Agenda Item #: (-) - 1

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date: Department	DECEMBER 2, 2008	[] Consent [] Workshop	[X] Regular [] Public Hearing
Submitted By:	ENGINEERING & PUBLIC WORKS		
Submitted For:	ENGINEERING SERVIC	CES	
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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: On preliminary reading and advertise for public hearing on December 16, 2008 at 9:30 a.m., an Ordinance amending Palm Beach County Code Chapter 26, Article II, known as the Municipal Service Taxing Unit (MSTU) Special Assessment Ordinance (Ordinance 94-11 as amended); amending Section 26-17, creation and purpose; amending Section 26-18, governing body of municipal service taxing unit; amending Section 26-19, powers; amending Section 26-20, funding; amending Section 26-21, budget adoption; amending Section 26-22, trust funds; amending Section 26-23, improvements; amending Section 26-24, special assessments; amending Section 26-29, percentage of costs, further procedures; providing for savings clause; providing for repeal of laws in conflict; providing for severability; providing for inclusion in the Code of Laws and Ordinances; providing for captions; providing for effective date.

Summary: The proposed Ordinance will amend Chapter 26, Article II, known as the Municipal Service Taxing Unit(MSTU) Special Assessment Ordinance (Ordinance 94-11 as amended) to merge the original six(6) MSTU into a single unit and to allow for assessments and collections of 100% of the costs of road improvements. **Countywide (MRE)**

Background and Policy Issues: Due to budget constraints, the Board of County Commissioners directed staff to amend the MSTU Ordinance to allow for assessments and collections of 100% of the cost of road improvement projects. This percentage is identical to those currently used for water and sewer lines as well as street lighting and drainage. This ordinance also merges the original six (6) units into one (1) to afford the County more flexibility in funding projects countywide.

Attachments:

1. Proposed Ordinance

Recommended by	/:	· · · · · · · · · · · · · · · · · · ·		
		Division Director	Date	
Approved by:	\mathcal{A}_1	T. Webl	11/18/08	
	/	County Engineer	Date	

II. FISCAL IMPACT ANALYSIS

Α.	Five Year Summar	y of Fiscal	Impact:			
	Fiscal Years	2008	2009	2010	2011	2012
	tal Expenditures rating Costs					
Prog	rnal Revenues ram Income (County nd Match (County)	n)				
NE	T FISCAL IMPACT	*see be	low		-	
	DDITIONAL FTE SITIONS (Cumulativ	e)		·		ананананананананананананананананананан
ls ite	m Included in Curre	nt Budget	? Ye	s No_		
Budą	get Account No.:	Fund	_ Departm	ent Ur	nit Obj	ect
		Reporting	Category_			
В.	Recommended So	urces of F	unds/Summ	ary of Fiscal	Impact:	
C.	Departmental Fisc	al Review:				
		III. <u>Re</u>		MENTS		
Α.	OFMB Fiscal and/c XFISCUL UNLPACT	r Contract	t Developme Criminable	nt and Conti 2 at this to	nol Comment	S:
	Aprilhite II OFME	.21.08	WIDOB 40	1 Am	J. Acu opment and	wettild filles
B.	Legal Sufficiency:		/// 3	<i>l</i> '		
	Malmek Assistant Coun	ty Attorne		108		
C .	Other Department	Review:				
	Department	Director				

THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.

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2	ORDINANCE NO. 20
3 4	AN ORDINANCE OF THE BOARD OF COUNTY
5	COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA,
6	AMENDING PALM BEACH COUNTY CODE CHAPTER 26,
7	ARTICLE II, KNOWN AS THE MUNICIPAL SERVICE
8 9	TAXING UNIT (MSTU) SPECIAL ASSESSMENT
9 10	ORDINANCE (ORDINANCE 94-11 AS AMENDED); AMENDING SECTION 26-17, CREATION AND PURPOSE;
11	AMENDING SECTION 26-18, GOVERNING BODY OF
12	MUNICIPAL SERVICE TAXING UNITS; AMENDING
13	SECTION 26-19, POWERS; AMENDING SECTION 26-20,
14 15	FUNDING; AMENDING SECTION 26-21, BUDGET ADOPTION; AMENDING SECTION 26-22, TRUST FUNDS;
16	ADOFTION, AMENDING SECTION 20-22, TRUSTFUNDS, AMENDING SECTION 26-23, IMPROVEMENTS;
17	AMENDING SECTION 26-24, SPECIAL ASSESSMENTS;
18	AMENDING SECTION 26-29, PERCENTAGE OF COSTS,
19 20	FURTHER PROCEDURES; PROVIDING FOR SAVINGS CLAUSE; PROVIDING FOR REPEAL OF LAWS IN
20	CONFLICT; PROVIDING FOR SEVERABILITY;
22	PROVIDING FOR INCLUSION IN THE CODE OF LAWS
23	AND ORDINANCES; PROVIDING FOR CAPTIONS;
24	PROVIDING FOR EFFECTIVE DATE.
25	
26	WHEREAS, pursuant to Florida Statutes, Section 125.01(1)(q), and (r), the Board of
27	County Commissioners of Palm Beach County, Florida, is granted the power to establish, merge
28	and abolish municipal service taxing units and is authorized to levy special assessments within such
29	units; and
30	WHEREAS, The Board of County Commissioners of Palm Beach County, Florida has
31	determined that it is in the best interest of the public to amend the Municipal Service Taxing Unit
32	Special Assessment Ordinance to merge the original six (6) units into a single unit and to allow for
33	assessments and collections of 100% of the cost of road improvements; and
34	WHEREAS, Palm Beach County, Florida is a charter County and has all the powers of
35	local self government.
36	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
37	COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:
38	1. The following Sections of the MSTU Ordinance as codified in the Palm Beach County
39	Code Chapter 26, Article II, Division 1, are hereby amended as follows:
40	Section 26-17. CREATION AND PURPOSE.
41	There are hereby established six (6) municipal service taxing units pPursuant to the
42	authority granted in Section 125.01(1)(q), and (r), Florida Statutes, or, These municipal service
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1 taxing units shall be known as "Municipal Service Taxing Unit Nos. 1,2,3,4,5, and 6," respectively, 2 and may be as alternatively designated as "Municipal Service Taxing Units, A, B, C, D, E, and F," 3 established by ordinance are hereby merged into one municipal service taxing unit by this division. 4 This municipal service taxing unit shall be known as MSTU 1 and may be alternatively designated 5 as MSTUA respectively. Each The unit shall consist of a specific portion of the county as legally 6 described in Exhibit "A" attached hereto and incorporated herein for all purposes. Each The 7 mMunicipal sService Taxing uUnit 1 shall consist initially of the described portion of the 8 unincorporated area of the county, excepting all municipalities, as said municipalities now existing 9 and may from time to time be changed in accordance with law. However, in furtherance of the 10 county's annexation incentive program with the consent, by ordinance, of a municipality, any 11 project initiated in unincorporated Palm Beach County through the annexation incentive program 12 shall be deemed to remain in the unit after annexation until anticipated improvements are complete. 13 The purpose of each the mMunicipal sService Taxing uUnit 1 shall be to provide within each 14 corresponding the municipal service taxing unit street and road improvements to facilitate the 15 passage and control of vehicular traffic and pedestrians; street lighting to promote safety and 16 convenience of travel in, upon, along, and across said streets by vehicular traffic and pedestrians; 17 other improvements and facilities described in Section 26-23 of this division; and other purposes 18 incidental hereto (hereinafter collectively referred to as "improvements" unless the text indicates 19 otherwise), pursuant to this division and in compliance with law.

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Section 26-18. GOVERNING BODY OF MUNICIPAL SERVICE TAXING UNITS.

The Board of County Commissioners (hereinafter referred to as "board"), shall be the governing body of each the municipal service taxing unit (hereinafter referred to as "unit[s]") created by this division. All references to the board or unit herein shall be deemed to include both, as appropriate.

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Section 26-19. POWERS.

Each <u>The</u> unit shall have the power to levy ad valorem taxes; contract; borrow and expend funds; issue bonds, certificates of indebtedness, revenue certificates, and other obligations of indebtedness; and exercise other powers as granted by law. <u>Each The</u> unit is authorized to enter into contracts with municipalities, counties, and other taxing units of government for the purpose of providing the unit with any or all of the services the unit is established to provide.

1 Section 26-20. FUNDING.

Each The unit created hereunder shall be funded through the levy of an ad valorem tax
which, together with all other ad valorem taxes levied for municipal services within the unit, shall
not exceed ten (10) mills against the assessed value of all lawfully taxable property situated within
the boundaries of each respective unit, including but not limited to service charges, if any, special
assessments, and any other income or sources of funds attributable to each respective the unit.
Funds lawfully available from any source may be utilized to pay for the improvements made
pursuant to this division.

9 These improvements shall be subject to special assessments pursuant to the provisions of 10 this division. However, special assessments levied upon specially benefited property within any of 11 the units established by this division shall not be made for the payment of regular electric utility 12 service charges for electric current supplied to lighting improvements or other improvements 13 hereunder within each the unit, unless capable of being calculated for special assessment purposes.

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Section 26-21. BUDGET ADOPTION.

Each year, the units shall adopt an annual budget in accordance with Chapter 129, Florida Statutes. The board thereafter may cause such millage to be levied against all lawfully taxable property within each the unit as is sufficient to raise the budget. All funds so raised shall be used solely for the expenses of the unit. Proper accounts and records shall be kept at all times.

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Section 26-22. TRUST FUNDS.

- 20 a) There are hereby established six (6) trust funds established, one (1) for each unit for 21 the purposes of this division are hereby merged into one (1) trust fund. This fund 22 shall be known as the MSTU trust fund for MSTU 1. Except as otherwise 23 provided in Section 26-30.13 of this division, all special assessments and service charges collected pursuant to this division for improvements hereunder shall be 24 25 deposited into the applicable trust fund. The board may levy ad valorem taxes in 26 each the unit to the full extent permitted by law. These tax proceeds shall be 27 deposited into the applicable trust fund. The funds on deposit in each the trust fund 28 shall be used for no other purpose than as provided under the provisions of this 29 division.
- 30 b) Within each the trust fund there shall be established two (2) separate component
 31 trust funds: one for funds attributable to street lighting improvements, if any; and

1	one for funds attributable to road improvements described in Section 26-23 within
2	each the unit. No component trust funds for street lighting improvements and
3	facilities need be established until budget line items for such improvements are
4	established by the board for the applicable unit.
5	Section 26-23. IMPROVEMENTS.
6	a) Road improvements as provided in this division include but are not limited
7	to such improvements as pavement, grassing, landscaping, storm drainage
8	facilities, traffic-control devices, driveways, earthwork, and all engineering
9	and administrative expenses in connection with the project. The term
10	"landscaping" includes the installation and maintenance thereof pursuant to
11	the county's Landscaping Ordnance [appendix F, §500.35].
12	b) Street lighting improvements as provided in this division include, but are
13	not limited to, such improvements as poles, wires, lines, cables, lamps,
14	meter boxes; all other components of a street lighting system; and all
15	engineering and administrative expenses in connection with the design,
16	implementation, construction, as well as maintenance expenses thereof,
17	including electric utility company charges for the supply of electric power to
18	the improvements.
19	c) Projects under this division may cover areas embraced by one (1) or more
20	units. In such event, funds attributable to a particular unit may be utilized
21	for that portion of the project situated within or applicable to the respective
22	unit.
23	dc) The board may, by resolution, establish guidelines applicable to the board's
24	determination of whether to proceed with any project for which a petition is
25	submitted.
26	ed) In neighborhoods of special environmental concern subject to problems that
27	are capable of remediation by providing facilities for water and/or sewer
28	service or drainage, the board may provide any or all such improvements
29	under the terms of this division. In such circumstances, the provision of
30	such services and improvements shall be subject to all pertinent provisions
31	of this division and shall be treated in the same manner as road

improvements, street lighting and landscaping improvements for special assessment percentage purposes and other purposes. The term "drainage" as used herein includes clearing and dredging of canals and other drainage facilities not under the jurisdiction of other governmental entities.

fe) In areas of special concern along thoroughfares, the board may provide for walls under the terms of this division. Improvements of this type include but are not limited to all components of walls, and all administrative and engineering expenses in connection with design, implementation and construction, as well as advising property owners and/or property owners associations of all requirements, including but not limited to acquisition of easements by property owners associations and maintenances responsibilities.

13 Section 26-24. SPECIAL ASSESSMENTS.

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The board may provide for payment of a part or all of the costs of any improvement under Section 26-23(a), (b), (c), (e) or (f) of this division by levying and collecting special assessments on the abutting, adjoining, contiguous, or other property specially benefited by the improvements provided herein. In any case, tThe percentage of the cost of road improvements, other than landscaping, under Section 26-23(a) of this division to be paid by special assessment, shall not exceed fifty (50) be 100 percent of the total cost of the improvements, except as provided in Section 26-30.13 of this division.

21 Section 26-29. PERCENTAGE OF COST, FURTHER PROCEDURES.

22 Upon completion of the preliminary cost estimate and compliance with the requirements of Section 26-28 of this division, the improvements shall be brought to the board for a public hearing. 23 24 No action is required by the board prior to the public hearing if the method of assessment is proposed to be the front footage method. Additionally, no action shall be required prior to the 25 26 public hearing if tThe proposed percentage of costs for a road improvement, other than 27 landscaping, is to be fifty (50) percent of the total costs, and one hundred (100) percent for barrier 28 walls, and one hundred (100) percent for street lighting improvements, and one hundred (100) 29 percent for barrier walls, and one hundred (100) percent for water and/or sewer is one hundred 30 (100) percent. If the proposed method of assessment is other than front footage, or the proposed 31 percentage differs from the percentage stated above, then prior to the public hearing the board shall

determine the method of assessment to be utilized and the percentage of cost for the improvement
 to be repaid to the applicable trust fund by the property owners through special assessments upon
 the specially benefitted property. However, the board at any time, in its sole discretion, may reject
 the petition or project for any further consideration.

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6 <u>2. SAVINGS CLAUSE.</u>

7 Notwithstanding the provisions of this division herein repealing Ordinance No. 91-41 and 8 Ordinance No. 93-26, this division shall not affect or impair the processing and implementation of 9 any improvement project commenced under the provisions of Ordinance No. 82-17, 84-5, 86-16, 10 87-10, 91-41 or 93-26. All projects initiated under the divisions referenced above shall be deemed 11 valid and in full force and effect. Notwithstanding the provisions of this division herein amending 12 Ordinance No. 94-11 this division shall not affect or impair the processing and implementation of 13 any improvement project commenced prior to adoption of this Ordinance. Further, any money 14 available for use in the units merged ereated and funded under the above-referenced divisions shall 15 be available for use in and transferred to the corresponding units and trust funds or created 16 hereunder.

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18 <u>3. PROVIDING FOR REPEAL OF LAWS IN CONFLICT.</u>

All local laws and ordinances in conflict with any provisions of this Ordinance are hereby
 repealed to the extent of such conflict.

21 <u>4. SEVERABILITY.</u>

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any
 reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such
 holding shall not affect the remainder of this Ordinance.

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5. INCLUSION IN THE CODE OF LAWS AND ORDINANCES.

- The provisions of this Ordinance shall become and be made a part of the Palm Beach County Code. The sections of this Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or other appropriate word.
- 29 <u>6. CAPTIONS.</u>
- The captions, section headings, and section designations used in this Ordinance are for
 convenience only and shall have no effect on the interpretation of the provisions of this Ordinance.

1	<u>7.</u>	EFF	EC	ΓΙΥ	E D	ATE.

The provisions of this Ordinance	e shall become effective upon filing with the Department
State.	
APPROVED and ADOPTED I	by the Board of County Commissioners of Palm Bea
County, Florida, on this the day o	f, 20
SHARON R. BOCK, CLERK	PALM BEACH COUNTY, FLORIDA, BY II BOARD OF COUNTY COMMISSIONERS
By: Deputy Clerk	By:
Deputy Clerk	By: ***, Chair***
APPROVED AS TO FORM AND LEGAL SUFFICIENCY	
By: County Attorney	
EFFECTIVE DATE: Filed, 20	with the Department of State on the day
G:\WPDATA\ENG\MRE\Agenda\MSTU Or	dinance 5th Draft doe

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2 3	ORDINANCE NO. 20
3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING PALM BEACH COUNTY CODE CHAPTER 26, ARTICLE II, KNOWN AS THE MUNICIPAL SERVICE TAXING UNIT (MSTU) SPECIAL ASSESSMENT ORDINANCE (ORDINANCE 94-11 AS AMENDED); AMENDING SECTION 26-17, CREATION AND PURPOSE; AMENDING SECTION 26-18, GOVERNING BODY OF MUNICIPAL SERVICE TAXING UNITS; AMENDING SECTION 26-19, POWERS; AMENDING SECTION 26-20, FUNDING; AMENDING SECTION 26-21, BUDGET ADOPTION; AMENDING SECTION 26-22, TRUST FUNDS; AMENDING SECTION 26-23, IMPROVEMENTS; AMENDING SECTION 26-24, SPECIAL ASSESSMENTS; AMENDING SECTION 26-24, SPECIAL ASSESSMENTS; AMENDING SECTION 26-29, PERCENTAGE OF COSTS, FURTHER PROCEDURES; PROVIDING FOR SAVINGS CLAUSE; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR CAPTIONS; PROVIDING FOR EFFECTIVE DATE.
25	
26	WHEREAS, pursuant to Florida Statutes, Section 125.01(1)(q), and (r), the Board of County
27	Commissioners of Palm Beach County, Florida, is granted the power to establish, merge and abolish
28	municipal service taxing units and is authorized to levy special assessments within such units; and
29	WHEREAS, The Board of County Commissioners of Palm Beach County, Florida has
30	determined that it is in the best interest of the public to amend the Municipal Service Taxing Unit
31	Special Assessment Ordinance to merge the original six (6) units into a single unit and to allow for
32	assessments and collections of 100% of the cost of road improvements; and
33	WHEREAS, Palm Beach County, Florida is a charter County and has all the powers of local
34	self government.
35	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM
36	BEACH COUNTY, FLORIDA, that:
37	1. The following Sections of the MSTU Ordinance as codified in the Palm Beach County
38	Code Chapter 26, Article II, Division 1, are hereby amended as follows:
39	Section 26-17. CREATION AND PURPOSE.
40	Pursuant to the authority granted in Section 125.01(1)(q), and (r), Florida Statutes, or,
41	"Municipal Service Taxing Unit Nos. 1,2,3,4,5, and 6," respectively, and as alternatively designated
42	as "Municipal Service Taxing Units, A, B, C, D, E, and F," established by ordinance are hereby

merged into one municipal service taxing unit by this division. This municipal service taxing unit 1 shall be known as MSTU 1 and may be alternatively designated as MSTU A. The unit shall consist 2 of a specific portion of the county as legally described in Exhibit "A" attached hereto and 3 4 incorporated herein for all purposes. The Municipal Service Taxing Unit 1 shall consist of the described portion of the unincorporated area of the county, excepting all municipalities, as said 5 municipalities now existing and may from time to time be changed in accordance with law. 6 7 However, in furtherance of the county's annexation incentive program with the consent, by 8 ordinance, of a municipality, any project initiated in unincorporated Palm Beach County through the 9 annexation incentive program shall be deemed to remain in the unit after annexation until anticipated 10 improvements are complete. The purpose of the Municipal Service Taxing Unit 1 shall be to provide within the municipal service taxing unit street and road improvements to facilitate the 11 passage and control of vehicular traffic and pedestrians; street lighting to promote safety and 12 convenience of travel in, upon, along, and across said streets by vehicular traffic and pedestrians; 13 other improvements and facilities described in Section 26-23 of this division; and other purposes 14 15 incidental hereto (hereinafter collectively referred to as "improvements" unless the text indicates 16 otherwise), pursuant to this division and in compliance with law.

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Section 26-18. GOVERNING BODY OF MUNICIPAL SERVICE TAXING UNIT.

18 The Board of County Commissioners (hereinafter referred to as "board"), shall be the 19 governing body of the municipal service taxing unit (hereinafter referred to as "unit") created by this 20 division. All references to the board or unit herein shall be deemed to include both, as appropriate.

21 Section 26-19. POWERS.

The unit shall have the power to levy ad valorem taxes; contract; borrow and expend funds; issue bonds, certificates of indebtedness, revenue certificates, and other obligations of indebtedness; and exercise other powers as granted by law. The unit is authorized to enter into contracts with municipalities, counties, and other taxing units of government for the purpose of providing the unit with any or all of the services the unit is established to provide.

27 Section 26-20. FUNDING.

The unit created hereunder shall be funded through the levy of an ad valorem tax which, together with all other ad valorem taxes levied for municipal services within the unit, shall not exceed ten (10) mills against the assessed value of all lawfully taxable property situated within the boundaries of each respective unit, including but not limited to service charges, if any, special

1 assessments, and any other income or sources of funds attributable to the unit. Funds lawfully 2 available from any source may be utilized to pay for the improvements made pursuant to this 3 division.

4 These improvements shall be subject to special assessments pursuant to the provisions of this division. However, special assessments levied upon specially benefited property within the units 5 6 established by this division shall not be made for the payment of regular electric utility service 7 charges for electric current supplied to lighting improvements or other improvements hereunder within the unit, unless capable of being calculated for special assessment purposes. 8

9 Section 26-21. BUDGET ADOPTION.

10 Each year, the unit shall adopt an annual budget in accordance with Chapter 129, Florida 11 Statutes. The board thereafter may cause such millage to be levied against all lawfully taxable 12 property within the unit as is sufficient to raise the budget. All funds so raised shall be used solely for the expenses of the unit. Proper accounts and records shall be kept at all times. 13

- Section 26-22. TRUST FUND. 14
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a) The six (6) trust funds established, one (1) for each unit for the purposes of this division are hereby merged into one (1) trust fund. This fund shall be known as the MSTU trust fund for MSTU 1. Except as otherwise provided in Section 26-30.13 of this division, all special assessments and service charges collected pursuant to this division for improvements hereunder shall be deposited into the trust fund. The

board may levy ad valorem taxes in the unit to the full extent permitted by law. 21 These tax proceeds shall be deposited into the trust fund. The funds on deposit in 22 the trust fund shall be used for no other purpose than as provided under the 23 provisions of this division.

24 b) Within the trust fund there shall be established two (2) separate component trust 25 funds: one for funds attributable to street lighting improvements, if any; and one for 26 funds attributable to road improvements described in Section 26-23 within the unit. 27 No component trust funds for street lighting improvements and facilities need be 28 established until budget line items for such improvements are established by the 29 board for the unit.

Section 26-23. IMPROVEMENTS.

2	a) Road improvements as provided in this division include but are not limited to
3	such improvements as pavement, grassing, landscaping, storm drainage
4	facilities, traffic-control devices, driveways, earthwork, and all engineering
5	and administrative expenses in connection with the project. The term
6	"landscaping" includes the installation and maintenance thereof pursuant to
7	the county's Landscaping Ordnance [appendix F, §500.35].
8	b) Street lighting improvements as provided in this division include, but are not
9	limited to, such improvements as poles, wires, lines, cables, lamps, meter
10	boxes; all other components of a street lighting system; and all engineering
11	and administrative expenses in connection with the design, implementation,
12	construction, as well as maintenance expenses thereof, including electric
13	utility company charges for the supply of electric power to the
14	improvements.
15	c) The board may, by resolution, establish guidelines applicable to the board's
16	determination of whether to proceed with any project for which a petition is
17	submitted.
18	d) In neighborhoods of special environmental concern subject to problems that
19	are capable of remediation by providing facilities for water and/or sewer
20	service or drainage, the board may provide any or all such improvements
21	under the terms of this division. In such circumstances, the provision of
22	such services and improvements shall be subject to all pertinent provisions of
23	this division and shall be treated in the same manner as road improvements,
24	street lighting and landscaping improvements for special assessment
25	percentage purposes and other purposes. The term "drainage" as used
26	herein includes clearing and dredging of canals and other drainage facilities
27	not under the jurisdiction of other governmental entities.
28	e) In areas of special concern along thoroughfares, the board may provide for
29	walls under the terms of this division. Improvements of this type include but
30	are not limited to all components of walls, and all administrative and
31	engineering expenses in connection with design, implementation and

construction, as well as advising property owners and/or property owners associations of all requirements, including but not limited to acquisition of easements by property owners associations and maintenances responsibilities.

5 Section 26-24. SPECIAL ASSESSMENTS.

6 The board may provide for payment of the costs of any improvement under Section 26-7 23(a), (b), (c), (e) or (f) of this division by levying and collecting special assessments on the 8 abutting, adjoining, contiguous, or other property specially benefited by the improvements provided 9 herein. The percentage of the cost of improvements, under Section 26-23 of this division to be paid 10 by special assessment, shall be 100 percent of the total cost of the improvements, except as provided 11 in Section 26-30.13 of this division.

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Section 26-29. PERCENTAGE OF COST, FURTHER PROCEDURES.

13 Upon completion of the preliminary cost estimate and compliance with the requirements of 14 Section 26-28 of this division, the improvements shall be brought to the board for a public hearing. No action is required by the board prior to the public hearing if the method of assessment is 15 16 proposed to be the front footage method. The proposed percentage of costs for a road improvement, street lighting improvements, barrier walls, water and/or sewer is one hundred (100) 17 18 percent. If the proposed method of assessment is other than front footage, then prior to the public 19 hearing the board shall determine the method of assessment to be utilized for the improvement to be 20 repaid to the trust fund by the property owners through special assessments upon the specially 21 benefitted property. However, the board at any time, in its sole discretion, may reject the petition or project for any further consideration. 22

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24 2. SAVINGS CLAUSE.

Notwithstanding the provisions of this division herein amending Ordinance No. 94-11 this
division shall not affect or impair the processing and implementation of any improvement project
commenced prior to adoption of this Ordinance. Further, any money available for use in the units
merged under the above-referenced divisions shall be available for use in and transferred to the unit
and trust funds or created hereunder.

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1	3. PROVIDING FOR REPEAL OF LAWS IN CONFLICT.
2	All local laws and ordinances in conflict with any provisions of this Ordinance are hereby
3	repealed to the extent of such conflict.
4	4. SEVERABILITY.
5	If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any
6	reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such
7	holding shall not affect the remainder of this Ordinance.
8	5. INCLUSION IN THE CODE OF LAWS AND ORDINANCES.
9	The provisions of this Ordinance shall become and be made a part of the Palm Beach County
10	Code. The sections of this Ordinance may be renumbered or relettered to accomplish such, and the
11	word ordinance may be changed to section, article, or other appropriate word.
12	<u>6. CAPTIONS.</u>
13	The captions, section headings, and section designations used in this Ordinance are for
14	convenience only and shall have no effect on the interpretation of the provisions of this Ordinance.
15	7. EFFECTIVE DATE.
16	The provisions of this Ordinance shall become effective upon filing with the Department of
17	State.
18	APPROVED and ADOPTED by the Board of County Commissioners of Palm Beach
19	County, Florida, on this the day of, 20,
20	SHARON R. BOCK, CLERK PALM BEACH COUNTY, FLORIDA, BY
21	ITS ITS
22 23	BOARD OF COUNTY COMMISSIONERS
23 24	
25	Due
26	By: By: Deputy Clerk ***, Chair***
27	Deputy Clerk ***, Chair***
28	
29	APPROVED AS TO FORM AND
29 30	LEGAL SUFFICIENCY
31	
32	By:
33	County Attorney
34	
35	
36	EFFECTIVE DATE: Filed with the Department of State on the day of
37	, 20 .
38	