



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE  
COUNTY  
FLORIDA

Phil Diamond, CPA  
County Comptroller  
Finance and Accounting Department  
Special Assessments  
P O Box 38  
Orlando, FL 32802  
Telephone: 407-836-5770  
Fax: 407-836-5753

04-03-18P01:42 RCVD

Date: March 27, 2018

To: Katie Smith, Deputy Clerk

03: 2907-909319ARNV

04-03-18P12:21 RCVD

Through: Cheryl Gillespie, Agenda Development

From: Margaret A. McGarrity, Chief Deputy Comptroller

Contact: Ann Dawkins, 407-836-5770

Subject: Request Number **M18-032** for an MSBU for **Summerport Village Center Parcel CB-8 Area and Summerport Tract R – 5 Area**

Applicant: Ann Dawkins, MSTU Supervisor  
Orange County Comptroller's Office

Type of Hearing: To amend a Municipal Service Benefit Unit (MSBU) for the maintenance of retention ponds to include Summerport Tract R – 5 subdivision

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, 2018. **The resolution must be approved by May 31, 2018 to be included on the November 2018 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, April 15, 2018.**

Notify Abutters: Special Assessments will mail public hearing notices to all of the affected property owners.

Estimated Time Required: One (1) minute

District: Commissioner VanderLey, District 1

Hearing Controversial: No.

LEGISLATIVE FILE # 18-413

May 8, 2018  
@ 2pm

Katie Smith, Deputy Clerk  
Request for Summerport Village Center Parcel CB-8 Area and  
Summerport Tract R – 5 Area  
March 27, 2018  
Page 2

Report: The estimated cost for this MSBU is \$78.00 per parcel for the first year. This MSBU would be effective November 1, 2018.

Materials being submitted as backup for public hearing request:

1. Resolution – one (1) copy of the proposed resolution for maintenance of retention pond(s)

**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. **Send the original adopted resolution(s) to the Special Assessments Section / Finance and Accounting Department.**
3. Send 1 (one) certified copy of the adopted resolution(s) to the Special Assessments Section / Finance and Accounting Department.

RESOLUTION  
OF THE  
BOARD OF COUNTY COMMISSIONERS  
AMENDING A  
MUNICIPAL SERVICE BENEFIT UNIT  
FOR MAINTENANCE OF  
RETENTION PONDS  
IN

**Summerport Village Center Parcel CB-8  
Area and Summerport Tract R – 5 Area  
11/2018**

**with County Dedicated Ponds  
with Commercial Association Dedicated Easements  
with Commercial Association Dedicated Ponds  
with County Dedicated Easements**

WHEREAS, Section 125.01 (01) (q), Florida Statutes, grants Orange County, Florida ("County") the power to establish Municipal Service Benefit Units ("MSBU") for any part of the unincorporated area of the County; and

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

WHEREAS, the Board of County Commissioners of Orange County ("Board") is the governing board of the County, and

WHEREAS, by resolution dated May 24, 2016, the Board established the Summerport Village Center Parcel CB-8 and Summerport Village Center Parcel CB8-B Phase 2 11/2016 Municipal Service Benefit Unit ("MSBU") for maintenance of retention ponds which was amended and restated by that certain resolution dated May 23, 2017, as the Summerport Village Center Parcel CB-8 Area and Summerport Tract R - 5 Area 11/2017 MSBU ("Resolution)", said Resolution being recorded in Official Records as Document Number 20170305060, Public Records of Orange County, Florida; and

WHEREAS, the County desires to amend Exhibit A of said Resolution to correct a scrivener's error incorrectly identifying the parcel described as 22-23-27-8425-01-000, Lot 1, Tract C-5, to correctly state this parcel as 22-23-27-8425-01-000, Tract R-5, Lot 1. All other stipulations of the Resolution remain unchanged and in effect.

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

1. The foregoing "WHEREAS" clauses are true and correct and are hereby incorporated into the text of this resolution.
2. The **Summerport Village Center Parcel CB-8 Area and Summerport Tract R-5 Area 11/2017** Resolution, recorded in Official Records as Document Instrument Number **20170305060**, Public Records of Orange County, Florida, is hereby amended by the deletion of Exhibit A of such Resolution and the substitution of a new **Exhibit "A"** attached hereto as **Exhibit "A"** and incorporated herein as part of this resolution.

RECORDING DEPARTMENT: RETURN TO FINANCE & ACCOUNTING SPECIAL ASSESSMENTS

3. All other provisions of the Resolution not hereby amended shall remain in full force and effect and are hereby ratified and affirmed.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

ORANGE COUNTY, FLORIDA

BY: \_\_\_\_\_  
ORANGE COUNTY MAYOR

DATE: \_\_\_\_\_

ATTEST: Phil Diamond, Orange County Comptroller  
as Clerk of the Board of County Commissioners

BY: \_\_\_\_\_  
DEPUTY CLERK

Exhibit "A"  
Summerport Village Center Parcel CB-8  
Plat Book: 70 Pages 76-83 pertain to parcels listed below

Parcel	Property Owner	Description	Tract	Assessment
15-23-27-8444-00-002	Orange County BCC	Lift Station	B	N/C
15-23-27-8444-02-001	Orange County BCC	Bike Path	BP-1	N/C
15-23-27-8444-03-010	HARBCO Development LLC	Future Development	C-1	1
15-23-27-8444-12-001	Summerport Village Center Residential LLC	Lake Speer	L-1	N/C
15-23-27-8444-12-002	Summerport Village Center Residential LLC	Lake Caruso	L-2	N/C
15-23-27-8444-16-001	Summerport Commercial Property Owners Association Inc.	Park	P-1	N/C
15-23-27-8444-16-002	Summerport Village Center Residential LLC	Park	P-2	N/C
15-23-27-8444-16-003	Summerport Village Center Residential LLC	Park	P-3	N/C
15-23-27-8444-22-030	Summerport Village Center Residential LLC	Future Development	CV-3	1
15-23-27-8444-23-001	Summerport Village Center Residential LLC	Conservation	W-1	N/C
15-23-27-8444-23-002	Summerport Village Center Residential LLC	Conservation	W-2	N/C
15-23-27-8444-23-003	Summerport Village Center Residential LLC	Conservation	W-3	N/C
15-23-27-8444-32-082	Orange County BCC	Stormwater	CB-8B	N/C
15-23-27-8444-32-083	Orange County BCC	Stormwater	CB-8C	N/C
15-23-27-8444-32-084	Orange County BCC	Stormwater	CB-8D	N/C

Summerport Village Center Parcel CB-8 Phase 2  
Plat Book: 82 Pages 91-94 pertain to parcels listed below

Parcel	Property Owner	Description	Tract	Assessment
15-23-27-8446-03-002	Summerport Village Center Commercial LLC	Future Development	C-2	1
15-23-27-8446-03-003	Summerport Village Center Commercial LLC	Future Development	C-3	1
15-23-27-8446-03-004	Summerport Village Center Commercial LLC	Future Development	C-4	1
15-23-27-8446-03-005	Summerport Village Center Commercial LLC	Future Development	C-5	1
15-23-27-8446-03-221	Summerport Commercial Property Owners Association Inc.	Future Development	CV-1	N/C
15-23-27-8446-03-222	Summerport Village Center Residential LLC	Future Development	CV-2	N/C
15-23-27-8446-18-002	Gateway Windermere LLC	Apt Complex	R-2	1
15-23-27-8446-18-003	Gateway Windermere LLC	Apt Complex	R-3	1
15-23-27-8446-18-004	Gateway Windermere LLC	Apt Complex	R-4	1
15-23-27-8446-32-025	Summerport Village Center Residential LLC	Stormwater Private Drainage	CB-8E	N/C

**Summerport Tract R – 5**  
**Plat Book: 90 Pages 84 and 85 pertain to parcels listed below**

Parcel	Property Owner	Description	Tract	Assessment
<b>22-23-27-8425-01-000</b>	<b>Windermere Property Owner LLC</b>	<b>Lot 1</b>	<b>R-5</b>	<b>1</b>
22-23-27-8425-16-005	Summerport Village Center Residential LLC	Park	P-5	N/C
22-23-27-8425-23-004	Summerport Village Center Residential LLC	Conservation	W-4	N/C
		Total Tracts Assessed		10