

**Published Daily**  
**ORANGE County, Florida**

**Sold To:**

Clerk County Commission-Orange - CU00123736  
201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**Bill To:**

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201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**State Of Florida**  
**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11220-2 Column Legals, Certify: MSBUs for: Carlson Park  
and Carlson Park Replat Waterleigh Area Waverly Walk Wekiwa  
Springs Septic to Sewer Retrofit Program Phase 2 Westridge Park  
Winding Bay Area Woodland Park Area  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Mar 13, 2022.

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



**Rose Williams**

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 14 day of March, 2022,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

**NOTICE BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT**

The Orange County Board of County Commissioners will hold a public hearing on **April 5, 2022** at **2 p.m.**, at the Orange County Administration Center, 201 South Rosalind Avenue, Orlando, Florida.

You are invited to attend and be heard regarding a request to consider the adoption of a Resolution authorizing the Orange County Board of County Commissioners to use the uniform method of collecting non-ad valorem assessments levied by the Orange County Board of County Commissioners as provided in Section 197.3632, Florida Statutes.

**\*\*\* IF YOU HAVE ANY QUESTIONS REGARDING THIS PUBLIC HEARING NOTICE, CONTACT ORANGE COUNTY COMPTROLLER SPECIAL ASSESSMENTS – 407-836-5770 – E-MAIL: Special.Assessments@occompt.com\*\*\***

**PARA MAS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FINANZAS DEL CONDADO ORANGE, AL NUMERO – 407-836-5715**

Notice is hereby given to all owners of lands located within the boundaries of Orange County, Florida that the Orange County Board of County Commissioners intends to use the uniform method for collecting the non-ad valorem assessments levied by the Orange County Board of County Commissioners as set forth in Section 197.3632, Florida Statutes.

These non-ad valorem assessments would be levied and would be collected by the Tax Collector on the **November 2022** real estate tax bill and every year thereafter until notification of discontinuance by the Orange County Board of County Commissioners. Failure to pay the assessment will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the Orange County Board of County Commissioners within twenty (20) days of the publication of this notice.

Estimates, sketches, and specifications of the described properties are on file in the Office of the Orange County Comptroller (Special Assessments), Orange County Administration Center, 201 South Rosalind Avenue, Orlando, Florida, which are open to the public for inspection.

Assessments are due and payable the same as property taxes and bear the same penalties for delinquency as property taxes, including potential loss of property title through tax certificate and tax deed sale. The Uniform Method for the levy, collection and enforcement of non-ad valorem assessments, Section 197.3632, Florida Statutes, will be used for collecting the assessments.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the assessments for these properties are all based on a flat rate per lot per year basis:

**Carlson Park and Carlson Park Replat  
Streetlighting: \$75.00**

Subdivision Name: **Carlson Park**, Plat Book **S**, Page **38**, Section **03**, Township **22**, Range **29**, Lots **1 through 9 Block A** and Lots **1 through 10 Block B**; Public Records of Orange County, Florida. This subdivision is located in **District 5**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the assessments for these properties are all based on a flat rate per lot per year basis:

**Waterleigh Area**

# Orlando Sentinel

MEDIA GROUP

**Streetlighting: \$110.00, Retention Pond: \$78.00**

Subdivision Name: **Waterleigh Phase 4A**, Plat Book **107**, Pages **32 through 45**, Section **07**, Township **24**, Range **27**, Lots **1 through 200**; Public Records of Orange County, Florida. This subdivision is located in **District 1**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

## **Waverly Walk**

**Streetlighting: \$119.00, Retention Pond: \$78.00**

Subdivision Name: **Waverly Walk**, Plat Book **104**, Pages **149 through 150**, Section **09**, Township **22**, Range **31**, Lots **1 through 41**; Public Records of Orange County, Florida. This subdivision is located in **District 5**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

Wekiwa Springs Septic to Sewer Retrofit Program Phase 2  
Wastewater System Improvements  
Total Cost for a Single Family Parcel: \$6,000.00  
Or \$684.51 Per Annum for 10 Years

Subdivision Name: **The Palms Section One**, Plat Book **12**, Page **10**, Section **36**, Township **20**, Range **28**, Lots **1 through 78**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **The Palms Section Two**, Plat Book **12**, Page **98**, Section **36**, Township **20**, Range **28**, Lots **79 through 154**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

## **Westridge Park**

**Streetlighting: \$174.00, Retention Pond: \$78.00**

Subdivision Name: **Westridge Park**, Plat Book **106**, Pages **98 through 103**, Section **25**, Township **20**, Range **27**, Lots **1 through 137 and Tract FD-1 (Future Development)**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

## **Winding Bay Area**

**Streetlighting: \$136.00, Retention Pond: \$78.00**

Subdivision Name: **Winding Bay Phase 3**, Plat Book **104**, Pages **104 through 106**, Section **20**, Township **24**, Range **27**, Lots **222 through 328**; Public Records of Orange County, Florida. This subdivision is located in **District 1**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the assessments for these properties are all based on a flat rate per lot per year basis:

## **Woodland Park Area**

**Streetlighting: \$101.00, Retention Pond: \$78.00**

Subdivision Name: **Woodland Park Phase 7 Replat**, Plat Book **105**, Pages **120 through 121**, Section **17**, Township **24**, Range **30**, Lots **505A through 532A**; Public Records of Orange County.



Florida. This subdivision is located in **District 4**.

Subdivision Name: **Woodland Park Phase 8**, Plat Book **104**, Pages **107 through 113**, Section **18**, Township **24**, Range **30**, Lots **533 through 623**; Public Records of Orange County, Florida. This subdivision is located in **District 4**.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting, you will need a record of the proceedings. You should 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 you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-3111 no later than two (2) business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida.

**ORG7164248**

**3/13/2022**

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