

**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 27, 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:  
Special.Assessments@occompt.com\*\*\***

**PARA MAS INFORMACIÓN, 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:

**Waterleigh Area**  
**Streetlighting: \$58.00, Retention Pond: \$78.00**

Subdivision Name: **Waterleigh Phase 2E**, Plat Book **104**, Pages **86 through 88**, Section **07**, Township **24**, Range **27**, Lots **1 through 76**; 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:

**Watermark Area**  
**Streetlighting: \$128.00, Retention Pond: \$78.00**

Subdivision Name: **Watermark Phase 4A**, Plat Book **102**, Pages **108 through 110**, Section **09**, Township **24**, Range **27**, Lots **812 through 846**, 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:

**Wincey Groves Area**  
**Streetlighting: \$135.00, Retention Pond: \$78.00**

Subdivision Name: **Wincey Groves Phase 2**, Plat Book **103**, Pages **27 through 29**, Section **19**, Township **23**, Range **27**, Lots **84 through 177**; 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:

**Winding Bay Area**  
**Streetlighting: \$125.00, Retention Pond: \$78.00**

Subdivision Name: **Winding Bay Phase 1B Replat**, Plat Book **103**, Page **1**, Section **20**, Township **24**, Range **27**, Lots **100 and 101**; Public Records of Orange County, Florida. This subdivision is located in **District 1**.

Subdivision Name: **Winding Bay Phase 2**, Plat Book **103**, Pages **30 through 34**, Section **17**, Township **24**, Range **27**, Lots **137 through 221**; 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: \$127.00, Retention Pond: \$78.00**

Subdivision Name: **Woodland Park Phase 6 and 7**, Plat Book **103**, Pages **5 through 11**, Section **17**, Township **24**, Range **30**, Lots **403 through 532**; 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

**Publish: April 4, 2021 Orlando Sentinel Public Record (Orange Extra)**

Certify: MSBUs for:   Waterleigh Area  
                              Watermark Area  
                              Winkey Groves Area  
                              Winding Bay Area  
                              Woodland Park Area

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]