

RESOLUTION 2024-48

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA, ESTABLISHING AND IMPOSING A NON-AD VALOREM ASSESSMENT FOR THE SUGARFOOT OAKS/CEDAR RIDGE ENHANCEMENT PLAN; DESCRIBING THE METHOD OF ASSESSING THE COSTS OF THE ENHANCEMENT PLAN AGAINST PROPERTY OWNERS WHO OWN PARCELS WITHIN THE SPECIAL ASSESSMENT DISTRICT; PROVIDING FOR INCLUSION OF THE ASSESSMENT ON THE ASSESSMENT ROLL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Alachua County, Florida (hereinafter, the "Board"), established the Sugarfoot Oaks/Cedar Ridge Preservation and Enhancement District (hereinafter, the "District"), to further neighborhood preservation and revitalization; and

WHEREAS, the Board provided in Ordinance 01-24 that the Neighborhood Community Council will monitor implementation of the Sugarfoot Oaks/Cedar Ridge Preservation and Enhancement Plan (hereinafter the "Plan"); and

WHEREAS, in accordance with §163.514, F.S. a mail ballot election was held on June 23, 2003, and a majority of the registered voters residing in the District voted in support of the special assessment within the District; and

WHEREAS, the properties to be benefited by the implementation of the Plan have been specifically identified and described in **Exhibit "A"**, and incorporated herein by reference; and

WHEREAS, pursuant to §197.3632(3)(a), F.S., at a public hearing conducted on December 10, 2013, the Board adopted Resolution 13-111 which gave notice of the County's Intent to impose a non-ad valorem assessment for the provision of implementation and management of the Plan, and of the County's intent to use the uniform method of

collecting such assessments; and,

WHEREAS, pursuant to §197.3632(4)(b), F.S., notice of the special assessment was sent to the owners of Assessed Property; and,

WHEREAS, pursuant to §197.3632(4)(b), F.S., Alachua County has provided notice of the implementation of the Plan to the owners of the assessed property within the special assessment district by publication on the County's legal notice website, with a proof of publication attached hereto as **Exhibit "B"**, and

WHEREAS, the Board will conduct a Public Hearing on September 10, 2024, at 5:01 p.m., or as soon thereafter as the matter may be heard, in Room 209, 2nd floor of the Alachua County Administration Building, 12 South East 1st Street, Gainesville, Florida and comments and objections of all interested persons will be heard and considered by the Board; and

WHEREAS, the Board hereby determines that the District continues to serve a useful purpose in the enhancement of the parcels within the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALACHUA COUNTY, FLORIDA:

1. This Resolution is adopted pursuant to the County's Home Rule Authority as a Charter County, Sections 125.01(q) and 197.3632, Florida Statutes, and other applicable provisions of law.

2. It is hereby ascertained, determined, and declared that each parcel of assessed property within the Special Assessment District will be specially benefited by the implementation of the Plan in an amount not less than the assessment for such parcel. The implementation of the Plan will enhance the assessed property and should result in an

increase in property value.

3. Apportioning the costs of implementation of the Plan equally among the property owners is fair and reasonable, and is proportional to the special benefit received.

4. There is hereby levied and imposed a non-ad valorem assessment against all property owners in this Special Assessment District in the amount of \$120.00 per each dwelling unit per year. A copy of the budget for implementation of the Plan is attached as **Exhibit "C" "Budget"** This Budget will be incorporated in the County's FY25 Budget and a methodology for determining the assessment cost, based on the number of dwelling units, is attached as **Exhibit "D", "Methodology of Assessment"** both are incorporated herein by reference.


5. The special assessment shall continue as a lien upon the assessed property that is equal in rank and dignity with the liens of all State, County, District or Municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such liens shall be superior in dignity to all other liens, titles, and claims, until paid. Collection of the assessment for Fiscal Year 2024/2025 shall commence with the 2024 Property Tax Notice mailed out during Fiscal Year 2023/2024.

6. The non-ad valorem assessment imposed by this resolution shall be included in the assessment roll that will be adopted by the County and certified by the County Commission Chair no later than September 26, 2024. The County Manager or his designee is authorized and directed to ensure that this assessment is so included on the assessment roll for the Property Tax Notice for 2024 and all applicable subsequent Notices.


7. This resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 9th day of July, A.D., 2024.

**BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA**

By: 
Mary C. Alford, Chair

ATTEST:


J. K. "Jess" Irby, Clerk

(SEAL)

APPROVED AS TO FORM
DocuSigned by:

Sylvia Torres, Esquire
Alachua County Attorney

EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA TO BE ASSESSED
DESCRIPTION OF THE SUGARFOOT OAKS/CEDAR RIDGE PRESERVATION AND
ENHANCEMENT DISTRICT**

The Boundary of the District includes all of the lots and Streets within the following recorded subdivisions:

- Sugarfoot Oaks,
as per plat recorded in Plat Book "J" page 66; and
- Cedar Ridge,
as per plat recorded in Plat Book "K" page 08; and
- Sugarfoot Oaks Unit No.2,
as per plat recorded in Plat Book "K" page 32; and
- Cedar Ridge Addition 1,
as per plat recorded in Plat Book "K" page 80; and
- Cedar Ridge Addition 1 Replat
as per plat recorded in Plat Book "L" page 83; and
- Sugarlane,
as per plat recorded in Plat Book "K" page 84; and
- Sugarfoot Oaks Unit No.3,
as per plat recorded in Plat Book "K" page 91; and
- Sugarlane Replat,
as per plat recorded in Plat Book "L" page 80; and
- Sugarlane Replat No.2,
as per plat recorded in Plat Book "M" page 09; and
- Cedar Ridge Villas,
as per plat recorded in Plat Book "M" page 19.

As of the Public Records of Alachua County, Florida.

Containing approximately 72.711 acres.

AN ASSOCIATE OF THE UNIVERSITY OF
PROPERTY APPRAISER
OF ILLINOIS - LICENSE # 000-014878-0000

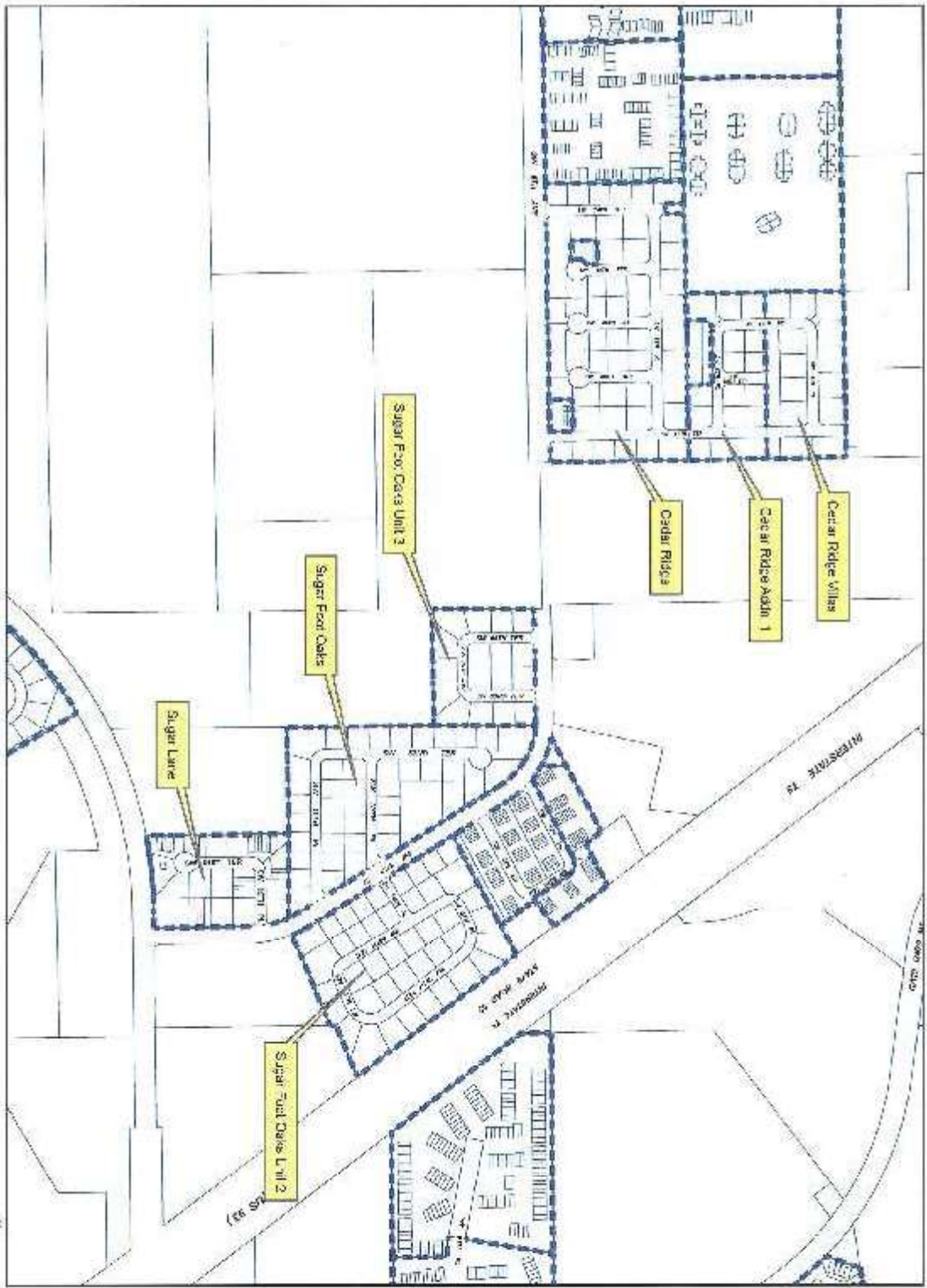



EXHIBIT "B"

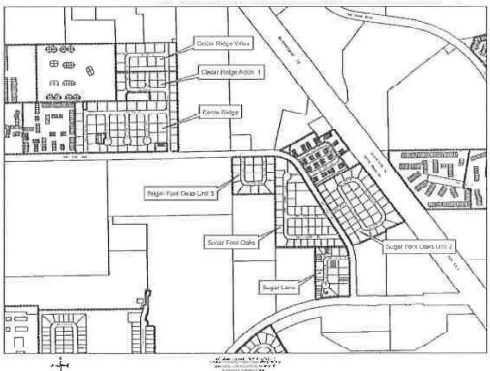
DRAFT PROOF OF PUBLICATION



NOTICE OF PUBLIC HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS WITHIN THE SUGARFOOT OAKS/CEDAR RIDGE PRESERVATION AND ENHANCEMENT DISTRICT FOR IMPROVEMENT AND OPERATING EXPENSES TO PROMOTE COMMUNITY REVITALIZATION

Notice is hereby given pursuant to Section 197.3632, Florida Statutes, that the Board of County Commissioners of Alachua County, Florida, (Board), will conduct a public hearing on Tuesday, **September 10, 2024** at 5:01 p.m., or as soon thereafter as the matter may be heard, in room 209, 2nd floor of the Alachua County Administration Building, 12 South East 1st Street, Gainesville, Florida, to consider the imposition of non-ad valorem assessments against certain improved residential properties located within the unincorporated area of Alachua County to fund neighborhood maintenance services to promote community revitalization and to authorize collection of such assessments on the annual ad valorem tax bill. This assessment will be imposed by the Board and will be collected by the Alachua County Tax Collector.

The property subject to the non-ad valorem assessment is the Sugarfoot Oaks/Cedar Ridge Preservation and Enhancement District and is located within the unincorporated area of Alachua County. The proposed assessment includes all dwelling units in the district within the area depicted on the map below.



Map showing the Sugarfoot Oaks/Cedar Ridge Preservation and Enhancement District. Labeled areas include Cedar Ridge Village, Cedar Ridge Phase 1, Cedar Ridge, Ridge Front Oak 2, Sugar Foot Oaks, Sugar Foot Oaks Unit 1, and Sugar Foot Oaks Unit 2.

The amount of the assessment to be imposed against each parcel of property and the legal documentation relating to the assessments are available for viewing at the reception desk on the 2nd floor of the Alachua County Administration Building, 12 South East 1st Street, Gainesville, Florida, between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday.

The proposed annual non-ad valorem assessment for neighborhood maintenance services to promote community revitalization for the fiscal year October 1, 2024 through September 30, 2025 is \$120.00 per dwelling unit.

ALL AFFECTED PROPERTY OWNERS HAVE THE RIGHT TO APPEAR AT THE PUBLIC HEARING AND THE RIGHT TO FILE WRITTEN OBJECTIONS WITH THE BOARD WITHIN 20 DAYS OF THE PUBLICATION OF THIS NOTICE. OBJECTIONS SHOULD BE SENT TO:

**THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS P. O. BOX 2877,
GAINESVILLE, FL 32602-2877**

Any persons wishing to appeal any decision of the Board with respect to any matter considered will need a record and may wish to ensure that a verbatim record of the proceedings is made.

IF ANY ACCOMMODATIONS ARE NEEDED FOR PERSONS WITH DISABILITIES, PLEASE CONTACT THE ALACHUA COUNTY EQUAL OPPORTUNITY OFFICE AT 352/374-5275 (VOICE) OR 352/374-5284 (TDD).

IF YOU HAVE QUESTIONS REGARDING THE ASSESSMENT, PLEASE CALL THE ALACHUA COUNTY COMMUNITY STABILIZATION PROGRAM at(352) 264-6745.

EXHIBIT “C” BUDGET

The following budget is calculated on assessed fees of \$10.00 per unit/per month for 827 units within the Preservation and Enhancement District, totaling \$99,240.00 annually. The budget also reflects the history of the prior year collected funds with a negative variance resulting from (\$3,696.60) under collected fees and a 2% (\$1,984.80) Tax Collector’s processing fee for a FY24/25 budget of \$102,753.21.

| SOCRPED 2024-2025 Budget | | |
|-----------------------------------|-----------|-------------------|
| Revenue | | |
| Projected Revenue | \$ | 99,240.00 |
| Average Revenue Loss | \$ | (3,969.60) |
| County Collection Fee | \$ | (1,984.80) |
| Projected carryforward | \$ | 9,467.61 |
| Total | \$ | 102,753.21 |
| | | |
| Expenses | | |
| Admin | \$ | 2,000.00 |
| Cameras | \$ | 2,200.00 |
| Community Sign Maintenance | \$ | 1,000.00 |
| Insurance | \$ | 2,700.00 |
| Lawn Care | \$ | 25,000.00 |
| Light Study | \$ | 5,000.00 |
| Reserve | \$ | 3,235.54 |
| Sidewalk | \$ | 61,617.67 |
| | | |
| Total | \$ | 102,753.21 |

EXHIBIT "D"

METHODOLOGY FOR DETERMINING ASSESSMENT COST

The amount to be assessed per parcel is calculated on assessed fees of \$10.00 per dwelling unit/per month. For the 827 units within the Sugarfoot Oaks/Cedar Ridge Preservation and Enhancement District the total assessment amount to be collected will be approximately \$99,240.00 annually.











Item #4, 24-00613, 07092024-Res2024-48

Final Audit Report

2024-07-12

| | |
|-----------------|----------------------------------------------|
| Created: | 2024-07-10 |
| By: | Steve Donahey (asd@alachuaclerk.org) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA550vWeqz0gzY9eX588JIAdCud5blh7w0 |

"Item #4, 24-00613, 07092024-Res2024-48" History

-  Document created by Steve Donahey (asd@alachuaclerk.org)
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-  Document emailed to bocchairsignature@alachuacounty.us for signature
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-  Email viewed by bocchairsignature@alachuacounty.us
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-  Signer bocchairsignature@alachuacounty.us entered name at signing as Mary C Alford
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-  Document e-signed by Mary C Alford (bocchairsignature@alachuacounty.us)
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2024-07-12 - 4:37:58 AM GMT- IP address: 194.33.45.67
-  Document e-signed by Jess Irby (jki@alachuaclerk.org)
Signature Date: 2024-07-12 - 4:38:00 AM GMT - Time Source: server- IP address: 194.33.45.67
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2024-07-12 - 4:38:00 AM GMT



Preservation and Enhancement District

Plan Requirements under Florida Statutes 163.524





TOTAL POPULATION AND NUMBER OF HOUSEHOLDS IN THE DISTRICT

1. The district's total population is 2,000 and the district contains 1,200 approximately 827 households. The Alachua County Comprehensive Plan land use designation for the district property is medium density residential and the property is zoned R3 (Cedar Ridge) and R2A (Sugarfoot Oaks).

PURPOSE

To preserve and enhance the quality of life for the residents of the SUGARFOOT OAKS/CEDAR RIDGE PRESERVATION AND ENHANCEMENT DISTRICT

OBJECTIVES

1. PARTNERSHIP

To actively engage landlords, property managers, tenants and local businesses in a collaborative effort to improve the quality of life for residents and overall community.

2. APPEARANCE

To create an aesthetically pleasing appearance by establishing minimal standards in regards to the physical environment, buildings, lawn maintenance, and grounds.

2. CRIME

To reduce crime and to become a safer community where all citizens thrive.



PRESERVATION AND ENHANCEMENT DISTRICTFY

Strategies

COMMUNITY IMPROVEMENT

Provide and install cameras at strategic location throughout district

Work with landlords and tenants to implement strategies Beautification

Purchase and install sidewalks

Lease lighting for Cedar Ridge (Holly Heights)– Gordon Manor

Purchase landscaping materials & supervise planting

Bi-weekly lawn services

Install fencing in Sugarfoot Oaks + Cedar Ridge

Remove deteriorated mailbox pad and replace with sod

Work with landlords and tenants to educate regarding solid waste and refuse

COMMUNITY COUNCIL

Provide leadership for the district

Organize and hold quarterly meetings

Develop and implement programs to eliminate blighting influences

Continue collaboration with government and community agencies

ADMINISTRATION

Assist in the development of the request for proposal and selection of vendor

Implement and monitor contract services

Reconcile all invoices



A. LEGAL DESCRIPTION

OF AREA TO BE ASSESSED DESCRIPTION OF THE SUGARFOOT OAKS/CEDAR RIDGE PRESERVATION AND ENHANCEMENT DISTRICT

The Boundary of the District includes all of the lots and Streets within the following recorded subdivisions:

Sugarfoot Oaks,

as per plat recorded in Plat Book “J” page 66; and

Cedar Ridge,

as per plat recorded in Plat Book “K” page 08; and

Sugarfoot Oaks Unit No.2,

as per plat recorded in Plat Book “K” page 32; and

Cedar Ridge Addition 1,

as per plat recorded in Plat Book “K” page 80; and

Cedar Ridge Addition 1 Replat

as per plat recorded in Plat Book “L” page 83; and

Sugarlane,

as per plat recorded in Plat Book “K” page 84; and

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as per plat recorded in Plat Book “M” page 09; and
Cedar Ridge Villas,
as per plat recorded in Plat Book “M” page 19;

As of the Public Records of Alachua County, Florida. Containing approximately 72.711 acres.



MINIMUM STANDARDS FOR PROPERTY MAINTENANCE, BUILDING CODES, AND COMMUNITY AESTHETICS.

Shall comply with ordinance 01-24

STRATEGIES TO IMPLEMENT AND EVALUATE THE PLAN.

The plan will be evaluated each year with the new budget cycle. Implementation will be established with the creation of the budget and any amendments thereto. 163.514 Powers of neighborhood improvement districts. unless prohibited by ordinance, the board of any district shall be empowered to:

- (1) Enter into contracts and agreements and sue and be sued as a body corporate.
- (2) Have and use a corporate seal.
- (3) Acquire, own, convey, or otherwise dispose of, lease as lessor or lessee, construct, maintain, improve, enlarge, raze, relocate, operate, and manage property and facilities of whatever type to which it holds title and grant and acquire licenses, easements, and options with respect thereto.
- (4) Accept grants and donations of any type of property, labor, or other thing of value from any public or private source.
- (5) Have exclusive control of funds legally available to it, subject to limitations imposed by law or by any agreement validly entered into by it.
- (6) Cooperate and contract with other governmental agencies or other public bodies.
- (7) Contract for services of planning consultants, experts on crime prevention through community policing innovations, environmental design, environmental security, or defensible space, or other experts in areas pertaining to the operations of the board of directors or the district.
- (8) Contract with the county or municipal government for planning assistance, and for increased levels of law enforcement protection and security, including additional personnel.
- (9) Promote and advertise the commercial advantages of the district so as to attract new businesses and encourage the expansion of existing businesses.
- (10) Promote and advertise the district to the public and engage in cooperative advertising programs with businesses located in the district.
- (11) Improve street lighting, parks, streets, drainage, utilities, swales, and open areas, and provide safe access to mass transportation facilities in the district.

(12) Undertake innovative approaches to securing neighborhoods from crime, such as crime prevention through community policing innovations, environmental design, environmental security, and defensible space.

(13) Privatize, close, vacate, plan, or replan streets, roads, sidewalks, and alleys, subject to the concurrence of the local governing body and, if required, the state Department of Transportation.

(14) Prepare, adopt, implement, and modify a safe neighborhood improvement plan for the district.

(15) Identify areas with blighted influences, including, but not limited to, areas where unlawful urban dumping or graffiti are prevalent, and develop programs for eradication thereof.

(16) (16)(a) Subject to referendum approval, make and collect special assessments pursuant to ss. 197.3632 and 197.3635 to pay for improvements to the district and for reasonable expenses of operating the district, including the payment of expenses included in the district's budget, subject to an affirmative vote by a majority of the registered voters residing in the district. Such assessments shall not exceed \$500 for each individual parcel of land per year. Notwithstanding the provisions of s. 101.6102, the referendum to approve the special assessment shall be by mail ballot.

(b) In order to implement this subsection, the city clerk or the supervisor of elections, whichever is appropriate, shall compile a list of the names and last known addresses of the electors in the neighborhood improvement district from the list of registered voters of the county as of the last day of the preceding month. The same shall constitute the registration list for the purposes of a referendum. Within 45 days after compilation of the voter registration list, the city clerk or the supervisor of elections shall notify each elector of the general provisions of this section, including the taxing authority and the date of the upcoming referendum. Notification shall be by United States mail and, in addition thereto, by publication one time in a newspaper of general circulation in the county or municipality in which the district is located.

(c) Any resident of the district whose name does not appear on the list compiled pursuant to paragraph (b) may register to vote as provided by law. The registration list shall remain open for 75 days after the notification required in paragraph (b).

(d) Within 15 days after the closing of registration, the city clerk or the supervisor of elections shall send a ballot to each elector at his or her last known mailing address by first-class United States mail. The ballot shall include:

1. A description of the general provisions of this section applicable to the neighborhood improvement district; and
2. Immediately following said information, the following:

“Do you favor the imposition of a special assessment of not greater than

\$500 for each individual parcel of land per year to pay for the expenses of operating the neighborhood improvement district?

Yes, for the special assessment.

No, against the special assessment.”

(e) Ballots shall be returned by United States mail or by personal delivery.

(f) All ballots received within 60 days after the closing of registration shall be tabulated by the city clerk or the supervisor of elections, who shall certify the results thereof to the city governing body or county commission no later than 5 days after said 60-day period.

(17) Exercise all lawful powers incidental to the effective and expedient exercise of the foregoing powers.

History.—s. 63, ch. 87-243; s. 29, ch. 88-381; s. 12, ch. 91-86; s. 909, ch.

95-147; s. 17, ch. 98-314.

163.5151 Fiscal management; budget preparation.—

(1) Subject to agreement with the local governing body, all funds of the districts created pursuant to this part shall be received, held, and secured in the same manner as other public funds by the appropriate fiscal officers of the municipality in which the district is located, or the county if the district is located in the unincorporated portion of the county. The funds of the district shall be maintained under a separate account, shall be used for purposes authorized by this part, and shall be disbursed only by direction of or with approval of the district pursuant to requisitions signed by the manager or other designated chief fiscal officer of the district and countersigned by at least one other member of the board.

(2) The district bylaws shall provide for maintenance of minutes and other official records of its proceedings and actions; for preparation and adoption of an annual budget for each ensuing fiscal year; for internal supervision and control of its accounts, which function the appropriate city or county fiscal officers may perform for the district at its request; and for an external audit at least annually by an independent certified public accountant who has no personal interest,

direct or indirect, in the fiscal affairs of the district. A copy of the external audit shall be filed with the city clerk or the clerk of the court, whichever is appropriate, within 90 days after the end of each fiscal year. The bylaws shall specify the means by which each of these functions is to be performed and, as to those functions assigned to district personnel, the manner and schedule of performance.

(3) Each special neighborhood improvement district shall establish its budget pursuant to the provisions of chapter 200. Prior to adoption of the final budget and setting of the millage rate to be levied by the board, the board shall submit a tentative budget and proposed millage rate of the district to the governing body of the municipality in which the district is located, or to the county if the district is located in the unincorporated portion of the county, for approval or disapproval. Such governing body shall have the power to modify the budget or millage submitted by the board. Subsequent to approval, the board shall adopt its final budget and millage rate in accordance with the requirements of chapter 200.

(4) At the option of the county property appraiser for the county within which the neighborhood improvement district is located, the assessments levied by the district shall be collected in the same manner as all ad valorem taxes if so requested by the local governing body pursuant to s. 197.363.

History.—s. 64, ch. 87-243; s. 30, ch. 88-381; s. 13, ch. 91-86.

163.524 Neighborhood Preservation and Enhancement Program; participation; creation of Neighborhood Preservation and Enhancement Districts; creation of Neighborhood Councils and Neighborhood Enhancement Plans.—

(1) The governing body of any municipality or county may authorize its participation in the Neighborhood Preservation and Enhancement Program through the adoption of a local ordinance. After a local ordinance has been adopted authorizing the participation of the local government in the Neighborhood Preservation and Enhancement Program, the local government shall notify the residents within the boundaries of the local government about the program. The local government shall designate or create an agency that shall be responsible for the enforcement of Neighborhood Enhancement Plans. This agency may be the local code enforcement board, county sheriff, municipal police department, or any other agency the local government feels will provide adequate enforcement of the adopted Neighborhood Enhancement Plans.

(2) Neighborhood Preservation and Enhancement Districts shall be created as follows:

(a) Residents of a particular neighborhood may initiate the creation of a district in their area by notifying the local government planning agency. The planning agency shall assist those residents to define the boundaries and size of the district; or

(b) The municipality or county may initiate the creation of a district by identifying those areas which are in need of enhancement and approaching the residents of the identified neighborhood to encourage the formation of a Neighborhood Preservation and Enhancement District. The identified neighborhood and the municipality or county shall define the district's boundaries and size.

(3) After the boundaries and size of the Neighborhood Preservation and Enhancement District have been defined, the local government shall pass an ordinance authorizing the creation of the Neighborhood Preservation and Enhancement District. The ordinance shall contain a finding that the boundaries of the Neighborhood Preservation and Enhancement District comply with s. 163.340(7) or (8)(a)-(o) or do not contain properties that are protected by deed restrictions. Such ordinance may be amended or repealed in the same manner as other local ordinances.

(4) The residents within the Neighborhood Preservation and

Enhancement District shall create a Neighborhood Council. The Neighborhood Council shall consist of five members who reside in the district chosen by residents of the district in an election at a noticed public meeting, subject to approval by the local governing body. The five members shall choose among themselves a president, vice president, secretary, and other officers as needed.

(5) The Neighborhood Council and local government planning agency shall be eligible to receive grants from the Safe Neighborhoods Program as provided in s. 163.517.

(6) The Neighborhood Council and the local government planning agency shall prepare a Neighborhood Enhancement Plan. The Neighborhood Enhancement Plan shall consist of at least the following elements:

(a) Boundaries and size of the district.

(b) Total population and number of households in the district.

(c) Land use zoning and housing in the district.

(d) Statement of goals and objectives of the district.

(e) Strategies and policies to enhance the district.

(f) Minimum standards for property maintenance, building codes, and community aesthetics.

(g) Strategies to implement and evaluate the plan.

(7) The Neighborhood Enhancement Plan shall be consistent with the intent of the adopted comprehensive plan for the county or municipality.

(8) The Neighborhood Enhancement Plan shall not regulate any activity that is subject to regulation under chapter 378, and it shall not contain any requirements that are inconsistent with, or more stringent than, requirements established by any state agency or water management district.

(9) The Neighborhood Enhancement Plan shall be adopted by ordinance by the local governing body. The standards and requirements of the Neighborhood Enhancement Plan shall be reasonable considering the existing character of the community and local economic conditions.

(10) Prior to the adoption of the Neighborhood Enhancement Plan, the local government planning agency and Neighborhood Council shall hold a joint public hearing on the plan after public notice by the local government by publication in a newspaper of general circulation in the county or municipality in which the district is located. The notice shall describe the time, date, place, and purpose of the hearing; identify the boundaries of the district; and outline the general scope of the plan as required by law. If at any time after approval of the Neighborhood Enhancement Plan, it becomes desirable to amend or modify the plan, the local governing body may do so. Prior to any such amendment or modification, the local government planning agency and the Neighborhood Council shall hold a joint public hearing on the proposed amendment or modification after public notice by the local government by publication in a newspaper of general circulation in the county or municipality in which the district is located. The notice shall describe the time, place, and purpose of the hearing and shall generally describe the proposed amendment or modification.

(11) Nothing in this section shall supersede or conflict with s. 823.14. History.—s. 1, ch. 95-289; s. 12, ch. 2004-5; s. 8, ch. 2015-30.



BUDGET

Fund 057

| | | |
|-------------------|----|------------|
| number of units | | 827 |
| Cash 3/09/2022 | \$ | 164,916.46 |
| Projected revenue | \$ | 46,642.80 |
| Total | \$ | 211,559.26 |

The following budget is calculated on assessed fees of \$5.00 per unit/per month for 827 units within the Preservation and Enhancement District, totaling \$49,620.00 annually. The budget also reflects the history of the prior year collected funds with a negative variance resulting from 4% (\$1,984.80) under collected fees and a 2% (\$992.40) Tax Collector's processing fee for a FY22/23 budget of \$46,642.80

Estimated Yearly Projected Revenue: \$46,642.80

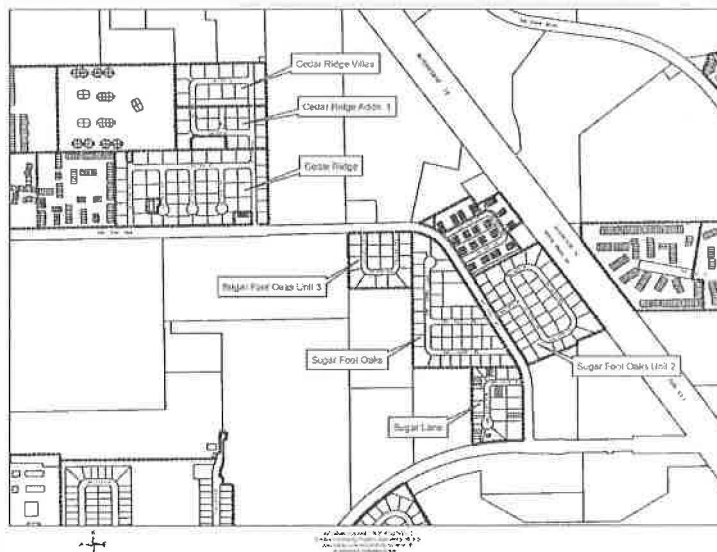
| Company | Planned | Details |
|---------------------|--------------|---------------------------------------------------|
| Utilities | \$ 1,500.00 | Utilities for lights at the entry signs (3 signs) |
| Postage | \$ 1,000.00 | Envelopes, stamps, paper |
| Post Office | \$ 106.00 | PO Box |
| Camera Acquisition | \$ 7,800.00 | Estimated |
| Monitoring | \$ 2,160.00 | Yearly amount (\$60.99/camera/month) Estimated |
| Indemnity Insurance | \$ 360.00 | Indemnity Insurance - Roughly \$30/month |
| Lawn care | \$ 10,560.00 | Per the contract with AJ Lawncare |
| Sunbiz | \$ 186.00 | Yearly renewal for Division of Corporations |
| Total | \$ 23,672.00 | |
| Reserve | \$ 22,970.80 | |



NOTICE OF PUBLIC HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS WITHIN THE SUGARFOOT OAKS/CEDAR RIDGE PRESERVATION AND ENHANCEMENT DISTRICT FOR IMPROVEMENT AND OPERATING EXPENSES TO PROMOTE COMMUNITY REVITALIZATION

Notice is hereby given pursuant to Section 197.3632, Florida Statutes, that the Board of County Commissioners of Alachua County, Florida, (Board), will conduct a public hearing on Tuesday, **September 10, 2024** at 5:01 p.m., or as soon thereafter as the matter may be heard, in room 209, 2nd floor of the Alachua County Administration Building, 12 South East 1st Street, Gainesville, Florida, to consider the imposition of non-ad valorem assessments against certain improved residential properties located within the unincorporated area of Alachua County to fund neighborhood maintenance services to promote community revitalization and to authorize collection of such assessments on the annual ad valorem tax bill. This assessment will be imposed by the Board and will be collected by the Alachua County Tax Collector.

The property subject to the non-ad valorem assessment is the Sugarfoot Oaks/Cedar Ridge Preservation and Enhancement District and is located within the unincorporated area of Alachua County. The proposed assessment includes all dwelling units in the district within the area depicted on the map below.



The amount of the assessment to be imposed against each parcel of property and the legal documentation relating to the assessments are available for viewing at the reception desk on the 2nd floor of the Alachua County Administration Building, 12 South East 1st Street, Gainesville, Florida, between the hours of 8:30 a.m. and 5:00 p.m. Monday through Friday.

The proposed annual non-ad valorem assessment for neighborhood maintenance services to promote community revitalization for the fiscal year **October 1, 2024 through September 30, 2025** is \$120.00 per dwelling unit.

ALL AFFECTED PROPERTY OWNERS HAVE THE RIGHT TO APPEAR AT THE PUBLIC HEARING AND THE RIGHT TO FILE WRITTEN OBJECTIONS WITH THE BOARD WITHIN 20 DAYS OF THE PUBLICATION OF THIS NOTICE. OBJECTIONS SHOULD BE SENT TO:

**THE ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS P. O. BOX 2877,
GAINESVILLE, FL 32602-2877**

Any persons wishing to appeal any decision of the Board with respect to any matter considered will need a record and may wish to ensure that a verbatim record of the proceedings is made.

IF ANY ACCOMMODATIONS ARE NEEDED FOR PERSONS WITH DISABILITIES, PLEASE CONTACT THE ALACHUA COUNTY EQUAL OPPORTUNITY OFFICE AT 352/374-5275 (VOICE) OR 352/374-5284 (TDD).

IF YOU HAVE QUESTIONS REGARDING THE ASSESSMENT, PLEASE CALL THE ALACHUA COUNTY COMMUNITY STABILIZATION PROGRAM at(352) 264-6745.

| SOCRPED 2024-2025 Budget Planning | |
|------------------------------------------|----------------------|
| Revenue | |
| Projected Revenue | \$ 99,240.00 |
| Average Revenue Loss | \$ (3,969.60) |
| County Collection Fee | \$ (1,984.80) |
| Projected carryforward | \$ 9,467.61 |
| Total | \$ 102,753.21 |
| Expenses | |
| Admin | \$ 2,000.00 |
| Cameras | \$ 2,200.00 |
| Community Sign Maintenance | \$ 1,000.00 |
| Insurance | \$ 2,700.00 |
| Lawn Care | \$ 25,000.00 |
| Light Study | \$ 5,000.00 |
| Reserve | \$ 3,235.54 |
| Sidewalk | \$ 61,617.67 |
| Total | \$ 102,753.21 |

EXHIBIT "D"

METHODOLOGY FOR DETERMINING ASSESSMENT COST

The amount to be assessed per parcel is calculated on assessed fees of \$10.00 per dwelling unit/per month. For the 827 units within the Sugarfoot Oaks/Cedar Ridge Preservation and Enhancement District the total assessment amount to be collected will be approximately \$99,240.00 annually.

**SUGARFOOT OAKS/CEDAR RIDGE PRESERVATION & ENHANCEMENT DISTRICT
(SOCRPED) Meeting**

**May 1, 2024 at 11:00 AM
SWAG Family Resource Center
Meeting Minutes**

Members Present: Barbara Sacks, Barbara Hamley, Sadie McBroom, Chuck Clark, Janice Clark

Others Present: Stacy McCullers, Tonya Adams, Satori Days, Candie Nixon, William Chason, Diana Johnson, Larry Harrell

- I. Meeting called to order by Chuck Clark at 11:01am
- II. Approval of agenda
 - Motion to approve by Barbara Sacks, seconded by Barbara Hamely, motion carried
- III. Old Business
 - A. Camera management update
 - Satori Days, Community Stabilization Program Manager, provided a report of her site visit with Holly Heights property manager and Cox Communication Technicians to view each of the 6 cameras within the district. The report included pictures of missing camera servers, missing server boxes, and many cameras were inoperable due to missing servers.
 - Stacy McCullers, Holly Heights Gainesville One, LLC Property Manager mentioned her company was interested in taking over

the ownership of all 6 camera locations. Currently, Holly Heights Gainesville One, LLC has 81 buildings with 400 units.

- Diana Johnson, County Attorney, stated she will draft an agreement to transfer Cox Communications camera accounts to Holly Heights Gainesville One, LLC
- Motion to authorize the Chair to sign agreement to transfer the Cox Communication account to Holly Heights Gainesville One, LLC by Barbara Sacks, seconded by Barbara Hamley, motion carried

B. Community sign update, Gordon Manor sign relocation

- General discussion that services were rendered to relocate the Gordon Manor sign without council approval. Staff received an informal written quote of \$550
- Motion to approve to pay the sign relocation invoice and motion to approve a budget amendment from the insurance coverage budget to pay the sign relocation invoice by Barbara Sacks, seconded by Barbara Hamley, motion carried

C. Voting for new member update

- Chuck Clark, Chair, requested a status of the election process
- Satori Days stated the need for clarity of the role of the advisory council and the number of advisory board members the Council would like to have

- Candie Nixon, Assistant Director, mentioned staff could not manage two boards
- General consensus to continue to move forward with one new council member and table the discussion regarding the advisory council

D. Discussion to add an advisory board to the Council

- General discussion during the voting for new member update agenda item

IV. New Business

- FY 25 budget proposal
 - General discussion to include a light study, community sign maintenance, and additional operational expenses.
 - Motion to approve FY25 as presented by Barbara Sacks, seconded by Barbara Hamley, motion carried
- Lawn care scope of work discussion
 - General discussion and consensus to keep existing scope of work for the new bid and add additional items to current scope of work to include:
 - Upkeep concrete median at 61st and 20th Ave and include trash collection around the curb

V. Public Comments

- Satori Days requested from the Council a budget amendment for \$800 to cover the remainder of FY 24 for the Cox Communications invoices for camera management
 - Motion by Barbara Sacks to approve a budget amendment for \$800 to cover the remainder of FY 24 for the Cox Communications invoices for camera management, seconded by Janice Clark, motion carried

VI. Council Comments

- Chuck Clark requested staff to reach out to Ramon with Public Works for a tree trimming request near streetlights
- Chuck Clark mentioned concerns with RV parked in the street. Angela Tenerelli, SWAG Family Resource Center Manager provided an update that volunteers were going to move the RV.
- Chuck Clark mentioned concerns of trash pickups, pick up schedules. William Chason, Code Officer, provided updates of trash cans, repairs to trash cans, trash cans that never leave the curb. Satori Days recommended to host a workshop to educate landlords to discuss trash pick up concerns.

VII. Meeting adjourned at 12:16pm

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