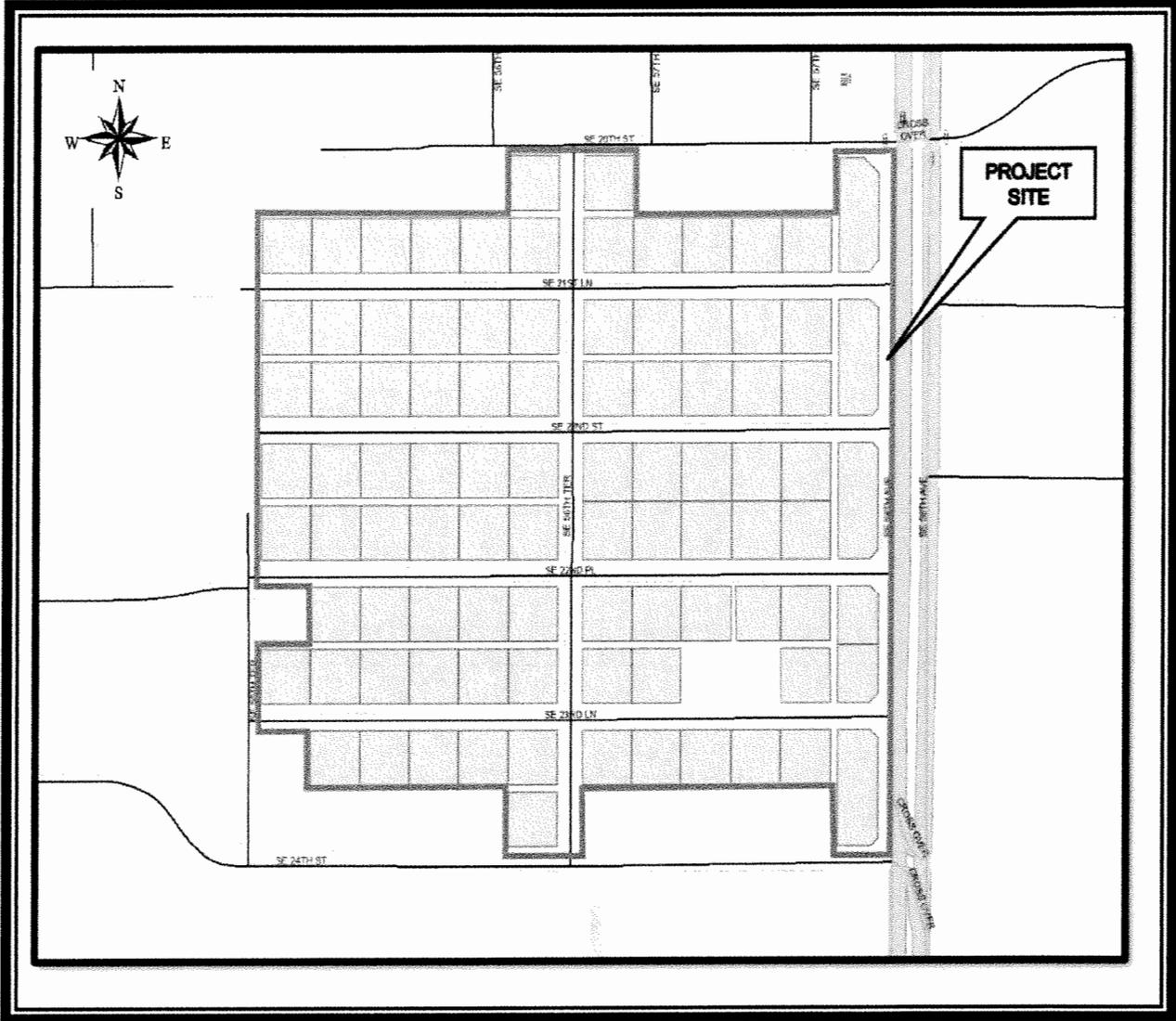


Oakhurst No. 1

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Oakhurst No. 1 LOCATION MAP



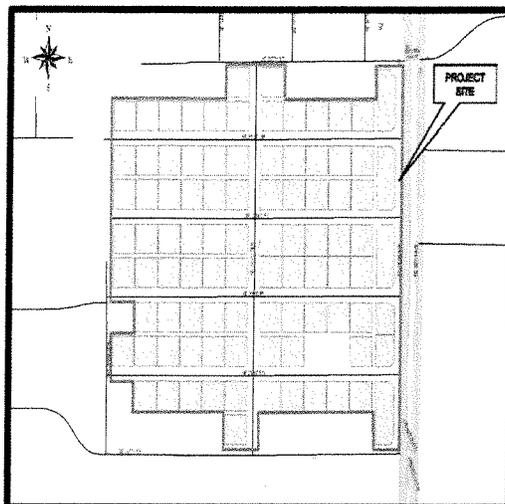
DENOTES PROJECT LOCATION

Oakhurst No.1 AERIAL MAP



 DENOTES PROJECT LOCATION

To be Published: March 20, 2024



----- DENOTES PROJECT LIMITS
PROJECT LOCATION
(NOT TO SCALE)
PLAT BOOK: B PAGES 258,271
SECTION: 24 TOWNSHIP: 15 RANGE: 22
MARION COUNTY, FLORIDA

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE OAKHURST NO. 1 IMPROVEMENT AREA

Notice is hereby given that the Marion County Board of County Commissioners will conduct a public hearing to consider creation of the Oakhurst No. 1 Improvement Area, as shown above, and imposition of special assessments for the construction of road improvements. The hearing will be held at 1:30 p.m., or as soon thereafter as the matter can be heard, on April 10, 2024 in the McPherson Governmental Campus Auditorium, 601 S.E. 25th Avenue, Ocala, Florida, for the purpose of receiving public comment on the proposed improvement area and assessments.

All affected property owners have a right to appear at the hearing and file written objections with the Board of County Commissioners any time prior to the public hearing. If a person decides to appeal any decision made by the BCC with respect to any matter considered at the hearing, such person 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.

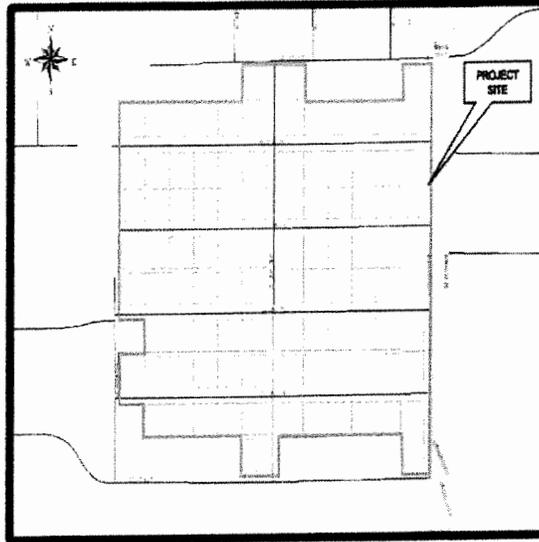
The assessment for each parcel of real property will be based upon the total number of potential dwelling units, platted lots or parcels of record on the date the assessment is imposed. A more specific description of the improvements and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution adopted by the Board of County Commissioners on March 19, 2024. 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.

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 ten (10) annual installments, the first of which will be included on the ad valorem tax bill to be mailed in November, 2024.

If you have any questions, please contact the County's Assessment Coordinator at (352) 438-2650.

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA
MICHELLE STONE, CHAIRMAN**

To be Published: March 20, 2024



DENOTES PROJECT LIMITS

PROJECT LOCATION

(NOT TO SCALE)

PLAT BOOK: B PAGES 258,271

SECTION: 24 TOWNSHIP: 15 RANGE: 22

MARION COUNTY, FLORIDA

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PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE
OAKHURST NO. 1 IMPROVEMENT AREA**

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If you have any questions, please contact the County's Assessment Coordinator at (352) 438-2650.

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



Marion County
Board of County Commissioners

MSTU/Assessment
2710 E. Silver Springs Blvd. Ocala, FL 34470
Phone: 352-438-2650 Fax:
352-438-2658

«Parcel_ID»
«Park_Name»
«Owner_Name»
«Address1»
«Address2»

NOTICE DATE: March 21, 2024

NOTICE OF HEARING TO IMPOSE AND PROVIDE
FOR COLLECTION OF SPECIAL ASSESSMENTS IN
THE OAKHURST NO.1 IMPROVEMENT AREA

Dear Property Owner:

The Board of County Commissioners is considering creation of the Oakhurst No.1 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 based on the total number of lineal feet of frontage along the roadway to be improved. A more specific description of the assessment program is included in the Initial Assessment Resolution adopted by the Board of County Commissioners on January 29, 2024. Copies of the Initial Assessment Resolution and the preliminary Assessment Roll are available for your review at the office of the MSTU/Assessment Department located at 2710 East Silver Springs Blvd., Ocala, Florida. Information regarding the assessment for your specific property, including the total number of lineal feet of frontage, 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 10 years. However, you may choose to prepay your assessment in full, **\$68.75** per front foot, 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 **\$96.80** per front foot, 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.



Marion County
Board of County Commissioners

MSTU/Assessment
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 over 10 years, assuming no prepayment is made, is **\$9,680.00** and the County plans to collect a total estimated amount of **\$673,784.15** (inclusive of all collection costs) for the Oakhurst No.1 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 2024. 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 1:30PM, or as soon thereafter as the matter can be heard, on April 10, 2024, in the Growth Services Main Training Room, 2710 East Silver Springs Blvd., 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 MSTU/Assessment Department at (352) 438-2650.

MARION COUNTY
MSTU/ASSESSMENT DEPARTMENT

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

OAKHURST NO.1
IMPROVEMENT AREA

CONFIDENTIAL

Parcel Number «P ar c el _I D »

Total number of lineal feet of frontage attributed to property	100 ft
Amount to make full payment before loan: <i>(no financing cost)</i>	\$6,875.00.
Prepayment amount after loan is obtained*: <i>(includes financing cost)</i>	\$9,680.00
Number of annual payments:	10
Maximum annual payment:	\$968.00

This amount will be reduced after each annual payment
***** SEND NO MONEY NOW. THIS IS NOT AN INVOICE *****

FINALASSESSMENT CALCULATION

Assessment Project Name	Construction Costs	Engineering Design Costs	MSTU Assessment Department	ASSHTO ASTM Tests Cost	Legal Ad	Project Contingency	Legal/ Financial	Other	Postage	Number of Parcels	Total Front Footage	Clerk Costs- \$50.00 Per Parcel	Net Construction Requirement	
Oakhurst No. 1	\$ 514,444.74	\$ 23,720.00	\$ 60,581.70	\$ 2,578.00	\$ 900.00	\$ 54,074.27	\$ 10,000.00	\$	\$ 2,685.44	96	9800	\$ 4,800.00	\$ 673,784.16	
NEW CONSTRUCTION	NO		Construction cost + Engineering + Testing + legal/Financial 1196			Cost Represents 10960/the Construction + 10960/ Engineering + 10560/the Testing Cost								
RECLAIM ANDRESURFACE OVERLAY	YES													
	NO													
MAINTENANCE	NO													
MILEAGE	1.21													

Total Front Footage	9800.00
Cost Per Front Foot	\$ 68.75

BID# 24B-051 Oakhurst No. 1 Road Improvement Project
OPENS: December 6, 2023, 3:00 PM

		Vendor	John L. Finch Contracting Corp.	Superior Asphalt, Inc.	C.W.R. Contracting Inc.				
		City	Bellevue, FL	Brandon, FL	Ocala, FL				
		email	finchconst@centurylink.net	amulvey@superiorasphaltinc.net	ssavoy@cwrccontracting.com				
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1.1	Mobilization/Demobilization (Includes P&P Bond, and Bid Bond)	1	LS	\$ 18,083.40	\$ 18,083.40	\$ 21,500.00	\$ 21,500.00	\$ 116,914.00	\$ 116,914.00
1.2	Maintenance of Traffic (Includes Temporary Striping)	1	LS	\$ 20,258.50	\$ 20,258.50	\$ 71,000.00	\$ 71,000.00	\$ 103,256.00	\$ 103,256.00
1.3	Plan Construction Layout	1	LS	\$ 14,400.00	\$ 14,400.00	\$ 25,500.00	\$ 25,500.00	\$ 28,825.00	\$ 28,825.00
2.1	Pavement Prep (Includes C&G and driveway prep)	15,250	SY	\$ 5.18	\$ 78,995.00	\$ 3.50	\$ 53,375.00	\$ 1.20	\$ 18,300.00
2.2	Reclaim, 5" depth	16,000	SY	\$ 3.09	\$ 49,440.00	\$ 5.85	\$ 93,600.00	\$ 7.50	\$ 120,000.00
2.3	Limerock, 4" thick X 4" wide	2,808	SY	\$ 17.64	\$ 49,533.12	\$ 22.80	\$ 64,022.40	\$ 32.00	\$ 89,856.00
2.4	Roadway Prime Coat	16,000	SY	\$ 0.58	\$ 9,280.00	\$ 0.95	\$ 15,200.00	\$ 0.70	\$ 11,200.00
2.5	1.25" asphalt concrete type SP9.5 (After Compaction)	15,250	SY	\$ 11.78	\$ 179,645.00	\$ 13.60	\$ 207,400.00	\$ 12.00	\$ 183,000.00
3.1	Finish grading and sod - 16" pallet sod - Match existing (Includes high shoulder removal)	4,216	SY	\$ 13.09	\$ 55,187.44	\$ 9.60	\$ 40,473.60	\$ 10.00	\$ 42,160.00
4.1	Silt Fence	12,648	LF	\$ 2.36	\$ 29,849.28	\$ 1.40	\$ 17,707.20	\$ 3.00	\$ 37,944.00
5.1	6" Double Yellow Stripe (Thermoplastic)	4,080	LF	\$ 1.82	\$ 7,425.60	\$ 3.00	\$ 12,240.00	\$ 4.00	\$ 16,320.00
5.2	24" White Stop Bar (Thermoplastic)	242	LF	\$ 9.70	\$ 2,347.40	\$ 8.00	\$ 1,936.00	\$ 8.00	\$ 1,936.00
TOTAL BID				\$	514,444.74	\$	623,954.20	\$	769,711.00

Detailed Tabulation Compiled by: Anette Francia

This bid tabulation is NOT public record until 30 days from the bid opening has passed, or an award recommendation is received by the using department

Low Bidder is ABOVE estimated budget of: \$510,000

Numbers in **bold italic** reflect a difference from the preliminary tabulation due to calculation or other extension error



**Marion County Board of County Commissioners
Procurement Services Department**

**2631 SE Third St
Ocala, FL 34471**
(352) 671-8444 (main)
(352) 671-8451 (fax)

Procurement@MarionFL.org (general e-mailbox)

BID: 24B-051: Oakhurst No. 1 Road Improvement Project

LAST DAY FOR QUESTIONS: November 28, 2023, 12:00 PM

DUE DATE: December 6, 2023, 3:00 PM

TERM: 90 calendar days with the last 30 calendar days accommodating thermoplastic striping, only.

BUDGET: \$510,000

SUMMARY OF SCOPE: Marion County MSTU is seeking bids from qualified and experienced contractors for a reclaim and resurfacing project.

NON-MANDATORY PRE-BID: November 16, 2023, 3:30 PM

LOCATION: Procurement Services Department, Large Conference Room

DIAL-IN INFORMATION: Dial (352) 671-8801 > 3918 > 123456

Marion County Procurement Services will continue to offer all formal bid openings and Selection Committee Meetings via videoconference on WebEx, and most Pre-Bid/Pre-Award Meetings via teleconference, until further notice.

****Please note that this information may change at any time and with very little notice.**

For questions relating to this bid, contact: Anette Francia | anette.francia@marionfl.org

Contractors who receive this bid from sources other than Marion County or DemandStar shall contact Procurement Services *prior to the due date* to ensure any addenda are received in order to submit a responsible and responsive offer. Submitting an incomplete document may deem the offer non-responsive, causing rejection.

ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: **Addenda received (list all) #** #1 11/29/23

Company Name: JOHN L FINCH CONTRACTING CORP

Printed Name: GEORGE E. SOLANA, JR Title: ESTIMATOR

Primary E-mail address (required): finchconst@centrylwk.net

Secondary E-mail address (required): c.britton@att.net

Street Address: 12000 SE 38 TERRACE, BELLEVUE, FL 34421

Mailing Address (if different): P.O. BOX 3250, BELLEVUE, FL 34420

Telephone: (352) 245-3642 FEIN: 59-2476183

Indicate whether your firm accepts Visa for payment award of this contract: (circle) **YES / NO**

By signing this form, I acknowledge I have read and understand, and my firm complies with all General Conditions and requirements set forth herein:

SIGNATURE OF AUTHORIZED REPRESENTATIVE [Signature]

DATE SUBMITTED DEC. 6, 2023

This document must be completed and returned with your Submittal



**Marion County
Board of County Commissioners**

MSTU/Assessment

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

May 9, 2023

«Parcel_»
«Owner»
«Address_1»
«Address_2»
«City_and_ST» «Zip»

Re: Informational Community Meeting and
Pavement Condition Index (PCI) Consideration Workshop
Oakhurst No. 1 Improvement Project

Dear Property Owner,

You are invited to attend a community meeting about a possible road assessment prior to the pavement condition index (PCI) consideration workshop. The purpose of the meeting is to discuss the existing conditions of the roadways within your community, the possibility of a proposed resurfacing construction project, and funding through a road assessment bonding process. We will provide you with information and answer any questions you might have at this community meeting. Enclosed is the pavement condition index (PCI) for your community.

What:	Community Meeting	PCI Workshop
When:	Wednesday, May 23, 2023	Wednesday, June 21, 2023
Time:	6:00 p.m.	2:00 p.m. or soon thereafter
Where:	Growth Services Training Room 2710 E. Silver Springs Blvd. Ocala, FL 34470	BCC Auditorium 601 SE 25th Avenue Ocala, FL 34471

You are encouraged to attend and we look forward to seeing you there.

Sincerely,

Matthew Leibfried
MSTU/Assessment Director



**Marion County
Board of County Commissioners**

MSTU/Assessment

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

March 21, 2024

**Re: Community Informational Meeting for The Proposed Road Improvement Project
OAKHURST NO.1 IMPROVEMENT AREA**

Dear Property Owner,

Enclosed with this letter is the Notice of Public Hearing for the proposed Road Improvement Project for Oakhurst No.1.

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, April 2, 2024
Time: 6:00 p.m.
**Where: Growth Services Training Room
2710 E. Silver Springs Blvd.
Ocala, FL 34470**

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

Sincerely,

Chad Wicker
Director MSTU/Assessments