



LAKE COUNTY
FLORIDA

July 1, 2014

Ms. Michele Dolan
P.O. Box 903
Mt. Dora, FL 32756

RE: Deerwoods Drive (Non-County Maintained Road), Orlando Hills Subdivision

Dear Ms. Dolan:

Thank you for your letter and pictures received June 24, 2014, regarding Deerwoods Drive, a non-County maintained road with no publicly dedicated right-of-way, located in the Orlando Hills subdivision. Our records indicate that we performed work on Deerwoods Drive in 2005 as a special circumstance to address the flow of storm water from Quale Grove Road onto Deerwoods Drive. The work was not intended to be a long-term repair or a commitment for future maintenance. As with all non-County maintained roads, the maintenance responsibility lies with the property owner(s) that utilize the road. Another option to the property owner(s) maintaining the road is the County's Special Assessment Program. Basically, the Program involves the property owners financially partnering with the County to pave the non-County maintained road for future maintenance by the County. Enclosed is a Special Assessment Program brochure and for additional information, please contact Michelle Bilbrey in my office at (352)483-9020.

We visited Deerwoods Drive last week and the condition of the road has improved since the pictures you sent were taken. Enclosed please find our picture that was taken June 26, 2014. Unfortunately, we are unable to perform work on Deerwoods Drive as you have requested because it is a non-County maintained road with no publicly dedicated right-of-way. However, as Quale Grove Road is a County maintained road we will evaluate your suggestion of a shoulder and we will also address any storm water on Quale Grove Road that could impact Deerwoods Drive.

Please let me know if I can be of further service. I can be reached at (352)343-6439 should you have any questions.

Sincerely,

Lori L. Conway
Road Operations Division Manager

:LLC

Enclosure: Special Assessment Brochure, Picture of Deerwoods Drive taken 6/26/2014

PUBLIC WORKS DEPARTMENT
437 ARDICE AVE. ♦ EUSTIS, FL 32726 ♦ P 352.483.9000 ♦ F 352.483.9015
Board of County Commissioners ♦ www.lakecountyfl.gov

HISTORY

In 1982, the Board of County Commissioners approved a resolution, which provided an opportunity for interested property owners to improve their roads to county paved standards, in order that they be maintained by the Lake County Public Works Department. This program is called the Special Assessment Program. Lake County shall pay 33% of the cost of paving local roads (smaller, 18 foot roads) and 50% of the cost on collector roads (20 foot roads which have local roads extending off them).



LAKE COUNTY
FLORIDA

BOARD OF COUNTY
COMMISSIONERS

315 W. Main St., Tavares, Florida 32778

Web: www.lakecountyfl.gov

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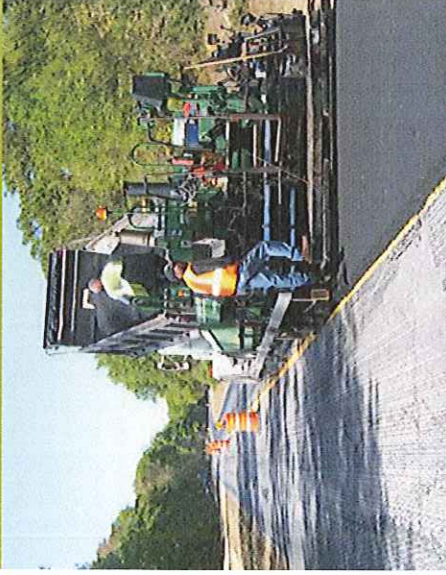
PUBLIC WORKS DEPARTMENT

437 Ardice Ave., Eustis, Florida 32726

Phone: 352-483-9000

**ROAD SPECIAL
ASSESSMENT PROCEDURES**
Phone: 352-483-9020

SPECIAL ASSESSMENT PROCEDURES for ROAD PAVING



GENERAL INFORMATION



LAKE COUNTY
FLORIDA

PUBLIC WORKS DEPARTMENT

GENERAL INFORMATION

The first requirement is for a minimum of 50 feet of right-of-way on the road that is being considered for paving. This seems like an easy thing to do; however, there are frequent complications in achieving this very important task. If right-of-way is not already dedicated to the public, interested parties should prepare a simple petition from all owners stating they are willing to dedicate a total of 50 feet of right-of-way to the County. At this point, the Right-of-Way section shall assist in the preparation of deeds and provide other needed information. If 100% of the property owners do not agree to donate right-of-way for the roads involved, the project stops at this point.

After the necessary right-of-way is obtained, the Department of Public Works will prepare petitions that a key person must be willing to distribute to owners on the abutting road(s). Petitions must be received from 55% of the property owners with 55% of the front footage, on the abutting road.

Currently (2007), the estimated cost is \$45,000-\$55,000 per assessed foot and depends on the length of the road, number of corner lots, assessment method, drainage problems, project location, type of construction, etc. The cost per foot for property that is located in storm water basins will be considerably higher due to permitting requirements by St. Johns River Water Management District. The petition shall reflect an estimated cost for the specific project. Owners shall be assessed per front foot unless they fall into one of the following categories:

- 1. Corner Lots** – If both sides of a corner lot are being improved and both roads are estimated at the same cost, add the measurement of both sides of the property along the roads and divide by two to determine the assessed footage. If each road is a different estimated cost, assess one-half of each side.
- 2. Corner Lots - One side not being improved** (both sides *unmaintained roads*) – the side fronting on the street to be improved is assessed. However, if the other street is ever improved through a special assessment, that lot will be exempt from the current assessment.

- 3. Corner Lots Fronting on Existing Maintained Roads** – The short side of the lot will be used to figure the assessed footage.

- 4. Cul-de-Sac** – The measurement of the front and rear property lines divided by two will be used to figure the assessed footage.

Upon receipt of the petitions by the Department of Public Works, petitions will be checked for correct ownership, notarization/witnesses, and percentage of signatures. If these requirements are in order, the project will be submitted to the Board of County Commissioners (BCC) for a request to advertise for bids and to identify a funding source.

Upon approval from the BCC, the Public Works Department will then initiate the design and bidding process. This involves engineering design, obtaining required permits, local advertisements, preparing bid specification documents, bidding the project and selecting a bidder. These tasks take approximately 1 to 2 years to complete. Some projects with severe drainage problems may require additional engineering time. After this is

completed, an exact cost per assessed foot can now be calculated for property owner's cost involvement.

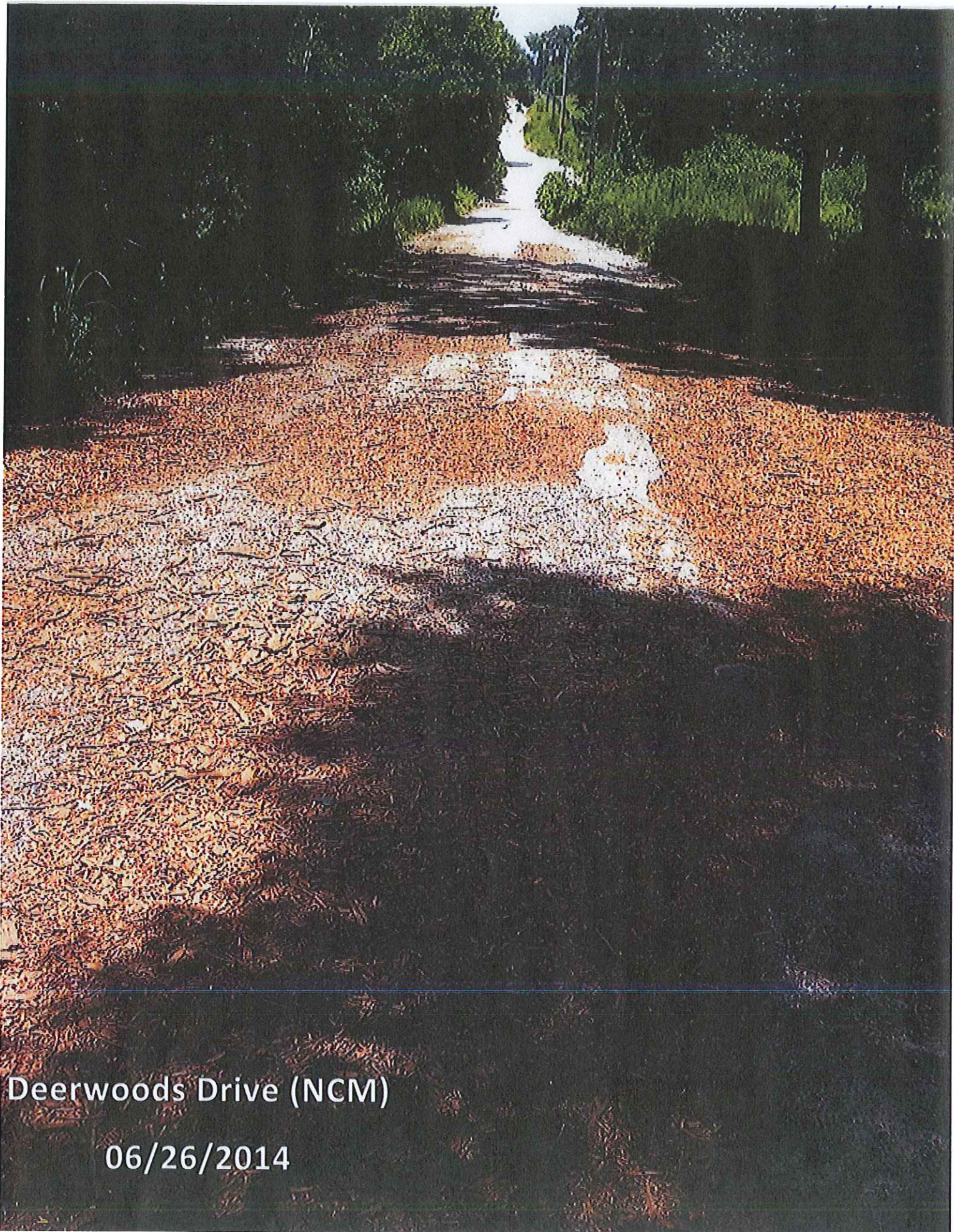
A public hearing is then scheduled before the BCC to award the bid and authorize the project. This hearing requires local advertisements and certified letters to all property owners abutting the road regarding the hearing. There is often some opposition at this point if the actual cost is higher than the original estimate.

Property owners who are in opposition to the project are encouraged to write a letter of objection or appear at the public hearing.

Upon approval to award from the BCC, contract documents are prepared and processed, and the notice to proceed is sent to the awarded contractor. Construction commences approximately 60 to 90 days after the project has been awarded.

Property owners are advised at an early date of the payment procedures. After the completion of the project, the Board accepts the road(s) into the County Maintenance System. The Department of Public Works then mails invoices to all owners. Owners are allowed to pay their assessment in full within thirty (30) days, with no interest. Unpaid balances shall be placed on the property owners tax bill as a non ad valorem assessment.

The benefits of the newly maintained road(s) through the special assessment program are very rewarding. The value of the property may be increased and emergency vehicles, mail delivery, garbage trucks, etc. may now travel to the property.



Deerwoods Drive (NCM)

06/26/2014

Michele Dolan
P. O. Box 903
Mt. Dora, FL 32756
Px: 352 308 9742

Dear Sir or Madam,

I am writing about the hazardous condition of Deerwoods Dr., Orlando Hills Subdivision, in unincorporated Eustis. I am aware that the road has no designated right of way.

Years ago, when the work was done to pave Quale Grove Road, the excess blacktop was dragged down the hill at the south end of Deerwoods. In the beginning it was better for the residents of Orlando Hills, but over the years as the sand has washed from around the streaks of pavement, the road has become increasingly harder to drive without scraping on the pavement. We (the residents) make efforts to add fillers to smooth the road, but recently there have been washouts at the edge of the road that happen suddenly, and could be actually dangerous for an unaware driver.

After the last such wash out, I *again* contacted the road department. I spoke to man who said his name was Steve (? last name). He advised me that in the past the road department was permitted to do what they wanted, but "they" put a stop to that. He would not identify "they who" (I am hoping it is one of the people I am writing). I reminded him the problem is one the road department created. He became annoyed with me and advised me that he could have a crew come dig up the paving, but that he was not going to put anymore taxpayers money into the road. That statement is not right.

Quale Grove does need a solid shoulder as the topography of the area is an old sink hole. Removing the pavement would cost money, and it would move the primary washout problem up the road which would undermine the integrity of Quale Grove. Then taxpayer money, including that of us on Deerwoods, would go to repeatedly fixing that problem. We on Deerwoods have been paying to patch the problem created by the road department *without* help from other taxpayers for years. Everyone gets taxed for things we may never use. I get taxed for schools and parks even though I've never had children. We all hope we won't use EMS. But we still have to pay. Is this not how communities work?

I'm aware that anywhere the pavement stops, there will be washout, but it would be one spot twenty something feet across the road, not hundreds of feet up and down repeatedly. I hope the photos I'm enclosing illustrate the problem. I ask please for a skilled person be sent to evaluate the road and if possible, for it to be fixed right once.

Thank you very much for your time, and hopefully in advance for your help.

Sincerely,



Michele Dolan

COUNTY MANAGER'S

JUN 3 4 REC'D

OFFICE