

**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 9, 2019 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.Assessment@occompt.com\*\*\***

**PARA MAS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE  
CON LAS OFICINAS DE FINANASAS 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 2019** real estate tax bill and each 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 charges for these properties are all based on a flat rate per lot / per parcel per year basis:

**Beacon Park First Amendment Replat and Lake Nona Creekside  
Retention Pond Maintenance: \$78.00**

Subdivision Name: **Lake Nona Creekside**, Plat Book **95**, Pages **9 and 10**, Section **28**, Township **24**, Range **30**, Lots **1 through 6**; Public Records of Orange County, Florida. This subdivision is located in District 4.

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:

**Lake McCoy**  
**General Lake Cleaning and Maintenance and Aquatic Plant Control Services**  
**\$235.01**

Subdivision Name: **Camelot**, Plat Book **1**, Page **116**, Section **03**, Township **21**, Range **28**, Lots **7 through 11**,

Subdivision Name: **Oaks on the Lake**, Plat Book **20**, Page **11**, Section **03**, Township **21**, Range **28**, Lots **10 and 11** and Tract **C**,

Subdivision Name: **Oakwater Estates**, Plat Book **18**, Pages **61 and 62**, Section **03**, Township **21**, Range **28**, Lots **1 through 26**, Lots **28 and 29** and Tract **C**,

Subdivision Name: **Wekiva Landing Sub**, Plat Book **14**, Pages **43 and 44**, Section **03**, Township **21**, Range **28**, Lots **13 through 21** and Tract **B**,

Subdivision Name: **Wekiva Landing Partial Replat**, Plat Book **23**, Page **77**, Section **02**, Township **21**, Range **28**, Lot **2** and

Parcel ID Numbers:	<b>02-21-28-8308-00-026</b>	<b>02-21-28-8308-00-028</b>
<b>02-21-28-8308-00-034</b>	<b>03-21-28-0000-00-008</b>	<b>03-21-28-0000-00-041</b>
<b>03-21-28-0000-00-080</b>	<b>03-21-28-0000-00-024</b>	<b>03-21-28-0000-00-026</b>
<b>03-21-28-0000-00-117</b>	<b>03-21-28-0000-00-118</b>	Public Records of Orange County, Florida.

These parcels are 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:

**Meadow Woods Planned Development**  
**Streetlighting: \$11.30**

Subdivision Name: **Arbors at Meadow Woods**, Plat Book **95**, Pages **19 through 23**, Section **25**, Township **24**, Range **29**, Lots **1 through 206**; Public Records of Orange County, Florida. This subdivision is located in District 4.

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:

**Oakland Place**  
**Windermere Heights 2<sup>nd</sup> Section and Windermere Heights 3<sup>rd</sup> Section**  
**Speed Humps: \$169.00**

Subdivision Name: **Windermere Heights 2<sup>nd</sup> Section**, Plat Book **M**, Page **6**, Section **15**, Township **23**, Range **28**, Lots **1 through 24** Block **P**, Lots **13 through 24** Block **M**; Public Records of Orange County, Florida. This subdivision is located in District 1.

Subdivision Name: **Windermere Heights 3<sup>rd</sup> Section**, Plat Book **M**, Page **18**, Section **15**, Township **23**, Range **28**, Lots **1 through 24** Block **U**, Lots **1 through 24** Block **X**, Lots **1 through 24** Block **V**, Lots **1 through 24** Block **W**; 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:

**Oaks At Moss Park Area**  
**Streetlighting: \$106.70, Retention Pond Maintenance: \$78.00**

Subdivision Name: **Oaks At Moss Park Phase N2 & O**, Plat Book **96**, Pages **49 through 56**, Section **11**, Township **24**, Range **31**, Lots **318 through 495**; Public Records of Orange County, Florida. This subdivision is located in **District 4**.

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:

**Orchard Hills and Orchard Park at Stillwater Crossing Areas**  
**Streetlighting: \$121.00**

Subdivision Name: **Orchard Park at Stillwater Crossing Phase 4**, Plat Book **95**, Pages **11 through 13**, Section **09**, Township **23**, Range **27**, Lots **138 through 200**; Public Records of Orange County, Florida. This 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:

**Orchard Park at Stillwater Crossing Areas**  
**Retention Pond Maintenance: \$78.00**

Subdivision Name: **Orchard Park at Stillwater Crossing Phase 4**, Plat Book **95**, Pages **11 through 13**, Section **09**, Township **23**, Range **27**, Lots **138 through 200**; Public Records of Orange County, Florida. This is located in **District 1**.

**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

Publish: **March 17, 2019, Orlando Sentinel Public Record (Orange Extra)**

Certify: MSBUs for: Beacon Park Blvd First Amendment Replat and Lake Nona Creekside  
Lake McCoy  
Meadow Woods Planned Development  
Oakland Place – Windermere Heights 2nd Section and Windermere Heights  
3rd Section

Oaks At Moss Park Area  
Orchard Hills and Orchard Park at Stillwater Crossing Areas  
Orchard Park at Stillwater Crossing Areas

c: All Board Members' Offices [email]  
County Attorney's Office, BCC [email to Anna Caban]  
Chris Testerman, Assistant County Administrator, BCC [email]  
Ann Dawkins, Special Assessments [email]  
Cheryl Gillespie, Agenda Development [email]  
Mike Seif, Orange TV, BCC [email]  
Deputy Clerk [email]  
James Jerome, Program Coordinator, BCC [email]