

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

**Sold To:**

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

**Bill To:**

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

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: Waterleigh Area Watermark Area Wincey Groves Area Winding Bay Area Woodland Park Area was published in said newspaper in the issues of Apr 04, 2021.

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.



Signature of Affiant

Jeremy Gates

Name of Affiant

Sworn to and subscribed before me on this 8 day of April, 2021,  
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

6919338

# 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 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:  
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 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: \$88.00, 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 78; 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 118, Section 09, Township 24, Range 27, Lots 812 through 846, Public Records of Orange County, Florida. This

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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**

**ORG6919338**

**4/4/2021**

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