

Orlando Sentinel

Published Daily
ORANGE County, Florida

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL 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: Moss Park Preserve Phase 1 and Moss Park Preserve Phase 2 Wekiwa Manor Section 1 & 2 Winding Bay Phase 1A and 1B Winding Bay Area Winding Bay Preserve Woodland Park Area World Design Center Area was published in said newspaper in the issues of Apr 26, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for

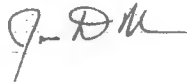


Jeremy Gates

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 29 day of April, 2020,
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

Sold To:

Clerk County Commission-Orange Attn: Katie Smith - CU00123736
PO Box 38
ORLANDO, FL, 32802-0038

Bill To:

Clerk County Commission-Orange Attn: Katie Smith - CU00123736
PO Box 38
ORLANDO, FL, 32802-0038

6657209

Orlando Sentinel

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 **May 19, 2020** 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:
SpecialAssessments@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 2020** 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 assessments for these properties are all based on a flat rate per lot, per year basis:

**Moss Park Preserve Phase 1 and
Moss Park Preserve Phase 2
Retention Pond: \$78.00**

Subdivision Name: Moss Park Preserve Phase 1, Plat Book 100, Pages 48 through 53, Sections 4 and 9, Township 24, Range 31, Lots 1 and 2 plus Tract PD-1 (Future Development); Public Records of Orange County, Florida. This subdivision is located in District 4.

Subdivision Name: Moss Park Preserve Phase 2, Plat Book 101, Pages 79 through 82, Section 9, Township 24, Range 31, Lots 1 through 122; 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 assessments for these properties are all based on a flat rate per lot, per year basis:

Orlando Sentinel

ORANGE COUNTY, FLORIDA

Wekiwa Manor Section 1 & 2 Streetlighting: \$315.00

Subdivision Name: **Wekiwa Manor Section 1**, Plat Book X Page 6, Section 12 Township 21, Range 28, Lots 1 through 33 Block A, Lots 35 through 43 Block A, Lots 1 through 22 Block B; Public Records of Orange County, Florida. This subdivision is located in District 2.

Subdivision Name: **Wekiwa Manor Section 2**, Plat Book X Page 75, Section 12 Township 21, Range 28, Lots 1 through 29 Block C, Lots 1 through 37 Block D, Lots 1 through 38 Block E, Lots 1 through 44 Block F, Lots 1 through 15 Block G; 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 assessments for these properties are all based on a flat rate per lot, per year basis:

Winding Bay Phase 1A and 1B Streetlighting: \$186.00

Subdivision Name: **Winding Bay Phase 1A**, Plat Book 97, Pages 141 through 142, Section 17, Township 24, Range 27, Lots 1 through 5; Public Records of Orange County, Florida. This subdivision is located in District 1.

Subdivision Name: **Winding Bay Phase 1B**, Plat Book 100, Pages 146 through 151, Sections 17 and 20, Township 24, Range 27, Lots 6 through 136; 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:

Winding Bay Area Retention Pond: \$78.00

Subdivision Name: **Winding Bay Phase 1A**, Plat Book 97, Pages 141 through 142, Sections 17, Township 24, Range 27, Lots 1 through 5; Public Records of Orange County, Florida. This subdivision is located in District 1.

Subdivision Name: **Winding Bay Phase 1B**, Plat Book 100, Pages 146 through 151, Sections 17 and 20, Township 24, Range 27, Lots 6 through 136; 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:

Winding Bay Preserve Streetlighting: \$108.00, Retention Pond: \$78.00

Subdivision Name: **Winding Bay Preserve**, Plat Book 98, Pages 63 through 66, Section 17, Township 24, Range 27, Lots 1 through 88; 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: \$158.00, Retention Pond: \$78.00

Subdivision Name: **Woodland Park Phase 5**, Plat Book 98, Pages 106 through 111, Section 18, Township 24, Range 30, Lots 335 through 402; Public Records of Orange County, Florida. This subdivision is located in District 4.

Orlando Sentinel

Subdivision Name: Woodland Park Phase 10, Plat Book 101, Pages 58 through 62, Section 17, Township 24, Range 30, Lots 1 through 122; 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 assessments for these properties are all based on a flat rate per lot, per year basis:

**World Design Center Area
Retention Pond: \$78.00**

Subdivision name being added: World Design Center Phase 3, Plat Book 100, Pages 96 through 107, Section 33, Township 23, Range 29, Parcels 1 & 2, 4 & 5, 8 through 10; Public Records of Orange County, Florida. The Orlando Central Park Area is located in District 6.

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**

OS6657209

4/26/2020

6657209

**AFFIDAVIT
OF
PROOF OF PUBLICATION**

State of Illinois

County of Cook

Before the undersigned authority, personally appeared Charlie Welenc, who on oath says that she is the Classified Team Lead of the Orlando Sentinel, a newspaper published at Orlando, in Orange County, Florida; that the attached copy of advertisement, being a notice of the local government's intent to use the uniform method for collecting a non-ad valorem assessment, was published in said newspaper on April 26, 2020 for **Orange County Board of County Commissioners**.

The affiant further says that the said Orlando Sentinel is a newspaper published at Orlando, in said Orange County, Florida, each day, and has been entered as second mail matter at the post office in Orlando, in said Orange County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and the affiant further says the he has neither paid nor promised any person, firm, or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in the said newspaper. Sworn to and subscribed before me this 30th day of April, 2020.



BK
Notary Public
11-23-20
My Commission Expires

- c: Moss Park Preserve Phase 1 and Moss Park Preserve Phase 2
Wekiwa Manor Section 1 & 2
Winding Bay Phase 1A and 1B
Winding Bay Area
Winding Bay Preserve
Woodland Park Area
World Design Center Area

A handwritten signature in dark ink, appearing to be "Charlie Welenc".

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 VALUATION ASSESSMENT

The Orange County Board of County Commissioners will hold a public hearing on May 26, 2020 at 2 p.m., at the Orange County Administration Center, 301 South Russell 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 - 409-485-5776 - 5-0861; SpecialAssessments@ocnet.org ***

PARA MAS INFORMACION, REVISAR LA ESTA VISTA PUBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FIRMAS DEL COMBADO ORANGE, AL NUMERO - 409-485-5713

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 2020 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, 301 South Russell 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.

**Mass Park Preserve Phase 1 and
Mass Park Preserve Phase 2
Recreation Pond: \$76.00**

Subdivision Name: Mass Park Preserve Phase 1, Plat Book 305, Pages 48 through 53, Sections 4 and 9, Township 24, Range 24, Lots 1 and 2 plus West PB-1 (Future Redevelopment); Public Records of Orange County, Florida. This subdivision is located in District 4.

Subdivision Name: Mass Park Preserve Phase 2, Plat Book 305, Pages 70 through 83, Section 9, Township 24, Range 24, Lot 1 through 330; 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 assessments for these properties are all based on a flat rate per lot, per year basis:

**Walden Manor Section 1 & 2
Streetlighting: \$215.00**

Subdivision Name: Walden Manor Section 1, Plat Book 11 Page 6, Section 12 Township 22, Range 20, Lots 1 through 30 (Block A, Lots 33 through 40 (Block A, Lots 1 through 20 (Block B; Public Records of Orange County, Florida. This subdivision is located in District 2.

Subdivision Name: Walden Manor Section 2, Plat Book 11 Page 70, Section 12 Township 22, Range 20, Lots 1 through 20 (Block C, Lots 1 through 27 (Block B, Lots 1 through 30 (Block E, Lots 1 through 40 (Block F, Lots 1 through 50 (Block G; 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 assessments for these properties are all based on a flat rate per lot, per year basis:

**Whispering Bay Phase 5A and 5B
Streetlighting: \$306.00**

Subdivision Name: Whispering Bay Phase 5A, Plat Book 97, Pages 345 through 348, Section 17, Township 24, Range 27, Lots 1 through 6; Public Records of Orange County, Florida. This subdivision is located in District 1.

Subdivision Name: Whispering Bay Phase 5B, Plat Book 305, Pages 165 through 181, Sections 17 and 20, Township 24, Range 27, Lots 6 through 130; 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.

**Whispering Bay Area
Recreation Pond: \$76.00**

Subdivision Name: Whispering Bay Phase 5A, Plat Book 97, Pages 345 through 348, Section 17, Township 24, Range 27, Lots 1 through 6; Public Records of Orange County, Florida. This subdivision is located in District 1.

Subdivision Name: Whispering Bay Phase 5B, Plat Book 305, Pages 165 through 181, Sections 17 and 20, Township 24, Range 27, Lots 6 through 130; 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:

**Whispering Bay Preserve
Streetlighting: \$258.00, Recreation Pond: \$76.00**

Subdivision Name: Whispering Bay Preserve, Plat Book 60, Pages 69 through 81, Section 17, Township 24, Range 27, Lots 1 through 60; 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: \$150.00, Recreation Pond: \$76.00**

Subdivision Name: Woodland Park Phase 1, Plat Book 60, Pages 145 through 152, Section 10, Township 24, Range 28, Lots 200 through 600; Public Records of Orange County, Florida. This subdivision is located in District 4.

Subdivision Name: Woodland Park Phase 60, Plat Book 305, Pages 99 through 60, Section 17, Township 24, Range 28, Lots 1 through 130; 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 assessments for these properties are all based on a flat rate per lot, per year basis:

**World Design Center Area
Recreation Pond: \$76.00**

Subdivision name being added: World Design Center Phase 1, Plat Book 305, Pages 65 through 67, Section 10, Township 20, Range 20, Parcels 1 & 2, 4 & 5, 6 through 10; Public Records of Orange County, Florida. The Orlando Central Park Area is located in District 6.

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 audience upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 409-485-5111 no later than two (2) business days prior to the hearing for assistance. If stated requires equal opportunity to lay the Americans can incorporate the 1990, per sever Rome of 409-485-5111.

Pat (Dennis), County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida