

# Legal Notices

## 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 13, 2021 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 INFORMACION, REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FINANAS 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 2021** 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:

**South Creek  
Retention Pond: \$78.00**

Subdivision Name: **South Creek**, Plat Book **103**, Pages **126 through 130**, Section **20**, Township **24**, Range **30**, Lots **1 through 70**; 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:

**South Creek and South Creek Phase 2  
Streetslighting: \$81.00**

Subdivision Name: **South Creek**, Plat Book **103**, Pages **126 through 130**, Section **20**, Township **24**, Range **30**, Lots **1 through 70**; Public Records of Orange County, Florida. This subdivision is located in **District 4**.

Subdivision Name: **South Creek Phase 2**, Plat Book **104**, Pages **84 through 85**, Section **20**, Township **24**, Range **30**, Lot **1**; 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:

**Spring Isle Palms  
Streetslighting: \$97.00, Retention Pond: \$78.00**

Subdivision Name: **Spring Isle Palms**, Plat Book **103**, Pages **147 through 150**, Section **30**, Township **22**, Range **32**, Lots **1 through 88**; 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:

**Stoneybrook Hills Master Roads  
Streetslighting: \$37.00**

Subdivision Name: **Stoneybrook Hills Unit 3**, Plat Book **102**, Pages **146 through 159**, Sections **3, 4**, and **9**, Township **20**, Range **27**, Lots **607 through 793**; 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:

**Storey Grove Area  
Streetslighting: \$87.00, Retention Pond: \$78.00**

Subdivision Name: **Storey Grove Phase 2**, Plat Book **102**, Pages **131 through 137**, Section **18**, Township **24**, Range **27**, Lots **1 through 134** and Tract **FD-1 Future Development**; Public Records of Orange County, Florida. This subdivision is located in **District 1**.

Subdivision Name: **Storey Grove Phase 3**, Plat Book **104**, Pages **15 through 18**, Section **18**, Township **24**, Range **27**, Lots **1 through 65**; 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:

**Summerlake Groves and Highlands at Summerlake Groves Areas  
Streetslighting: \$100.00, Retention Pond: \$78.00**

Subdivision Name: **Highlands at Summerlake Groves Phase 3C**, Plat Book **102**, Pages **104 through 107**, Section **33**, Township **23**, Range **27**, Lots **322 through 356**; 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:

**Wekiwa Springs Septic to Sewer Retrofit Program Phase 1  
Wastewater System Improvements  
Total Cost for a Single Family Parcel: \$6,000.00  
Or \$699.80 Per Annum for 10 Years**

Subdivision Name: **Sweetwater West**, Plat Book **25**, Pages **12 through 18**, Section **35**, Township **20**, Range **28**, Lots **1 through 189**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Wekiwa Highlands**, Plat Book **M**, Page **78**, Section **35**, Township **20**, Range **28**, Lot **1 Block C**, Lots **2, 3, 21, 22, & 23 Block C**, Lots **4 and 5 Block C** Lots **6 through 9 Block C**, Lots **10 through 16 Block C**, Lots **17 through 20 Block C**, Lot **24 Block C**, Lots **1 through 3 Block D** Lots **4 through 6 Block D**, Lot **7 Block D**, Lots **8 and 9 Block D** Lots **10 through 12 Block D** Public Records of Orange County, Florida. This subdivision is located in **District 2**.

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

ORGE907841

## Public Hearing Notices

ORANGE COUNTY  
NOTICE OF PUBLIC HEARING

Notice is hereby given that on **April 13, 2021, beginning at 2 p.m.**, or as soon thereafter as the matter may be heard, the Orange County Board of County Commissioners (BCC) will hold a public hearing in the cases described below. The BCC will hold the hearing "in person" at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue in downtown Orlando, Florida, and "virtually," utilizing communications media technology, due to the Covid-19 state of emergency. If you have any questions about the exact format of the hearing, please call the Orange County Planning Division at 407-836-5600 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, or visit the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>.

The hearing will be hosted by Mayor Jerry L. Demings, a quorum of the BCC will be physically present during the hearing, and other BCC members not physically present may be participating from remote locations via WebEx®. (See <https://www.webex.com> for more information.)

Description of the Hearing:  
1. Applicant: William Burkett, Burkett Engineering, Inc.  
Amendment Case # SS-21-02-001

Consideration: A request to change the Future Land Use designation from Low Density Residential (LDR) to Commercial (C); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 2; property located at 25 E. Lester Rd.; generally located on the north side of E. Lester Rd., west of Rock Springs Rd., south of Sebastian Springs Ln., east of Emerald Springs Dr. (The legal description is on file in the Planning Division.)

AND

2. Applicant: William Burkett; Burkett Engineering, Inc.

Case No: Rezoning Case # RZ-21-02-002

Consideration: A Rezoning request to rezone the subject property from A-1 (Citrus Rural District) to C-1 (Retail Commercial District); pursuant to Part II, Chapter 163, Florida Statutes and Orange County Code, Chapter 30

Location: District 2; property located at 25 E. Lester Rd.; generally located on the north side of E. Lester Rd., west of Rock Springs Rd., south of Sebastian Springs Ln., east of Emerald Springs Dr. (The legal description is on file in the Planning Division.)

AND

3. In conjunction with the adoption of the above Comprehensive Plan Amendment, the BCC will consider adoption of the following Ordinance:

**AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, AND ADOPTING A SMALL-SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.**

You may obtain a copy of the legal property description by calling Orange County Planning Division at 407-836-5600; or picking one up at 201 South Rosalind Avenue, Second Floor, Orlando, Florida.

Observing the Hearing: You may observe the hearing on Orange TV via the internet or television:

Online: <http://orangecountyfl.net/OpenGovernment/OrangeTVVisionTV.aspx>, Televised: Channel 488 on Spectrum; Channel 9 on Comcast; and Channel 99 on AT&T U-Verse.

Subject to restrictions on seating, you may also observe the hearing by appearing at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue, Orlando, Florida, where you will be able to communicate with the BCC members "virtually" via WebEx at a kiosk equipped with a computer laptop and video camera. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

Participating in a Hearing: If you wish to provide testimony and/or submit evidence during a hearing, you must utilize one of the following options:

- You may attend the hearing in person at Room 105 on the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue, Orlando, Florida, where you will be able to communicate with the BCC members "virtually" via WebEx at a kiosk

equipped with a computer laptop and video camera. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

- You may participate in the hearing and communicate with the BCC members virtually via WebEx from a remote location of your choosing, such as your home or office, through the video section of WebEx found in the link in the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>. If you decide to participate from a remote location, you are responsible for ensuring that you will be able to communicate from the remote location via WebEx, where you can be seen and heard, and you must register via the link provided in the County Calendar by not later than 5:00 p.m. on Monday, April 12, 2021, so that Orange County may register your name and make arrangements to ensure that you are able to participate in the hearing via WebEx from the remote location.

Also, if you intend to show photographs, presentations, reports, or any other documents or evidence when you testify at the hearing, by not later than 5:00 p.m. on Monday, April 12, 2021, you must email true and correct copies of such documentary evidence to Public.Comment@ocfl.net and note the public hearing or public hearing number to which it relates, or you must physically deliver copies of such documentary evidence to the Planning Division at the Second Floor of the Orange County Administration Center at 201 S. Rosalind Avenue in Orlando, Florida, and note the public hearing or public hearing number to which it relates.

Regardless of the form of participation, the time allotted to you and each other person who provides testimony at a hearing will be at the sole discretion of the Mayor, and may be reduced from the usual time limit of three minutes to two minutes, depending on the number of participants.

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Section 286.0105, Florida Statutes, states that "if a person decides to appeal any decision made by a board, agency or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to 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."

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this hearing, then not later than two business days prior to the hearing, he or she should contact the Orange County Communications Division at (407) 836-5651.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, PLEASE CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600. Email: [planning@ocfl.net](mailto:planning@ocfl.net)

PARA MAS INFORMACION EN ESPAÑOL ACERCA DE ESTAS REUNIONES PUBLICAS O DE CAMBIOS POR EFECTUACIONES, POR FAVOR CONTACTAR LA DIVISION DE PLANIFICACION, AL 407-836-5600.

ORGE6906924

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

Notice is hereby given that on **April 13, 2021, beginning at 2 p.m.**, or as soon thereafter as the matter may be heard, the Orange County Board of County Commissioners (BCC) will hold a public hearing in the case described below. The BCC will hold the hearing "in person" at the First Floor of the Orange County Administration Center, 201 S. Rosalind Avenue in downtown Orlando, Florida, and "virtually," utilizing communications media technology, due to the Covid-19 state of emergency. If you have any questions about the exact format of the hearing, please call the Orange County Planning Division at 407-836-5600 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays, or visit the County Calendar at <https://www.ocfl.net/Home/CountyCalendar.aspx>.

The hearing will be hosted by Mayor Jerry L. Demings, a quorum of the BCC will be physically present during the hearing, and other BCC members not physically present may be participating from remote locations via WebEx®. (See <https://www.webex.com> for more information.)

Description of the Hearing:  
Applicant: Brian Ashby, Kimley-Horn and Associates, Inc., Science and Technology Planned Development / Land Use Plan (PD / LUP) – Case # GDR-20-12-348

Consideration: A PD substantial amendment to a waiver from Orange County Code to increase the height limitation for parking garages from 3-stories / 40 feet to 6-stories / 65 feet with an additional to accommodate stair well shafts, elevator shafts, courtyards, and architectural

features. No change to the overall development program is proposed with this request. A community meeting was not required for this request; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

Location: District 5; property located at 12175 Science Drive; generally located on the east side of Science Drive, on the west side of Technology Parkway, north of Challenger Parkway, south of Research Parkway; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description by calling Orange County Planning Division at 407-836-5600; or picking one up at 201 South Rosalind Avenue, Second Floor, Orlando, Florida.

Observing the Hearing: You may observe the hearing on Orange TV via the internet or television:

Online: <http://orangecountyfl.net/OpenGovernment/OrangeTVVisionTV.aspx>, Televised: Channel 488 on Spectrum; Channel 9 on Comcast; and Channel 99 on AT&T U-Verse.

Subject to restrictions on seating, you may also observe the hearing by appearing at the First Floor of the Orange County Administration Center at 201 S. Rosalind Avenue, Orlando, Florida, where you will be able to communicate with the BCC members "virtually" via WebEx at a kiosk equipped with a computer laptop and video camera. Orange County staff will be present to ensure that social distancing and other health and safety measures are practiced and enforced.

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PARA MAS INFORMACION, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDIENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECIDAD, FAVOR COMUNICARSE CON LA DIVISION DE PLANIFICACION, AL NUMERO, 407-836-5600.

ORGE6906955

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The hearing will be hosted by Mayor Jerry L. Demings, a quorum of

## Legal Notices

the BCC will be physically present during the hearing, and other BCC members not physically present may be participating from remote locations via WebEx®. (See <https://www.webex.com> for more information.)

Description of the Hearing:  
Applicant: Neel Shivcharran, Goldenrod Consulting Group, South Goldenrod Townhomes PD, Case # LUP-20-05-141

Consideration: A request to rezone 14.33 gross acres from R-1A (Single-Family Dwelling District) to PD (Planned Development District) in order to construct 110 single-family attached residential dwelling units. The request also includes the following waivers from Orange County Code: 1. A waiver is requested for the residential parcel from Section 38-1254(c) to allow for a twenty (20) foot perimeter setback abutting the Church property in lieu of the twenty five (25) foot perimeter setback; 2. A waiver is requested for the residential parcel from Section 38-79(20)(i) to allow for a forty (40) foot, in lieu of fifty (50) foot, rear separation between townhome units; pursuant to Orange County Code, Chapter 30.

Location: District 3; property located at 2400, 2416, 2432, and 2504 S. Goldenrod Road; or generally located on the west side of S. Goldenrod Road, approximately 1,100 feet south of Curry Ford Road, and directly east of the Ventura Golf Course; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property description by calling the Orange County Planning Division at 407-836-5600; or picking one up at 201 South Rosalind Avenue, Second Floor, Orlando, Florida.

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ORGE6906944

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