

## **MAINTENANCE OF PLATT ROAD AND ROADS IN THE SURROUNDING AREA**

**10/15/2013**

Citizens from the Platt Road area petitioned the Collier County Board of County Commissioners (BCC) to assist them in repairing the road which due to heavy rains made portions of it almost impassable. Platt Road is Private and the County is not responsible for maintenance. The BCC directed County Road Maintenance to do emergency repairs on Platt Road to allow the passage of emergency vehicles. They also directed staff to investigate the potential of establishing a Municipal Service Taxing Unit (MSTU) to provide future maintenance for Platt and other private roads in the general area.

The emergency repairs performed by the Road Maintenance staff were completed on 9/25/13. Road Maintenance staff added 20 truck Loads of rip rap material to fill all the large holes which equated to approximately 440 tons of material costing approximately \$9,250.00. With staff, crew, and equipment time added the total expense to the County was \$10,500.00. Chief Watson from the Cork Screw Island Fire district did drive the road after the work was completed and agreed it was passable.

Michelle Arnold, Director of Alternative Transportation Modes, and Harry Sells MSTU Project Manager, attended the regular meeting of the Corkscrew Island Neighborhood Association on 10/15/2013 to present information on MSTUs and how one might work in the Platt Road area.

MSTUs, in their simplest form, are a “funding mechanism” for projects and activities that service the citizens of Collier County, as defined by Florida State Statute Section 125.01 and Chapter 200 F.S. The basic purpose of an MSTU is to perform a desired project or activity that does not fall under the current operations or purviews of Collier County. Maintenance of private roads is one very good example. One of the nearest road maintenance MSTUs to Platt road is Rock Road MSTU located about five miles east of Collier Blvd., on Immokalee Road.

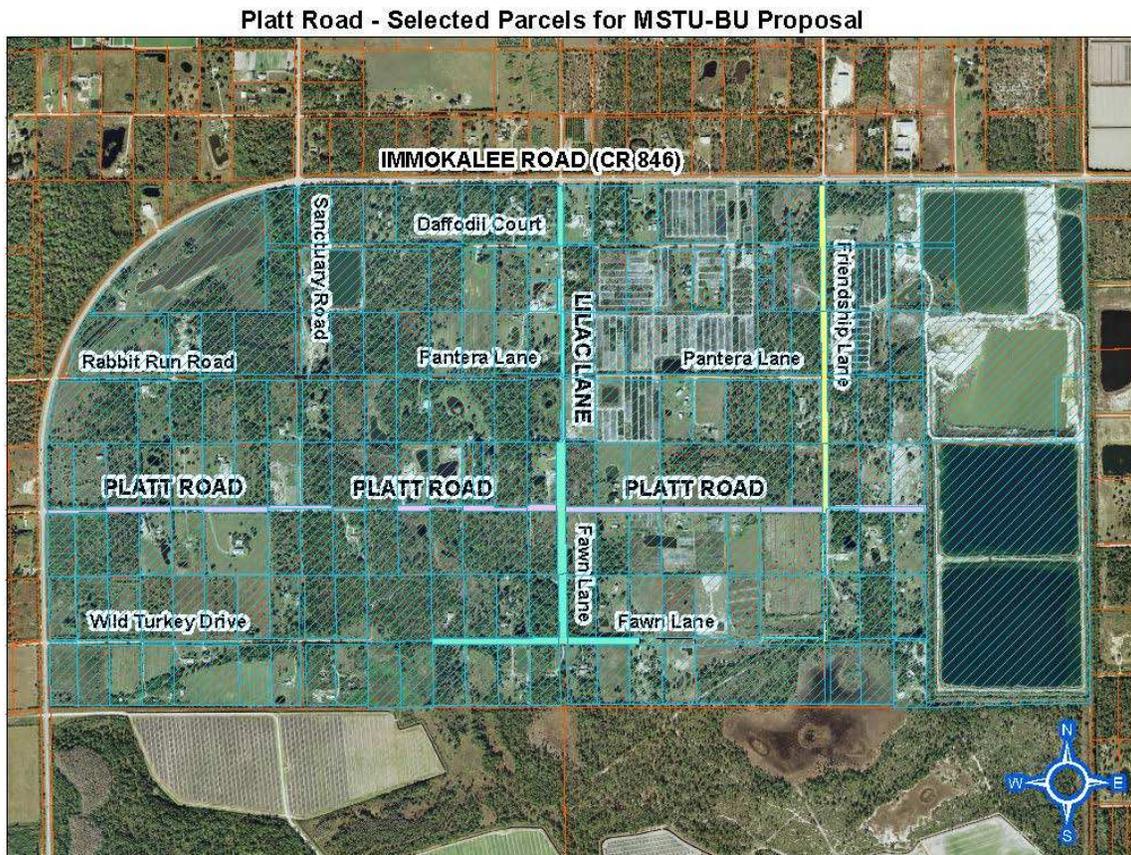
The Board of County Commissioners (BCC) has been given the authority to create a Municipal Service Taxing Unit (MSTU) under **Florida Statutes Section 125.01**. The establishment of an MSTU requires formal action by the BCC that can be the result of a request by a BCC member, a request by a citizen to speak before the board, or a request of a citizen to speak before the board to present a Citizen Petition to form an MSTU. The Corkscrew Island Neighborhood Association (CINA) MSTU will be created based on BCC request.

An MSTU is a tax based on the assessed property value and the millage to be assessed is generally determined based on the estimated cost to perform the work required of the MSTU.

A budget analysis is completed each year in order to determine annual operating costs and the mileage levy required to support that level of service.

Two areas within the CINA boundaries were selected as tests to determine if enough tax revenues could be raised to support the maintenance of private roads within the areas. Millage rates between one half mils and ten mils are allowed by law, but as a practicable matter rates above five are seldom used.

Option A includes all of the property East and South of Immokalee Road to Big Island Ranch. The total assessed valuation of the included properties is \$5,657,927. The following table shows the anticipated annual revenue from the total property at various millage rates.



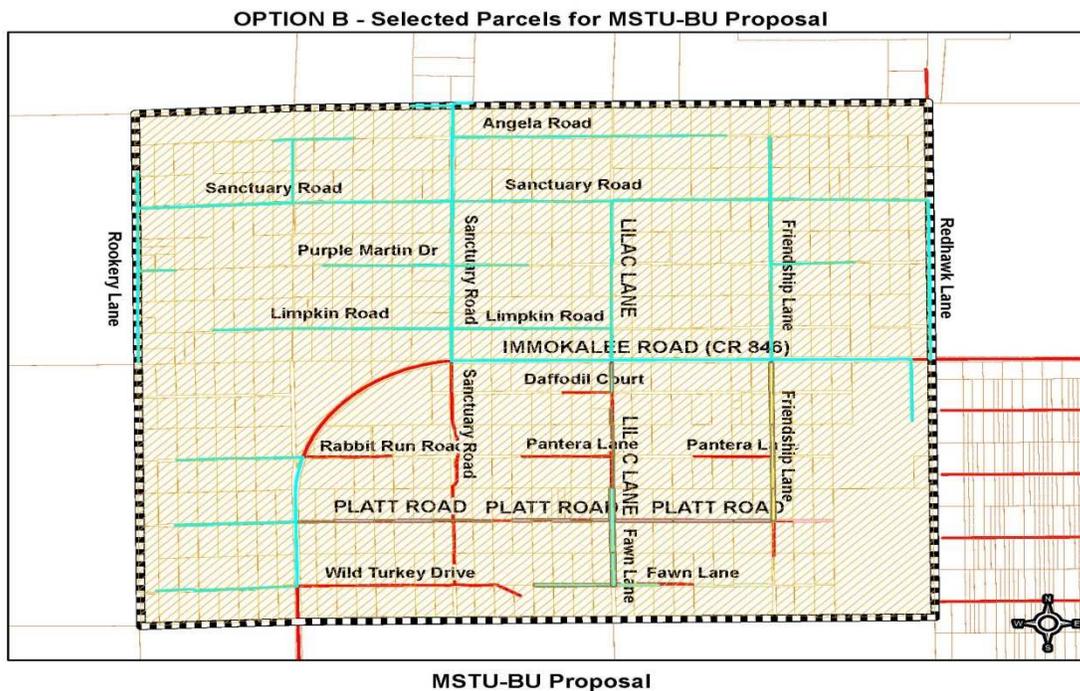
Platt Road MSTU-BU Proposal

**OPTION A - PARCELS SELECTED**

<b>TAX VALUE</b>	<b>mill rate decimal equi.</b>	<b>MILLAGE RATE</b>	<b>TOTAL PROJECTED REVENUE</b>
<b>\$5,657,927.00</b>	<b>0.0005</b>	<b>1/2 MILL</b>	<b>\$2,828.96</b>

\$5,657,927.00	0.001	1 MILL	\$5,657.93
\$5,657,927.00	0.002	2 MILL	\$11,315.85
\$5,657,927.00	0.003	3 MILL	\$16,973.78
\$5,657,927.00	0.004	4 MILL	\$22,631.71
\$5,657,927.00	0.005	5 MILL	\$28,289.64
\$5,657,927.00	0.006	6 MILL	\$33,947.56
\$5,657,927.00	0.007	7 MILL	\$39,605.49
\$5,657,927.00	0.008	8 MILL	\$45,263.42
\$5,657,927.00	0.009	9 MILL	\$50,921.34
\$5,657,927.00	0.01	MAX MILLAGE	\$56,579.27

Option B Includes all of the property East of Rookery Lane, south of the section line just north of Angela Road, North of the section line just south of Wild Turkey Drive, and West of Redhawk Lane and includes all of the properties within Option A. A total assessed valuation of the included properties is \$17,211,950. The following table shows the anticipated revenue from the total property at various millage rates.

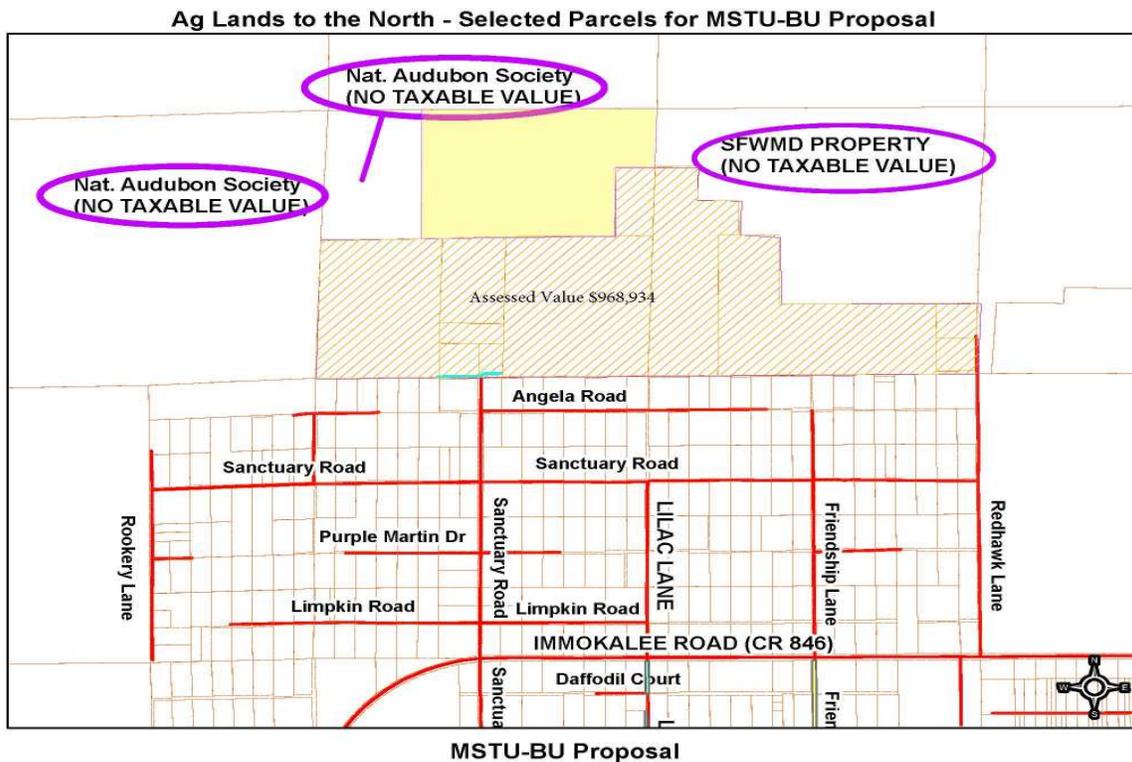


**OPTION B - PARCELS SELECTED  
TAX VALUE (9/27/13)**

<i>mill rate</i>	<b>MILLAGE</b>	<b>PROJECTED</b>
<i>decimal equi.</i>	<b>RATE</b>	<b>REVENUE</b>

\$17,211,950.00	0.0005	1/2 MILL	\$8,605.98
\$17,211,950.00	0.001	1 MILL	\$17,211.95
\$17,211,950.00	0.002	2 MILL	\$34,423.90
\$17,211,950.00	0.003	3 MILL	\$51,635.85
\$17,211,950.00	0.004	4 MILL	\$68,847.80
\$17,211,950.00	0.005	5 MILL	\$86,059.75
\$17,211,950.00	0.006	6 MILL	\$103,271.70
\$17,211,950.00	0.007	7 MILL	\$120,483.65
\$17,211,950.00	0.008	8 MILL	\$137,695.60
\$17,211,950.00	0.009	9 MILL	\$154,907.55
\$17,211,950.00	0.01	MAX MILLAGE	\$172,119.50

These two options were defined by drawing box on a map and calculating the assessed values. While the drawing of the boxes was arbitrary, they did tend to define a neighborhood. Many people felt that the agricultural lands to the north of Angela Road should be added to the Option B area. That land is at assessed value of \$968,934.



Summary

The amount of revenue that would be available at a millage rate of five under Option A is \$28,289. This amount, without counting in the cost overhead to manage the MSTU, is probably not enough to perform maintenance even on the worst road sections in a reasonable amount of time. Option B, at the same millage rate of five produces annual revenue of \$86,059 . If the Agricultural lands were added to Option B, the total assessed value would be \$18,180,084, and a millage rate of five would result in annual revenue of \$90,904 for an MSTU.

The larger amounts would be enough money to support the administrative overhead and address maintenance on the worst portion of several roads each year.

Several residents inquired about what the millage would cost them on an annual basis. Examples of millage rate calculations of several representative properties are include in the table below and show what the annual cost might be at 5 mils.

**PLATT ROAD MSTU PROPOSAL  
INDIVIDUAL PROPERTY OWNER TAX COSTS**

<b>Item</b>	<b>Assessed Value</b>	<b>Decimal Equivalent</b>	<b>Millage Rate</b>	<b>Annual Tax</b>
Low Value	\$3,175	0.005	5 Mill	\$15.88
Median Value	\$17,000	0.005	5 Mill	\$ 85.00
Average Value	\$33,164	0.005	5 Mill	\$165.82
Example Value	\$50,000	0.005	5 Mill	\$250.00
Example Value	\$75,000	0.005	5 Mill	\$375.00
Maximum Value	\$604,000	0.005	5 Mill	\$3,020.00

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