

## **RESOLUTION NO. 25-**

### **EAST BIMINI BAY UTILITY MUNICIPAL SERVICES BENEFIT UNIT (MSBU) FINAL RATE RESOLUTION FOR FISCAL YEAR 2025/26**

**WHEREAS**, Polk County Ordinance No. 2019-011 (the “Ordinance”), requires that the Board of County Commissioners adopt a tentative rate resolution tentatively establishing the proposed Assessment to be imposed the ensuing Fiscal Year against each Parcel within the MSBU, as defined in the Ordinance;

**WHEREAS**, the Capital Improvement Costs incurred by the County were approximately \$1,050,263.70;

**WHEREAS**, pursuant to the Ordinance it is the intent of the Board that a non-ad valorem assessment imposed to collect the Capital Improvements Costs shall be amortized for a period of thirty (30) years;

**WHEREAS**, the Assessed Properties are set out and enumerated in the attached tentative assessment roll as Exhibit “A”.

**WHEREAS**, the Board adopted Resolution No. 25-069 (the “Tentative Rate Resolution”) establishing the proposed Assessment to be imposed against each Assessed Property located in the MSBU for the Fiscal Year beginning October 1, 2025.

**WHEREAS**, notice of the public hearing was published; the proof of publication being attached hereto as Exhibit “B”; and

**WHEREAS**, a public hearing was held on September 8, 2025, and comments and objections of all interested persons have been heard and considered as required by the

terms of the Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Polk County, Florida:

**SECTION 1. AUTHORITY.** This Final Assessment Resolution is adopted pursuant to the Ordinance, Article VIII, Section (1), Florida Constitution, sections 125.01 and 125.66, Florida Statutes, the Polk County Home Rule Charter and other applicable provisions of law.

**SECTION 2. PURPOSE AND DEFINITIONS.** This Resolution constitutes the Final Assessment Resolution required by the Ordinance. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the masculine include the feminine gender and vice versa. The word “shall” is always mandatory and not merely discretionary.

**SECTION 3. RATIFICATION AND APPROVAL OF MSBU.**

- (A) The East Bimini Bay Utility Municipal Service Benefit Unit created pursuant to the Ordinance is hereby ratified and approved to include the real property located within the area described in “Exhibit E” of the Ordinance.
- (B) The MSBU shall be a municipal service benefit unit within the contemplation of Florida Statutes, Section 125.01(1)(q).
- (C) Assessed Properties are set out and enumerated in the attached tentative assessment roll attached hereto as Exhibit “A.”

#### **SECTION 4. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND**

**FAIR APPORTIONMENT.** It is hereby ascertained, determined and declared:

- (A) The Capital Improvements made to the Utility serve a public purpose.
- (B) The Properties within the MSBU which receive potable water, reclaim water or wastewater services from the County or has the ability to receive potable water, reclaim water or wastewater services from the County as a result of the Capital Improvements to the Utility has received a special benefit from the Capital Improvements made to the Utility by the County.
- (C) The imposition and levy of an annual Assessment is the most equitable and efficient method of allocating and apportioning the Capital Improvement Costs along with interest of 4.75% per year and administrative costs.
- (D) The Assessment imposed under the Ordinance is a non-ad valorem assessment within the meaning and intent of Section 197.3632, Florida Statutes, or its successor in function.
- (E) Adoption of this Final Assessment Resolution constitutes a legislative determination that all parcels assessed derive a special benefit, as set forth in the Ordinance, the Tentative Rate Resolution and this Final Assessment Resolution, and a legislative determination that the assessments set out and enumerated in the attached Annual Assessment Roll as Exhibit "A" are fairly and reasonably apportioned among the properties that receive the special benefit from the Capital Improvements made to the System by the County .

#### **SECTION 5. APPORTIONMENT METHODOLOGY.**

- (A) It is hereby acknowledged that the apportion methodology contained in this Section 5 is to be applied in the calculation of the Assessment for each Assessment Property by using the estimated rates established in Section 6 of this Final Assessment Resolution.
- (B) Because the Parcels within the MSBU only contains attached housing, it is fair and reasonable to apportion the Capital Improvement Costs on a per Parcel basis.

**SECTION 6. DETERMINATION OF COSTS; ESTABLISHMENT OF ASSESSMENT RATES.**

- (A) The estimated amortized amount of the Capital Improvement Costs to be collected in the Fiscal Year beginning October 1, 2025 is \$65,369.88.
- (B) Section 193.0235, Florida Statutes prohibits an assessment imposed by a county to be assessed separately against common elements utilized exclusively for the benefit of the lot owners within the subdivision. Accordingly, it is fair and reasonable to prorate among all the parcels within a platted subdivision within the MSBU on a per parcel basis any Assessment that would otherwise be imposed against a common element of the platted subdivision containing such lot.
- (C) For the Fiscal Year beginning October 1, 2025, the estimated Assessment is \$319.82 per Parcel. For Parcels which, in addition to payment of any Assessment, partial payment of the Parcels portion of the Capital Improvement Costs have been made to the Division, the Assessment shall be calculated by dividing the Parcel's remaining amount owed for its portion

of the Capital Improvements Costs by the number of years left in the assessment subject to prorated interest and administrative costs.

**SECTION 7. ESTABLISHMENT OF THE PROPOSED ASSESSMENT TO BE IMPOSED THE ENSUING FISCAL YEAR.** The attached Annual Assessment Roll is hereby ratified and confirmed. Pursuant to the Ordinance and based on the rate established in Section 6 of this Final Rate Resolution, the proposed Assessment to be imposed against each Assessed Property located in the MSBU for the Fiscal Year beginning October 1, 2025 is established at the rate indicated in the Total column in Exhibit “A” for the Assessed Property.

**SECTION 8. CONFIRMATION OF TENTATIVE RATE RESOLUTION.** The Tentative Rate Resolution is hereby confirmed.

**SECTION 9. EFFECT OF ADOPTION OF RESOLUTION.** The adoption of this Final Assessment Resolution shall be the final adjudication of the issues presented (including, without limitation, the determination of special benefit and fair apportionment to the Assessment Property, the method of apportionment and assessment, the rate of assessment, the final assessment roll and lien of the Assessment), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Final Assessment Resolution.

**SECTION 10. SEVERABILITY.** If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Final Assessment Resolution.

**SECTION 11. EFFECTIVE DATE.** This Final Assessment Resolution shall take effect immediately upon its passage.

**ADOPTED** this 8th day of September, 2025.

ATTEST:  
STACY M. BUTTERFIELD, CLERK

BOARD OF COUNTY COMMISSIONERS  
POLK COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
T.R. Wilson, Chairman

EXHIBIT "A"  
FINAL ASSESSMENT ROLL  
EAST BIMINI BAY MSBU

DISTRICT - East Bimini Bay Utility MSBU						Annual Assessment		
PARCEL ID	NAME	MAILING ADDRESS	CITY/STATE	ZIP	Property Legal Description	Water & Wastewater	Tax Collector Fee	Total
262502485751001130	Sukhjit Anand	3507 Trelawny Circle, Mississauga, ON L5N 6N7	Canada	0	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 113	\$313.55	\$6.27	\$319.82
262502485751001600	Sukhjit Anand	3507 Trelawny Circle, Mississauga, ON L5N 6N7	Canada	0	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 160	\$313.55	\$6.27	\$319.82
262502485751001140	Randal Martin Frisk II & Kaitlin A Wade	24088 Green Valley Rd,	Auburn, CA	95602-8295	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 114	\$313.55	\$6.27	\$319.82
262502485751001590	Juan C Lora Lopez & Rosa D Castillo	6012 Madison St,	West New York, NJ	07093-1416	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 159	\$313.55	\$6.27	\$319.82
262502485751001150	Shirlene Christian & Patricia Nation	124 Australian Way,	Davenport, FL	33897-5700	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 115	\$313.55	\$6.27	\$319.82
262502485751001580	Janeth I Medina	44 W 37th St,	Riviera Beach, FL	33404-2212	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 158	\$313.55	\$6.27	\$319.82
262502485751001160	Ayad Alobaidi	8590 Brickshire Lane,	Manassas, VA	20122-2404	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 116	\$313.55	\$6.27	\$319.82
262502485751001570	Raphael A. Martinez	735 Main Lane, Apt. 3501,	Orlando, FL	32801-3778	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 157	\$313.55	\$6.27	\$319.82
262502485751001170	Montero Family Trust	827 Coventry Road,	Davenport, FL	33897-4827	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 117	\$313.55	\$6.27	\$319.82
262502485751001560	Alanah Homes, LLC	15101 Pendio Drive,	Bella Collina, FL	34756-3630	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 156	\$313.55	\$6.27	\$319.82
262502485751001180	All America Group LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 118	\$313.55	\$6.27	\$319.82
262502485751001550	Michael Dosse	297 Merrymount St,	Staten Island, NY	10314-4850	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 155	\$313.55	\$6.27	\$319.82
262502485751001190	Gerson Londono Duran	226 Australian Way,	Davenport, FL	33897-5702	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 119	\$313.55	\$6.27	\$319.82
262502485751001540	Magdalena Cecilia Alger, Jr.	227 Australian Way,	Davenport, FL	33897-5703	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 154	\$313.55	\$6.27	\$319.82
262502485751001200	Rachel Hoover	23 W Harvard St,	Orlando, FL	32804-5451	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 120	\$313.55	\$6.27	\$319.82
262502485751001530	Joseph Tuttle	14422 Baker Street,	Westminster, CA	92683-4814	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 153	\$313.55	\$6.27	\$319.82
262502485751001210	Tomiyama Mares Family Trust	586 Mississippi Street,	San Francisco, CA	94107-2935	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 121	\$0.00	\$0.00	\$0.00
262502485751001520	Miguel Flechas	1040 Theodore St.,	Davenport, FL	33837-7731	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 152	\$313.55	\$6.27	\$319.82
262502485751001220	Bruno Melo De Moraes, Kevin Tipton, & Igor Belkind	318 Australian Way,	Davenport, FL	33897-5704	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 122	\$313.55	\$6.27	\$319.82
262502485751001510	319 Australian Way Land Trust	701 S Carlson St., Ste. 200,	Carson City, NV	89701-5239	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 151	\$313.55	\$6.27	\$319.82
262502485751001230	Nancy & Joseph Foryan	5222 Cape Hatteras Drive,	Clermont, FL	34714-5299	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 123	\$313.55	\$6.27	\$319.82
262502485751001500	Rui Yao	2 Princess Court,	Perrineville, NJ	08535-1008	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 150	\$313.55	\$6.27	\$319.82
262502485751001240	Enrique Sanchez Benitez & Sara Canizares Cremades	338 Australian Way,	Davenport, FL	33897-5704	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 124	\$313.55	\$6.27	\$319.82
262502485751001490	Island Club Resort HOA, Inc.	339 Australian Way,	Davenport, FL	33897-5705	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 149	\$0.00	\$0.00	\$0.00
262502485751001250	Mohammed Z and Runa F Alam	220 Saddle Ln,	Syosset, NY	11791-4410	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 125	\$313.55	\$6.27	\$319.82
262502485751001480	Sebastian Cross Living Trust	109 Ambersweet Way,	Davenport, FL	33897-8418	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 148	\$313.55	\$6.27	\$319.82
262502485751001260	Mariam & Bahgat Zakhary	235 Lakay Pl,	Longwood, FL	32779-5836	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 126	\$313.55	\$6.27	\$319.82
262502485751001470	Charles Miller	10 Gary Lane,	Orangeburg, NY	10962-2416	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 147	\$313.55	\$6.27	\$319.82
262502485751001270	Thomas Pauly	Schierlingsweg 10, 22549 Hamburg	Germany	0	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 127	\$313.55	\$6.27	\$319.82
262502485751001460	421 Australian Way LLC	HC 1, Box 7691,	Luquillo, PR	00773-9588	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 146	\$313.55	\$6.27	\$319.82
262502485751001280	Samuel Girgis Israel	3421 Lathenview Ct.,	Alpharetta, GA	30004-6191	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 128	\$313.55	\$6.27	\$319.82
262502485751001450	Mobbs Properties, LLC	3812 Shadowind Way,	Gotha, FL	34734-5211	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 145	\$313.55	\$6.27	\$319.82
262502485751001290	MD Taslim Uddin	1203 Washington Palm Loop,	Davenport, FL	33897-1656	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 129	\$313.55	\$6.27	\$319.82
262502485751001440	Anthony H Hylton & Nataliya Voroshylo Hylton	2820 Boat Cove Circle,	Kissimmee, FL	34746-2891	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 144	\$250.34	\$5.01	\$255.35
262502485751001300	Emmons Blaine and Virginia Living Trust	300 Rassai Ct,	Danville, CA	94526-1800	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 130	\$313.55	\$6.27	\$319.82
262502485751001430	Brennan Michael Obrien	513 Australian Way,	Davenport, FL	33897-5709	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 143	\$313.55	\$6.27	\$319.82



DISTRICT - East Bimini Bay Utility MSBU						Annual Assessment		
PARCEL ID	NAME	MAILING ADDRESS	CITY/STATE	ZIP	Property Legal Description	Water & Wastewater	Tax Collector Fee	Total
262502485751001310	Mayra L Barajas	2904 Theresa Dr.,	Kissimmee, FL	34744-5007	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 131	\$313.55	\$6.27	\$319.82
262502485751001420	Beda & Karen Cortez	444 Salter Street, Winnipeg, MB R2W 4M2	Canada	0	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 142	\$313.55	\$6.27	\$319.82
262502485751001320	Mohammed Pikita	532 Australian Way,	Davenport, FL	33897-5708	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 132	\$313.55	\$6.27	\$319.82
262502485751001410	Javier Andino	533 Australian Way,	Davenport, FL	33897-5709	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 141	\$313.55	\$6.27	\$319.82
262502485751001330	Marisol Ramos	1146 Corvina Drive,	Davenport, FL	33897-4447	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 133	\$313.55	\$6.27	\$319.82
262502485751001400	Magdy & Marlene Kaldas	925 Lake Lotela Drive,	Avon Park, FL	33825-9732	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 140	\$313.55	\$6.27	\$319.82
262502485751001340	All America Group LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 134	\$313.55	\$6.27	\$319.82
262502485751001390	Lien Tran	19 Avoca Road, Canley Heights, New South Wales 2166	Australia	0	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 139	\$313.55	\$6.27	\$319.82
262502485751001350	Anne Marie Wang	2504 Black Lake Blvd,	Winter Garden, FL	34787-4754	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 135	\$313.55	\$6.27	\$319.82
262502485751001380	Mike Guillermo Perez & Sheila Maria Hernandez Jerez	519 Washington Palm Loop,	Davenport, FL	33897-1644	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 138	\$313.55	\$6.27	\$319.82
262502485751001360	Juan & Nelly German	634 Australian Way,	Davenport, FL	33897-5710	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 136	\$313.55	\$6.27	\$319.82
262502485751001370	Placido Montero & Ana I. Peralta Vargas	635 Australian Way,	Davenport, FL	33897-5711	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 137	\$313.55	\$6.27	\$319.82
262502485750000890	Jianmin Yang	46 Sentinel Drive,	Basking Ridge, NJ	07920-4233	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 89	\$313.55	\$6.27	\$319.82
262502485750000900	Azucena Rojas	733 1st Street,	Secaucus, NJ	07094-3106	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 90	\$0.00	\$0.00	\$0.00
262502485750000910	Cesar Zavala	9231 Tropico Dr,	La Mesa, CA	91941-6736	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 91	\$313.55	\$6.27	\$319.82
262502485750000920	Luz Marina Mesa	133 Coconut Palm Way,	Davenport, FL	33897-1659	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 92	\$313.55	\$6.27	\$319.82
262502485750000930	Youssef Joudaane	16919 Arrowhead Blvd.,	Winter Garden, FL	34787-9648	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 93	\$313.55	\$6.27	\$319.82
262502485750000940	All American Group, LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 94	\$313.55	\$6.27	\$319.82
262502485750000950	Sabah Al Obaidi	8590 Brickshire Lane,	Manassas, VA	20112-2404	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 95	\$313.55	\$6.27	\$319.82
262502485750000960	Richard & Christine Mottinger	24 E Royal Palm St,	Lake Placid, FL	33852-9619	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 96	\$313.55	\$6.27	\$319.82
262502485750000970	Thomas & Lynette Sheppard	18543 Dearborn Ct,	Tinley Park, IL	60477-5145	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 97	\$313.55	\$6.27	\$319.82
262502485750000980	Luis Fernando Batista	317 Coconut Palm Way,	Davenport, FL	33897-1661	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 98	\$313.55	\$6.27	\$319.82
262502485750000990	Edward Jay Sison Chua & Tiffany Theodore	4023 Cascade Sky Dr,	Arlington, TX	76005-1101	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 99	\$313.55	\$6.27	\$319.82
262502485750001000	Mohammad N & Ferdous A Alam	2842 Cherry Branch LN,	Herdon, VA	20171-3842	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 100	\$313.55	\$6.27	\$319.82
262502485750001010	Hong Liu	2 Princess Court,	Perrineville, NJ	08535-1008	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 101	\$313.55	\$6.27	\$319.82
262502485750001020	Carmen Rivero Rodriguez	419 Coconut Palm Way,	Davenport, FL	33897-1662	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 102	\$313.55	\$6.27	\$319.82
262502485750001030	Josh & Company LLC	2957 Sun Pointe Ct,	Kissimmee, FL	34741-1159	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 103	\$313.55	\$6.27	\$319.82
262502485750001040	Camila Bispo Santos & Rosangela Bipso Momalley	439 Coconut Palm Way,	Davenport, FL	33897-1662	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 104	\$313.55	\$6.27	\$319.82
262502485750001050	Bains Group, LLC	31 Crocker Drive, Brampton Ontario L6P 1M8	Canada	0	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 105	\$313.55	\$6.27	\$319.82
262502485750001060	Ngoka Oluchi Blessing	511 Coconut Palm Way,	Davenport, FL	33897-1663	***DEED APPEARS IN ERROR*** BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 106	\$313.55	\$6.27	\$319.82
262502485750001070	Madalyn & Scott Andrew Vincent	521 Coconut Palm Way,	Davenport, FL	33897-1663	***DEED APPEARS IN ERROR*** BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 107	\$313.55	\$6.27	\$319.82
262502485750001080	Jiammin Yang	46 Sentinel Drive,	Basking Ridge, NJ	07920-4233	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 108	\$313.55	\$6.27	\$319.82
262502485750001090	Stephanie & Joseph Farnworth	603 Coconut Palm Way,	Davenport, FL	33897-1664	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 109	\$313.55	\$6.27	\$319.82
262502485750001100	Latincom USA Properties, LLC	P.O. Box 960206,	Miami, FL	33296-0206	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 110	\$0.00	\$0.00	\$0.00
262502485750001110	SH Double A Inc	15516 Montesino Dr,	Orlando, FL	32828-6737	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 111	\$313.55	\$6.27	\$319.82
262502485750001120	Obersonn Vilbrun	633 Coconut Palm Way,	Davenport, FL	33897-1664	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 112	\$313.55	\$6.27	\$319.82

DISTRICT - East Bimini Bay Utility MSBU						Annual Assessment		
PARCEL ID	NAME	MAILING ADDRESS	CITY/STATE	ZIP	Property Legal Description	Water & Wastewater	Tax Collector Fee	Total
262502485751002850	Cesar A Zavala & Norma I Alvarez	9231 Tropico Dr,	La Mesa, CA	91941-6736	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 285	\$313.55	\$6.27	\$319.82
262502485751002860	Roberto Martinez	2611 Brigg Ct,	Kissimmee, FL	34743-6049	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 286	\$313.55	\$6.27	\$319.82
262502485751002870	Tabita & Yogeshwar Boodram	1122 Gossamer Dr, Pickering, Ontario L1X 2T7	Canada	0	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 287	\$313.55	\$6.27	\$319.82
262502485751002880	Christelle Moise	340 Grantham Dr,	Davenport, FL	33897-6231	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 288	\$313.55	\$6.27	\$319.82
262502485751002890	Devi Anne Nirmala	5720 Frisco Square Blvd, Apt 2036,	Frisco, TX	75034-3337	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 289	\$313.55	\$6.27	\$319.82
262502485751002900	Asher Lee	2725 Amber Crest Rd.,	Hanover, MD	21076-2043	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 290	\$313.55	\$6.27	\$319.82
262502485751002910	Gayatri Dasari & Badarinadh Talluri	502 Pin Oak Ct,	Spring City, PA	19475-1536	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 291	\$313.55	\$6.27	\$319.82
262502485751002920	All America Group LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 292	\$313.55	\$6.27	\$319.82
262502485751002930	Nirmala Devi Anne	5720 Frisco Square Blvd., Apt. 2036,	Frisco, TX	75034-3337	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 293	\$313.55	\$6.27	\$319.82
262502485751002940	Patrice Henderson	2316 Fan Palm Drive,	Davenport, FL	33897-5760	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 294	\$313.55	\$6.27	\$319.82
262502485751002950	Lois Kum Edgecombe	13170 SE 162nd Ave., Apt 241,	Clackamas, OR	97015-3774	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 295	\$313.55	\$6.27	\$319.82
262502485751002960	Sherene Amoy Neil	2336 Fan Plam Dr,	Davenport, FL	33897-5760	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 296	\$313.55	\$6.27	\$319.82
262502485751002970	Guillermo Antonio Perez	2408 Fan Palm Drive,	Davenport, FL	33897-5762	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 297	\$313.55	\$6.27	\$319.82
262502485751001840	Nitza L Melendez Living Trust	4838 Lakes Edge Ln,	Kissimmee, FL	34744-9257	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 184	\$313.55	\$6.27	\$319.82
262502485751002980	Blaine R. & Virginia C. Emmons Living Trust	300 Rassai Ct,	Danville, CA	94526-1800	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 298	\$313.55	\$6.27	\$319.82
262502485751001830	Marlene & Magdy Kaldas	925 Lake Lotela Drive,	Avon Park, FL	33825-9732	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 183	\$313.55	\$6.27	\$319.82
262502485751002990	Lenin Eloy Francisco & Anylly Altagracia Castillo	6007 Bimini Avenue,	Haines City, FL	33844-6532	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 299	\$313.55	\$6.27	\$319.82
262502485751001820	Kenny Lopez Valentin	2429 Fan Palm Drive,	Davenport, FL	33897-5763	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 182	\$313.55	\$6.27	\$319.82
262502485751003000	Ana Acosta	P.O. Box 136933,	Clermont, FL	34713-6933	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 300	\$313.55	\$6.27	\$319.82
262502485751001810	Camargoangie Investment, LLC	230 Cheshire Way,	Davenport, FL	33897-3873	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 181	\$313.55	\$6.27	\$319.82
262502485751001800	Maria Teresa Belandia Parra	16025 Saint Clair Street,	Clermont, FL	34714-6517	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 180	\$313.55	\$6.27	\$319.82
262502485751001790	David A Straker	316 Wortman Ave.,	Brooklyn, NY	11207-8902	***DEED APPEARS IN ERROR*** BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 179	\$313.55	\$6.27	\$319.82
262502485751001780	David A Straker	316 Wortman Ave.,	Brooklyn, NY	11207-8902	***DEED APPEARS IN ERROR*** BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 178	\$313.55	\$6.27	\$319.82
262502485751001770	Beda & Krista Cortez	444 Salter Street, Winnipeg, MB R2W 4M2	Canada	0	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 177	\$313.55	\$6.27	\$319.82
262502485751001760	All America Group LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 176	\$313.55	\$6.27	\$319.82
262502485751001750	Vicente Zottola	2613 Fan Palm Dr,	Davenport, FL	33897-5767	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 175	\$313.55	\$6.27	\$319.82
262502485751001740	Maria E Rodriguez	2615 Wilson Street,	Hollywood, FL	33020-1952	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 174	\$313.55	\$6.27	\$319.82
262502485751001730	McAuliffe Nancy J Living Trust	9 Park Ave Apt 213,	Hull, MA	02045-3186	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 173	\$313.55	\$6.27	\$319.82
262502485751003010	Leabridge Investments 3 LLC	1600 Regal Cove Court,	Kissimmee, FL	34744-6675	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 301	\$313.55	\$6.27	\$319.82
262502485751001720	Estate of Marie R Eveillard & Jean Eveillard	227 Windridge Street,	Davenport, FL	33837-3859	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 172	\$313.55	\$6.27	\$319.82
262502485751003020	Fan Palm Drive Irrevocable Trust	14817 Sugura Dr.,	Winter Garden, FL	34787-9347	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 302	\$313.55	\$6.27	\$319.82
262502485751001710	Latincom USA Properties, LLC	P. O. Box 960206,	Miami, FL	33296-0206	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 171	\$0.00	\$0.00	\$0.00
262502485751003030	Zuleida Mogollon & Jose Alirio Rincom & Jose Angel Rinco	2724 Fan Palm Drive,	Davenport, FL	33897-5768	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 303	\$313.55	\$6.27	\$319.82
262502485751001700	Florida Martian Properties, LLC	12011 Fairview Ct.,	Hopkins, MN	55343-4516	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 170	\$313.55	\$6.27	\$319.82
262502485751003040	Marco & Mayerling Deutelmoser	3491 Gatlin Dr.,	Rockledge, FL	32955-6044	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 304	\$313.55	\$6.27	\$319.82
262502485751001690	Camargoangie Investment, LLC	230 Cheshire Way,	Davenport, FL	33897-3873	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 169	\$313.55	\$6.27	\$319.82



DISTRICT - East Bimini Bay Utility MSBU						Annual Assessment		
PARCEL ID	NAME	MAILING ADDRESS	CITY/STATE	ZIP	Property Legal Description	Water & Wastewater	Tax Collector Fee	Total
262502485751003050	Yessenia Adelina & Manuel Abraham Ramirez	2806 Fan Palm Dr.,	Davenport, FL	33897-5770	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 305	\$313.55	\$6.27	\$319.82
262502485751001680	Blaine R. & Virginia C. Emmons Living Trust	300 Rassai Ct,	Danville, CA	94526-1800	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 168	\$313.55	\$6.27	\$319.82
262502485751003060	Edmundo Emilo Fanduiz & Francis Saez	946 E 181st St. Apt 2,	Bronx, NY	10460-0423	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 306	\$313.55	\$6.27	\$319.82
262502485751001670	Amazing Addresses LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 167	\$313.55	\$6.27	\$319.82
262502485751003070	Jose Ricardo and Angelia Castillo De Cid	161 NW 35th St,	Miami, FL	33127-3519	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 307	\$313.55	\$6.27	\$319.82
262502485751001660	Norine & Jared McClure	2827 Fan Palm Drive,	Davenport, FL	33897-5771	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 166	\$313.55	\$6.27	\$319.82
262502485751003080	Bains Group, LLC	31 Crocker Drive, Brampton ON L6P 1-MB	Canada	0	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 308	\$313.55	\$6.27	\$319.82
262502485751001650	Miguel Flechas	2837 Fan Palm Dr,	Davenport, FL	33897-5771	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 165	\$313.55	\$6.27	\$319.82
262502485751003090	Mirta Lopez & Eddie Santiago	P.O. Box 136354,	Clermont, FL	34713-6354	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 309	\$313.55	\$6.27	\$319.82
262502485751001640	Oriya Dayan	3854 N. Chalet Circle,	Beavercreek, OH	45431-3410	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 164	\$313.55	\$6.27	\$319.82
262502485751003100	Alanah Homes, LLC	15101 Pendio Drive,	Bella Collina, FL	34756-3630	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 310	\$313.55	\$6.27	\$319.82
262502485751001630	Blaine R. & Virginia C. Emmons Living Trust	300 Rassai Ct,	Danville, CA	94526-1800	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 163	\$313.55	\$6.27	\$319.82
262502485751003110	Amariliz Vasquez	2928 Fan Palm Drive,	Davenport, FL	33897-5772	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 311	\$313.55	\$6.27	\$319.82
262502485751001620	2929 Fan Palm Inc	41 Suncrest Drive,	Dix Hills, NY	11746-5737	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 162	\$313.55	\$6.27	\$319.82
262502485751003120	Julian Ramon Roque Olivo & Mirelliz Vazquez	2938 Fan Palm Dr,	Davenport, FL	33897-5772	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 312	\$313.55	\$6.27	\$319.82
262502485751001610	Tom & Kim Tso	8802 S.E. 37th Street,	Mercer Island, WA	98040-3604	BIMINI BAY PHASE II PB 137 PGS 29 THRU 31 LOT 161	\$313.55	\$6.27	\$319.82
262502485750000010	Christian Vicens	100 Washington Palm Loop,	Davenport, FL	33897-1637	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 1	\$313.55	\$6.27	\$319.82
262502485750000880	Cesar Ernesto Morel II and Rey Alexis Morel	101 Washington Palm Loop,	Davenport, FL	33897-1638	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 88	\$250.34	\$5.01	\$255.35
262502485750000020	Jamila Zaiz	110 Washington Palm Loop,	Davenport, FL	33897-1637	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 2	\$313.55	\$6.27	\$319.82
262502485750000870	RCM Land Trust	111 Washington Palm Loop,	Davenport, FL	33897-1638	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 87	\$313.55	\$6.27	\$319.82
262502485750000030	M Davalos Inc	15706 Bay Vista Dr.,	Clermont, FL	34714-5051	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 3	\$313.55	\$6.27	\$319.82
262502485750000860	Michelle Gray	121 Washington Palm Loop,	Davenport, FL	33897-1638	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 86	\$313.55	\$6.27	\$319.82
262502485750000040	Maria Teresa Belandia	16025 Saint Clair Street,	Clermont, FL	34714-6517	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 4	\$313.55	\$6.27	\$319.82
262502485750000850	All America Group LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 85	\$313.55	\$6.27	\$319.82
262502485750000050	Palm Squared LLC	401 Krueger St. ,	Orlando, FL	32839-1437	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 5	\$313.55	\$6.27	\$319.82
262502485750000840	Amazing Addresses LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 84	\$313.55	\$6.27	\$319.82
262502485750000060	Saldarriaga Leidy V Ortiz & Juan Estaban Serba Garces	212 Washington Palm Loop,	Davenport, FL	33897-1639	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 6	\$313.55	\$6.27	\$319.82
262502485750000830	Hong Liu	2 Princess Court,	Perrineville, NJ	08535-1008	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 83	\$313.55	\$6.27	\$319.82
262502485750000070	All America Group LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 7	\$313.55	\$6.27	\$319.82
262502485750000820	Javier Eulogio Cardenas & Ana Cecilia Ramos	5190 Appenine Loop East,	Saint Cloud, FL	34771-9273	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 82	\$313.55	\$6.27	\$319.82
262502485750000080	Emmons Blaine and Virginia Living Trust	300 Rassai Ct,	Danville, CA	94526-1800	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 8	\$313.55	\$6.27	\$319.82
262502485750000810	Maria Teresa Belandia Parra	16025 Saint Clair Street,	Clermont, FL	34714-6517	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 81	\$313.55	\$6.27	\$319.82
262502485750000090	Bettina Investments LLC	6526 Old Brick Rd., STE 120204,	Windermere, FL	34786-5839	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 9	\$313.55	\$6.27	\$319.82
262502485750000100	Robeerto Martinez & Yionel Manuel Mayans	15721 SW 102nd Court,	Miami, FL	33157-1521	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 10	\$313.55	\$6.27	\$319.82
262502485750000110	Magdy Kaldas	925 Lake Lotela Drive,	Avon Park, FL	33825-9732	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 11	\$313.55	\$6.27	\$319.82
262502485750000120	Jianmin Yang	46 Sentinel Drive,	Basking Ridge, NJ	07920-4233	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 12	\$313.55	\$6.27	\$319.82

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PARCEL ID	NAME	MAILING ADDRESS	CITY/STATE	ZIP	Property Legal Description	Water & Wastewater	Tax Collector Fee	Total
262502485750000130	Riyam Alobaidi	5503 Joshua Tree Circle,	Fredricksburg, VA	22407-9343	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 13	\$313.55	\$6.27	\$319.82
262502485750000140	Anthony Hylton & Nataliya Aulton	2820 Boat Cove Circle,	Kissimmee, FL	34746-2891	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 14	\$313.55	\$6.27	\$319.82
262502485750000150	Olga Litvak	1775 De Pina Ln,	Hayward, CA	94545-3421	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 15	\$313.55	\$6.27	\$319.82
262502485750000160	Christina Elzahby and Irene Khair	10325 Toasted Acorn Dr,	Las Vegas, NV	89166-8083	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 16	\$313.55	\$6.27	\$319.82
262502485750000170	Fernando Rossario & Carmen Cruz	437 Brayton Lane,	Davenport, FL	33897-6243	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 17	\$313.55	\$6.27	\$319.82
262502485750000800	Daniel A. Camargo	509 Washington Palm Loop,	Davenport, FL	33897-1644	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 80	\$313.55	\$6.27	\$319.82
262502485750000180	Taha Hussein Adam Mandil & Amira Mustafa Adam Mandil	907 Washington Palm Loop,	Davenport, FL	33897-1652	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 18	\$313.55	\$6.27	\$319.82
262502485750000790	Oscar A Brea & Yolenny E	2714 Valiant Drive,	Clermont, FL	34711-5247	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 79	\$313.55	\$6.27	\$319.82
262502485750000190	Backbay Capital LLC	19 Hoffstot Lane,	Sands Point, NY	11050-1262	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 19	\$313.55	\$6.27	\$319.82
262502485750000780	Stephen Oscar Anyadike	529 Washington Palm Loop,	Davenport, FL	33897-1644	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 78	\$313.55	\$6.27	\$319.82
262502485750000200	Bettina Investments LLC	6526 Old Brick Rd., STE 120204,	Windermere, FL	34786-5839	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 20	\$313.55	\$6.27	\$319.82
262502485750000770	Asher Ledwidge & Dennis Siri Colen	539 Washington Palm Loop,	Davenport, FL	33897-1644	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 77	\$313.55	\$6.27	\$319.82
262502485750000210	Zhao Hua Xie & Chun Li Jin	54 Crockamhill Drive, Toronto, ON M1S 3H1	Canada	0	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 21	\$313.55	\$6.27	\$319.82
262502485750000760	Chester & Rengin Gardner	601 Washington Palm Loop,	Davenport, FL	33897-1646	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 76	\$313.55	\$6.27	\$319.82
262502485750000220	Calar Investment LLC	12701 S John Yount Pkwy, STE 216,	Orlando, FL	32837-3423	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 22	\$313.55	\$6.27	\$319.82
262502485750000750	Roberto Martinez	7800 SW 26th St.,	Miami, FL	33155-2627	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 75	\$313.55	\$6.27	\$319.82
262502485750000230	Latincom USA Properties, LLC	P.O. Box 960206,	Miami, FL	33296-0206	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 23	\$0.00	\$0.00	\$0.00
262502485750000740	Patriot Palm, LLC	15653 Borges Court,	Moorpark, CA	93021-3229	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 74	\$313.55	\$6.27	\$319.82
262502485750000240	Jian Liang Wang & Jing Zhao	3344 S Glen Gables Blvd.,	Bowling Green, KY	42101-1143	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 24	\$313.55	\$6.27	\$319.82
262502485750000730	Michael & Marina Wassif	27316 Briarglade Loop,	Wesley Chapel, FL	33544-8743	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 73	\$313.55	\$6.27	\$319.82
262502485750000250	Tasmia Hakim	1663 SW 109th Ter,	Davie, FL	33324-7177	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 25	\$313.55	\$6.27	\$319.82
262502485750000720	Maria Teresa Belandia Parra	16025 Saint Clair Street,	Clermont, FL	34714-6517	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 72	\$313.55	\$6.27	\$319.82
262502485750000260	Lin & Lisa Yang	3740 Serena Ln.,	Clermont, FL	34711-5052	***DEED APPEARS IN ERROR*** BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 26	\$313.55	\$6.27	\$319.82
262502485750000710	Legacy Giving, LLC	15101 Pendio Drive,	Bella Collina, FL	34756-3630	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 71	\$313.55	\$6.27	\$319.82
262502485750000270	722 Washington Palm Loop LLC	HC 1, Box 7691,	Luquillo, PR	00773-9588	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 27	\$313.55	\$6.27	\$319.82
262502485750000700	All America Group	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 70	\$313.55	\$6.27	\$319.82
262502485750000280	732 Washington Palm Loop LLC & Virgen Diaz Rios	HC 1, Box 7691,	Luquillo, PR	00773-9588	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 28	\$313.55	\$6.27	\$319.82
262502485750000690	Alfredo Jose Guedez	733 Washington Palm Loop,	Davenport, FL	33897-1648	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 69	\$313.55	\$6.27	\$319.82
262502485750000290	Michael Dosse	297 Merrymont Street,	Staten Island, NY	10314-4850	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 29	\$313.55	\$6.27	\$319.82
262502485750000680	Magdy & Marlene Kaldas	925 Lake Lotela Drive,	Avon Park, FL	33825-9732	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 68	\$313.55	\$6.27	\$319.82
262502485750000300	Yogeshwar & Tabita Boodram	1122 Gossamer Dr, Pickering ON L1X 2T7	Canada	0	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 30	\$313.55	\$6.27	\$319.82
262502485750000670	Lyudmyia & Volodymyr Voroshylo	2820 Boat Cove Cir,	Kissimmee, FL	34746-2891	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 67	\$250.34	\$5.01	\$255.35
262502485750000310	Oscar G Georgi & Eugenia Madrid	807 Union Avenue, Apt. A,	Bronx, NY	10459	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 31	\$313.55	\$6.27	\$319.82
262502485750000660	Abid Khan Mohammed	8 Haycox Ct,	Durham, NC	27713-7558	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 66	\$313.55	\$6.27	\$319.82
262502485750000320	Diego J Robledo	12353 Woodrose Court Apt 3,	Fort Myers, FL	33907-4631	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 32	\$313.55	\$6.27	\$319.82
262502485750000650	GM Business Center, Inc	805 Douglas Ave, STE 159,	Altamonte Springs, FL	32714-2017	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 65	\$313.55	\$6.27	\$319.82



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262502485750000330	Tambo International LLC	7234 NW 65th Terr.,	Parkland, FL	33067-1436	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 33	\$313.55	\$6.27	\$319.82
262502485750000640	Abdel Aziz Safwat Rihab	907 Washington Palm Loop,	Davenport, FL	33897-1652	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 64	\$313.55	\$6.27	\$319.82
262502485750000340	Andrew Rostom	5135 Nolensville Pike, Apt. W6,	Nashville, TN	37211-6046	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 34	\$313.55	\$6.27	\$319.82
262502485750000630	Martin Davalos	126 Aster Drive,	Davenport, FL	33897-3806	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 63	\$313.55	\$6.27	\$319.82
262502485750000350	Amazing Addresses LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 35	\$313.55	\$6.27	\$319.82
262502485750000620	Sameh Rashad & Girmen Askandar	446 Lake Shore Pkwy,	Davenport, FL	33896-7861	***DEED APPEARS IN ERROR*** BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 62	\$313.55	\$6.27	\$319.82
262502485750000360	Remonda Nagy Ramsey & Gihan Awad	104 Chattaroy Ct,	La Vergne, TN	37086-2697	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 36	\$313.55	\$6.27	\$319.82
262502485750000610	Norma Alvarez	7015 Polk Street, Apt. 2,	Guttenberg, NJ	07093-1861	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 61	\$313.55	\$6.27	\$319.82
262502485750000370	Francis Saguisag Fernandez	1008 Washington Palm Loop,	Davenport, FL	33897-1653	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 37	\$313.55	\$6.27	\$319.82
262502485750000380	Sabrina Mohammad	5 Cleveland Avenue, #1,	Endicott, NY	13760-5141	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 38	\$313.55	\$6.27	\$319.82
262502485750000390	Mary Real Estate Management LLC	301 Buel Ave,	Staten Island, NY	10305-2201	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 39	\$313.55	\$6.27	\$319.82
262502485750000400	Magdy & Marlene Kaldas	925 Lake Lotela Drive,	Avon Park, FL	33825-9732	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 40	\$313.55	\$6.27	\$319.82
262502485750000410	Martin Davalos	126 Aster Drive,	Davenport, FL	33897-3806	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 41	\$313.55	\$6.27	\$319.82
262502485750000420	Diego J Robledo	4821 Glen Coe St,	Leesburg, FL	34748-7599	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 42	\$313.55	\$6.27	\$319.82
262502485750000430	Mina Zarif Soha	1120 Washington Palm Loop,	Davenport, FL	33897-1654	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 43	\$313.55	\$6.27	\$319.82
262502485750000440	Dmitriy and Olga Livak	1775 De Pina Ln,	Hayward, CA	94545-3421	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 44	\$313.55	\$6.27	\$319.82
262502485750000450	Fla. Home Funding, LLC	1645 E Hwy 50 Ste 202,	Clermont, FL	34711-5199	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 45	\$313.55	\$6.27	\$319.82
262502485750000600	Taufiq U Islam	1203 Washington Palm Loop,	Davenport, FL	33897-1656	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 60	\$313.55	\$6.27	\$319.82
262502485750000460	Bains Group, LLC	31 Crocker Dr , Brampton Ontario L6P 1M8	Canada	0	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 46	\$313.55	\$6.27	\$319.82
262502485750000590	Magdy & Marlene Kaldas	925 Lake Lotela Drive,	Avon Park, FL	33825-9732	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 59	\$313.55	\$6.27	\$319.82
262502485750000470	Amazing Addresses LLC	P.O. Box 2693,	Kailua Knoa, HI	96745-2693	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 47	\$313.55	\$6.27	\$319.82
262502485750000580	Tasmia Tazeen	1663 SW 109th Ter,	Davie, FL	33324-7177	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 58	\$313.55	\$6.27	\$319.82
262502485750000480	Silver Lake Investments, LLC	7126 Sierra Night Dr.,	Richmond, TX	77407-7149	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 48	\$0.00	\$0.00	\$0.00
262502485750000570	Magdy A. & Marlene B. Kaldas	925 Lake Lotela Drive,	Avon Park, FL	33825-9732	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 57	\$313.55	\$6.27	\$319.82
262502485750000490	Rui Yao	2 Princess Court,	Perrineville, NJ	08535-1008	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 49	\$313.55	\$6.27	\$319.82
262502485750000560	Erick Jose Gimenez Salih	1305 Washington Palm Loop,	Davenport, FL	33897-1658	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 56	\$313.55	\$6.27	\$319.82
262502485750000500	Copious Properties, LLC	12011 Fairview Ct.,	Hopkins, MN	55343-4516	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 50	\$313.55	\$6.27	\$319.82
262502485750000550	1315 Washington Palm Loop LLC	HC 1, Box 7691,	Luquillo, PR	00773-9588	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 55	\$313.55	\$6.27	\$319.82
262502485750000510	Sara Sooha	1120 Washington Palm Loop,	Davenport, FL	33897-1654	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 51	\$313.55	\$6.27	\$319.82
262502485750000540	Jianmin Yang	46 Sentinel Drive,	Basking Ridge, NJ	07920-4233	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 54	\$313.55	\$6.27	\$319.82
262502485750000520	Julie M. Tolentino	103 Spinwood Ct.,	Kissimmee, FL	34743-8613	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 52	\$313.55	\$6.27	\$319.82
262502485750000530	Youssef Joudaane	16919 Arrowhead Blvd.,	Winter Garden, FL	34787-9648	BIMINI BAY - PHASE 1 PLAT BOOK 127 PGS 34 TO 37 LOT 53	\$313.55	\$6.27	\$319.82
Totals						\$64,088.12	\$1,281.76	\$65,369.88

Exhibit “B”  
Affidavit of Publication

AFFIDAVIT OF PUBLICATION

**Lakeland Sun**

Published Weekly

Winter Haven, Polk County, Florida

Case No. EAST BIMINI BAY MSBU 25-26

STATE OF FLORIDA  
COUNTY OF POLK

Before the undersigned authority personally appeared Anita Swain, who on oath says that she is the Legal Clerk of Lakeland Sun, a newspaper published at Winter Haven in Polk County, Florida, and that the attached copy of advertisement, being a Public Notice, was published in a newspaper by print in the issues of Polk Sun on:

August 06, 2025

Affiant further says that the newspaper complies with the legal requirements for publication in Chapter 50, Florida Statutes.

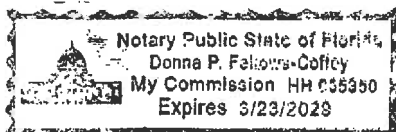
Sworn to and subscribed before me this 6th day of August 2025 by Anita Swain, who is personally known to me or who has produced as identification

  
Donna P. Fellows-Coffey, Clerk, Notary Number:  
#HH655350

Notary expires: March 23, 2029

00042418 00190141

Lisa Conran  
PC/BOCC/Attorney's Office  
P.O. Box 9005 | Drawer AT01|  
330 W CHURCH STREET  
BARTOW, FL 33831-9005



## EDUCATION

## PREMIERE PERFORMANCE The Dreadnaught Marching Band at Bryant Stadium



For more Lakeland Band content, please visit our photo gallery at [www.TheLakelandSun.com](http://www.TheLakelandSun.com)

### NOTICE OF A PUBLIC HEARINGS ON AN AMENDMENTS TO THE POLK COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

PUBLIC NOTICE IS HEREBY GIVEN THAT ON Tuesday, August 19, 2025, that the following cases will begin at 9:15 a.m. or immediately following the regular agenda, in the Board Room, County Administration Building, 330 West Church Street, Bartow, Florida. The Board of County Commissioners will hold a public hearing on the following cases:

#### 1. Case File LDCPAS-2025-8

An ordinance of the Polk County Board of County Commissioners regarding the adoption of LDCPAS-2025-8, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use map from Recreation Open Space (ROS) to Residential Low (RL) on 3.9 acres, located south of Lake Daisy, north of Lake Daisy Dr, west of Lake Daisy Loop, southwest of the City of Winter Haven in Section 6, Township 29, Range 27; providing for severability, and providing for an effective date.

#### 2. Case File LDCPD-2025-2

Polk County, applicant, is requesting a Future Land Use Map Sub-District to change 3.9 +/- acres from Residential Low-1 (RL-1) to Residential Low-4 (RL-4) in the Transit Supportive Development Area (TSDA). This case is related to LDCPAS 2025-8. The property is located south of Lake Daisy north of Lake Daisy Dr, west of Lake Daisy Loop, southwest of the City of Winter Haven in Section 6, Township 29, Range 27.

#### 3. Case File LDCPAS-2025-9

An ordinance of Polk County, Florida adopting LDCPAS-2025-9, an amendment to the Polk County Comprehensive Plan (Ordinance 92-36) as amended; to change the Future Land Use Map designation on 5.45 +/- acres from Town Center (TCX) to Employment Center (ECK) in the US 98 Selected Area Plan, located south of Clubhouse Road, east of US Highway 98, west of First Street Southeast, and north of Hancock Avenue, northwest of the city limits of Bartow, in Section 14, Township 29, Range 26; providing for severability, and providing for an effective date.

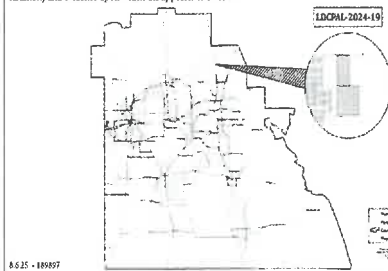
#### 4. Case File LDCPD-2025-1

Jason A. Allgood, PE, applicant, and Lenore Croiland Stuart & Margaret Kennedy Stuart Saterfield, owners, are requesting an applicant initiated Future Land Use Map Sub-District change for 178 +/- acres from Residential Low-4 (RL-4) to Residential Low-1 (RL-1). The subject property is located south of Thornhill Road, east of Lake Hancock, and north of the City of Bartow, in Sections 3 & 10, Township 29, Range 25.

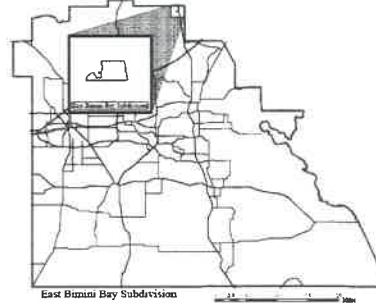
#### 5. LDCPAL-2024-15 (ADDITION: SEE MAP)

An ordinance of the Polk County Board of County Commissioners regarding the adoption of LDCPAL-2024-15, an amendment to the Polk County Comprehensive Plan, Ordinance 92-36, as amended, to change the Future Land Use Map designation on 3.2 +/- acres from Residential High (RHX) to Tourism Commercial Center (TCCX), located south of Interstate 4, west of US Highway 27, east of FDC Grove Road, and north of Holly Hill Grove Road 3, in the North Ridge Selected Area Plan (SAP), east of the city limits of Haines City, in Section 19, Township 26, Range 27; providing for severability, and providing for an effective date.

In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations or an interpreter to participate in this public hearing should contact the Board's Communications Division, located in the Neil Comber Administration Building, 1st Floor at (863) 534-6090, not later than four days prior to the public hearing. If hearing impaired call: (TDD) (863) 534-7777 or 1-800-955-8771, or Voice impaired call: 1-800-955-8770, via Florida Relay Service. The public hearing may be continued to a time and date certain by announcement at this scheduled public hearing with not any further published notice. Written comments may be submitted to the Land Development Division in person at 330 W. Church Street, Bartow, Florida 33830, or by mail to Drawer GMD3, P.O. Box 9005, Bartow, Florida 33831-9005 prior to such hearing for consideration by the Board in making a decision on the case. All files are available for public inspection, during office hours, at the Land Development Division, County Administration Building, 330 West Church Street, Bartow, Florida, 863-534-6084 or email [planning@polkcounty.com](mailto:planning@polkcounty.com). If any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the 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 all testimony and evidence upon which the appeal is to be based.



### NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS IN THE EAST BIMINI BAY UTILITY MUNICIPAL SERVICE BENEFIT UNIT



Notice is hereby given that the Polk County Board of County Commissioners will conduct a public hearing to consider imposing special assessments and to provide for collection of the special assessments to defray the costs of making capital improvements to the water, reclaim and wastewater systems for the East Bimini Bay Utility Municipal Service Benefit Unit (MSBU) located in the unincorporated area of Davenport. The project was completed by Polk County which will provide water, reclaim and wastewater utility services to the East Bimini Bay Utility MSBU as depicted herein. The hearing will be held on September 8, 2025 at 6:00 p.m. in the Commission Board Room, 1st Floor of the Administration Building, 330 W. Church Street, Bartow, Florida, for the purpose of receiving public comment on the proposed imposition of special assessments in the East Bimini Bay Utility MSBU. All affected property owners have a right to appear at the hearing and to file written objections with the County Commission within 20 days of the publication of this notice. If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, such person will need a record of this proceeding and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the Polk County Communications Division at (863) 534-6000 at least seven (7) days prior to the date of the hearing.

The assessment for each parcel of property will be based on a per Parcel basis. The estimated Assessment is \$319.82 per parcel.

The proposed assessments for each parcel in the MSBU is contained in Polk County Resolution No. 25-069 which is available for inspection at the office of the County Clerk located at the Polk County Administration Building, 330 W. Church Street, Bartow, Florida.

The assessments will be collected by the Tax Collector on the ad valorem tax bills by the Tax Collector as authorized by Section 197.3632, Florida Statutes. Failure to pay assessments will cause a tax certificate to be issued against the property that may result in a loss of title. The County Commission intends to collect the assessments in thirty (30) annual installments, the first of which was included on the ad valorem tax bill mailed in November 2018.

If you have any questions, please contact the Polk County Utilities at (863) 298-4147.

BOARD OF COUNTY COMMISSIONERS OF  
POLK COUNTY, FLORIDA