

# REAL ESTATE

## Riverfront house with pool: \$1.6 million

A Riverside Drive home was the top real estate transaction in Ormond Beach and Ormond-by-the-Sea for the week of July 24-30 in the Multiple Listing Service. Arthur and Mary Anast, individually and as trustees, sold 756 Riverside Drive to Isaac and Mervat Bassily, of Ormond Beach, for \$1.6 million. Built in 2006, the house is a 4/3 and has a boat dock, boathouse, swimming pool and 3,395 square feet. It sold in 2009 for \$1,115,000.

**WAYNE GRANT**  
REAL ESTATE EDITOR

### ORMOND BEACH

Eleanora Jones, of South Daytona, sold 480 Harbour Lights Drive to William and Theresa Prescott, of Ormond Beach, for \$365,000. Built in 1991, the house is a 3/2 and has a fireplace and 1,654 square feet. It sold in 2018 for \$210,000.

Kevin and Michele Coyne, and Kevin R. Coyne, of Ormond Beach, sold 83 Mcalister Drive to Brian and Deanie Smith, of Ormond Beach, for \$275,000. Built in 1955, the house is a 3/1 and has 962 square feet. It sold in 2020 for \$161,000.

### Breakaway Trails

Patrick Chavez sold 71 Carriage Creek Way to Edith Nannini, as trustee, for \$480,000. Built in 1991, the house is a 4/2.5 and has a fireplace and 2,295 square feet. It sold in 2016 for \$242,000.

### Forest Hills

Crystal Anderson, of Daytona Beach, sold 1201 Vanderbilt Drive to Gregory Dabkowski II, of Ormond Beach, for \$330,000. Built in 1960, the house is a 3/2 and has 1,575 square feet.



Courtesy photo

A home on historic Riverside Drive was the top transaction and features a swimming pool and boat dock.

North Carolina, for \$252,000. Built in 1980, the townhouse is a 2/2 and has 1,183 square feet. It sold in 2016 for \$110,000.

### Oak Forrest

Gary and Kimberly Zoske sold 1327 Oak Forest Drive to Nilesh Patel, of Lafayette, Louisiana, for \$800,000. Built in 1978, the house is a 2/2.5 and has a fireplace, swimming pool, boat dock and 2,534 square feet.

Martin and Dodie Derck, of Ormond Beach, sold 1410 Overbrook Drive to Daniel and Geralsine Curtis, of Parker, Colorado, for \$470,000. Built in 1979, the house is a 3/2 and has a fireplace, swimming pool and 2,028 square feet. It sold in 2018 for \$280,000.

### Ocean Village

Barbara Shaw, of Ormond Beach, sold 180 Cardinal Drive, Unit C, to Sandra Ramey, of Fresno, California, for \$199,900. Built in 1947, the villa is a 2/1 and has 504 square feet.

### Ormond Lakes

Wanda Kell, of Bernville, Pennsylvania, sold 42 Timucuan Drive to Germaine Ravenna, of Ormond Beach, for \$356,000. Built in 2005, the house is a 3/2 and has 1,569 square feet.

### Gardens at Addison Oaks

Pauline Davis, of Ormond Beach, sold 59 Bella Vita Way to Edward Brennan, of Winter Garden, for \$310,000. Built in 2019, the townhouse is a 3/2.5 and has 1,736 square feet. It sold in 2019 for \$209,000.

James Maher, of New Smyrna Beach, sold 29 Bella Vita Way to Joshua Bassett, of Ormond Beach, for \$279,000. Built in 2007, the townhouse is a 3/2.5 and has 1,724 square feet. It sold in 2018 for \$169,500.

### Hunter's Ridge

James and Brittany Taylor, of Ormond Beach, sold 43 Abacus Ave. to Robert and Felicia Mutnansky, of Ormond Beach, for \$452,900. Built in 2013, the house is a 3/2 and has 2,345 square feet. It sold in 2014 for \$240,000.

### Northbrook

Suzanne Farrell and Leslie Highleyman, of Ormond Beach, sold 9 Brookside Circle to Ralph and Judy Rountree, of Evant, Texas, for \$285,000. Built in 1979, the house is a 3/2 and has 1,585 square feet.

Ellen Kelleher, of Orlando, sold 143 Northbrook Lane to Mary and Reginald Ridenhour, of Weddington,



### Pine Run

Shores Investments LLC, of Daytona Beach, sold 27 Walnut Lane to Christopher and Jessica Rudy, of Ormond Beach, for \$390,000. Built in 1981, the house is a 3/2 and has a fireplace, swimming pool and 1,848 square feet.

### Pineland

Michael and Dayna Call, of Ormond Beach, sold 306 Sandoval Drive to James and Brittany Taylor, of Ormond Beach, for \$489,100. Built in 2020, the house is a 4/3.5 and has 2,889 square feet. It sold in 2020 for \$310,700.

### Plantation Bay

Ronald Boguski, as trustee, sold 1208 Castlehawk Lane to Matthew Garbarino and Cheryl Petocz, of Ormond Beach, for \$1.15 million. Built in 2016, the house is a 3/3 and has a fireplace, swimming pool and 2,998 square feet.

### Spring Meadows

Halifax Humane Society Inc., of Daytona Beach, sold 2 Fernmeadow Lane to Enas Hanna and Nabil Guindi, of Wappingers Falls, New York, for \$499,000. Built in 1995, the house is a 3/3 and has a fireplace, swimming pool and 2,843 square feet. It sold in 2016 for \$310,000.

### Springleaf

Roderick and Sheila Gammon, of Ormond Beach, sold 1441 Springleaf Drive to Tamara Blake and Sharrwah-Jo Blake, and Allecia Allison, for \$383,000. Built in 2016, the house is a 3/2 and has 1,582 square feet. It sold in February for \$339,900.

## RESIDENTIAL REAL ESTATE TRANSACTIONS JULY 24 - JULY 30

### Tomoka Oaks North

Richard Francis Jr., of West Hollywood, California, and Rebecca Greene, of Frisco, Texas, sold 640 N. Nova Road, Unit 103, to Heather Hankey, of Ormond Beach, for \$161,000. Built in 1976, the condo is a 2/2 and has 932 square feet. It sold in 2017 for \$90,000.

### Toscana

Barbara Kisley, individually and as trustee, sold 209 Vista Della Toscana to Kevin and Kathe Neat, of Ormond Beach, for \$1.01 million. Built in 2019, the house is a 3/3.5 and has a fireplace, swimming pool and 3,025 square feet.

### ORMOND-BY-THE-SEA

Glenn Wilson Jr. and Barbara Ross, of Winfield, Pennsylvania, sold 2928 Ocean Shore Blvd. to Jeffrey Hiser, of Ormond Beach, for \$862,500. Built in 1966, the house is a 2/2 and has a fireplace and 1,620 square feet.

Richard and Marsha Shook, of Sneads Ferry, North Carolina, sold 5 W. Sea Harbor Drive to Teresa Robelo, Katia Robelo and David Robelo, of Ormond Beach, for \$568,000. Built in 1987, the house is a 3/2 and has a swimming pool and 1,525 square feet.

Joseph and Kylee Hurtak, of Ormond Beach, sold 120 Lynnhurst Drive to Ramon Martinez, of Longwood, for \$417,500. Built in 1956, the house is a 3/2 and has 1,397 square feet. It sold in 2018 for \$195,000.

Judith Cole, of Indialantic, sold 51 Seaside Drive to Valerie Forcier, of Boise, Idaho, for \$392,500. Built in 1958, the house is a 3/1 and has a swimming pool and 1,154 square feet. It sold in 2016 for \$152,700.

*John Adams, of Adams, Cameron & Co. Realtors, contributed to this report.*

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PalmCoastObserver.com,  
FloridaPublicNotices.com and  
BusinessObserverFL.com

# PUBLIC NOTICES

Additional Public Notices may be accessed on PalmCoastObserver.com and the statewide legal notice website, FloridaPublicNotices.com

THURSDAY, SEPTEMBER 8, 2022

## FLAGLER COUNTY LEGAL NOTICES

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2022-CP-000558  
IN RE: ESTATE OF  
SIGIFREDO ZAPATA JR  
Deceased.  
The administration of the estate of Sigifredo Zapata Jr, deceased, whose date of death was May 5, 2022, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd. Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is September 8, 2022.  
**Personal Representative:**  
**Carina Pomaroli dos Santos**  
Attorney for Personal Representative:  
/s/ Paula F. Montoya  
Paula F. Montoya, Esq., Attorney  
Florida Bar Number: 103104  
7345 W Sand Lake Rd. Suite 318  
Orlando, FL 32819  
Telephone: (407) 906-9126  
Fax: (407) 906-9126  
E-Mail: Paula@paulamontoyalaw.com  
Secondary E-Mail:  
Info@paulamontoyalaw.com  
September 8, 15, 2022 22-00107G

**FIRST INSERTION**  
NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
FLAGLER COUNTY, FLORIDA  
PROBATE DIVISION  
File No 2022CP000516  
Division Probate  
IN RE: ESTATE OF  
VITALY R. BOGOMOLNY  
Deceased.  
The administration of the estate of Vitaly R. Bogomolny, deceased, whose date of death was September 1, 2021, is pending in the Circuit Court for Flagler County, Florida, Probate Division, the address of which is 1769 E. Moody Blvd., Building #1, Kim C. Hammond Justice Center, Bunnell, FL 32110. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is September 8, 2022.  
**Personal Representative:**  
**Samurin Aleksandr**  
8 Porpoise Lane  
Palm Coast, Florida 32164  
Attorney for Personal Representative:  
Svetlana Z. Nemeroff, Esq.  
Attorney for Petitioner  
Florida Bar Number: 103113  
Law Offices of  
Svetlana Z Nemeroff, LLC  
101 SE Ocean Blvd., Suite 102  
Stuart, Florida 34994  
Telephone: (772) 341-7031  
E-Mail: sznlaw@gmail.com  
Secondary E-Mail:  
sznemeroff@gmail.com  
September 8, 15, 2022 22-00108G

**FIRST INSERTION**  
**BOARD OF SUPERVISORS MEETING DATES RADIANCE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022**  
The Board of Supervisors of the Radiance Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, Florida 32164, at 11:00 a.m. unless otherwise indicated as follows:  
September 26, 2022  
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
District Manager  
September 8, 2022 22-00205F

**FIRST INSERTION**  
**CITY OF PALM COAST**  
**NOTICE OF PUBLIC HEARING**  
Notice is hereby given that a public hearing will be held before the City Council of the City of Palm Coast on September 20, 2022, beginning 9:00 a.m. in the Council Chambers in the Community Wing of City Hall located at 160 Lake Avenue, Palm Coast, Florida 32164. The purpose of the hearing is to hear all interested parties and act upon the adoption of the entitled:  
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE VI, RETIREMENT, DIVISION 2, VOLUNTEER FIREFIGHTER RETIREMENT SYSTEM AND TRUST FUND; AMENDING SECTION 2-531, BENEFIT AMOUNTS AND ELIGIBILITY; AMENDING SECTION 2 549, SUPPLEMENTAL BENEFIT; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE**  
This Ordinance is available for review at Palm Coast City Hall, 160 Lake Avenue, Palm Coast, Florida.  
In accordance with the Americans with Disabilities Act, persons needing assistance to participate in these proceedings should contact Virginia Smith at 386-986-3713 at least 48 hours prior to the meeting.  
If any person decides to appeal any decision made by Council with respect to any matter considered at such hearing, he or she will need a record of the proceedings, and 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.  
September 8, 2022 22-00200F

**FIRST INSERTION**  
Cello Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 45-foot pole at the approx. vicinity of Right-of-way on east side of Cypress Point Pkwy., 52 ft South of Cypress Edge Dr., Palm Coast, Flagler County, FL, 32164 (Lat: 29° 33' 5.35" N, Long: 81° 13' 35.25" W). Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Ben Petersen, b.petersen@trileaf.com, 1051 Winderley Pl, Maitland, FL 32751, 407-660-7840 ext. 866.  
September 8, 2022 22-00204F

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of meises located at 9 Old Kings Road, STE 123 #1084 in the City of Palm Coast, Flagler County, FL 32164 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 5th day of September, 2022.  
Fionna Tram  
September 8, 2022 22-00206F

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Atlantic Surf Construction and Home Inspection, Inc. located at 28 Ocean Palm Villa North, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 1st day of September, 2022.  
Robert Berrong  
September 8, 2022 22-00201F

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of North Florida Safety Consulting, Inc. located at 28 Ocean Palm Villa North, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 1st day of September, 2022.  
Robert Berrong  
September 8, 2022 22-00202F

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of KJ Woodworking, LLC located at 103 Palm Drive, in the City of Flagler Beach, Flagler County, FL 32136 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 1st day of September, 2022.  
Kevin Jones  
September 8, 2022 22-00203F

**FIRST INSERTION**  
Notice Under Fictitious Name Law According to Florida Statute Number 865.09  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of New Direction Business Solutions located at 50 Leanni Way, in the City of Palm Coast, Flagler County, FL 32137 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 6th day of September, 2022.  
Savanna Nugent  
September 8, 2022 22-00207F

# TAKE NOTICE

CALL  
386-447-9723  
TO PLACE YOUR NOTICE TODAY

**OFFICIAL COURT HOUSE WEBSITES:**  
FLAGLER COUNTY  
flaglerclerk.com  
VOLUSIA COUNTY  
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**The Palm Coast & Ormond Beach Observers now qualify to publish public and legal notices.**

For rates and information, call 386-447-9723

**SAVE TIME**

SECOND INSERTION

**NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY RADIANCE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF SPECIAL MEETING OF RADIANCE COMMUNITY DEVELOPMENT DISTRICT**  
 In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Radiance Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

**NOTICE OF PUBLIC HEARINGS**

DATE: Monday, September 26, 2022  
 TIME: 11:00 AM  
 LOCATION: Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, FL 32164

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the *Master Engineer's Report*, dated August 4, 2022 ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within various assessment areas, as set forth in the *Master Special Assessment Methodology Report*, dated August 22, 2022 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the Flagler County, Florida, and consists of approximately 611 acres of land. The site is generally located between Interstate 95 and Old Kings Road South and shares a southern boundary with Korona Canal. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (321)263-0132, ext. 741. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

**Proposed Debt Assessments**

The proposed Debt Assessments are in the total principal amount of \$83,535,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Single Family	1,200	1.0	\$83,535,000	\$6,396,897

\*Amount includes principal only, and not interest or collect costs  
 \*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

**RESOLUTION 2022-28**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Radiance Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the *Master Engineer's Report*, dated August 4, 2022 ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") using the methodology set forth in that *Master Special Assessment Methodology Report*, dated August 22, 2022, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Records Office");

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT:**

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of and plans and specifications for the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated cost of the Project is \$69,735,200 ("Estimated Cost").

B. The Assessments will defray approximately \$83,535,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$6,396,897 per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

**NOTICE OF PUBLIC HEARINGS**

DATE: Monday, September 26, 2022  
 TIME: 11:00 AM  
 LOCATION: Hilton Garden Inn at 55 Town Center Blvd., Palm Coast, FL 32164

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Sumter County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Sumter County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. **SEVERABILITY.** If any section or part of a section of this resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.  
**PASSED AND ADOPTED** this 22nd day of August, 2022.

ATTEST: **RADIANCE COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary  
 Exhibit A: *Master Engineer's Report*, dated August 4, 2022  
 Exhibit B: *Master Special Assessment Methodology Report*, dated August 22, 2022



September 1, 8, 2022

22-00195F

**SUBSEQUENT INSERTIONS**

SECOND INSERTION

**RADIANCE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Radiance Community Development District ("District") will hold a public hearing on Monday, September 26, 2022 at 11:00 a.m. at Hilton Garden Inn - 55 Town Center Blvd., Palm Coast, FL 32164 for the purpose of hearing comments and objections on the adoption of the proposed budget ("FY 2022 Proposed Budget") of the District for the fiscal year ending September 30, 2022 ("Fiscal Year 2021/2022") and the proposed budget ("FY 2023 Proposed Budget", together with FY 2022 Proposed Budget, "Proposed Budget") of the District for the fiscal year ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o DPGF Management and Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at radiancecd.org, which is unavailable at this time.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
 District Manager

September 1, 8, 2022

22-00197F

SECOND INSERTION

**RADIANCE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the Radiance Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Monday, September 26, 2022 at 11:00 a.m. at Hilton Garden Inn - 55 Town Center Blvd., Palm Coast, FL 32164.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact DPGF Management & Consulting LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 (321) 263-0132 ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
 David McInnes  
 District Manager

September 1, 8, 15, 22, 2022

22-00198F

SECOND INSERTION

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE RADIANCE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Radiance Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 610.72 acres, generally located between Interstate 95 and Old Kings Road South and shares a southern boundary with Korona Canal in Flagler County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: September 26, 2022

TIME: 11:00 AM

PLACE: Hilton Garden Inn  
 55 Town Center Blvd.,  
 Palm Coast, FL 32164

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o DPGF Management & Consulting, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

David McInnes  
 District Manager

September 1, 8, 2022

22-00199F

SECOND INSERTION

**NOTICE OF ACTION FOR**

Petition for Change of Name

(Minor Child)

IN THE CIRCUIT COURT OF THE 7

JUDICIAL CIRCUIT, IN AND FOR

FLAGLER COUNTY, FLORIDA

Case No.: 2022 DR 000760

Division: 47

Meghan Sarff,

Petitioner and

Donald Lee,

Respondent.

TO: Donald Lee

Unknown

YOU ARE NOTIFIED that an action for Petition for Change of Name Minor Child has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Meghan Sarff, whose address is msarff28@gmail.com, on or before 10-01-22, and file the original with the clerk of this Court at 1769 E. Moody Blvd Bldg#1 Bunnell, FL 32110, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered

against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 8/22/22.

CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/

{Deputy Clerk}

Sept. 1, 8, 15, 22, 2022

22-00106G

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**VOLUSIA COUNTY LEGAL NOTICES**

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2022 12006 PRDL

Division 10

IN RE: ESTATE OF

VIOLET MIRANDA A/K/A

VIOLET MIRANDA LOPEZ

Deceased.

The administration of the estate of Violet Miranda a/k/a Violet Miranda Lopez, deceased, whose date of death was May 22, 2022, is pending in the Circuit Court for Volusia County, Florida, Probate Division, the address of which is P.O. Box 6043, DeLand, Florida 32721-6043. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 8, 2022.

**Personal Representative:**

Paige Papageorgiou

Attorney for Personal Representative:

Cyrus Malhotra, Esq.

Florida Bar No. 0022751

The Malhotra Law Firm

3903 Northdale Blvd., Suite 100E

Tampa, Florida 33624

Telephone (813) 902-2119

Fax (727) 290-4044

E-Mail: filings@flprobatesolutions.com

Secondary E-Mail: barrett@flprobatesolutions.com

September 8, 15, 2022 22-00096I

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

VOLUSIA COUNTY, FLORIDA

PROBATE DIVISION

File No. 2022 11923 PRDL

Division 10

IN RE: ESTATE OF

LINDA ANN HALL