



Civil Engineering  
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CEI

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April 27, 2017

Ms. Crystal Feast  
Finance Director  
City of New Port Richey  
5919 Main Street  
New Port Richey, FL 34652

**RE: STREET ASSESSMENT METHODOLOGY**

Dear Ms. Feast:

The following analysis and recommendations are to be considered as supporting documentation to the Street Improvement Assessment Methodology Report previously prepared by New Port Richey staff. Over the last year GENESIS worked with City staff in the development of a pavement management program. Included in this effort is a plan to identify the necessary funding program, to be approved by City Council, anticipated to implement the pavement management program.

In May 2015, GENESIS prepared a Roadway Needs Assessment Report (Report) for the City that evaluated the general condition of approximately 69.4 miles of paved roadways owned and maintained by the City. The goal of this evaluation was to establish a baseline condition for the purposes of developing a future pavement management program that the City could implement. Pavement management is the science of conducting periodic pavement restoration in order to maintain the driving surface in a condition that supports a quality ride for the user. Roadway ride quality declines with age, and when graphed vs. time, begins nearly flat and grows increasingly steep (downward) as the pavement nears the end of its serviceable life (See Section IV of referenced Report). As Figure 4 of the report illustrates, it is generally accepted that ride quality has dropped by 40% once the pavement reaches 75% of its lifespan. Pavement lifespan will vary from segment to segment because of variables including annual number of trips, percentage of heavy truck traffic, existing roadway pavement section (structural number), proximity to groundwater, etc., but is commonly designed for 20 years of service.

As indicated in the Report, restoration costs are anticipated to be \$479,850 per mile (assuming every roadway is 24' wide and 1/3 of the project requires milling and 2/3 is overlay only). In order to complete the maintenance cycle for all City maintained streets in 15 years, an average of 4.63 miles per year needs to be restored at an estimated cost of \$2.2 million (2016 dollars). After discussing City staff's experience with roadway lifespan, it was agreed that utilizing a more 'cost affordable' 20-year maintenance cycle is appropriate. The 20-year maintenance cycle reduces the annual length of roadway restoration to 3.47 miles and \$1.7 million.

Historically, it is our understanding that the roadway restoration projects within the City of New Port Richey were funded by levying a special assessment on the properties adjacent to the affected right-of-way. The special assessment for each property was based on the length of the right-of-way frontage of that property. Implementation of a viable citywide pavement management program requires the establishment of an on-going funding source to provide a continuing restoration effort. In an effort to identify this funding methodology, GENESIS worked with City staff to develop a reoccurring non-ad valorem assessment fee to assist funding of the City's Capital Improvement Program (CIP). The team explored alternative cost allocation methodologies including length of property fronting public right-of-way, parcel area, and trip generation rates. Utilizing Equivalent Residential Units methodology was also explored, which is based on the maximum number of single-family residential units allowed under the predominant residential zoning requirements for the assessment area, and number of access points.

The recommended methodology for computing the required assessment is based on dividing the City's roadway network into two categories: Arterial/Collector (A/C) and Local roadways. The A/C network limits were developed together with City staff and it includes higher volume roadways that connect to other A/C, County, or State roadways (Exhibit A). These roadways are commonly used by residents to make longer trips and are vital to providing timely public services throughout the community (i.e., police, fire, medical, public works, etc.). Since every parcel relies on the A/C roadway network, each of the included participants will be assessed for the A/C roadway maintenance based on their designated classification. The local street portion of the network provides a special benefit to parcels that are located immediately adjacent to the local streets. Therefore, the annual maintenance assessment associated with the local streets will be limited to those participants located adjacent to the local street.

In an effort to provide a simple, easy to understand classification of the different property types located within the tax roll, the parcels were divided into three (3) categories. All residential property (DOR codes 0, 1, 2, 3, 4, 8, and 28) will be assessed on a per dwelling unit basis. The non-residential land uses are proposed to be assessed on a per parcel basis with a distinction made for parcels containing buildings <5,000 SF (Small Commercial/Neighborhood Serving) vs. parcels containing buildings ≥5,000 SF (Large Commercial). In response to the Citizen's Advisory Committee input, churches (DOR code 71) are proposed to be treated the same as residential property. It should be noted that right-of-way, streets, ditches, rivers and lakes/submerged lands, sewage disposal waste lands, swamp, parcels owned by the City of New Port Richey, and privately maintained right-of-way (DOR codes 9, 91, 94, 95, and 96) was omitted from the assessment roll.

As indicated above, implementation of the 'cost affordable' plan is anticipated to cost \$1.7 million per year. It is expected that the City will designate \$900,000 per year from a variety of sources including the local option gas tax, municipal franchise fees, etc., leaving \$800,000 to be funded via non-ad valorem assessment. It should be noted that these cost estimates fluctuate based on material costs, labor, insurance, and events that may effect this estimate.

The resulting assessments include:

Single-Family Residence on a local road:  
\$15 (Arterial/Collector)  
\$70 (Local Road)  
\$85 (Total)

Small Commercial contiguous to a local road:  
\$96.79 (Arterial/Collector)  
\$160.44 (Local Road)  
\$257.23 (Total)

Large Commercial contiguous to a local road:  
\$193.58 (Arterial/Collector)  
\$320.87 (Local Road)  
\$514.45 (Total)

Detailed breakdown of the assessment calculations is provided in the following table:

COLLECTOR ROADWAY NETWORK

Class	Class Description	Subtype	Residential Units	Small Commercial	Large Commercial	Assessment per Participant	Assessment per Category
0	Vacant Residential						
1	Single Family	All	520			\$ 15.00	\$ 7,800.00
2	Mobile Homes	All	4138			\$ 15.00	\$ 62,070.00
3	Multi-Family -10 units or more	All	259			\$ 15.00	\$ 3,885.00
4	Condominium	All	846			\$ 15.00	\$ 12,690.00
8	Multi-Family -fewer than 10 units	All	1113			\$ 15.00	\$ 16,695.00
10	Vacant Commercial		1358			\$ 15.00	\$ 20,370.00
11	Retail Stores One Story	Small		111		\$ 96.79	\$ 10,743.69
11	Retail Stores One Story	Large			56	\$ 193.58	\$ 10,840.48
12	Stores Office SFR -mixed use	Small		49		\$ 96.79	\$ 4,742.71
12	Stores Office SFR -mixed use	Large			1	\$ 193.58	\$ 193.58
13	Department Stores	Small		88		\$ 96.79	\$ 8,517.52
14	Supermarkets	Large			2	\$ 193.58	\$ 387.16
16	Shopping Centers Community	Large			1	\$ 193.58	\$ 193.58
17	1 Story Office	Large			5	\$ 193.58	\$ 967.90
17	1 Story Office	Small		44	14	\$ 193.58	\$ 2,710.12
18	Multi-Story Office	Large				\$ 96.79	\$ 4,258.76
18	Multi-Story Office	Small			11	\$ 193.58	\$ 2,129.38
19	Professional Service Buildings	Large		13		\$ 96.79	\$ 1,258.27
19	Professional Service Buildings	Small			17	\$ 193.58	\$ 3,290.86
21	Restaurants cafeterias	Large		78		\$ 96.79	\$ 7,549.62
21	Restaurants cafeterias	Small			13	\$ 193.58	\$ 2,516.54
22	Drive-In Restaurants	Small		8		\$ 96.79	\$ 774.32
23	Financial Institutions (banksaving & loanmortgagecredit co)	Small		5		\$ 96.79	\$ 483.95
23	Financial Institutions (banksaving & loanmortgagecredit co)	Large			5	\$ 193.58	\$ 967.90
25	Service Shops Non-Automotive	Small		3		\$ 96.79	\$ 290.37
25	Service Shops Non-Automotive	Large			9	\$ 193.58	\$ 1,742.22
27	Auto Sales Service etc.	Small		5		\$ 96.79	\$ 483.95
27	Auto Sales Service etc.	Large			13	\$ 193.58	\$ 2,516.54
28	Rental MH/RV Parks parking lots (commercial or patron)	Small	85	9		\$ 96.79	\$ 871.11
28	Rental MH/RV Parks parking lots (commercial or patron)	Large				\$ 15.00	\$ 1,275.00
30	Florist Greenhouses	Small	570			\$ 15.00	\$ 8,550.00
32	Theaters auditoriums enclosed	Small		1		\$ 96.79	\$ 96.79
32	Theaters auditoriums enclosed	Large			1	\$ 193.58	\$ 193.58
33	Night Clubs Bars lounges	Small		1		\$ 96.79	\$ 96.79
33	Night Clubs Bars lounges	Large			1	\$ 193.58	\$ 193.58
39	Hotels Motels	Small		4		\$ 96.79	\$ 387.16
40	Vacant Industrial	Large			7	\$ 193.58	\$ 1,355.06
41	Light Manufacturing	Small		3		\$ 96.79	\$ 290.37
41	Light Manufacturing	Large			1	\$ 193.58	\$ 193.58
48	Warehousing (Block or Metal)	Small		2		\$ 96.79	\$ 193.58
48	Warehousing (Block or Metal)	Large			38	\$ 193.58	\$ 7,356.04
70	Vacant Institutional	Small		18		\$ 96.79	\$ 1,742.22
70	Vacant Institutional	Large			1	\$ 193.58	\$ 193.58
71	Churches	Small		10		\$ 96.79	\$ 967.90
71	Churches	Large	19			\$ 15.00	\$ 285.00
72	Schools Colleges Private	Small	5			\$ 15.00	\$ 75.00
72	Schools Colleges Private	Large			2	\$ 193.58	\$ 387.16
73	Hospitals Private	Small		7		\$ 96.79	\$ 677.53
74	Homes for the Aged	Large			1	\$ 193.58	\$ 193.58
74	Homes for the Aged	Small			9	\$ 193.58	\$ 1,742.22
76	Mortuaries Cemeteries crematoriums	Small		3		\$ 96.79	\$ 290.37
77	Clubs Lodges Union Halls	Large			1	\$ 193.58	\$ 193.58
77	Clubs Lodges Union Halls	Small			7	\$ 193.58	\$ 1,355.06
82	Forests Parks recreational areas	Small		1		\$ 96.79	\$ 96.79
83	Schools Public	Large		57		\$ 96.79	\$ 5,517.03
83	Schools Public	Small			5	\$ 193.58	\$ 967.90
85	Hospitals Public	Large		3		\$ 96.79	\$ 290.37
86	Other County	Large			1	\$ 193.58	\$ 193.58
86	Other County	Small		7	4	\$ 193.58	\$ 774.32
87	Other State	Small				\$ 96.79	\$ 677.53
88	Other Federal	Small		9		\$ 96.79	\$ 871.11
88	Other Federal	Large			1	\$ 193.58	\$ 193.58
89	Other Municipal	Small		1		\$ 96.79	\$ 96.79
99	Non-AG (Over 20 Acres)	Small		1		\$ 96.79	\$ 96.79
			8,913	542	227		\$ 230,097.84

\$ 430,100 Citywide Estimated Annual Maintenance Cost

\$ (200,000) Local Option Gas Tax

\$ - Solid Waste Franchise Fee

\$ - General Fund Transfer

\$ 230,100 Required Annual Assessment

Total participants

9,682

Note:

Data set includes entire City except - (parcels owned by the City of New Port Richey, parcels with a DOR Code of 9, 91, 94, 95, and 96). Assessment is divided into three categories: Residential Unit, Small commercial parcel (<5,000 sf building), Large commercial parcel (>= 5,000 sf building).



LOCAL ROADWAY NETWORK

Class	Class Description	Subtype	Residential Units	Small Commercial	Large Commercial	Assessment per Participant	Assessment per Category
0	Vacant Residential	All	304			\$ 70.00	\$ 21,280.00
1	Single Family	All	3,648			\$ 70.00	\$ 255,360.00
2	Mobile Homes	All	235			\$ 70.00	\$ 16,450.00
3	Multi-Family -10 units or more	All	503			\$ 70.00	\$ 35,210.00
4	Condominium	All	790			\$ 70.00	\$ 55,300.00
8	Multi-Family -fewer than 10 units	All	1,169			\$ 70.00	\$ 81,830.00
10	Vacant Commercial	Small		76		\$ 160.44	\$ 12,193.44
11	Retail Stores One Story	Large			23	\$ 320.87	\$ 7,380.01
11	Retail Stores One Story	Small		23		\$ 160.44	\$ 3,690.12
12	Stores Office SFR -mixed use	Large			1	\$ 320.87	\$ 320.87
12	Stores Office SFR -mixed use	Small		74		\$ 160.44	\$ 11,872.56
13	Department Stores	Large			1	\$ 320.87	\$ 320.87
14	Supermarkets	Large			1	\$ 320.87	\$ 320.87
16	Shopping Centers Community	Large			3	\$ 320.87	\$ 962.61
17	1 Story Office	Large			9	\$ 320.87	\$ 2,887.83
17	1 Story Office	Small		27		\$ 160.44	\$ 4,331.88
18	Multi-Story Office	Large			7	\$ 320.87	\$ 2,246.09
18	Multi-Story Office	Small		13		\$ 160.44	\$ 2,085.72
19	Professional Service Buildings	Large			13	\$ 320.87	\$ 4,171.31
19	Professional Service Buildings	Small		61		\$ 160.44	\$ 9,786.84
21	Restaurants cafeterias	Large			7	\$ 320.87	\$ 2,246.09
21	Restaurants cafeterias	Small		7		\$ 160.44	\$ 1,123.08
22	Drive-In Restaurants	Small		1		\$ 160.44	\$ 160.44
23	Financial Institutions (banksaving & loanmortgagecredit co)	Large			1	\$ 320.87	\$ 320.87
23	Financial Institutions (banksaving & loanmortgagecredit co)	Small		1		\$ 160.44	\$ 160.44
25	Service Shops Non-Automotive	Large			2	\$ 320.87	\$ 641.74
25	Service Shops Non-Automotive	Small		4		\$ 160.44	\$ 641.76
27	Auto Sales Service etc.	Large			4	\$ 320.87	\$ 1,283.48
27	Auto Sales Service etc.	Small		2		\$ 160.44	\$ 320.88
32	Theaters auditoriums enclosed	Large			1	\$ 320.87	\$ 320.87
32	Theaters auditoriums enclosed	Small		1		\$ 160.44	\$ 160.44
33	Night Clubs Bars lounges	Large			1	\$ 320.87	\$ 320.87
33	Night Clubs Bars lounges	Small		3		\$ 160.44	\$ 481.32
39	Hotels Motels	Large			3	\$ 320.87	\$ 962.61
40	Vacant Industrial	Small		1		\$ 160.44	\$ 160.44
41	Light Manufacturing	Large			1	\$ 320.87	\$ 320.87
41	Light Manufacturing	Small		1		\$ 160.44	\$ 160.44
48	Warehousing (Block or Metal)	Large			23	\$ 320.87	\$ 7,380.01
48	Warehousing (Block or Metal)	Small		14		\$ 160.44	\$ 2,246.16
70	Vacant Institutional	Large			1	\$ 320.87	\$ 320.87
70	Vacant Institutional	Small		5		\$ 160.44	\$ 802.20
71	Churches	Large	16			\$ 70.00	\$ 1,120.00
71	Churches	Small	5			\$ 70.00	\$ 350.00
72	Schools Colleges Private	Large			2	\$ 320.87	\$ 641.74
72	Schools Colleges Private	Small		6		\$ 160.44	\$ 962.64
73	Hospitals Private	Large			1	\$ 320.87	\$ 320.87
74	Homes for the Aged	Large			6	\$ 320.87	\$ 1,925.22
74	Homes for the Aged	Small		3		\$ 160.44	\$ 481.32
76	Mortuaries Cemeteries crematoriums	Large			1	\$ 320.87	\$ 320.87
77	Clubs Lodges Union Halls	Large			5	\$ 320.87	\$ 1,604.35
77	Clubs Lodges Union Halls	Small		1		\$ 160.44	\$ 160.44
82	Forests Parks recreational areas	Small		49		\$ 160.44	\$ 7,861.56
83	Schools Public	Large			4	\$ 320.87	\$ 1,283.48
83	Schools Public	Small		1		\$ 160.44	\$ 160.44
85	Hospitals Public	Large			1	\$ 320.87	\$ 320.87
86	Other County	Large			3	\$ 320.87	\$ 962.61
86	Other County	Small		7		\$ 160.44	\$ 1,123.08
87	Other State	Small		9		\$ 160.44	\$ 1,443.96
88	Other Federal	Small		1		\$ 160.44	\$ 160.44
89	Other Municipal	Small		1		\$ 160.44	\$ 160.44

\$1,700,000	Citywide Estimated Annual Maintenance Cost						\$ 569,901.23
\$ (430,100)	Collector / Arterial Annual Maintenance Cost						
\$ (225,000)	Local Option Gas Tax						
\$ (75,000)	Solid Waste Franchise Fee						
\$ (400,000)	General Fund Transfer						
\$ 569,900	Required Annual Assessment						
			6670	392	125		
						Total participants	7,187

Note:

Data set includes entire City except - (parcels that are not contiguous to City maintained local roadways, private subdivisions w/ HOA maintained local roads, parcels owned by the City of New Port Richey, parcels with a DOR Code of 9, 91, 94, 95, and 96). Assessment is divided into three categories: Residential Unit,

Ms. Crystal Feast  
April 27, 2017  
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Should you have any questions or need any additional information, please don't hesitate to contact me at (813) 331-0956.

Sincerely,

GENESIS

David B. Fleeman, P.E.  
Senior Project Manager

cc: File #5565-037