

**RESOLUTION 2022-06**  
*of the*  
**Town Council**  
*for the*  
**Town of Windermere, Florida**  
*pertaining to*  
**The Non-Ad Valorem Assessment Roll**  
*for*  
**The Willows at Lake Rhea Phase 1, 2 and 3**

*Whereas*, on December 11, 2012, the Town Council adopted Resolution 2012-15, giving notice of its intent to utilize the Uniform Method of Collection to place the cost and expenses of streetlights, including, without limitation, the cost of installing, operating, and maintaining the streetlights for Phase 1, 2, and 3 of The Willows at Lake Rhea on the tax bill of the residents of Phase 1, 2 and 3 of The Willows at Lake Rhea as a non-ad valorem assessment pursuant to section 197.3632 of the Florida Statutes.

*Whereas*, in order to impose non-ad valorem assessments, subsection 197.3632(4) of the Florida Statutes requires the Town Council to hold a public hearing to adopt a non-ad valorem assessment roll which establishes the amount of the assessments, with such amendments as the Town Council deems appropriate, after hearing comments, input and objections of all interested parties.

*Whereas*, the assessment roll for the cost of installing, operating, and maintaining the streetlights for Phase 1, 2, and 3 of The Willows at Lake Rhea has been made available for inspection by the public.

*Whereas*, notice of the public hearing on the assessment roll has been published in the newspaper and mailed to all interested parties as required by subsection 197.3632(4)(b) of the Florida Statutes, to provide notice to all interested persons of an opportunity to be heard.

*Now Therefore, Be It Resolved by the Town Council of the Town of Windermere, Florida:*

**Section 1. Recitals.** The foregoing findings are incorporated herein by reference and made a part hereof.

**Section 2. Adoption of the Non-Ad Valorem Assessment Roll.** The Town Council of the Town of Windermere hereby approves and adopts the non-ad valorem assessment roll for the cost of installing, operating, and maintaining the streetlights for Phase 1, 2, and 3 of The Willows at Lake Rhea attached hereto as **Attachment A**.

**Section 3. Certification of the Assessment Roll.** The Town Council authorizes and directs the Town Manager, or his designee, to certify to the Orange County Property Appraiser, on or before September 15, 2022, the non-ad valorem assessment roll attached hereto as

**Attachment A.** The assessment roll to be certified shall consist of all adjustments, if any, as authorized by the Town Council.


*Resolved this 9th day of August, 2022.*

**Town of Windermere, Florida**

By: Town Council

By:   
Jim O'Brien, Mayor

Attest:

  
Dorothy Burkhalter, MMC, FCRM  
Town Clerk



## **ATTACHMENT A**

### **Non-Ad Valorem Assessment Roll for the Streetlights for Phase 1, 2, and 3 of The Willows at Lake Rhea**

# THE WILLOWS at LAKE RHEA — PHASE 1

Section 6, Township 23 South, Range 28 East  
ORANGE COUNTY, FLORIDA

A parcel of land in Section 6, Township 23 South, Range 28 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence run S01°16'01"E along the East line of the aforesaid Southwest 1/4 of the Northeast 1/4 of said Section 6 a distance of 999.11 feet; to the POINT OF BEGINNING of this description; thence continue S01°16'01"E along the East line of the aforesaid Southwest 1/4 of the Northeast 1/4 of said Section 6 a distance of 309.94 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 6; thence run S00°01'15"E along the East line of the Northwest 1/4 of the Southeast 1/4 of said Section 6 a distance of 1312.33 feet to a point of intersection with the Northerly right of way line of Windermere Road as it now exists; thence run N89°23'28"W along said right of way line a distance of 1260.11 feet to a point of curvature of a curve concave Northerly and having a radius of 789.98 feet; thence run Westerly along the arc of said curve a distance of 81.63 feet through a central angle of 05°55'15", said curve having a chord bearing of N86°25'49"W and a chord length of 81.60 feet; thence run N01°15'04"E a distance of 230.83 feet; thence run N28°02'11"W a distance of 54.45 feet; thence run N02°02'10"W a distance of 176.81 feet; thence run N87°21'54"E a distance of 14.57 feet; thence run N02°54'03"W a distance of 193.64 feet; thence run N03°56'24"W a distance of 50.11 feet; thence run N07°27'57"W a distance of 339.59 feet; thence run N38°28'00"E a distance of 92.11 feet; thence run N29°48'10"E a distance of 218.18 feet; thence run N31°57'30"E a distance of 379.27 feet; thence run N68°17'26"E a distance of 206.29 feet; thence run S74°29'10"E a distance of 164.47 feet; thence run N86°03'59"E a distance of 158.62 feet; thence run S32°56'45"E a distance of 93.04 feet; thence run N87°38'00"E a distance of 178.66 feet; thence run N81°51'42"E a distance of 51.23 feet; thence run N88°55'53"E a distance of 249.14 feet to the POINT OF BEGINNING of this description.

(Contains 49.424 acres more or less.)

# The Willows at Lake Rhea - Phase 2

## SECTION 6, TOWNSHIP 23 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA

### Legal Description:

A parcel of land in Section 6, Township 23 South, Range 28 East, Orange County, Florida being more particularly described as follows:

Commence at the Northeast Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence run S 89°20'13" W a distance of 1353.57 feet to the Northwest Corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence run S 89°17'14" W a distance of 1330.18 feet to the Northwest Corner of the Southeast 1/4 of the Northwest 1/4 of said Section 6; thence run S 00°00'27" E a distance of 1324.46 feet to the Southwest Corner of the Southeast 1/4 of the Northwest 1/4 of said Section 6; thence run S 00°03'07" W a distance of 34.24 feet to the POINT OF BEGINNING of this description; thence run N 84°58'26" E a distance of 386.56 feet; thence run N 32°18'36" E a distance of 54.19 feet; thence run N 19°06'30" E a distance of 243.67 feet; thence run N 00°14'11" W a distance of 518.80 feet; thence run N 21°53'48" E a distance of 297.68 feet; thence run S 68°06'12" E a distance of 239.58 feet; thence run S 53°43'07" E a distance of 50.37 feet to a point on a curve concave Southeasterly having a radius of 280.00 feet; thence run Southwesterly along the arc of said curve a distance of 37.00 feet through a central angle of 07°34'16", said curve having a chord bearing of S 40°01'16" W and chord length of 36.97 feet; thence run S 64°18'05" E a distance of 257.03 feet; thence run S 30°06'23" W a distance of 80.00 feet; thence run S 00°01'06" E a distance of 546.66 feet; thence run S 40°41'02" W a distance of 131.76 feet; thence run S 52°13'43" W a distance of 123.75 feet; thence run S 11°20'05" E a distance of 217.95 feet; thence run S 04°21'55" W a distance of 50.76 feet; thence run S 14°29'07" E a distance of 52.45 feet; thence run S 39°23'55" E a distance of 84.40 feet; thence run S 65°03'57" E a distance of 68.94 feet; thence run N 76°23'04" E a distance of 180.01 feet; thence run N 38°28'00" E a distance of 175.00 feet; thence run S 07°27'57" E a distance of 339.59 feet; thence run S 03°56'24" E a distance of 50.11 feet; thence run S 02°54'03" E a distance of 193.64 feet; thence run S 87°21'54" W a distance of 14.57 feet; thence run S 02°02'10" E a distance of 176.61 feet; thence run S 28°02'11" E a distance of 54.45 feet; thence run S 01°15'04" W a distance of 230.83 feet to a point of intersection with the Northerly right of way line of Windermere Road as it now exists, said point also being a point on a curve concave Northerly and having a radius of 789.98 feet; thence run Westerly along the arc of said curve a distance of 27.29 feet through a central angle of 01°58'45", said curve having a chord bearing of N 82°28'49" W and a chord length of 27.29 feet, to the point of reverse curvature with a curve concave Southerly having a radius of 733.31 feet; thence run Westerly along the arc of said curve a distance of 101.58 feet through a central angle of 07°56'11", said curve having a chord bearing of N 85°27'32" W and a chord length of 101.49 feet; thence run N 89°25'37" W along said right of way line a distance of 519.88 feet; thence run S 89°38'50" W a distance of 70.76 feet; thence run N 89°07'46" W along said right of way line a distance of 653.67 feet; thence run N 00°03'07" E along the West line of the Northeast 1/4 of the Southwest 1/4 a distance of 1185.36 feet to the POINT OF BEGINNING of this description.

Containing 46.152 acres, more or less.

# The Willows at Lake Rhea - Phase 3

## SECTION 6, TOWNSHIP 23 SOUTH, RANGE 28 EAST

### ORANGE COUNTY, FLORIDA

#### Legal Description:

A parcel of land in Section 6, Township 23 South, Range 28 East, Orange County, Florida being more particularly described as follows:

BEGIN at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence run S 89°20'13" W a distance of 1353.57 feet to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence run S 89°17'14" W a distance of 1330.18 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence run S 00°03'07" W a distance of 34.24 feet; thence run along the Southern boundary line of THE WILLOWS AT LAKE RHEA - PHASE 2 according to the plat thereof as recorded in Plat Book 28, Pages 42 through 44 of the Public Records of Orange County, Florida the following courses: N 84°58'26" E a distance of 386.56 feet; thence run N 32°18'36" E a distance of 54.19 feet; thence run N 19°06'30" E a distance of 243.67 feet; thence run N 00°14'11" W a distance of 518.80 feet; thence run N 21°53'48" E a distance of 297.68 feet; thence run S 68°06'12" E a distance of 239.58 feet; thence run S 53°43'07" E a distance of 50.37 feet to the point on a non-tangent curve, concave Southeast and having a radius of 280.00 feet; thence from a tangent bearing of S 43°48'25" W run Southeast along the arc of said curve a distance of 37.00 feet through a central angle of 07°34'16"; said curve having a chord bearing of S 40°01'16" W and a chord length of 36.97 feet to a point on said curve; thence departing said curve run S 64°18'05" E, along a non-radial line, a distance of 257.03 feet; thence run S 30°06'23" W a distance of 80.00 feet; thence run S 00°01'06" E a distance of 546.66 feet; thence run S 40°41'02" W a distance of 131.76 feet; thence run S 52°13'43" W a distance of 123.75 feet; thence run S 11°20'05" E a distance of 217.95 feet; thence run S 04°21'55" W a distance of 50.76 feet; thence run S 14°29'07" E a distance of 52.45 feet; thence run S 39°23'55" E a distance of 84.40 feet; thence run S 65°03'57" E a distance of 68.94 feet; thence run S 40°41'02" W a distance of 180.01 feet; thence run N 38°28'00" E a distance of 175.00 feet to the Northeast corner of said plot of THE WILLOWS AT LAKE RHEA - PHASE 2, said corner also being the Northwest corner of THE WILLOWS AT LAKE RHEA - PHASE 1 according to the plat thereof as recorded in Plat Book 23, Pages 72 and 73 of the Public Records of Orange County, Florida; thence run along the Northern boundary line of said plot of THE WILLOWS AT LAKE RHEA - PHASE 1 the following courses: N 38°28'00" E a distance of 92.11 feet; thence run N 29°48'10" E a distance of 218.18 feet; thence run N 31°57'30" E a distance of 379.27 feet; thence run N 68°17'26" E a distance of 206.29 feet; thence run S 74°29'10" E a distance of 164.47 feet; thence run N 86°03'59" E a distance of 158.62 feet; thence run S 32°56'45" E a distance of 93.04 feet; thence run N 87°38'00" E a distance of 178.66 feet; thence run N 81°44'28" E a distance of 50.37 feet; thence run N 86°53'53" E a distance of 250.00 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 6; thence run N 01°16'01" W, along said East line, a distance of 999.11 feet to the POINT OF BEGINNING.

Contains 64.902 acres more or less.

And

PARCEL 1: Begin at the Northeast corner of the Southeast 1/4 of the Northwest 1/4, run West 437.71 feet North 150 feet, East 737.71 feet, South 150 feet, West 300 feet to the Point of Beginning, in Section 6, Township 23 South, Range 28 East, Orange County, Florida.