

ORDINANCE

AN ORDINANCE CREATING THE OAK PARK/BELLE MEADE MUNICIPAL SERVICES BENEFITS UNIT FOR THE PURPOSE OF WALL RECONSTRUCTION WITHIN THE UNIT; PROVIDING BOUNDARIES OF SAID UNIT; PROVIDING FOR THE GOVERNING OF SAID UNIT BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING THE METHOD OF FINANCING TO BE ADVANCED BY SEMINOLE COUNTY FROM COMMERCIAL LENDING SOURCES OR MSBU PROGRAM FUNDS; PROVIDING FOR PAYMENT IN FULL OR BY EIGHT (8) ANNUAL INSTALLMENTS FOR CONSTRUCTION IMPROVEMENTS; PROVIDING THE ASSESSMENT FORMULA; PROVIDING A PRELIMINARY LIST OF ASSESSMENTS FOR ASSESSMENT; COLLECTION BY THE UNIFORM METHOD PURSUANT TO SECTION 197.3632, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, INCLUSION IN SEMINOLE COUNTY CODE, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County, Florida has the authority to establish a Municipal Services Benefits Unit pursuant to Chapter 125, Florida Statutes; and

WHEREAS, the Board of County Commissioners has adopted administrative procedures for the establishment of Municipal Services Benefits Units, and the proposed OAK PARK/BELLE MEADE MUNICIPAL SERVICES BENEFITS UNIT will be administered under the criteria as established by the Board of County Commissioners for said Municipal Services Benefits Units, and

WHEREAS, an Economic Impact Statement has been prepared and is available for public review in accordance with the provisions set forth in the Seminole County Home Rule Charter,

WHEREAS, the Board of County Commissioners has approved the hereinafter described project;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY Carolyn Baker
DEPUTY CLERK

RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2005016341 BK 05801 PGS 1006-1017 REC'D 02/02/2006 02:52:16 PM REC'D BY G.H.

Section 1. SHORT TITLE.. This Ordinance shall be known and referred to as the OAK PARK/BELLE MEADE MSBU Ordinance.

Section 2. CREATING UNIT; IMPROVEMENTS. There is hereby created within Seminole County, the OAK PARK/BELLE MEADE MSBU for the purpose of reconstructing the subdivision wall and entranceway walls within the unit. Said unit shall encompass the following described area of Seminole County, Florida:

The following properties within the Oak Park/Belle Meade subdivision within Section 23, Township 21, Range 30, Seminole County, Florida.

Parcels:

23-21-30-509-0A00-0010, 23-21-30-509-0A00-0020, 23-21-30-509-0A00-0030,
23-21-30-509-0A00-0040, 23-21-30-509-0A00-0050, 23-21-30-509-0A00-0060,
23-21-30-509-0A00-0070, 23-21-30-509-0A00-0080, 23-21-30-509-0A00-0090,
23-21-30-509-0A00-0100, 23-21-30-509-0A00-0110, 23-21-30-509-0A00-0120,
23-21-30-509-0A00-0130, 23-21-30-509-0A00-0140, 23-21-30-509-0B00-0010,
23-21-30-509-0B00-0020, 23-21-30-509-0B00-0030, 23-21-30-509-0B00-0040,
23-21-30-509-0B00-0050, 23-21-30-509-0B00-0060, 23-21-30-509-0B00-0070,
23-21-30-513-0A00-0150, 23-21-30-513-0A00-0160, 23-21-30-513-0A00-0170,
23-21-30-513-0A00-0180, 23-21-30-513-0A00-0190, 23-21-30-513-0A00-0200,
23-21-30-513-0A00-0210, 23-21-30-513-0B00-0080, 23-21-30-513-0B00-0090,
23-21-30-513-0B00-0100, 23-21-30-513-0B00-0110, 23-21-30-513-0B00-0120,
23-21-30-513-0B00-0130, 23-21-30-513-0B00-0140, 23-21-30-513-0B00-0150,
23-21-30-513-0B00-0160, 23-21-30-513-0B00-0170, 23-21-30-513-0B00-0180,
23-21-30-513-0B00-0190, 23-21-30-513-0B00-0200, 23-21-30-513-0B00-0210,
23-21-30-513-0B00-0220, 23-21-30-513-0B00-0230, 23-21-30-513-0B00-0240,
23-21-30-513-0B00-0250, 23-21-30-514-0000-0010, 23-21-30-514-0000-0020,
23-21-30-514-0000-0030, 23-21-30-514-0000-0040, 23-21-30-514-0000-0050,
23-21-30-514-0000-0060, 23-21-30-514-0000-0070, 23-21-30-514-0000-0080,
23-21-30-514-0000-0090, 23-21-30-514-0000-0100, 23-21-30-514-0000-0110,
23-21-30-514-0000-0120, 23-21-30-514-0000-0130, 23-21-30-514-0000-0140,
23-21-30-514-0000-0150, 23-21-30-514-0000-0160, 23-21-30-514-0000-0170,
23-21-30-514-0000-0180, 23-21-30-514-0000-0190, 23-21-30-514-0000-0200,
23-21-30-514-0000-0210, 23-21-30-514-0000-0220, 23-21-30-519-0000-0230,
23-21-30-519-0000-0240, 23-21-30-519-0000-0250, 23-21-30-519-0000-0260,
23-21-30-519-0000-0270, 23-21-30-519-0000-0280

The improvements consist of providing the removal of the remains of the existing wall located on Dodd Road and the construction of a replacement wall with entranceway walls located at the north and south subdivision entrances located at the intersections of Dodd Road and Gallagher Loop. Construction will include approximately 1160 linear feet brick wall with a minimum height of 6 feet, inclusive of two entrance structures as per

proposed in Exhibit "B" and in accordance with County Building code requirements for wall construction. The property owners will be responsible for the installation of landscaping and irrigation provisions, as well as all wall, landscaping and irrigation related maintenance and repairs.

Section 3. POWERS AND DUTIES OF BOARD. The unit shall be governed by the Board of County Commissioners of Seminole County, Florida, which board shall have the following powers and duties:

(a) To provide for the collection and disbursal by the County of such funds as may be necessary to pay the expenses for improvements within the unit.

(b) To provide for, or contract for, the final engineering design and construction of the improvements as set forth in Section 2.

(c) To levy special assessments upon property abutting, adjoining, and contiguous to such improvement when such property is specially benefited by such improvement.

(d) To levy special assessments upon any property which is specially benefited and abuts, adjoins, and is contiguous to such improvement, but which may have been omitted from the hereinafter described preliminary assessment listing, upon giving sufficient notice to the owners of such property and holding a public hearing to consider any comments, objections or other relevant information to arrive at such decision to levy such special assessments.

(e) To provide method of financing to be from a commercial source or from County funds as authorized by the administrative procedures for Municipal Services Benefits Units.

Section 4. INTEREST AND ADMINISTRATIVE COSTS. All property owners desiring to pay in eight (8) annual installments will be assessed

interest at a projected rate of approximately five and 25/100 percent (5.25%), and an administrative cost of ten percent (10%). Final interest rates are subject to financing terms available from selected lending source.

Section 5. **ASSESSMENT FORMULA.** The assessment formula used to determine the amount to be assessed is the per parcel method.

Section 6. **PRELIMINARY LIST OF ASSESSMENTS.** The amounts set forth in Exhibit "A" are preliminary assessments on the property being improved and are based on estimated costs of improvements detailed in Section 2 above.

Section 7. **METHOD OF ASSESSMENT AND COLLECTION.** All special assessments which may result as herein provided for in Exhibit "A" shall be assessed and collected by the uniform method pursuant to Section 197.3632, Florida Statutes.

Section 8. **SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

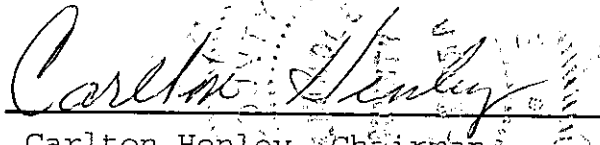
Section 9. **CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Seminole County Code and the word "ordinance" may be changed to "section", "article", or other appropriate word or phrase and the sections of this Ordinance may be renumbered or relettered to accomplish such intention; providing, however, that Sections 8, 9 and 10 shall not be codified.

Section 10. EFFECTIVE DATE. This Ordinance shall take effect upon filing a copy of this Ordinance with the Florida Department of State by the Clerk of the Board of County Commissioners.

ENACTED this 11th day of January 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:



Carlton Henley, Chairman

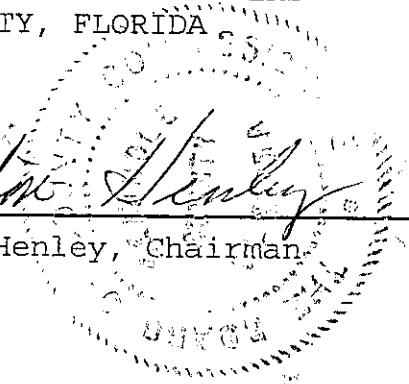


Exhibit A

Improvements, Estimated Cost & Benefiting Properties

Exhibit A

Improvements:

1. Removal of existing wall structure and related debris.
2. Construction of a brick screen wall with a minimum height of 6 feet, approximately 1160 feet in length with entrance structures located at both Gallagher Loop entrances.

Estimated Cost of Improvements:

Estimated Construction & Engineering Costs	\$ 217,700.00
Estimated Contingency @ 15%	\$ 32,655.00
Estimated County Administrative Fee @10%	\$ 25,035.00
Sub-total	\$ 275,390.00
Subsidizing Funds to be paid by Oak Park HOA	\$(61,000.00)
Total Estimated Cost of Project	\$ 214,390.00

Estimated Total Cost Per Property

The estimated assessment per parcel is \$2897.00 if paid at time of project completion.

The estimated per parcel annual assessment with 8 year financing per parcel is \$452.00

Benefiting properties:

23-21-30-509-0A00-0010	23-21-30-509-0B00-0070	23-21-30-513-0B00-0200	23-21-30-514-0000-0150
23-21-30-509-0A00-0020	23-21-30-513-0A00-0150	23-21-30-513-0B00-0210	23-21-30-514-0000-0160
23-21-30-509-0A00-0030	23-21-30-513-0A00-0160	23-21-30-513-0B00-0220	23-21-30-514-0000-0170
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23-21-30-509-0A00-0050	23-21-30-513-0A00-0180	23-21-30-513-0B00-0240	23-21-30-514-0000-0190
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23-21-30-509-0B00-0050	23-21-30-513-0B00-0180	23-21-30-514-0000-0130	
23-21-30-509-0B00-0060	23-21-30-513-0B00-0190	23-21-30-514-0000-0140	

Exhibit B
Proposed Design



PLVASLA@aol.com
10/27/2004 09:19 AM

To kmoore@seminolecountyfl.gov
cc
bcc
Subject oak park

elevation (pdf file) and graphic (jpeg file)
for your use



Paul Verlander 0303 EN-3 EN-3 (1).pdf

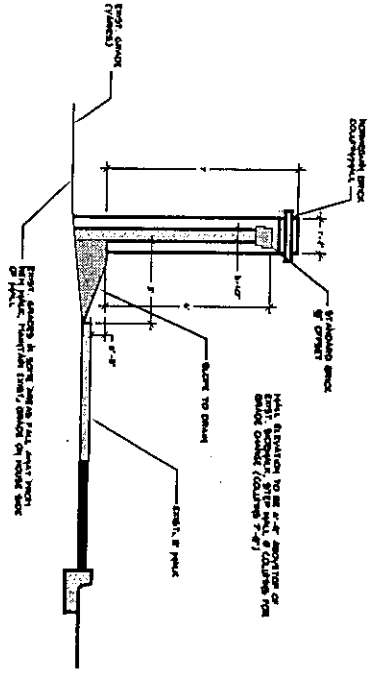


Oak Park

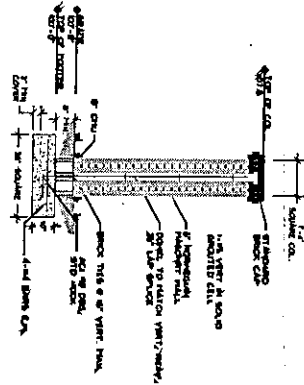
Entry Wall Development

PAUL L. VERLAN
Landscape Archi
2210 ...
...

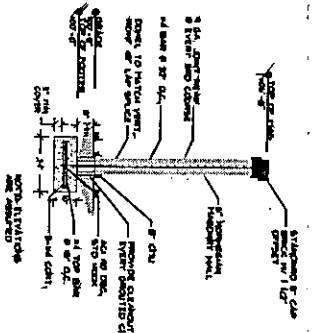
1 COLUMN/WALL SECTION



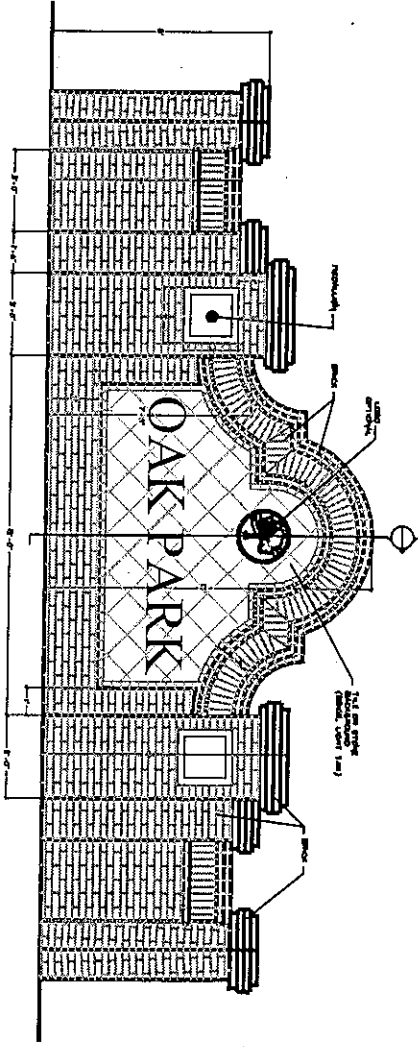
4 SECTION @ COLUMN



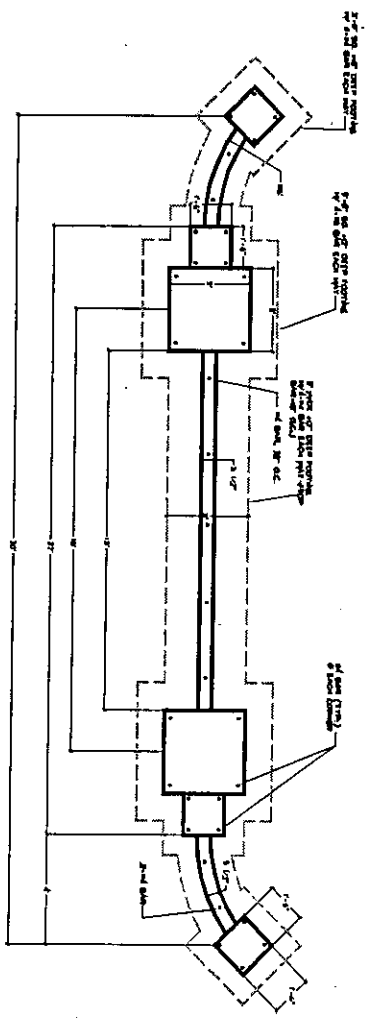
SECTION @ WALL



2 SIGNAGE ELEVATION



3 SIGNAGE LAYOUT-PLAN VIEW



REVISIONS	
NO.	DESCRIPTION
1	ISSUE TO ENGINEER
2	ISSUE TO ARCHITECT
3	ISSUE TO PERMITS
4	ISSUE TO CONSTRUCTION

PAUL L. VERLANDER
 Landscape Architect
 200 Industrial Avenue, Suite 201
 Alhambra, Florida 32811
 Phone: (407) 944-8931
 Fax: (407) 944-8931

PAUL L. VERLANDER, AIA
 Licensed Professional Architect
 No. 11111

ENTRY WALL DETAILS
 OAK PARK
 SUBDIVISION
 SEMINOLE COUNTY, FLORIDA

PAUL L. VERLANDER
 DATE: 5-27-04
 SHEET NO: EN-3