benefits component for condominiums in the OH to UG category makes up about 89% of the total assessment. Two types of Specific Benefits result from overhead lines being in close proximity to the property. Specific Benefits provide 11% of the total OH to UG condominium assessments.

We have discussed and explored this with our legal, financial and technical teams and we feel we have exhausted all possibilities and are unable to come up with a defensible alternative treatment for the specific properties we were directed to look at. The presence of an overhead line is central to the inclusion of a property in the OH to UG category and the recognition of benefits being provided.

Longbeach Condominium is a condo development with 87 units in 12 multi-unit buildings located on approximately 13 acres of land. The northern portion of this property contains five buildings and has one building in close proximity to overhead power lines. The southerly portion of the property is not in close proximity to overhead lines but has a radial underground power line for which there is no additional assessment because radial looping is included in the General Benefit for OH to UG parcels. The OH to UG portion of the assessment for each of the 87 units on this property is: General Benefit (\$3,697.39) + Specific Benefit (\$341.46) = total OH to UG assessment (\$4,038.85), or an annual payment over 30 years of \$297.42, at an annual interest rate of 6%.

Lands' End is a land condominium of single family homes. The land is held in common and has an overhead wire along Longboat Drive North within 55 feet of the property. The presence of the overhead line causes the condo to fall into the OH to UG category. The development also requires some looping of radial lines inside the development, for which there is no additional assessment. Each of the 12 parcels have been assessed for General Benefit the amount of

\$3,697.39 and for specific benefits the amount of \$761.79, for a total OH to UG assessment of \$4,459.11 or an annual payment over 30 years of \$328.37, at an annual interest rate of 6%.

Conrad Beach is a single family development on Firehouse Road with an overhead line in the front yards thus qualifying them for the OH to UG category. Based on the County tax roll, we understand these properties to be fee simple single family properties.

Bayport is a condo development with an overhead line within 55 feet of their property. Two sections called "A" and "B" are in close proximity to overhead lines. The condo is underground and looped internally, but the presence of the overhead line in close proximity to their property places them into the OH to UG category carrying the General Benefit of \$3,697.39. The undergrounding of this line provides Specific Benefits resulting in an additional assessment of \$914.05 for Building "A", and \$507.81 for Building "B". The OH to UG Assessment for parcels in Building "A" is \$4,611.45 or an annual payment over 30 years of \$339.59, at an annual interest rate of 6%. The OH to UG Assessment for parcels in Building "B" is \$4,205.20 or an annual payment over 30 years of \$309.67, at an annual interest rate of 6%.

The attached presentation material helps explain what the different types of properties are paying toward the Neighborhood project.



# **NEIGHBORHOOD UNDERGROUND PROJECT REVIEW AND UPDATE**

**Town Commission  
Special Meeting  
February 16, 2016**



# Neighborhood Underground Project Components

- **Underground the remaining GMD Backbone Feeder overhead facilities.**
- **Underground all Neighborhood Overhead Utilities not part of the GMD feeder lines.**
- **Street Lighting Replacement or Enhancement**
- **Fiber Optic Line Installation Town wide**



# Estimated Neighborhood Undergrounding Project Costs

<b>Project Component</b>	
Undergrounding Neighborhoods Cost	\$ 15,000,000.00
Street Lighting Replacement Cost	\$ 2,000,000.00
Fiber Optic Line Installation Cost	\$ 3,600,000.00
Financing and Legal Cost	\$ 1,400,000.00
Extra Contingency	\$ 340,000.00
Multiyear Project Inflation Cost	\$ 1,200,000.00
<b>Sub Total</b>	<b>\$ 23,540,000.00</b>
Cost Incurred To Date	\$ 50,000.00
Refrendum Preparation and Election	\$ 257,797.00
Line Item Totals	\$ 23,847,797.00
<b>Total Referendum Not to Exceed Amount</b>	<b>\$ 23,850,000.00</b>



## Review of Parcel Groups In the Neighborhood Project

**Total Parcels = 10,041**

**Exempt Parcels: Governmental Owned Parcels, legally Untaxable Parcels, Condominium common areas, Churches, etc. as approved by the Town.**

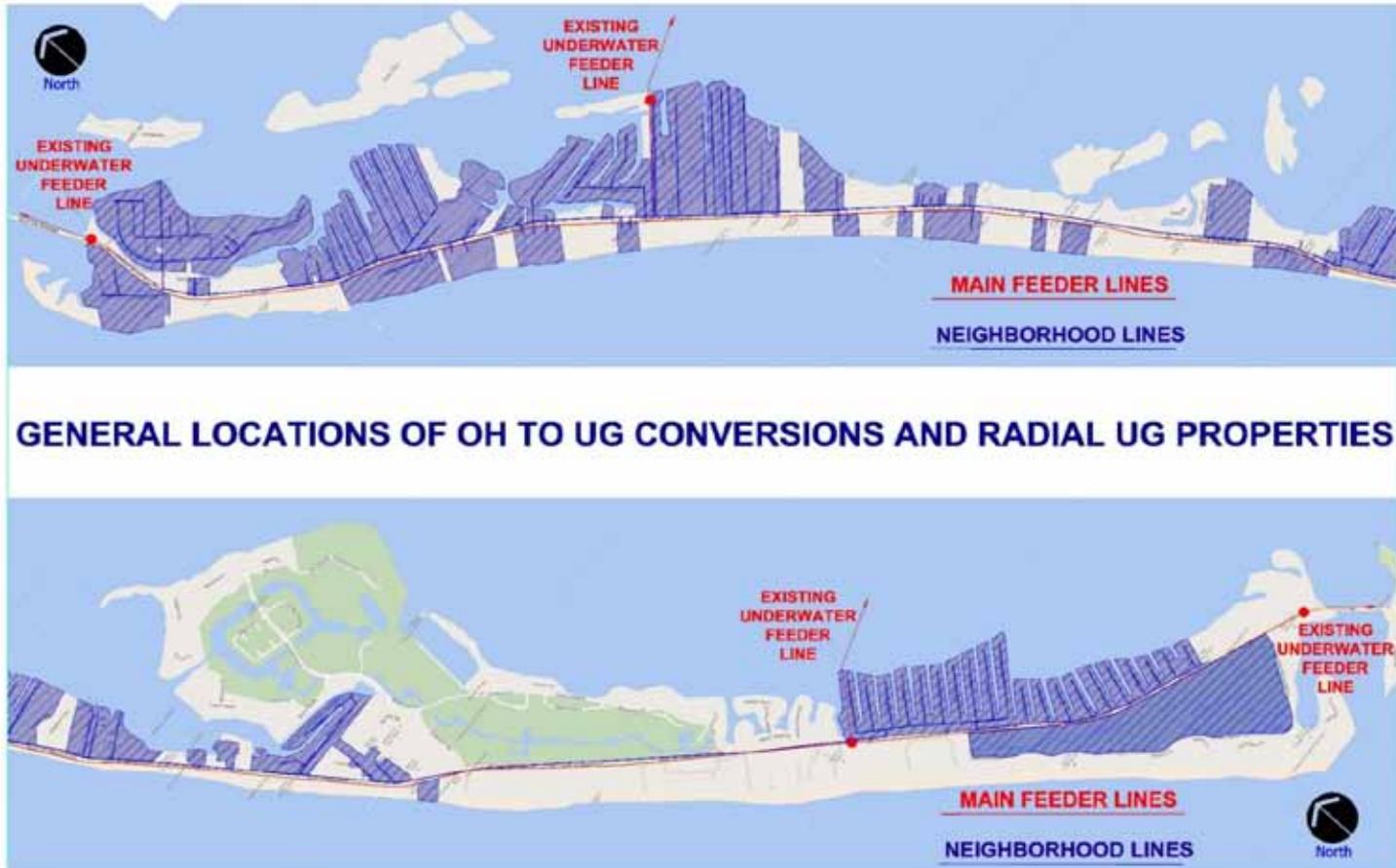
**UG Area Fiber Optic Parcels: Parcels who will have F.O. installed in existing Underground Areas who will not receive access to Town Fiber from the GMD Project or the Neighborhood Project.**

**OH to UG Conversion Parcels: Parcels that have Overhead Utility Lines on the property or in close proximity, and parcels with radial underground utility lines.**

**Other Parcels: Underground Parcels with access to Town Fiber Optics resulting from the GMD Project.**



# Map of Neighborhood OH to UG Areas

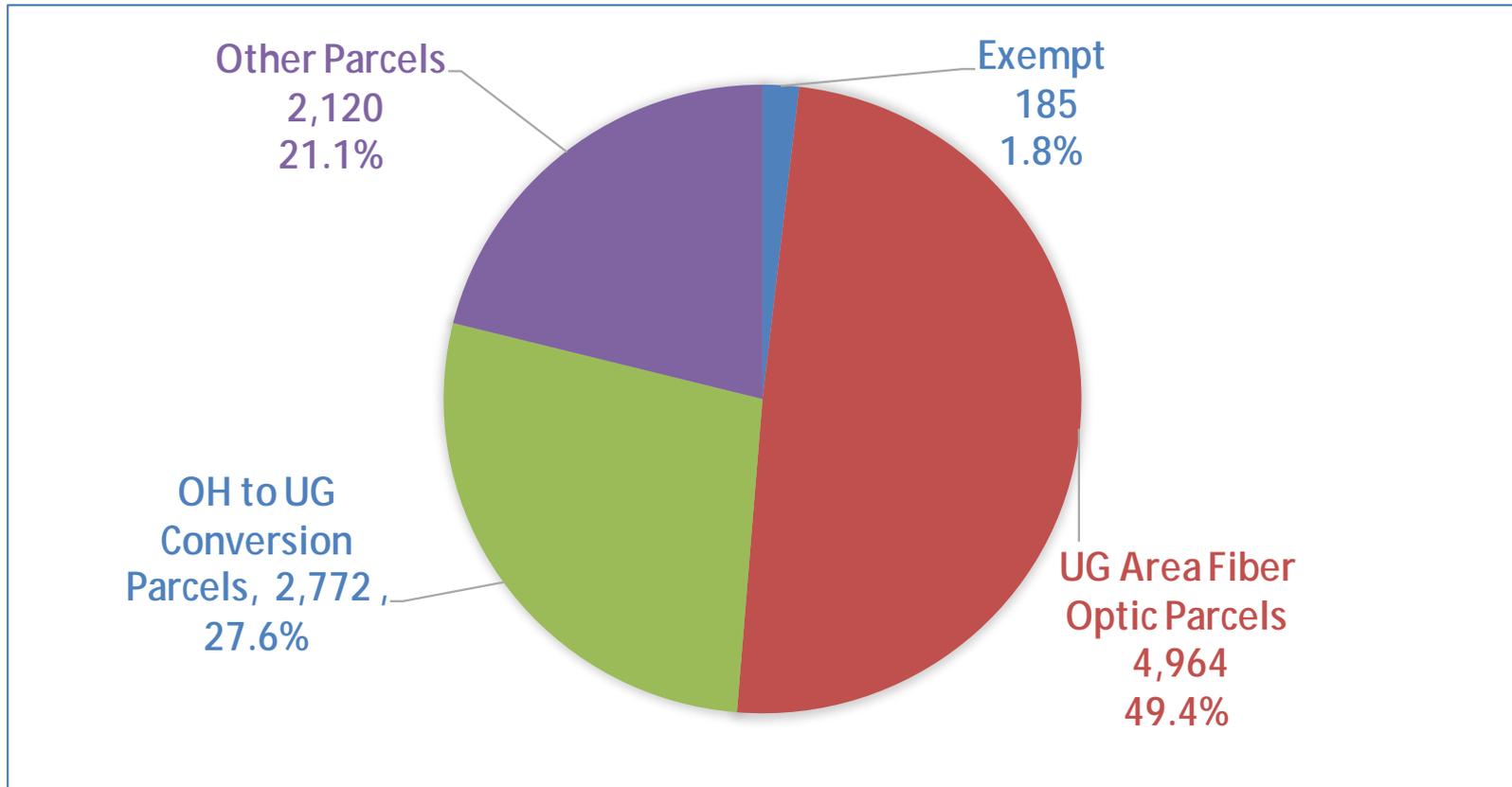


**Project Will Address Remaining Overhead Lines (Blue)**



## Proportion of Parcel Groups In the Neighborhood Project

Total Parcels = 10,041





## Review of Assessment Terminology

### Definitions:

**General Benefits:** These are benefits allocated to a property resulting from improvements made that are not specifically associated with the property, but are a result of improvements away from the property that provide a benefit to *all properties within the assessment area*. As an example, improvements made to a utility infrastructure in the Town provides a general benefit to all properties regardless of a property's location.

**Specific Benefits:** These are benefits allocated to a property resulting from *improvements made that are specifically associated with the particular property*. As an example, improvements to the service to a property provides a benefit that is specific to that property.



# Review of Projected Property Assessments

- Property General Benefits provided by the undergrounding of the **Remaining GMD Feeders** will provide an assessment of approximately **\$517.77 total assessment** to all 9,856 assessed parcels
- Property Specific Benefits provided by the expansion of the **Fiber Optics Component to Underground Areas** will provide an assessment of approximately **\$674.86 total assessment** to the 4,964 assessed parcels.
- Property General Benefits provided by the **Overhead to Underground Conversion Components** will provide assessments of approximately **\$3,697.39** to 2,772 parcels.
- Property Specific Benefits for the **Overhead to Underground** area will vary by Property.



## General & Specific Benefits in the OH to UG Areas

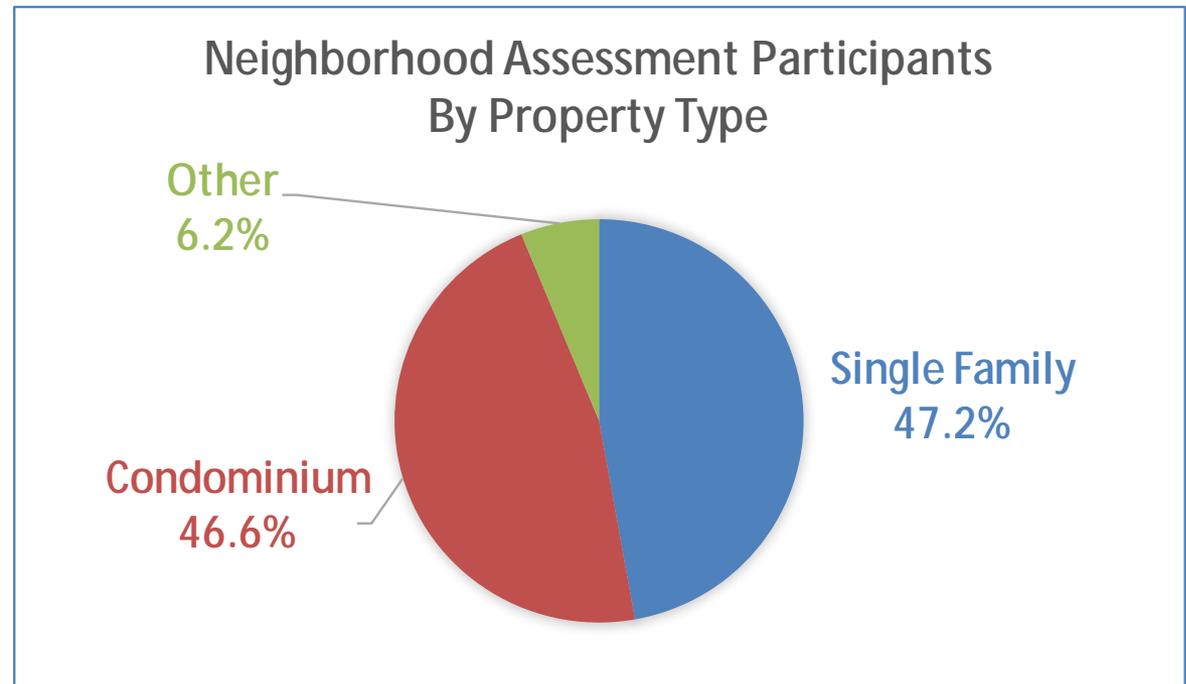
Properties included in this group are those with overhead utility lines on or in close proximity (typically within 55 feet) to the property, and also included are properties that have existing FPL radial underground high voltage lines that will be required by FPL to be looped to a backup power source.

- **General Benefit:** All properties in this group will receive an OH to UG assessment of \$3,697.39 for benefits for the undergrounding and looping work done in the OH to UG areas.
- **General Benefit:** All properties in this group will also receive an assessment of \$517.77 for benefits from undergrounding the remaining GMD Feeder Poles and wires.
- **Specific Benefit:** All Properties in this group requiring existing overhead or underground service connection lines to be replaced will receive an assessment equal to \$ 1,996.71 per service connection line replaced, which is composed of \$1,412.26 for benefits received and \$584.45 for onsite costs. For Condominium properties, this amount will be divided equally between all the taxable units in the condo.
- **Specific Benefit:** All Properties in this group requiring existing underground high voltage lines to be looped that **do not have** overhead lines in close proximity will receive an assessment equal to \$1,817.94, For Condominium properties, this amount will be divided equally between all the taxable units in the condo.



## Assessments for the 2772 Neighborhood Project OH to UG Conversion Parcels

**Single Family  
Parcels  
and  
Condominium  
Parcels  
make up  
approximately  
94% of the OH to  
UG Conversion  
Parcels**

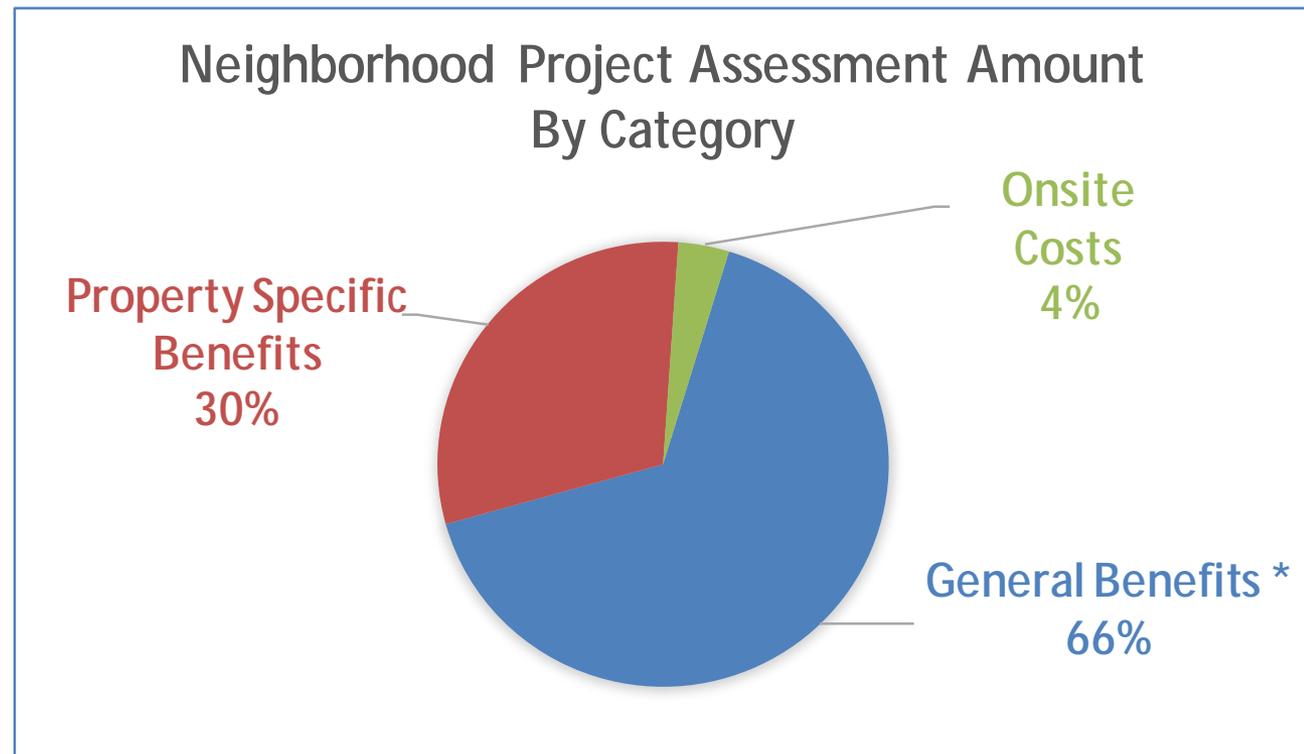




## General Benefits are the Major Component of Assessment Allocations for these 2772 Parcels

66% of the OH to UG Conversion Portion of the Neighborhood Project Cost are allocated for General Benefits

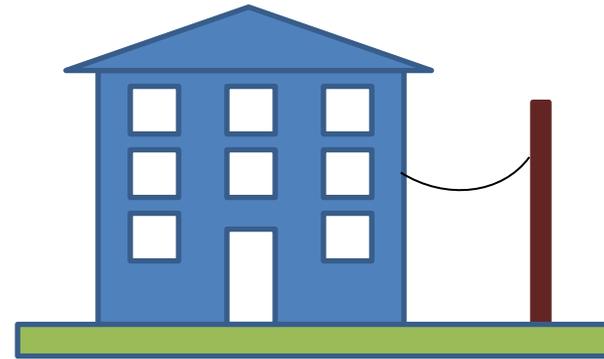
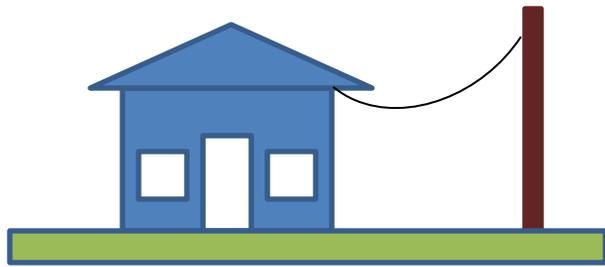
All 2772 Properties pay an equal General Benefit Assessment of \$3697



\* Note: General Benefits for Neighborhood Portion of Project. Does not include General Assessment for Remaining GMD Feeder.



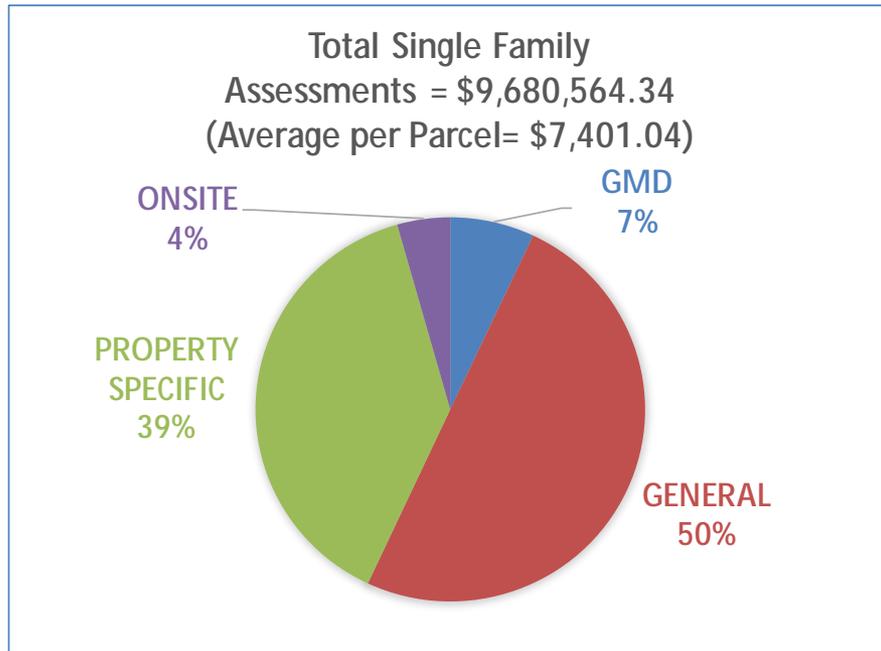
## Why is 66% being allocated to General Benefit?



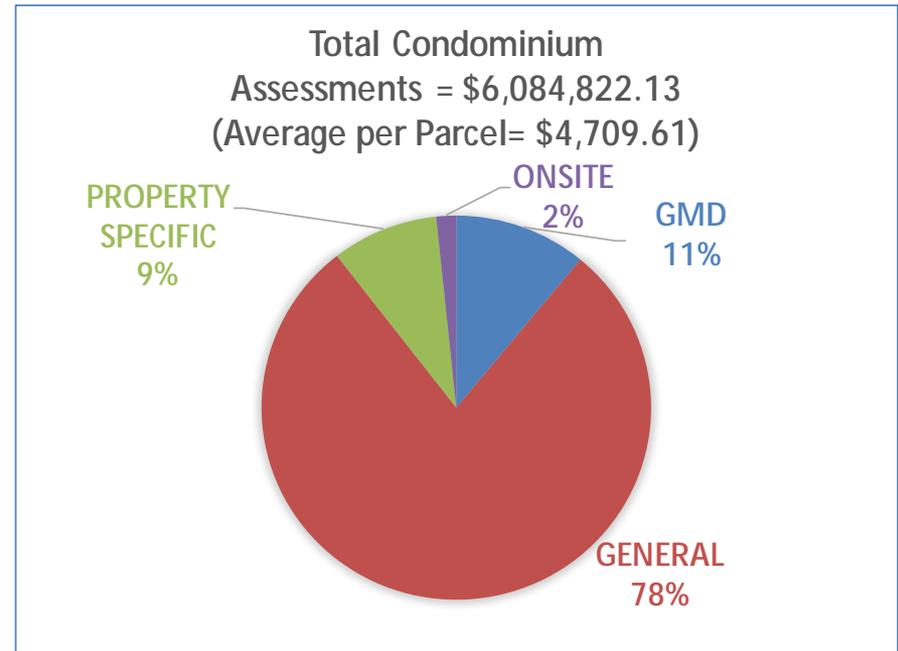
Typical Single Family Parcels will receive about 50% of their assessments in General Benefits and 50% in Specific Benefits. Individual Condominium Parcels will receive the same General Benefit as Single Family, but will only receive a small share of the Specific Benefits as they are divided between all the units in the Complex.



# How Do Single Family and Condominium Properties Compare in the OH to UG Group?



**General Benefits = 57%**  
**Specific Benefits = 43%**



**General Benefits = 89%**  
**Specific Benefits = 11%**



# Total Neighborhood Project Assessment By Group and Type

PROPERTY CLASSIFICATION	PARCEL COUNT	ASSESSMENT FOR REMAINING GMD FEEDER	ASSESSMENT FOR FIBER OPTICS IN UG AREAS	ASSESSMENT FOR NH PROJECT GENERAL BENEFITS	ASSESSMENT FOR NH PROJECT CONVERSION OF OH LINES TO UG	ASSESSMENT FOR NH PROJECT CONVERSION OF OH SERVICE CONNECTION	ONSITE COST FOR NH PROJECT SERVICE CONVERSION	ONSITE COST FOR NH PROJECT RADIAL TO LOOP CONVERSION	TOTAL ASSESMENT
SINGLE FAMILY	1,967	\$ 1,018,445.61	\$ 373,871.88	\$ 4,836,191.26	\$ 2,911,264.01	\$ 830,407.32	\$ 343,656.60	\$ 81,807.30	\$ 10,395,643.97
CONDOMINIUM	7,295	\$ 3,777,102.57	\$ 2,783,793.31	\$ 4,777,032.95	\$ 300,462.32	\$ 237,556.55	\$ 98,312.02	\$ 2,504.69	\$ 11,976,764.41
MULTI-FAMILY	56	\$ 85,949.15	\$ -	\$ 378,900.43	\$ 116,541.97	\$ 30,951.97	\$ 12,809.31	\$ 908.97	\$ 626,061.80
MARINA SLIP	465	\$ 140,832.34	\$ 182,886.78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323,719.12
NON-RESIDENTIAL	73	\$ 37,796.91	\$ 9,448.03	\$ 188,567.09	\$ 217,087.98	\$ 52,939.48	\$ 21,908.53	\$ 62.69	\$ 527,810.70
EXEMPT	185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>10,041</b>	<b>\$ 5,060,126.58</b>	<b>\$ 3,350,000.00</b>	<b>\$ 10,180,691.73</b>	<b>\$ 3,545,356.27</b>	<b>\$ 1,151,855.31</b>	<b>\$ 476,686.46</b>	<b>\$ 85,283.65</b>	<b>\$ 23,850,000.00</b>



# Single Family Assessment Examples

SITE ADDRESS	ASSESSMENT FOR REMAINING GMD FEEDER	ASSESSMENT FOR FIBER OPTICS IN UNDERGROUND AREAS	ASSESSMENT FOR NEIGHBORHOOD PROJECT GENERAL BENEFITS	ASSESSMENT FOR NEIGHBORHOOD CONVERSION OF OH LINES TO UG	ASSESSMENT FOR NEIGHBORHOOD CONVERSION OF OH SERVICE CONNECTION	ONSITE COST FOR NEIGHBORHOOD RADIAL TO LOOP CONVERSION	ONSITE COST FOR NEIGHBORHOOD SERVICE CONVERSION	TOTAL ASSESMENT	30 YEAR - 4.5% MARKET RATE	30 YEAR - 6.0% MARKET RATE
561 RANGER LN	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ 1,412.26	\$ -	\$ 584.45	\$ 8,497.00	\$ 527.14	\$ 625.72
601 BIRDIE LN	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ -	\$ -	\$ -	\$ 6,500.30	\$ 403.27	\$ 478.68
825 LONGBOAT CLUB RD	\$ 517.77	\$ 674.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.62	\$ 73.99	\$ 87.83
3360 BAYOU GATE	\$ 517.77	\$ 674.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.62	\$ 73.99	\$ 87.83
545 ROUNDTREE DR	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ 1,412.26	\$ -	\$ 584.45	\$ 8,497.00	\$ 527.14	\$ 625.72
605 KINGFISHER LN	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ -	\$ -	\$ -	\$ 6,500.30	\$ 403.27	\$ 478.68
5060 GULF OF MEXICO DR	\$ 517.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517.77	\$ 32.12	\$ 38.13
5362 SANDHAMN PL	\$ 517.77	\$ -	\$ 3,697.39	\$ -	\$ -	\$ 1,817.94	\$ -	\$ 6,033.10	\$ 374.28	\$ 444.28
755 ST JUDES DR N	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ 1,412.26	\$ -	\$ 584.45	\$ 8,497.00	\$ 527.14	\$ 625.72
530 COMPANION WAY	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ 1,412.26	\$ -	\$ 584.45	\$ 8,497.00	\$ 527.14	\$ 625.72
5821 GULF OF MEXICO DR	\$ 517.77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517.77	\$ 32.12	\$ 38.13
5940 EMERALD HARBOR DR	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ -	\$ -	\$ -	\$ 6,500.30	\$ 403.27	\$ 478.68
538 NORTON ST	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ 1,412.26	\$ -	\$ 584.45	\$ 8,497.00	\$ 527.14	\$ 625.72
630 BROADWAY	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ 1,412.26	\$ -	\$ 584.45	\$ 8,497.00	\$ 527.14	\$ 625.72
751 RUSSELL ST	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ -	\$ -	\$ -	\$ 6,500.30	\$ 403.27	\$ 478.68
690 HIBISCUS WAY	\$ 517.77	\$ -	\$ 3,697.39	\$ -	\$ -	\$ 1,817.94	\$ -	\$ 6,033.10	\$ 374.28	\$ 444.28
6888 POINSETTIA AVE	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ -	\$ -	\$ -	\$ 6,500.30	\$ 403.27	\$ 478.68
7050 FIREHOUSE RD	\$ 517.77	\$ -	\$ 3,697.39	\$ 2,285.14	\$ -	\$ -	\$ -	\$ 6,500.30	\$ 403.27	\$ 478.68



# Condo/Boat Slip Assessment Examples

SITE ADDRESS	ASSESSMENT FOR REMAINING GMD FEEDER	ASSESSMENT FOR FIBER OPTICS IN UNDERGROUND AREAS	ASSESSMENT FOR NEIGHBORHOOD PROJECT GENERAL BENEFITS	ASSESSMENT FOR NEIGHBORHOOD CONVERSION OF OH LINES TO UG	ASSESSMENT FOR NEIGHBORHOOD CONVERSION OF OH SERVICE CONNECTION	ONSITE COST FOR NEIGHBORHOOD RADIAL TO LOOP CONVERSION	ONSITE COST FOR NEIGHBORHOOD SERVICE CONNECTION	TOTAL ASSESMENT	30 YEAR - 4.5% MARKET RATE	30 YEAR - 6.0% MARKET RATE
435 L AMBIANCE DR L207	\$ 517.77	\$ 674.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.62	\$ 73.99	\$ 87.83
1145 GULF OF MEXICO DR 204 BLD 1	\$ 517.77	\$ 674.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.62	\$ 73.99	\$ 87.83
1900 HARBOURSIDE DR 104 BLD 1	\$ 517.77	\$ 674.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.62	\$ 73.99	\$ 87.83
3040 GRAND BAY BLVD 214 BLD 2	\$ 517.77	\$ 674.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.62	\$ 73.99	\$ 87.83
2301 GULF OF MEXICO DR APT 73N	\$ 517.77	\$ 674.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.62	\$ 73.99	\$ 87.83
40 TWIN SHORES BLVD	\$ 517.77	\$ -	\$ 3,697.39	\$ 121.55	\$ 435.70	\$ -	\$ 180.31	\$ 4,952.72	\$ 307.26	\$ 364.72
6701 GULF OF MEXICO DR UNIT 327	\$ 517.77	\$ 674.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,192.62	\$ 73.99	\$ 87.83
805 SPANISH DR N	\$ 517.77	\$ -	\$ 3,697.39	\$ 269.47	\$ 319.76	\$ -	\$ 132.33	\$ 4,936.72	\$ 306.27	\$ 363.54
7065 GULF OF MEXICO DR UNIT 14	\$ 517.77	\$ -	\$ 3,697.39	\$ 341.46	\$ -	\$ -	\$ -	\$ 4,556.62	\$ 282.69	\$ 335.55



## Multi-Family Assessment Examples

SITE ADDRESS	ASSESSMENT FOR REMAINING GMD FEEDER	ASSESSMENT FOR FIBER OPTICS IN UNDERGROUND AREAS	ASSESSMENT FOR NEIGHBORHOOD PROJECT GENERAL BENEFITS	ASSESSMENT FOR NEIGHBORHOOD CONVERSION OF OH LINES TO UG	ASSESSMENT FOR NEIGHBORHOOD CONVERSION OF OH SERVICE CONNECTION	ONSITE COST FOR NEIGHBORHOOD RADIAL TO LOOP CONVERSION	ONSITE COST FOR NEIGHBORHOOD SERVICE CONVERSION	TOTAL ASSESMENT	30 YEAR - 4.5% MARKET RATE	30 YEAR - 6.0% MARKET RATE
569 CHANNEL LN	\$ 1,035.53	\$ -	\$ 5,982.53	\$ 2,285.14	\$ 706.13	\$ -	\$ 292.23	\$10,301.56	\$ 639.09	\$ 758.61
6051 GULF OF MEXICO DR	\$ 2,071.06	\$ -	\$ 10,552.80	\$ 4,570.27	\$ 353.06	\$ -	\$ 146.11	\$17,693.31	\$1,097.67	\$1,302.94
651 FOX ST	\$ 1,035.53	\$ -	\$ 5,982.53	\$ 2,285.14	\$ 706.13	\$ -	\$ 292.23	\$10,301.56	\$ 639.09	\$ 758.61
6501 BAYOU HAMMOCK RD	\$ 1,035.53	\$ -	\$ 5,982.53	\$ 2,285.14	\$ -	\$ -	\$ -	\$ 9,303.20	\$ 577.16	\$ 685.09
5145 GULF OF MEXICO DR	\$ 1,035.53	\$ -	\$ 5,982.53	\$ 2,285.14	\$ -	\$ -	\$ -	\$ 9,303.20	\$ 577.16	\$ 685.09
3037 GULF OF MEXICO DR	\$ 1,035.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035.53	\$ 64.24	\$ 76.26
4031 GULF OF MEXICO DR	\$ 1,035.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035.53	\$ 64.24	\$ 76.26

# TOWN OF LONGBOAT KEY





CONDOMINIUM PROPERTIES WITH OVERHEAD LINES ON OR WITHIN 55 FEET



Bayport A & B



Longbeach Village



Lands End



Club Longboat



Spanish Main

# TOWN OF LONGBOAT KEY





## Common Elements/Areas

- Special assessments may not be imposed against:
  - Subdivision common elements
  - Condominium common areas
  - Cooperative association common areas
- Similar to rights of way, excluded by methodology
- Possible allocation of benefits/costs attributed to common element
  - Determine allocation method for pro rata sharing of benefits/costs by parcels served by common element
  - Ex. equal per parcel, weighted based on proximity, etc.



## Parcels vs. Units

- A “**Tax Parcel**” is a parcel of real property assigned a distinct ad valorem property tax identification number by County Property Appraiser
- A tax parcel can be an area of land defined by metes & bounds, or a condominium
- Special assessment & property tax liens attach to the tax parcel as a whole, not individual buildings or dwelling units



## Parcels vs. Units (Continued)

- An assessment methodology can take into account dwelling units, buildings or other physical characteristics in calculating assessment amount for each parcel
- The Willdan undergrounding methodology contemplates assessment against tax parcels, but considers the number of condominium units in a complex and size of the parcel, as follows =>



## Parcels vs. Units (Continued)

- Assessments can be assessed against tax parcels identified by distinct ID number
- Assessments may not be assessed against units or any other designation of property

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## Town Water/Sewer Facilities

- Town operates 49 water/wastewater storage and pumping stations
- These facilities require electricity to operate. When a power outage occurs an on call worker is dispatched to use a portable generator to keep the stations working and avoid spills
- The water/sewer system will experience a benefit from increased reliability from undergrounding
- Does Town Commission want us to develop a method to determine how much such a contribution would be?



**End of Agenda Item**