


**BELLEVUE HEIGHTS
ESTATES – PORTION OF
UNIT 8 – SE 44TH
AVENUE**

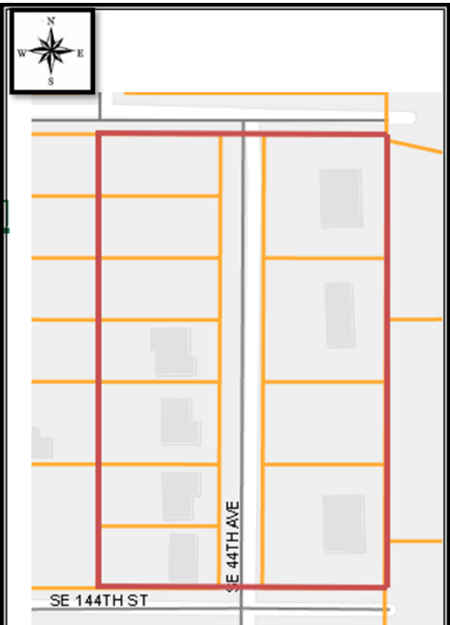
**FINAL PUBLIC
HEARING**



6/16/2026


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Proposed Project Area



**Belleview Heights
Estates - Portion of Unit 8
(SE 44th Avenue from SE 144th
Street to SE 142nd Lane)**

- PLAT BOOK F PAGE 116
- Located in District 3
- The subdivision was platted in 1959. The roads are currently unpaved and County maintained.
- This project will consist of .11 miles of new roadway.

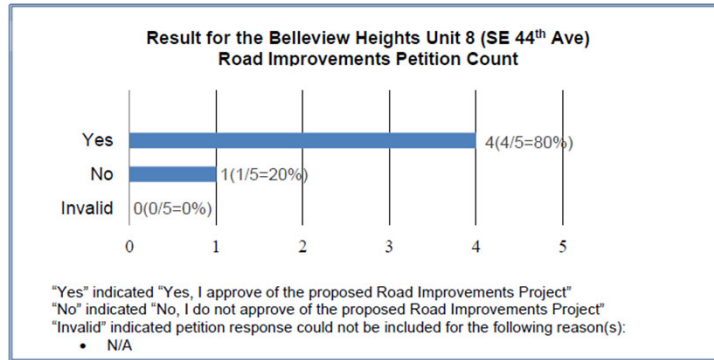
 DENOTES PROJECT LIMITS

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Petition

This process began after a member of the neighborhood requested that a petition project be initiated. Municipal Services then prepared an estimated total project cost and conducted the petition process.



The Municipal Services Department mailed petitions to 11 property owners of Belleview Heights Unit 8 (SE 44th Ave). Internal Audit confirmed the timely responses of 5 property owners and 4 out of the 5 voted to proceed with the road project.

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Belleview Height Estates Unit 8





Originally platted in:
1959



55% of properties
homesteaded.
72% of properties with
structures



Average property value:
Improved: \$212,979
Unimproved: \$11,760

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Roadway Scope

New Road Construction will be built to the Municipal Services "Citizen Standard": a minimum of 6" limerock base course, 8" stabilized subgrade and a minimum of 1.25" compacted asphaltic concrete type SP 9.5.

ROADWAY WIDTH AS SHOWN ON PLANS

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Costs

John L Finch Contracting was the lowest qualified bid

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

\$153,378.00

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Costs

Estimated Project Costs	
Construction Costs	\$ 153,378.00
Loaded Costs	\$ 224,241.97
Per Parcel Assessment	\$ 20,385.63
Annual Assessment	\$ 2,160.22

The maximum annual assessment to be paid over fifteen years.
Actual amount to be set at financing.

\$180.02 per month, \$45.01 per week.

FINAL ASSESSMENT CALCULATION													
Assessment Project Name	Construction Costs	Engineering Design Cost	Municipal Services Department	ASSHTO 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
NEW CONSTRUCTION	X												
RECLAIM AND RESURFACE													
OVERLAY													
MAINTENANCE													
MILEAGE	0.11												

Assessed Parcels	11.00
Cost Per Parcel	\$ 20,385.63

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Process

Estimated Costs

Actual Costs

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    graph LR
      A[Inspection Request & 10% Petition] --> B[Petition Process]
      B -- Approved --> C[Engineering and Bidding]
      B -- Not Approved --> D[Project stops]
      C --> E[Community Meeting]
      E -- Approved --> F[Final Public Hearing]
      E -- Not Approved --> G[Project stops]
      F --> H[Construction Starts]
  
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Inspection Request & 10% Petition
Request for inspection received from property owner, inspection and cost estimate provided to requestor. Requestor must collect an initial petition with 10% of potentially affected property owners' signatures and provide \$500 postage fee to continue into the Petition stage.

Petition Process
Petitions mailed out to all property owners of record in project area. The Board of County Commissioners will then make the decision to stop the project or move it into Engineering and Bidding phases.

Community Meeting
After Engineering design and contractor bidding, a meeting is held with community residents to provide updated cost estimates including potential yearly payment maximum assessment amounts and project design.

Final Public Hearing
Present potential project information to the Board of County Commissioners. Public comment for and against project is heard. The Board makes a decision whether to approve design and construction and commence project or not.

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Municipal Services Department Contact

Contact Your Municipal Services Department

Location: 2710 E. Silver Springs Blvd., Ocala, FL 34470

Phone: (352) 438-2650

Hours: Monday-Friday, 8:00 am – 5:00 pm

Website: www.marionfl.org/mstu

Email: MunicipalServices@marionfl.org



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