

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Final Public Hearing for Twin Pines Water and Wastewater Improvement MSBU

DEPARTMENT: Fiscal Services

DIVISION: MSBU

AUTHORIZED BY: Lisa Spriggs

CONTACT: Paula Seigler

EXT: 7164

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute a resolution establishing final assessments for the Twin Pines Water and Wastewater Improvement MSBU.

District 3 Dick Van Der Weide

Kathy Moore

BACKGROUND:

The Twin Pines Water and Wastewater Improvement MSBU Ordinance No. 06-28 was adopted at the May 9, 2006 BCC meeting. Construction was completed in July 2007. The Notices of Public hearing were mailed to the property owners on August 10, 2007. Notices of Public Hearing were printed in the Orlando Sentinel on August 28, and September 4, 2007.

Total Cost to Property Owners:

Construction and Engineering Costs	\$ 51,378.00
Administrative Fee (10%)	<u>5,137.00</u>
Project Total:	\$ 56,515.00
Tax Collector Fee (.05%)	\$ 423.00
Financing Interest (5.5%)	<u>28,340.00</u>
Total Cost if Financed Full 15-Year Term:	\$ <u>85,278.00</u>

Final Assessments:

The final assessments vary according to the property specific benefits (water, sewer, fire flow), and the assessment assigned to each benefiting parcel is below the amount estimated at the time the MSBU was created.

One Parcel with Sewer and Fire Flow: Single Payment - Assessment Principal	\$ 2,345.00
Financed Assessment -15 Annual Payments at 5.5% interest	\$ 235.00
One Parcel with Water and Fire Flow: Single Payment - Assessment Principal	\$ 4,175.00
Financed Assessment -15 Annual Payments at 5.5% interest	\$ 418.00
Nine Parcels with Sewer, Water and Fire Flow: Single Payment - Assessment Principal	\$ 5,555.00
Financed Assessment -15 Annual Payments at 5.5% interest	\$ 556.00

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute a resolution establishing final assessments for the Twin Pines Water and Wastewater Improvement MSBU.

ATTACHMENTS:

1. Twin Pines Water and Wastewater Improvement MSBU Resolution
2. Public Hearing Notice

<p>Additionally Reviewed By:</p> <p><input checked="" type="checkbox"/> County Attorney Review (Ann Colby)</p>

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING ON SEPTEMBER 11, 2007.

WHEREAS, the Board of County Commissioners of Seminole County, created the Twin Pines Water and Wastewater Improvement Municipal Service Benefit Unit (Ordinance 06-28); and

WHEREAS, the improvements have been completed at a construction cost of \$51,378 and an administrative fee of \$5,137 and said improvements will be financed by Seminole County at a rate of 5.5% per annum as detailed in Exhibit A; and

WHEREAS, the Board of County Commissioners has held a public hearing to consider concerns of any of the property owners and to make any adjustment it deems necessary to insure proportional assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, that it is hereby determined that the benefits derived from said improvements specially benefit property described in Ordinance Number 06-28, Seminole County, Florida, entitled Twin Pines Water and Wastewater Improvement Municipal Service Benefit Unit.

BE IT FURTHER RESOLVED that the respective assessment principal amounts, together with all commissions, fees, and interest accruing under the Municipal Services Benefit Unit General Fund, hereinafter set forth in Exhibits A and B, are hereby assessed against the various parcels described in Exhibit B, all situated in Seminole County Florida, abutting upon said improvement.

BE IT FURTHER RESOLVED that said assessment principal amount may be paid in full to the Clerk of the Board of County Commissioners within thirty (30) days of recording this Resolution in the Official Records of Seminole County, Florida, maintained by the Clerk of the Circuit Court; otherwise, the assessments as set forth above and in Exhibits A and B shall be divided into fifteen (15) equal installments which shall be assessed and collected by the uniform method adopted by the Seminole County Board of County Commissioners, pursuant to Section 197.3632, Florida Statutes. The installment assessments will commence with tax year 2007.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be recorded in the Official Records of Seminole County, Florida.

ADOPTED on September 11, 2007.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

Maryanne Morse, Clerk to the Board
of County Commissioners in and for
Seminole County, Florida

By: _____
Carlton Henley, Chairman

EXHIBIT A

PROJECT COST - WATER, SEWER AND FIRE FLOW

Expense Summary	Amount
Construction and Engineering	
Water	\$ 29,209.00
Sewer	\$ 12,577.00
Fire Flow	<u>\$ 9,592.00</u>
Total Construction Cost	\$ 51,378.00
Administrative Fee @ 10%	<u>\$ 5,137.00</u>
PROJECT TOTAL:	<u>\$ 56,515.00</u>

Financing Provisions:

Tax Collector Fee @ .05% Per Installment	\$ 423.00
Financing Interest @ 5.5% Per Year	<u>\$ 28,340.00</u>
TOTAL COST WITH FINANCING:	<u>\$ 85,278.00</u>

ASSESSMENT PER UNIT OF BENEFIT

	Unit Base	Benefit Type*	Amount
Single Payment - Assessment Principal	Per Parcel	Benefit A	\$ 2,345.00
	Per Parcel	Benefit B	\$ 4,175.00
	Per Parcel	Benefit C	\$ 5,555.00
Financed Assessment - 15 Annual Payments	Per Parcel	Benefit A	\$ 235.00
	Per Parcel	Benefit B	\$ 418.00
	Per Parcel	Benefit C	\$ 556.00
Total Assessment including financing interest and tax collection fees	Per Parcel	Benefit A	\$ 3,525.00
	Per Parcel	Benefit B	\$ 6,270.00
	Per Parcel	Benefit C	\$ 8,340.00

***Benefit Type:**

Benefit A = Sewer and Fire Flow

Benefit B = Water and Fire Flow

Benefit C = Water, Sewer and Fire Flow

EXHIBIT B

Property Owner Parcel ID Legal Description	Property Address	Benefit Type* A, B or C	Assessment Principal	Total If Financed	Annual Installment Amount
Gosney, Scott & Holly 17-21-29-515-0000-0010 LEG LOT 1 TWIN PINES SUBD PB 11 PG 58	1325 McNeil Rd	B	\$ 4,175.00	\$ 6,270.00	\$ 418.00
Gosney, Scott & Holly 17-21-29-515-0000-0020 LEG LOT 2 TWIN PINES SUBD PB 11 PG 58	Baker Ave (vacant)	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Goede, Armand & Maureen 17-21-29-515-0000-0030 LEG LOT 3 TWIN PINES SUBD PB 11 PG 58	421 Baker Ave	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Tollman, Perry & Patricia 17-21-29-515-0000-0040 LEG LOT 4 TWIN PINES SUBD PB 11 PG 58	441 Baker Ave	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Nolder, Cynthia & Jack 17-21-29-515-0000-0050 LEG LOT 5 TWIN PINES SUBD PB 11 PG 58	451 Baker Ave	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Nolder, Cynthia 17-21-29-515-0000-0060 LEG LOT 6 TWIN PINES SUBD PB 11 PG 58	Baker Ave (vacant)	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Poleshuk, Nicholas 17-21-29-515-0000-0070 LEG LOT 7 TWIN PINES SUBD PB 11 PG 58	460 Baker Ave	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Mead, Denise 17-21-29-515-0000-0080 LEG LOT 8 TWIN PINES SUBD PB 11 PG 58	450 Baker Ave	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Partin, William & Regina 17-21-29-515-0000-0090 LEG LOT 9 TWIN PINES SUBD PB 11 PG 58	440 Baker Ave	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Hicks, Daniel & Dori 17-21-29-515-0000-0100 LEG LOT 10 + S 1/2 OF 11 TWIN PINES SUBD PB 11 PG 58	420 Baker Ave	C	\$ 5,555.00	\$ 8,340.00	\$ 556.00
Richards, Billy & Barbara 17-21-29-515-0000-0120 LEG LOT 12 + N 1/2 OF LOT 11 TWIN PINES SUBD PB 11 PG 58	1331 McNeil Rd	A	\$ 2,345.00	\$ 3,525.00	\$ 235.00

Total of Final Assessments

\$56,515.00

***Benefit Type:**

Benefit A = Sewer and Fire Flow

Benefit B = Water and Fire Flow

Benefit C = Water, Sewer and Fire Flow

NOTICE

NOTICE is hereby given that the Board of County Commissioners of Seminole County, Florida, intends to hold a public hearing to consider the adoption of a Resolution entitled: **A RESOLUTION ESTABLISHING FINAL ASSESSMENTS FOR THE TWIN PINES WATER AND WASTEWATER MUNICIPAL SERVICES BENEFITS UNIT ESTABLISHED FOR THE PURPOSE OF CONSTRUCTING WATER, SEWER AND FIRE FLOW SERVICE WITHIN THE UNIT; PROVIDING LEGAL DESCRIPTIONS OF SAID PROPERTY WITHIN THE UNIT; PROVIDING A FINAL LIST OF ASSESSMENTS FOR ASSESSMENT AND COLLECTION BY THE UNIFORM METHOD ADOPTED BY THE SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS, PURSUANT TO SECTION 197.3632, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, INCLUSION IN SEMINOLE COUNTY CODE, AND AN EFFECTIVE DATE** at 1:30 P.M., or as soon thereafter as possible, at its regular meeting on the 11TH of September, 2007, at the Seminole County Services Building, Room 1028, 1101 East First Street, Sanford, Florida. The following property is included within the boundaries of the Twin Pines Water and Wastewater Municipal Services Benefits Unit (MSBU) at the following assessment rates:

Category A - Sewer and Fire Flow: For Parcel 17-21-29-515-0000-0120 the final assessment per parcel if paid within 30 days from date of the hearing is proposed at \$2,345.00. The final assessed lien amount per parcel if financed for fifteen years at 5.5% per annum is proposed at \$3,525.00. The annual installment payment for each of fifteen years is proposed at \$ 235.00.

Category B - Water and Fire Flow: For Parcel 17-21-29-515-0000-0010 the final assessment per parcel if paid within 30 days from date of the hearing is proposed at \$4,175.00. The final assessed lien amount per parcel if financed for fifteen years at 5.5% per annum is proposed at 6,270.00. The annual installment payment for each of fifteen years is proposed at \$ 418.00.

Category C - Water, Sewer and Fire Flow: For Parcels 17-21-29-515-0000-0020;17-21-29-515-0000-0030; 17-21-29-515-0000-0040; 17-21-29-515-0000-0050;17-21-29-515-0000-0060;17-21-29-515-0000-0070; 17-21-29-515-0000-0080; 17-21-29-515-0000-0090;17-21-29-515-0000-0100; the final assessment per parcel if paid within 30 days from date of the hearing is proposed at \$5,555.00. The final assessed lien amount per parcel if financed for fifteen years at 5.5% per annum is proposed at \$8,340.00. The annual installment payment for each of fifteen years is proposed at \$ 556.00.

The proposed Resolution may be inspected by the public at Commission Records located at above referenced address. Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and, for such purpose, they may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per section 286.0105, Florida Statutes.

ATTEST:

Maryanne Morse, Clerk to the Board
of County Commissioners in and for
Seminole County, Florida

Publish: August 28, 2007 and September 4, 2007