



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE COUNTY FLORIDA

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County Comptroller
Finance and Accounting Department
Special Assessments
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02-08-16 P 12:05 RCVD

Date: February 6, 2016
To: Katie Smith, Deputy Clerk
Through: Cheryl Gillespie, Agenda Development
From: Margaret A. McGarrity, Chief Deputy Comptroller
Contact: Ann Troutman, 407-836-5770
Subject: Request Number M16-012 for an MSBU for Avalon Park Area Master Roads

02-08-16 A 11:54 RCVD 97

Applicant: John Suglio
Anchor Development Group, LLC
Developer
Type of Hearing: To amend an existing Municipal Service Benefit Unit (MSBU) for streetlighting to include Avalon Town Center - Phase 2B.
Hearing Required by F. S.# Florida Statute Sections 125.01 (01) (q) and 197.3632. This public hearing may be scheduled any time prior to May 31, 2016. The resolution must be approved by May 31, 2016 to be included on the November 2016 real estate tax bill.
Advertising Requirements / Timeframe: Publish only one (1) time and must be published at least twenty (20) days prior to the public hearing with the tentative advertisement date as Sunday, February 20, 2016.
Notify Abutters: Special Assessments will mail public hearing notices to all of the affected property owners.
Estimated Time Required: One (1) minute
District: Commissioner Thompson, District 4
Hearing Controversial: No.

3-15-16 2pm

Katie Smith, Deputy Clerk
Request for Avalon Park Area Master Roads
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Report: The estimated cost for the amending MSBU for streetlighting is \$25.00 per lot, per year. The amending MSBU would be effective November 1, 2016.

Materials being submitted as backup for public hearing request:

1. Resolution(s) – one (1) copy of the proposed resolution for streetlighting

ADDITIONAL SPECIAL INSTRUCTIONS TO CLERK:

1. Notify Special Assessments Section / Finance and Accounting Department of public hearing date(s) to prepare public hearing notice. Special Assessments will e-mail the public hearing notice to the Clerk.
2. Copy distribution is noted on file folder(s) containing resolution(s) and / or agreement(s).
3. Mail the following documents to the Tax Collector, Property Appraiser, and Department of Revenue:
 - a. Certified copy of the adopted resolution(s)
 - b. Copy of the newspaper advertisements (entire page)
 - c. Certification or proof of publication showing the date of publication on form DR-413
4. **Send the original adopted resolution(s) to the Special Assessments Section / Finance and Accounting Department.**

**RESOLUTION
OF THE
BOARD OF COUNTY COMMISSIONERS
AMENDING AND RESTATING A
MUNICIPAL SERVICE BENEFIT UNIT
FOR STREETLIGHTING
FOR**

**Avalon Park Area Master Roads
11/2016**

WHEREAS, Section 125.01 (1) (q), Florida Statutes, grants Orange County the power to establish Municipal Service Benefit Units (hereinafter known as the "MSBU") for any part of the unincorporated areas of Orange County, and

WHEREAS, Section 197.3632, Florida Statutes, authorizes the levy, collection, and enforcement of non-ad valorem assessments in the same manner as ad valorem taxes; and

WHEREAS, the Board of County Commissioners of Orange County, Florida, (hereinafter known as the "Board"), is the governing board of Orange County, Florida (hereinafter known as the "County") pursuant to its charter; and

WHEREAS, by the Resolution dated **March 24, 2015**, the Board established the amending Avalon Park Area Master Road 11/2015 Municipal Service Benefit Unit (hereinafter known as the "MSBU") for streetlighting on the master roads (hereinafter known as the "Resolution"), said Resolution being recorded in Official Records Book **10898**, Pages **2465 through 2471**, Public Records of Orange County, Florida; and

WHEREAS, the County has now received a request, in writing, from John Suglio (hereinafter known as the "Developer") of Anchor Development Group, LLC for the amendment of said Resolution to include **Avalon Town Center – Phase 2B** subdivision within the established MSBU for streetlighting for subdivisions which are more fully described in Exhibit "A" of this resolution; and the existing streetlighting inventory will be maintained at 204 - 100 watt high pressure sodium decorative town and country fixtures on 204 - 14 foot single black fiber glass poles, 87 - 100 watt high pressure sodium decorative acorn (washington) fixtures on 87 - 14 foot single black fiber glass poles and 28 - 100 watt high pressure sodium decorative acorn (washington) fixtures on 14 - 14 foot dual fiber glass poles; and

WHEREAS, this Board has determined that the amendment and restatement of the existing MSBU, the purpose of which is to combine the subdivisions which are more fully described in Exhibit "A" of this resolution, together with the other information pertaining to the operation of the proposed MSBU submitted therewith, to be feasible, necessary to facilitate the services desired and in the public interest, and that the properties within Avalon Park Area Master Roads MSBU will be benefited, now and in the future, and that the existing MSBU should be amended and restated to include

RECORDING DEPARTMENT: RETURN TO FINANCE & ACCOUNTING SPECIAL ASSESSMENTS

Exhibit "A" as shown in this resolution the subdivisions and the number of lots and / or tracts located in Orange County, Florida; and to maintain the existing streetlighting inventory; and

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

1. The foregoing "WHEREAS" clauses are presumed to be true and correct and are hereby incorporated into the text of the resolution.

2. **The Avalon Park Area Master Road 11/2015 Resolution for Master Roads Streetlighting** which is recorded in Official Records Book **10898, Pages 2465 through 2471**, Public Records of Orange County, Florida, is hereby amended as the **Avalon Park Area Master Roads 11/2016 MSBU**, subject to final adjustment and approval as provided for in Section 197.3632, Florida Statutes. This MSBU is to combine said subdivisions, the boundaries of which appear on the recorded plats that are more fully described in **Exhibit "A"** of this resolution, Public Records of Orange County, Florida. The purpose of such MSBU is to provide for collection and disbursement by the County of such funds as may be necessary to pay the annual expense of standard operation and maintenance of streetlighting equipment within the MSBU, including energy charges, streetlighting fixtures, poles, wires, conduits, and all appurtenances necessary for such streetlighting, electrical services and current used in their operation, and for payment of administrative costs and appropriate reserves for cash balance. It is the understanding of the County that **Orlando Utilities Commission** is to construct, or has constructed in accordance with standards approved by the Orange County Public Works Division, all necessary streetlighting equipment at no expense to the County, prior to or during construction of those portions of Avalon Park Area Master Roads MSBU as shown in Exhibit "A" of this resolution and that Orlando Utilities Commission will assume standard maintenance and operation of such equipment, subsequent to such construction, including computation of the annual and monthly charges for such standard maintenance and operation. Such equipment is to include **204 - 100 watt high pressure sodium decorative town and country (post top) fixtures on 204 - 14 foot single black fiber glass poles** at approximately **\$13.49** per unit, per month, **87 - 100 watt high pressure sodium decorative washington (acorn) fixtures on 87 - 14 foot single black fiber glass poles** at approximately **\$25.12** per unit per month and **28 - 100 watt high pressure sodium decorative washington (acorn) fixtures on 14 - 14 foot dual fiber glass poles** at approximately **\$21.20** per unit, per month for a yearly rate of **\$62,738.78**, which includes energy costs and excludes the cost of administering the district as set out below, or at a rate or rates as may be set by the properly constituted legal authorities who control, govern and set the rates for Orlando Utilities Commission for the services described herein. It is further understood by the County that Orlando Utilities Commission may construct such streetlighting equipment only in those portions of the MSBU as may be necessary concurrent with the development of the Avalon Park Area Master Roads MSBU as shown in Exhibit "A" of this resolution and that the streetlighting district created herein will be operated only in such portions of the Avalon Park Area Master Roads MSBU as shown in Exhibit "A" of this resolution until such construction is completed in other portions Avalon Park Area Master Roads MSBU as shown in Exhibit "A" of this resolution; provided that if such construction is only to be in portions of such MSBU, a complete legal description of the portion or portions developed be filed with the Clerk of the Board. After presentation and approval by the Board, it is understood and agreed between the County and the Developer that (if applicable) as Avalon Park Area Master Roads MSBU area expands the additional Additions, Phases, Sections, Units and/or etc., as the case may be, may be permitted to join into this Resolution under the same terms and conditions as represented herein, by presenting an appropriate amendatory resolution to the Board for consideration. **It is further understood that the revised contract between the County and Orlando Utilities Commission for the Avalon Park Area Master Roads 11/2016 MSBU will be effective November 1, 2016.** Streetlights installed prior to this date are the responsibility of the developer and not the County. It is further understood that only 204 - 100 watt high pressure sodium decorative town and country (post top) fixtures on 204 - 14 foot single black fiber glass poles at approximately \$13.49 per

unit, per month, 87 - 100 watt high pressure sodium decorative washington (acorn) fixtures on 87 - 14 foot single black fiber glass poles at approximately \$25.12 per unit per month and 28 - 100 watt high pressure sodium decorative washington (acorn) fixtures on 14 - 14 foot dual fiber glass poles at approximately \$21.20 per unit, per month are approved for this MSBU. Any additional streetlighting will be the responsibility of the developer.

3. Upon completion of construction of such streetlighting equipment and the placement of such equipment into operation, the Board shall determine the estimated non-ad valorem assessment amount required to pay the standard expense of maintaining and operating the streetlighting equipment in the MSBU. This non-ad valorem assessment is levied **November 1, 2016** and will be levied each and every year thereafter until discontinued by the Board. The Board may increase or decrease the amount of the assessment by twenty percent (20%) each and every year thereafter to any affected property based on the benefit, which the Board will provide or has provided to the property with the revenue generated by the assessment. The property owners within Avalon Park Area Master Roads 11/2016 subdivisions shall pay any cost exceeding standard operating and maintenance expense as determined by the Board. It is the intent of the County that the Uniform Method for the levy, collection, and enforcement of non-ad valorem assessments, as Section 197.3632, Florida Statutes, grants, shall be used for collecting the non-ad valorem assessments. One and one half dollars (\$1.50) for each lot or parcel of land shall be added by the Board to cover the costs of administering the MSBU and the total amount so determined shall be specially assessed against the real property of the freeholders in the MSBU as provided hereafter. Additional amounts will be added to provide for reimbursement of necessary administrative costs incurred by the Property Appraiser and Tax Collector for the collection of non-ad valorem assessments subject to the provision of Section 197.3632, Florida Statutes, and for the establishment and maintenance of a reserve for cash balance for the purpose of paying expenses from October 1 of the ensuing fiscal year until the time when the revenue for that year are expected to be available. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The County may spend from its general fund, such sums as may be necessary to operate, maintain, and administer the MSBU hereby created and the County will be reimbursed to such extent at such time as such assessments have been collected. The estimated annual cost of operating, maintaining, and administering such streetlighting equipment, including the establishment and maintenance of an appropriate reserve for cash balance, is **\$72,100.00** and the estimated annual charge to each individual freeholder is **\$25.00**. Proceeds of collection of such assessments as provided hereinafter put into a special revenue fund of the County to the credit of the MSBU, and are to be used only by the district as provided herein.

4. Upon completion of construction of such streetlighting equipment and the placement of such equipment into operation, and for each and every year thereafter, a non-ad valorem special assessment roll setting forth a description of each lot or parcel of land subject to the non-ad valorem special assessments in the MSBU as provided herein, including homesteads, shall be prepared by the Property Appraiser and delivered to the Board, which shall levy a non-ad valorem special assessment upon such lots or parcels as may be owned by individual freeholders, according to the recorded plats of Avalon Park Area Master Roads 11/2016 MSBU which are more fully described in Exhibit "A" of this resolution, such sums as shall be necessary to pay the estimated expense of the annual operation and maintenance of such streetlighting equipment and administration of the district and appropriate reserves for cash balance for paying expenses, provided that such sums shall be assessed against the real property of each individual freeholder on a pro rata basis, and not on an ad valorem basis, so that each freeholder shall, at all times, pay an equal amount towards such cost. After the adoption of the non-ad valorem special assessment by the Board, the Property Appraiser shall extend the assessment upon the non-ad valorem assessment roll, which roll shall be fully completed prior to the time said Board sits as the Board of Tax Adjustment, during which time such assessments may be protested, reviewed, equalized, and adjusted to conform to the provisions of Sections 197.3632 and

197.3635, Florida Statutes. After adjournment as the Board of Tax Adjustment, said Board shall certify the non-ad valorem special assessment roll in the same manner and at the same time as the County Tax Roll is certified and delivered to the Tax Collector, and the said non-ad valorem special assessments shall be collected in the same manner and shall have the same priority rights, discounts for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment, and be subject to the same delinquent interest and penalties and be treated in all respects the same as County ad valorem taxes. Said non-ad valorem special assessments, when collected by the Tax Collector shall be remitted to said Board, who shall deposit the same in such depository as shall be designated by the Board who shall apply the same to monthly bills rendered by the Orlando Utilities Commission, related administrative costs, and to the establishment and maintenance of an appropriate reserve for cash balance. From the proceeds of said non-ad valorem special assessments, the Board shall pay the costs for having a non-ad valorem special assessment roll made and extended. The Tax Collector's office shall receive all fees and costs of sale as provided by law for the collection of ad valorem taxes, advertising, sale of lands, and issuance and sale of certificates. The Uniform Method for the levy, collection, and enforcement of non-ad valorem assessments, Section 197.3632, Florida Statutes, will be used.

5. The Board intends that non-ad valorem special assessments authorized by this resolution be collected pursuant to the Uniform Assessment Collection Act, Sections 197.3632 and 197.3635, Florida Statutes. The Board authorizes utilization of this Uniform Method of collection for all affected parcels. The non-ad valorem special assessment will be listed on the assessment roll for all affected parcels and will be included in the notice of proposed property taxes and the tax notice for each affected parcel. These non-ad valorem special assessments will be subject to all collection provisions applicable to ad valorem taxes, including discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, issuance of and sale of tax certificates and tax deeds for non-payment, and commissions of the Property Appraiser and the Tax Collector as provided by Florida Law.

6. In the event of division or splitting of any of the tax parcels or lots assessed herein, any such newly subdivided or split parcels shall be included in the MSBU assessments.

7. Each property owner affected by this resolution has been provided first class mail notice of the potential for loss of his or her title when the Uniform Method of collection is used and that all affected property owners have a right to appear at the hearing and to file written objections with the Board. Each property owner affected by this resolution has been provided first class mail notice of the time and place of the public hearing at which this resolution was adopted. However, under Section 119.07, Florida Statutes, certain records may be noted as exempt and confidential. This public record exemption may cause certain property owners not to receive the above first class mail notice, however, a public hearing notice conforming to the provisions of Section 197.3632, Florida Statutes, has been published in a newspaper of general circulation within Orange County.

8. The Board of County Commissioners shall be the governing board of said Municipal Service Benefit Unit.

9. This resolution which amends and restates the Resolution recorded in Official Records Book 10898, Pages 2465 through 2471, is controlling and supersedes the Resolution recorded in Official Records Book 10898, Pages 2465 through 2471, Public Records of Orange County, Florida.

ADOPTED THIS _____ DAY OF _____, 2016

ORANGE COUNTY, FLORIDA

BY: _____
ORANGE COUNTY MAYOR

DATE: _____

ATTEST: Martha O. Haynie, County Comptroller
as Clerk of the Board of County Commissioners

BY: _____
DEPUTY CLERK

Avalon Park Area Master Roads 11/2016
Subdivisions
Exhibit "A"

| Subdivision Name(s) | Plat Book / Page(s) | Section Township Range Subcode | Lot Number(s) / Tract(s) | Lot Count |
|--|---------------------|--------------------------------|---|-----------|
| Live Oak Village – Phase 1A in Avalon Park | 40/96-100 | 07-23-32-1225 | Lots 1 through 10, Block A Lots 1 through 10, Block B Tract J – N/C Tract K | 21 |
| Live Oak Village – Phase 1B in Avalon Park | 40/142-146 | 07-23-32-1226 | Lots 1 through 25, Block C Lots 1 through 21, Block D Lots 1 through 29, Block E Lots 1 through 18, Block F | 93 |
| Live Oak Village – Phase 2 in Avalon Park | 41/72-76 | 07-23-32-1227 | Lots 1 through 30, Block G Lots 1 through 8, Block H Lots 1 through 22, Block I Lots 1 through 30, Block J | 90 |
| Avalon Park Village 2 | 44/68-73 | 07-23-32-1000 | Lots 1 through 27, Block A Lots 1 through 15, Block B Lots 1 through 19, Block C Lots 1 through 24, Block D Lots 1 through 21, Block E Lots 1 through 21, Block F Lots 1 through 3, Block G Lots 1 through 9, Block H Lots 1 through 25, Block I Lots 1 through 11, Block J Lots 1 through 3, Block K | 178 |
| Avalon Park Village 3 | 47/96-104 | 05-23-32-1001 | Lots 1 through 29, Block A Lots 1 through 23, Block B Lots 1 through 25, Block C Lots 1 through 36, Block D Lots 1 through 44, Block E | 299 |

Avalon Park Area Master Roads 11/2016
Subdivisions
Exhibit "A"

| Subdivision Name(s) | Plat Book / Page(s) | Section Township Range Subcode | Lot Number(s) / Tract(s) | Lot Count |
|--|---------------------|--------------------------------|--|--------------|
| | | | Lots 1 through 15, Block F Lots 1 through 15, Block G Lots 1 through 15, Block H Lots 1 through 14, Block I Lots 1 through 27, Block J Lot 1, Block K Lots 1 through 10, Block L Lots 1 through 8, Block M Lot 1, Block N Lots 1 through 21, Block O Lots 1 through 13, Block P Lots 1 and 2, Block Q | |
| Avalon Park Model Center | 47/18-19 | 07-23-32-1005 | Lots 1 through 23 | 23 |
| Avalon Town Center Tracts 20, 21, 22, and 23 | 50/54-57 | 06-23-32-1045 | Lots 1 through 80 | 80 |
| Avalon Park Village 5 | 51/58-66 | 05-23-32-1003 | Lots 1 through 354 | 354 |
| Avalon Town Center Tract 10 Replat of Track K in Live Oak Village Phase 1A | 52/98 | 07-23-32-1030 | Lots 1 and 2 | 2 |
| Avalon Town Center Tract 16 | 54/51 | 06-23-32-1032 | Lots 1 through 13 | 13 |
| Avalon Park Village 4 and Tract A | 53/66-70 | 05-23-32-1002 | Lots 1 through 294 | 294 |
| Primrose School At Avalon Park | 54/65 | 06-23-32-1177 | Lot 1 | 1 |
| Avalon Town Center Publix Site | 57/65 | 06-23-32-1041 | Lot 1 through 4 | 4 |
| Avalon Park Village 6 | 56/123-130 | 05-23-32-1004 | Lots 1 through 371 | 371 |
| Avalon Park Boulevard | 49/100-102 | 06-23-32 | N/A | 0 |
| Avalon Town Center Tract 52 | 59/69-70 | 06-23-32-1051 | Lots 1 through 48 | 48 |
| Avalon Mobile Site (7-Eleven) | 59/88 | 06-23-32-0847 | Lot 1 | 1 |
| Avalon Park Northwest Village Phase 1 | 62/10-15 | 06-23-32-1006 | Lots 1 through 195 | 195 |
| Avalon Town Center Tract 30 | 63/17 | 06-23-32-1034 | Lot 1 | 1 |
| Avalon Town Center Tract 32 | 63/51 | 06-23-32-1048 | Lot 1 | 1 |
| Avalon Park Northwest Village Phases 2, 3, 4 | 63/94-103 | 06-23-32-1007 | Lots 1 through 571 | 571 |
| Avalon Park Northwest Village P5 A Replat | 66/13-14 | 06-23-32-1009 | Lots 1 through 103 | 103 |
| Avalon Park Village 4A and 4B | 68/140-141 | 06-23-32-1071 | Lots 1 through 48 | 48 |
| Avalon Town Center | 69/28-33 | 06-23-32-1027 | Lot 1 through 3 Tracts 1 through 3 Future Development Tract 4 Medical Building Tracts 5 through 6 Future Development Tract C Future Development | 14 |
| Avalon Park Town Center Tract 19 | 69/138-139 | 06-23-32-1044 | Lot 1 | 1 |
| Avalon Park Live / Work Units | 73/43 | 06-23-32-1022 | Lots 1 through 11 | 11 |
| Avalon Town Center – Phase 2A | 79/4-5 | 06-23-32-1038 | Lots 1 through 20 | 20 |
| Avalon Town Center – A Replat | 83/67-68 | 06-23-32-1028 | Lots 1 through 32 Tract "A" N/C | 32 0 |
| Avalon Town Center – Phase 2B | 85/53-54 | 06-23-32-1038 | Lots 21 through 35 Tract "A" N/C \$100 value | 15 |
| | | | Total | 2,884 |

Avalon Park Area Master Roads 11/2016
Inventory
Exhibit "B"

| Road Areas | Fixtures and Poles |
|---|---|
| Avalon Park Model Center Avalon Park Boulevard Tanja King Boulevard | 204 – 100 watt HPS black town and country fixtures on 204 – 14 foot black fiber glass poles 87 – 100 watt HPS acorn (washington) fixtures on 87 – 14 foot single black fiber glass poles 28 – 100 watt decorative acorn (washington) fixtures on 14 – 14 foot dual black fiber glass poles |