

# Bellevue Heights Estates Unit 8 – SE 44<sup>th</sup> Avenue Improvement Area

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## FINAL ASSESSMENT CALCULATION

Assessment Project Name	Construction Costs	Engineering Design Cost	Municipal Services Department	ASHTO ASTM Tests Cost	Legal Ad	Project Contingency	Legal/ Financial	Other	Postage	Number of Parcels	Number of Lots	Clerk Costs- \$50.00 Per Parcel	Net Construction Requirement
Belleview Hghts Est.Unit 8- SE 44th Ave	\$ 153,378.00	\$ 17,825.00	\$ 20,323.38	\$ 1,055.00	\$900.00	\$ 17,225.80	\$ 12,500.00	\$ -	\$ 484.79	11	44	\$ 550.00	\$ 224,241.97
<b>NEW CONSTRUCTION</b>	X												
<b>RECLAIM AND RESURFACE</b>													
<b>OVERLAY</b>													
<b>MAINTENANCE</b>													
<b>MILEAGE</b>	0.11												

Assessed Parcels	<b>11.00</b>
Cost Per Parcel	<b>\$ 20,385.63</b>

26B-049 Belleview Heights Estates Unit 8 (SE 44th Avenue)

							C W ROBERTS CONTRACTING INC		JOHN L FINCH CONTRACTING		Superior Asphalt INC	
							\$199,403.75		\$153,378.00		\$191,001.00	
							0		0		0	
							\$0		\$0		\$0	
#	Locked	Items	Selected	Lowest	QTY	Unit	UnitPrice	TotalBid	UnitPrice	TotalBid	UnitPrice	TotalBid
1	1 (4)											
#1-1	FALSE	MOBILIZATION/DEMOBILIZATION (Includes Ins, P&P and Bid Bond)	\$0	\$7,930.50	1	LS	\$20,000.00	\$20,000.00	\$7,930.50	<b>\$7,930.50</b>	\$24,743.80	\$24,743.80
#1-2	FALSE	MAINTENANCE OF TRAFFIC (INCLUDES TEMPORARY STRIPING)	\$0	\$11,932.00	1	LS	\$20,000.00	\$20,000.00	\$11,932.00	<b>\$11,932.00</b>	\$33,500.00	\$33,500.00
#1-3	FALSE	AS BUILT SURVEY	\$0	\$2,841.00	1	LS	\$3,500.00	\$3,500.00	\$2,841.00	<b>\$2,841.00</b>	\$8,850.00	\$8,850.00
#1-4	FALSE	PLAN CONSTRUCTION LAYOUT	\$0	\$2,841.00	1	LS	\$3,500.00	\$3,500.00	\$2,841.00	<b>\$2,841.00</b>	\$5,900.00	\$5,900.00
2	2 (6)											
#2-1	FALSE	CLEARING, GRUBBING	\$0	\$7,560.00	0.63	AC	\$12,000.00	<b>\$7,560.00</b>	\$12,778.00	\$8,050.14	\$14,500.00	\$9,135.00
#2-2	FALSE	SHOULDER STABILIZATION (LBR 25)	\$0	\$2,320.00	232	SY	\$10	<b>\$2,320.00</b>	\$12.39	\$2,874.48	\$11.80	\$2,737.60
#2-3	FALSE	SUBGRADE STABILIZATION (LBR 40)	\$0	\$14,395.50	1371	SY	\$15	\$20,565.00	\$15.84	\$21,716.64	\$10.50	<b>\$14,395.50</b>
#2-4	FALSE	6" LIMEROCK BASE	\$0	\$18,508.50	1371	SY	\$18	\$24,678.00	\$22.76	\$31,203.96	\$13.50	<b>\$18,508.50</b>
#2-5	FALSE	ROADWAY PRIME COAT (BITUMINOUS TREATMENT)	\$0	\$1,233.90	1371	SY	\$1.25	\$1,713.75	\$1	\$1,371.00	\$0.90	<b>\$1,233.90</b>
#2-6	FALSE	1.25" ASPHALT CONCRETE TYPE SP 9.5 (AFTER COMPACTION)	\$0	\$20,770.65	1371	SY	\$19	\$26,049.00	\$15.91	\$21,812.61	\$15.15	<b>\$20,770.65</b>
3	3 (2)											
#3-1	FALSE	SOD (PALLET SOD OR ROLLED SOD WITH NETTING REMOVED)	\$0	\$4,835.05	1639	SY	\$9.50	\$15,570.50	\$4.77	\$7,818.03	\$2.95	<b>\$4,835.05</b>
#3-2	FALSE	6" THICK CONCRETE WITH WIRE	\$0	\$21,307.50	250	SY	\$120	\$30,000.00	\$85.23	<b>\$21,307.50</b>	\$122.75	\$30,687.50
4	4 (3)											
#4-1	FALSE	SILT FENCE	\$0	\$2,000.00	1000	LF	\$6	\$6,000.00	\$4.74	\$4,740.00	\$2	<b>\$2,000.00</b>
#4-2	FALSE	EXCAVATION	\$0	\$2,512.14	149	CY	\$40	\$5,960.00	\$16.86	<b>\$2,512.14</b>	\$23.50	\$3,501.50
#4-3	FALSE	EMBANKMENT	\$0	\$3,778.90	265	CY	\$40	\$10,600.00	\$14.26	<b>\$3,778.90</b>	\$28.30	\$7,499.50
5	5 (2)											
#5-1	FALSE	6" DOUBLE YELLOW (THERMOPLASTIC)	\$0	\$256.00	100	LF	\$12	\$1,200.00	\$2.56	<b>\$256.00</b>	\$23.50	\$2,350.00
#5-2	FALSE	24" WHITE STOP BAR (THERMOPLASTIC)	\$0	\$187.50	15	LF	\$12.50	<b>\$187.50</b>	\$26.14	\$392.10	\$23.50	\$352.50



**Marion County  
Board of County Commissioners**

Office of the County Attorney

601 SE 25<sup>th</sup> Ave.  
Ocala, FL 34471  
Phone: 352-438-2330  
Fax: 352-438-2331

## Proof of Publication

No.: 2026-0081

STATE OF FLORIDA  
COUNTY OF MARION  
PREPARED BY HEATHER FLYNN:

Before the undersigned authority personally appeared Heather Flynn, who on oath says that they are the Legal Services Manager of Marion County, Florida; that the attached copy of advertisement Notice of Hearing to Impose and Provide for Collection of Special Assessments In Belleview Heights Estates Unit 8 - Se 44th Ave Improvement Area for Tuesday, May 19, 2026 was published on the publicly accessible website, MarionFL.org/LegalNotices, of Marion County, Florida on April 28, 2026.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

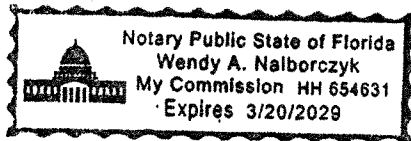
Signature: *Heather Flynn*

Date: 04.28.26

Business Impact Estimate published with the advertisement and attached.

THIS SECTION PREPARED BY NOTARY:

Sworn and Subscribed before me this 28<sup>th</sup> day of April, 2026, by Heather Flynn who is: personally known to me  or who has produced \_\_\_\_\_ as identification.



*Wendy A. Nalborczyk*  
Signature of Notary Public

Notary Public Stamp

ATTACH COPY FROM WEBSITE POSTING




## Legal Notices

# NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN BELLEVIEW HEIGHTS ESTATES UNIT 8 - SE 44TH AVE IMPROVEMENT AREA

Post Date: 04/28/2026 8:00 AM



 DENOTES PROJECT LIMITS  
**PROJECT LOCATION**  
(NOT TO SCALE)  
PLAT BOOK:F Page: 116  
SECTION:14 TOWNSHIP: 17 RANGE: 22  
MARION COUNTY, FLORIDA

Notice is hereby given that the Marion County Board of County Commissioners will conduct a public hearing to consider creation of the Belleview Heights Estates, Unit 8, SE 44<sup>th</sup> Ave Improvement Area, as shown above, and imposition of special assessments for the construction of road improvements. The hearing will be held at **10:00**

**am** or <sup>6</sup>as soon thereafter as the matter can be heard, on **Tuesday, May 19, 2026**, in the McPherson Governmental Campus Auditorium, 601 S.E. 25<sup>th</sup> Avenue, Ocala, Florida, for the purpose of receiving public comment on the proposed improvement area and assessments.

All affected property owners have the right to appear at the hearing and file written objections with the Board of County Commissioners any time prior to the public hearing. All persons are advised that, if they decide to appeal a decision of the Board of County Commissioners of Marion County, Florida at this public hearing they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If reasonable accommodation of a disability is needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 at least forty-eight (48) hours in advance of the hearing, so appropriate arrangements can be made.

The assessment for each parcel of real property will be based on (1) with respect to residential property, the total number of potential dwelling units, platted lots or parcels of record on the date the assessment is imposed, and (2) with respect to non-residential property, the total number of potential vehicle trips based upon the current or expected use of the property, in each case expressed in parcel units. A more specific description of the improvements and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution adopted by the Board of County Commissioners on Tuesday, April 21, 2026. Copies of the Initial Assessment Resolution and the preliminary Assessment Roll are available for inspection at the Office of the County's Assessment Coordinator, located at 2710 E. Silver Springs Blvd., Ocala, Florida, (352) 438-2650.

The assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The Board of County Commissions intends to collect the assessments in fifteen (15) annual installments, the first of which will be included on the ad valorem tax bill to be mailed in November 2026.

2026-0081

[Return to full list >>](#)



## Marion County Board of County Commissioners

Municipal Services  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2650  
Fax: 352-438-2658

### NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN BELLEVIEW HEIGHTS ESTATES UNIT 8- SE 44<sup>TH</sup> AVE IMPROVEMENT AREA

May 20, 2026

«Project\_ID» «PARCEL»  
«NAME»  
«Name\_2»  
«ADD\_1»  
«ADD\_2» «ADD\_3» «ZIP»

Dear Property Owner:

The Board of County Commissioners is considering creation of the Belleview Heights Estates, Unit 8, SE 44<sup>th</sup> Ave Improvement Area for the construction of road improvements. The cost of the road improvements will be funded by assessments against real property within the improvement area. The assessment for each parcel of real property is platted lots or parcels of record as of the date the assessment is imposed. A more specific description of the assessment program is included in the Initial Assessment Resolution (Resolution 26-R-106) adopted by the Board of County Commissioners on April 21, 2026. Copies of the Initial Assessment Resolution and the preliminary Assessment Roll are available for your review at the office of Municipal Services located at 2710 E. Silver Springs Boulevard, Ocala, Florida. Information regarding the assessment for your specific property, including the total number of platted lots or parcels of record is attached to this letter.

The County intends to obtain a loan to finance this and other assessment projects. This will permit the cost attributable to your real property to be amortized over a period of 15 years. However, you may choose to prepay your assessment in full (\$20,385.63 per parcel unit to cover your share of the capital cost) and avoid the additional financing cost. Please do not send payment now. If the assessments are imposed, you will receive a separate notice of the date and place for payment.

If you do not choose to prepay during the period described in the next notice, the amount necessary to pay your assessment in full will be increased by your share of the financing cost (loan issuance costs, capitalized interest, and reserve account, if any).

The maximum annual assessment is estimated to be per parcel unit, which shall be collected annually and includes your share of principal, interest and amounts related to the collection of the assessments. However, the actual annual assessment cannot be determined until the loan is obtained, and the assessment may be lower.

*Empowering Marion for Success*

[marionfl.org](http://marionfl.org)



## Marion County Board of County Commissioners

Municipal Services  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2650  
Fax: 352-438-2658

The total estimated amount to be collected per parcel unit over 15 years, assuming no prepayment, is \$20,385.63 and the County plans to collect a total estimated amount of \$224,241.97 (inclusive of all collection costs) for this project from all parcels in the Belleview Height Estates, SE 44<sup>th</sup> Ave Improvement Area. The County intends to include annual assessments on your ad valorem tax bill with the first payment on the bill to be mailed in November 2026. Failure to pay your assessments will cause a tax certificate to be issued against the real property which may result in a loss of title.

The Board of County Commissioners will hold a public hearing at 10:00 AM., or as soon thereafter as the matter can be heard, on June 16, 2025, in the McPherson Governmental Campus Auditorium, 601 SE 25th Avenue, Ocala, Florida, for the purpose of receiving comments on the proposed improvement area and the assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing and to file written objections with the Board of County Commissioners any time prior to the public hearing.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

If reasonable accommodations of a disability are needed for you to participate in this meeting, please contact the ADA Coordinator/HR Director at (352) 438-2345 at least forty-eight (48) hours in advance of the hearing, so appropriate arrangements can be made.

Questions regarding your assessment and the process for collection may be directed to the Municipal Services Department at (352) 438-2650.

Sincerely,

Chad Wicker, Director  
Marion County Municipal Services



## Marion County Board of County Commissioners

Municipal Services  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2650  
Fax: 352-438-2658

\*\*\*\*\* SEND NO MONEY NOW. THIS IS NOT AN INVOICE \*\*\*\*\*

BELLEVUE HEIGHTS UNIT 8- SE 44<sup>th</sup> AVE  
IMPROVEMENT AREA

\*\* CONFIDENTIAL \*\*  
Parcel Number «PARCEL»

Total number of lots attributed to parcel	«UNITS»
Amount to make full payment before loan: (no financing cost)	\$«Prepayment»
Number of annual payments	15
Maximum annual payment:	\$«Max_Annual»

\*\*\*\*\* SEND NO MONEY NOW. THIS IS NOT AN INVOICE \*\*\*\*\*



**Marion County  
Board of County Commissioners**

Municipal Services  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2650  
Fax: 352-438-2658

May 20, 2026

«Project\_ID» «PARCEL»  
«NAME»  
«Name\_2»  
«ADD\_1»  
«ADD\_2» «ADD\_3» «ZIP»

**Re: Community Informational Meeting for the proposed Road Improvement project  
for  
Bellevue Heights Estates Unit 8- SE 44<sup>th</sup> Ave**

Dear Property Owner,

Enclosed with this letter is the Notice of Public Hearing for the proposed Road Improvement project for Bellevue Heights Unit 8- SE 44<sup>th</sup> Ave.

You are invited to attend an informational meeting prior to the Public Hearing. The purpose of the meeting is to discuss the project, provide you with information and answer any questions you might have before the Public Hearing.

**What: Community Informational Meeting prior to Public Hearing**  
**When: Tuesday, June 2, 2026**  
**Time: 6:00 pm**  
**Where: Marion County Sherrif Community Room**  
**3260 SE 80<sup>th</sup> Street**  
**Ocala, FI 34480**

Your attendance is not required but is encouraged. We look forward to seeing you there.

Sincerely,

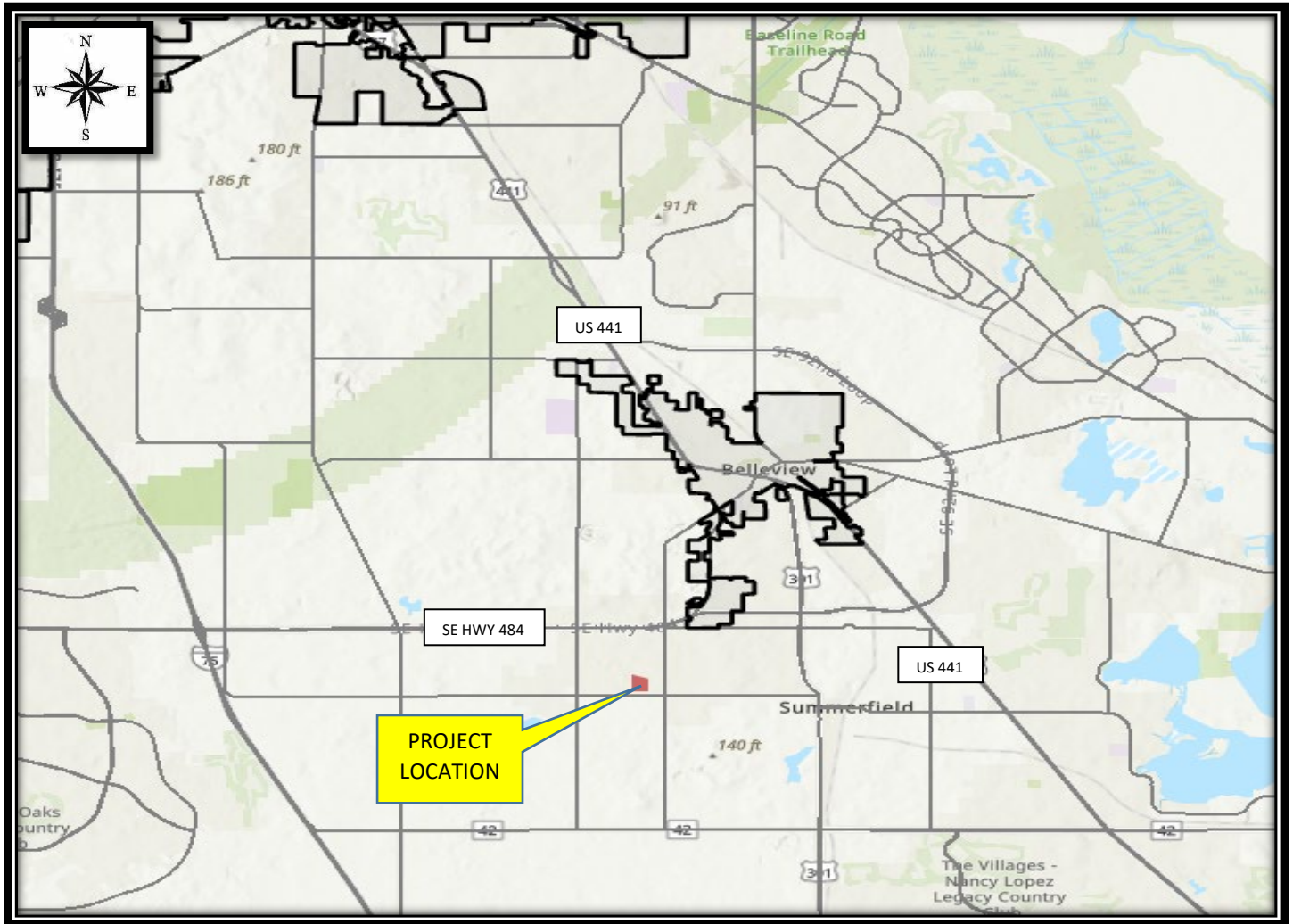
Chad Wicker  
Director  
Municipal Services

Enclosures

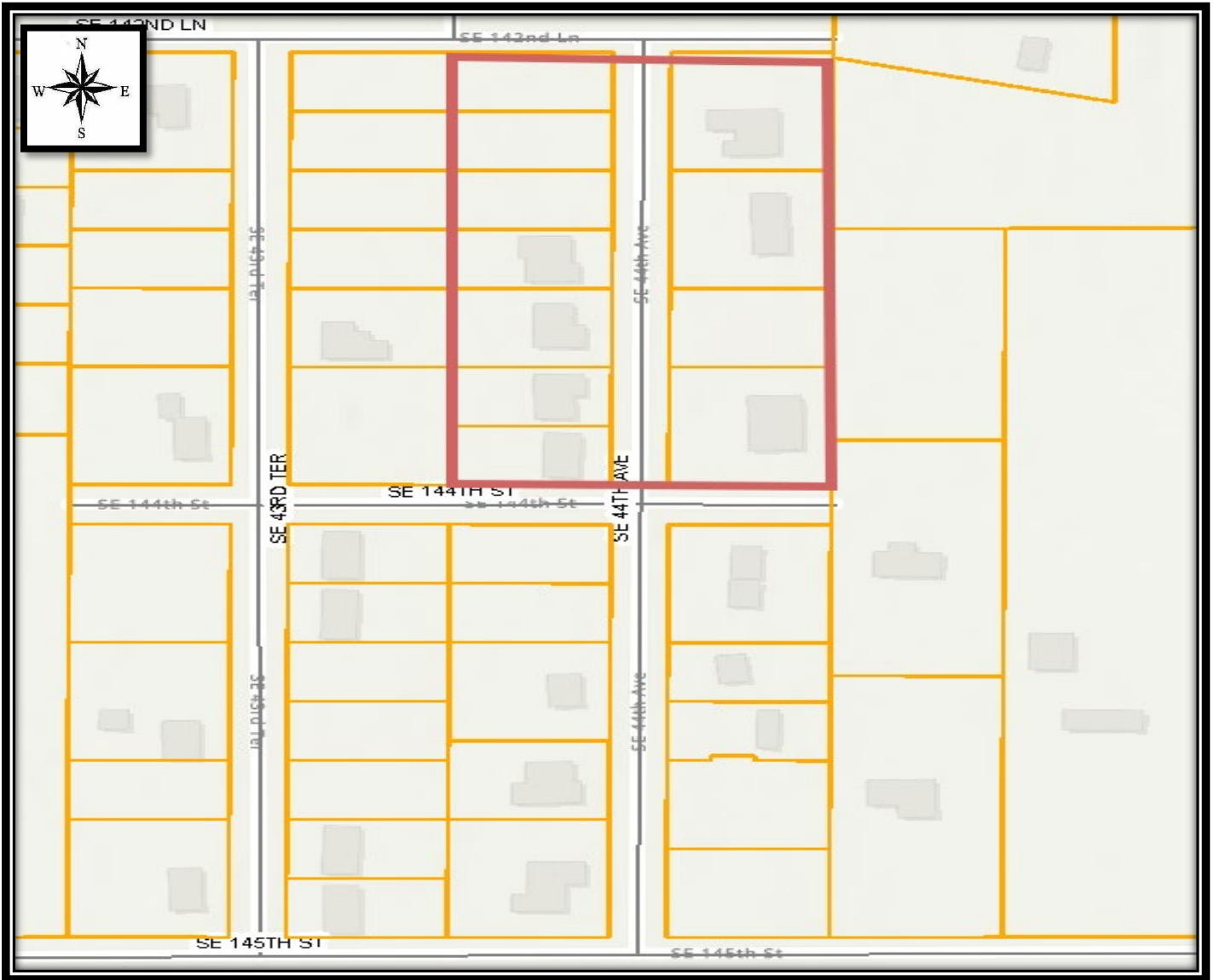
*Empowering Marion for Success*


[marionfl.org](http://marionfl.org)

# BELLEVEIW HEIGHTS ESTATES UNIT 8 (SE 44<sup>th</sup> AVE) LOCATION MAP



# BELLEVEIW HEIGHTS ESTATES UNIT 8 (SE 44<sup>th</sup> AVE) LOCATION MAP



 DENOTES PROJECT LIMITS

BENEFIT ASSESSMENT ROLL  
FOR  
PAVING AND DRAINAGE IMPROVEMENTS  
IN

SERIES 2640000

Belleveiw Heights Est. Unit 8 SE 44th

PLAT BOOK F PAGE No. 116

Parcel No.	Name and Address of Owner	Lot Number	Street Name or Number	Assessable Parcels
1	FENNER SEAN S 14303 SE 44TH AVE SUMMERFIELD FL 34491-3018 4208-104-001	1	NEW	1.00
		2	NEW	0.00
		3	NEW	0.00
		4	NEW	0.00
		5	NEW	0.00
		6	NEW	0.00
2	ROBERTS TERRY ANN 14343 SE 44TH AVE SUMMERFIELD FL 34491-3018 4208-104-010	7	NEW	1.00
		8	NEW	0.00
		9	NEW	0.00
		10	NEW	0.00
		11	NEW	0.00
		12	NEW	0.00
3	GALVEZ JUAN GALVEZ FRANCISCA 4980 SE HWY 42 SUMMERFIELD FL 34491-5118 4208-104-013	13	NEW	1.00
		14	NEW	0.00
		15	NEW	0.00
		16	NEW	0.00
4	FRANKLIN MARK ANTHONY 14395 SE 44TH AVE SUMMERFIELD FL 34491-3018 4208-104-017	17	NEW	1.00
		18	NEW	0.00
		19	NEW	0.00
		20	NEW	0.00
		21	NEW	0.00
		22	NEW	0.00

Parcel No.	Name and Address of Owner	Lot Number	Street Name or Number	Assessable Parcels
5	ALEJANDRO WILFREDO 14396 SE 44TH AVE SUMMERFIELD FL 34491-3019 4208-105-023	23	NEW	1.00
		24	NEW	0.00
		25	NEW	0.00
6	HOSMAN RAYMOND HOSMAN KRISTIE 14372 SE 44TH AVE SUMMERFIELD FL 34491-3019 4208-105-026	26	NEW	1.00
		27	NEW	0.00
		28	NEW	0.00
7	VACA ALEJANDRO ZUNIGA CHAVEZ LAURA 14358 SE 44TH AVE SUMMERFIELD FL 34491-3019 4208-105-029	29	NEW	1.00
		30	NEW	0.00
		31	NEW	0.00
		32	NEW	0.00
8	CARVAJAL ERNESTO J VADO MARISOL 14346 SE 44TH AVE SUMMERFIELD FL 34491-3019 4208-105-033	33	NEW	1.00
		34	NEW	0.00
		35	NEW	0.00
9	BARRAGAN HERNANDEZ CITLALI 14159 SE 44TH COURT SUMMERFIELD FL 34491-3025 4208-105-036	36	NEW	1.00
		37	NEW	0.00
		38	NEW	0.00

Parcel No.	Name and Address of Owner	Lot Number	Street Name or Number	Assessable Parcels
10	GOLDSTAR TIMBER LLC	39	NEW	1.00
	PO BOX 2407	40	NEW	0.00
	BELLEVIEW FL	41	NEW	0.00
34421-2407				
4208-105-039				
11	RODMAR INVESTMENTS LLC	42	NEW	1.00
	7620 SW 60TH AVE	43	NEW	0.00
	OCALA FL	44	NEW	0.00
	34476-6426			
4208-105-042				
			TOTALS	11.00

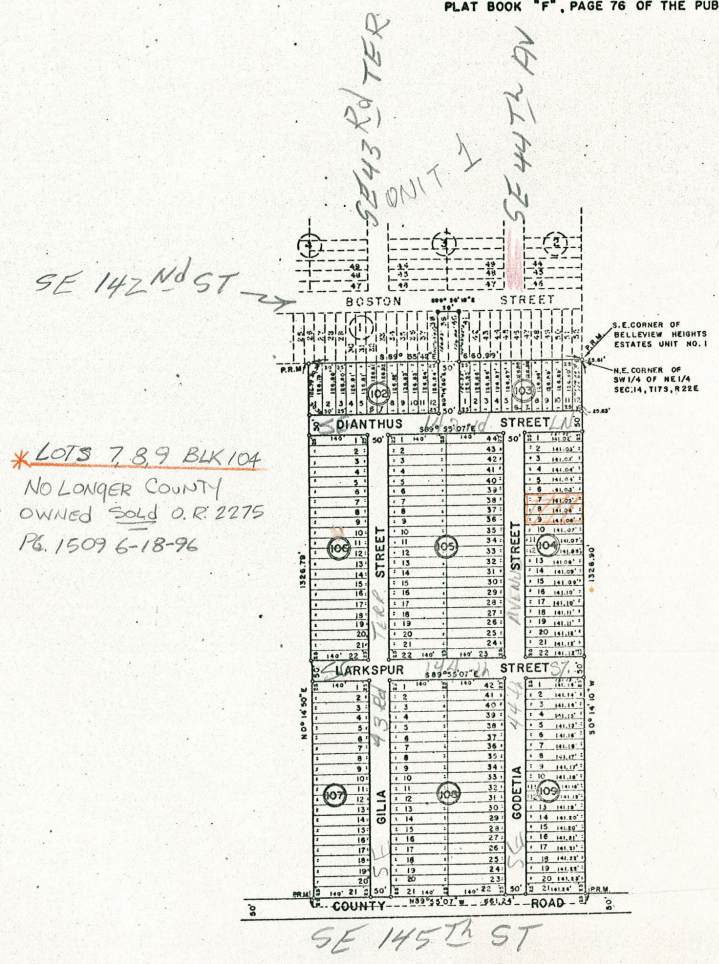
4208-000-800

F 116

# BELLEVUE HEIGHTS ESTATES

## UNIT NO. 8 MARION COUNTY, FLORIDA

DESCRIPTION: THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 17 SOUTH, RANGE 22 EAST EXCEPT THE SOUTH 25 FEET FOR ROAD RIGHT-OF-WAY. ALSO LOTS 39 AND 40 OF BLOCK 1, BELLEVUE HEIGHTS ESTATES UNIT NO. 1 AS RECORDED IN PLAT BOOK "F", PAGE 76 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



\* LOTS 7, 8, 9 BLK 104  
 NO LONGER COUNTY  
 OWNED Sold O.R 2275  
 Pg. 1509 6-18-96



SCALE: 1" = 150'  
 0 = 4" x 4" CON. MON.

STATE OF FLORIDA  
 COUNTY OF MARION  
 THE UNDERSIGNED CORPORATION, WHICH IS DULY ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, AND THE OWNER OF THE REAL ESTATE SITUATE AND INCLUDED IN THIS PLAT, DOES HEREBY AUTHORIZE THE SAME TO BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS SHOWN HEREON.  
 WITNESS WHEREOF SAID CORPORATION HAS CAUSED ITS SEAL TO BE AFFIXED BY THE UNDERSIGNED OFFICIALS, DULY AUTHORIZED BY THE BOARD OF DIRECTORS, THIS 22<sup>ND</sup> DAY OF JUNE A.D. 1959.  
 SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF  
 BELLEVUE HEIGHTS, INCORPORATED  
 MAX WEISS, PRESIDENT  
 SHAM SANI, SECRETARY

STATE OF FLORIDA  
 COUNTY OF MARION  
 BEFORE ME THIS DAY PERSONALLY APPEARED MAX WEISS AND SHAM SANI, PRESIDENT AND SECRETARY, RESPECTIVELY, OF BELLEVUE HEIGHTS, INCORPORATED, A FLORIDA CORPORATION, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE DEDICATION HEREON SHOWN FOR THE USES AND PURPOSES THEREIN STATED ON BEHALF OF SAID BELLEVUE HEIGHTS, INCORPORATED, AS ITS FREE ACT AND DEED AND HAVE BEEN DULY AUTHORIZED SO TO DO BY THE BOARD OF DIRECTORS THEREOF.  
 WITNESS MY HAND AND OFFICIAL SEAL AT Ocala, COUNTY OF MARION, STATE OF FLORIDA THIS 22<sup>ND</sup> DAY OF JUNE A.D. 1959.  
 MY COMMISSION EXPIRES: July 21st 1979  
 C. B. LAMORSE  
 NOTARY PUBLIC, STATE OF FLORIDA-AT-LARGE

I, J. W. JERNIGAN, OF THE MARION ENGINEERING ASSOCIATES, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT IT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED THEREON AS CALLED FOR UNDER CHAPTER 177, FLORIDA STATUTES.

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA AND APPROVED BY THEM FOR RECORD ON THIS 30<sup>TH</sup> DAY OF JUNE A.D. 1959.  
 ATTEST: John F. Nicholson  
 CLERK OF THE CIRCUIT COURT  
 W. P. Tolinson  
 CHAIRMAN

I, JOHN F. NICHOLSON, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS FOREGOING PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, WAS FILED IN MY OFFICE FOR RECORD ON THE 30<sup>TH</sup> DAY OF JUNE A.D. 1959 AND RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY ON THE 30<sup>TH</sup> DAY OF JUNE A.D. 1959 IN PLAT BOOK F, PAGE 116.  
 John F. Nicholson  
 CLERK OF THE CIRCUIT COURT

PREPARED BY  
 MARION ENGINEERING ASSOCIATES, INC.  
 220 N. MAGNOLIA ST.  
 OCALA, FLA.  
 MAY 1959

F-116