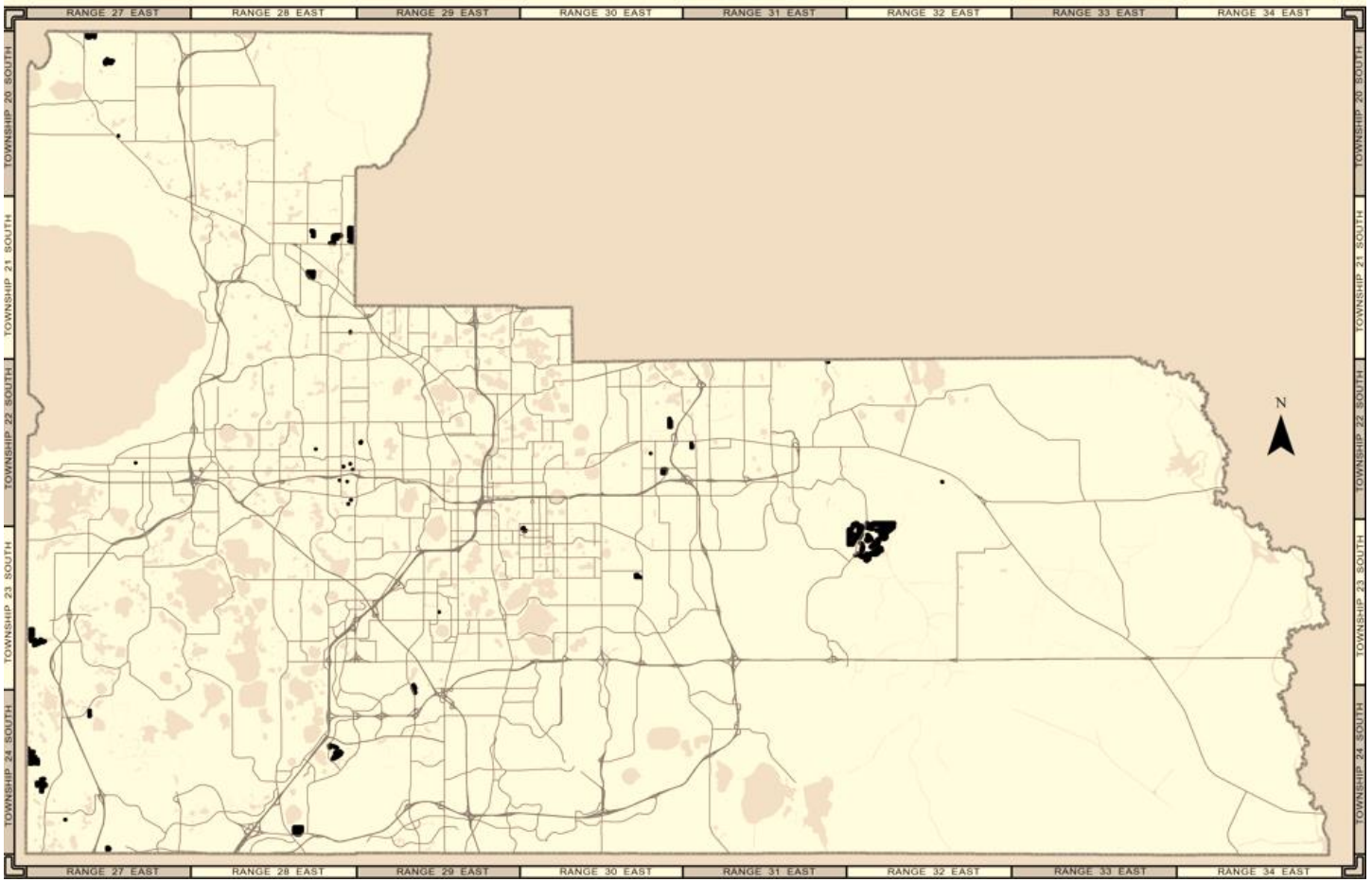




PUBLIC HEARING NOTICE

NOTICE BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO ADOPT A NON-AD VALOREM ASSESSMENT ROLL USING THE UNIFORM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT

*****IF YOU HAVE QUESTIONS REGARDING THIS PUBLIC HEARING NOTICE, CONTACT ORANGE COUNTY COMPTROLLER SPECIAL ASSESSMENTS - 407-836-5770 - E-mail: Special.Assessments@occompt.com*****

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FINANZAS DEL CONDADO ORANGE, AL NUMERO 407-836-5715

The Orange County Board of County Commissioners will hold a public hearing at **5:01 pm** on **September 4, 2025** at the Orange County Administration Center, 201 South Rosalind Avenue, Orlando, Florida.

You are invited to attend and be heard regarding a request to consider the adoption of a non-ad valorem assessment roll authorizing the Orange County Tax Collector to use the uniform ad valorem method of collecting non-ad valorem assessments levied by the Orange County Board of County Commissioners as provided in Section 197.3632, Florida Statutes.

Notice is hereby given to all owners of lands located within the boundaries of Orange County, Florida that the Orange County Board of County Commissioners intends to use the uniform ad valorem method for collecting the non-ad valorem assessments levied by the Orange County Board of County Commissioners as set forth in Section 197.3632, Florida Statutes.

The Orange County Tax Collector will collect these assessments on the **November 2025** property real estate tax bill and each and every year thereafter until notification of discontinuance by the Orange County Board of County Commissioners. Failure to pay the assessment will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the Orange County Board of County Commissioners within twenty (20) days of the publication of this notice.

Estimates, sketches, and specifications of the described properties are on file in the Office of the Orange County Comptroller (Special Assessments), Orange County Administration Center, 201 South Rosalind Avenue, Orlando, Florida, which are open to the public for inspection.

Assessments are due and payable the same as property taxes and bear the same penalties for delinquency as property taxes, including potential loss of property title through tax certificate and tax deed sale. The Uniform Method for the levy, collection and enforcement of non-ad valorem assessments, Section 197.3632, Florida Statutes, will be used for collecting the assessments.

If you wish to appeal any decision made by the Orange County Board of County Commissioners at this meeting, you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-3111 no later than two (2) business days prior to the hearing for assistance.

The following lists includes the properties assessed and the type and amount of assessment; please note that the assessment charges for these properties are all based on a flat rate per unit per year assessment. The information contained in this Notice is correct and accurate to the best of our knowledge as of this date:

Dated this 11th day of July, 2025

Phil Diamond, County Comptroller

As Clerk of the Board of County Commissioners

Orange County, Florida

Publish: August 10, 2025 Orlando Sentinel Public Record (all zones)

Certify: MSBUs for Budget Hearing

c:

All Board Members' Offices (e-mail)
County Attorney's Office, BCC (e-mail to Angela Diaz)
Jon Weiss, Deputy County Administrator, BCC (e-mail)
Ann Curtis, Special Assessments (e-mail)
Cheryl Gillespie, Agenda Development (e-mail)
Mike Seif, Orange TV, BCC (e-mail)
James Jerome, Program Coordinator, BCC (e-mail)

Amending – New Subdivisions For The November 2025 Tax Roll	Cost Per Unit Streetlight	Cost Per Unit Retention Pond/Lake/ Sewer	Plat Book / Page Number(s)	Section Township Range	Lots / Blocks / Parcels / Tracts / Units / Etc.
Flora Gardens	241.00	N/A	102/120-122	11-23-30	Lots 1-72
Total Anual Revenue to be Collected	17,352.00	N/A			
Franklin Heights	69.00	N/A	O/45	19-22-31	Lots 7-13 Block B Lots 1-12 Block D Lots 1-12 Block E
Total Annual Revenue to be Collected	1,518.00	N/A			
Harrell Oaks	166.00	78.00	114/95-99	13-22-30	Lots 1-63
Total Annual Revenue to be Collected	10,458.00	4,914.00			
Horizon Isle	132.00	78.00	115/21-24	29-24-27	Lots 1-52
Total Annual Revenue to be Collected	6,864.00	4,056.00			
International Drive Extension Area Caribe Royale	4.00 per linear front footage	N/A	116/62-69	34-24-28	Lot 1
Total Annual Revenue to be Collected	\$134,505.32	N/A			
Lake Hourglass Cloverlawn	N/A	585.32	H/87	06-23-30	Parcel Numbers: 06-23-30-1432-02-111 06-23-30-1432-02-112 06-23-30-1432-02-121 06-23-30-1432-02-122 06-23-30-1432-03-130 06-23-30-1432-03-140 06-23-30-1432-03-150 06-23-30-1432-03-160 06-23-30-3736-02-010 06-23-30-3736-02-011 06-23-30-3736-02-030 06-23-30-3736-02-050 06-23-30-3736-04-010 through 06-23-30-3736-04-040 06-23-30-4075-00-010 through 06-23-30-4075-00-030 06-23-30-6800-00-180 through 06-23-30-6800-00-220 06-23-30-7404-01-000 through 06-23-30-7404-01-040 06-23-30-7404-01-060 06-23-30-7404-01-080 06-23-30-7404-01-090 06-23-30-7404-01-100
Hour Glass Lake Park			H/130	06-23-30	
Kalina Replat			29/71	06-23-30	
Pember Terrace			R/69	06-23-30	
Richmond Terrace			J/85	06-23-30	
Total Annual Revenue to be Collected	N/A	19,315.56			

Lake Pleasant Estates	241.00	N/A	U/7	14-21-28	Lots 1-41 Lots 48-66
Total Annual Revenue to be Collected	14,460.00	N/A			
Lake Sheen Sound	352.00	78.00	114/110-111	05-24-28	Lots 1-14
Total Revenue to be Collected	4,928.00	1,092.00			
Lake Star at Ovation - Phase 1A	270.00	78.00	116/4-11	19-24-27	Lots 1-55 Tracts "FD-1" thru "FD-7" Future Development
Total Revenue to be Collected	14,850.00	4,290.00			
Natura Parkside	239.00	78.00	116/1-3	16-22-31	Lots 1-31
Total Annual Revenue to be Collected	7,409.00	2,418.00			
Orangewood/Westwood Area Paradiso Grande Phase 3 Paradiso Grande Phase 5	290.00 per acre	N/A	114/129-133 114/134-138	13-24-28 13-24-28	Lots 128-216 Lots 272-385
Total Annual Revenue to be Collected	299,567.10	N/A			
Orlando Central Park Area World Design Center Phase 3 Parcel 1 Replat. World Design Center Phase 3 Parcel 5 Replat	2.00 per linear front footage	N/A	115/18-20 115/48-53	33-23-29 04-24-29	Lots 1B and 1C Lots 5A, 5B, and 5D
Total Annual Revenue to be Collected	355,710.32	N/A			
Parks of Mount Dora	333.00	78.00	115/116-120	04-20-27	Lots 1-99 Tracts "FD-1" thru "FD-5" Future Development
Total Annual Revenue to be Collected	32,967.00	7,722.00			
Silverleaf Area Silverleaf Reserve at Hamlin Phase 2C Silverleaf Oaks at Hamlin Phase 3A	257.00	78.00	115/07-13 115/63-78	19-23-27 30-23-27	Lots 143-317 Lots 318-528
Total Annual Revenue to be Collected	135,696.00	52,806.00			
Stonemeade Phase 1 through 5 and Good Storage Good Storage	N/A	78.00	114/77-78	01-22-31	Lot 1
Total Annual Revenue Collected		45,708.00			
Stoneybrook Hills Master Roads Foothills of Mount Dora Phase 4-1C	49.00	N/A	115/110-115	10-20-27	Lots 53-125
Total Revenue Collected	53,410.00	N/A			
Summerlake Reserve	108.00	78.00	114/73-76	04-24-27	Lots 1-41
Total Annual Revenue Collected	4,428.00	3,198.00			
Thompson Road Townhomes	155.00	78.00	115/87-91	11-21-28	Lots 1-92
Total Annual Revenue Collected	14,260.00	7,176.00			
Waterleigh Area Waterleigh Phase 5	136.00	78.00	116/135-159	18-24-27	Lots 1-286
Total Annual Revenue Collected	355,776.00	204,048.00			

Wekiwa Springs Septic to Sewer Retrofit Program Phase 7A Wekiwa Manor Section 1	N/A	1,011.88 Per Annum for 10 Years	X/6	12-21-28	Lots 1-33 Block A Lots 35-43 Block A Lots 1-22 Block B Lots 1-29 Block C Lots 1-37 Block D Lots 1-38 Block E Lots 1-19 Block F Lots 26-44 Block F Lots 1-15 Block G Parcel Number: 12-21-28-0000-00-004 Lots 1-5 Block H Lots 7-23 Block H Lots 1-19 Block I
Wekiwa Manor Section 2			X/75	12-21-28	
Wekiwa Manor Section 3			X/142	12-21-28	
Total Annual Revenue Collected			N/A	266,122.44	
Wekiwa Springs Septic to Sewer Retrofit Program Phase 7B Lake Mendelin Estates	N/A	1011.88 Per Annum for 10 Years	R/102	12-21-28	Lots 1-23 Block A Lots 1-18 Block B Lots 1-7 Block C Lots 1-24 Block A Lots 1-28 Block B Lots 1-13 Block C Lots 1-12 Block D Lots 1-15 Block A Lots 1-28 Block B Lots 1-28 Block C Lots 1-28 Block D Lots 1-14 Block E
Lake Mendelin Estates 1 st Addition			R/126	12-21-28	
Lake Mendelin Estates 2 nd Addition			S/22	12-21-28	
Total Annual Revenue Collected			N/A	225,649.24	
Subdivisions Whose Assessments Adjusted (Increase / Decrease) More Than 20% for the November 2025 Tax Roll		Cost Per Unit Streetlighting	Plat Book / Page Number(s)	Section Township Range	Lots / Blocks / Parcels / Tracts / Units / Etc.
Avalon Park Area Subdivision Live Oak Village – Phase 1A in Avalon Park		110.00	40/96-100	07-23-32	Lots 1-10, Block A Lots 1-10, Block B Tract J (Park Site) Tract K
Live Oak Village – Phase 1B in Avalon Park			40/142-146	07-23-32	Lots 1-25, Block C Lots 1-21, Block D Lots 1-29, Block E Lots 1-18, Block F
Live Oak Village – Phase 2 in Avalon Park			41/72-76	07-23-32	Lots 1-30, Block G Lots 1-8, Block H Lots 1-22, Block I Lots 1-30, Block J
Avalon Park Village 2			44/68-73	07-23-32	Lots 1-27, Block A Lots 1-15, Block B Lots 1-19, Block C Lots 1-24, Block D Lots 1-21, Block E Lots 1-21, Block F Lots 1-3, Block G Lots 1-9, Block H Lots 1-25, Block I Lots 1-11, Block J Lots 1-3, Block K
Avalon Park Village 3			47/96-104	05-23-32	Lots 1-29, Block A Lots 1-23, Block B

Avalon Park Village 3, continued	110.00			Lots 1-25, Block C Lots 1-36, Block D Lots 1-44, Block E Lots 1-15, Block F Lots 1-15, Block G Lots 1-15, Block H Lots 1-14, Block I Lots 1-27, Block J Lots 1, Block K Lots 1-10, Block L Lots 1-8, Block M Lots 1, Block N Lots 1-21, Block O Lots 1-13, Block P Lots 1 and 2, Block Q Lots 1-80
Avalon Town Center Tracts 20, 21, 22, and 23		50/54-57	06-23-32	
Avalon Park Village 5		51/58-66	05-23-32	Lots 1-354
Avalon Park Village 4		53/66-70	05-23-32	Lots 1-294
Avalon Town Center Tract 16		54/51	06-23-32	Lots 1-13
Avalon Park Village 6		56/123-130	05-23-32	Lots 1-371
Avalon Town Center Tract 52		59/69-70	06-23-32	Lots 1-48
Avalon Park Northwest Village Phase 1		62/10-15	06-23-32	Lots 1-195
Avalon Park Northwest Village Phase 2,3,4		63/94-103	06-23-32	Lots 1-571
Avalon Park Northwest Village Phase P5, A Replat		66/13-14	06-23-32	Lots 1-103
Avalon Park Village 4A and 4B		68/140-141	06-23-32	Lots 1-48
Total Annual Revenue to be Collected	303,380.00			

Subdivisions Whose Assessments Adjusted (Increase / Decrease) More Than 20% for the November 2025 Tax Roll	Cost Per Unit Streetlighting	Plat Book / Page Number(s)	Section Township Range	Lots / Blocks / Parcels / Tracts / Units / Etc.
Robinson Hills	35.00	W/8-9	18-22-29	Lot 4 Block B Lot 5 Block B Lot 6 Block B Lot 7 Block B Lot 8 Block B
Total Annual Revenue to be Collected	175.00			

Lot Cleaning – ONE YEAR ONLY - FOR NOVEMBER 2025 TAX ROLL: TOTAL ANNUAL REVENUE TO BE COLLECTED BY THESE ASSESSMENTS:		
Parcel ID Number	Lot Cleaning Case Number (s)	Assessment Per Parcel
01-22-28-0000-00-013	LC 24-0314	\$396.37
01-22-28-1450-00-370	LC 25-0052	\$301.96
01-22-28-4743-00-050	LC 25-0054	\$100.84
01-22-28-4743-01-020	LC 24-0150	\$100.54
01-23-29-3834-00-740	LC 24-0244, LC 25-0035	\$957.22
01-24-29-8516-11-409	LC 24-0081	\$216.79
01-24-29-8516-40-910	LC 24-0328	\$218.88
03-22-29-2628-11-190	LC 24-0064	\$416.79
03-23-29-0180-07-100	LC 24-0026, LC 25-0020	\$444.33
03-23-29-0180-19-040	LC 24-0063, LC 24-0249	\$540.00
03-23-29-0180-36-150	LC 23-0170	\$152.28
03-23-29-0180-41-110	LC 24-0174	\$584.51
03-23-29-0180-45-120	LC 24-0218	\$228.13
03-23-29-0180-57-191	LC 25-0055	\$407.02

03-23-29-0183-11-160	LC 24-0082	\$201.83
03-23-29-0183-20-050	LC 23-0336	\$1,877.23
03-23-29-0888-00-120	LC 23-0288	\$243.22
03-23-29-1400-00-560	LC 24-0095, LC 24-0206	\$1,067.21
03-23-29-1402-03-360	LC 24-0008, LC 24-0074	\$291.43
03-23-29-1402-06-140	LC 24-0194, LC 24-0312	\$833.38
03-23-29-7430-02-150	LC 23-0297, LC 24-0076, LC 25-0024	\$1,184.48
03-24-28-0548-00-230	LC 24-0251	\$159.32
06-22-29-0792-01-020	LC 24-0280	\$150.35
06-22-29-0792-02-040	LC 24-0329	\$349.09
06-22-29-0792-03-060	LC 24-0030	\$302.16
06-23-30-0024-01-260	LC 24-0254	\$142.37
06-24-30-7268-00-060	LC 23-0380	\$6,434.77
07-22-29-2847-01-500	LC 24-0274	\$272.03
07-22-29-5564-00-640	LC 24-0151	\$171.98
07-22-29-6936-01-140	LC 25-0023	\$177.08
07-22-31-2057-00-720	LC 24-0043	\$128.51
08-22-31-0000-00-146	LC 24-0296	\$745.82
08-22-31-8390-00-550	LC 24-0317	\$142.08
10-23-29-6152-04-210	LC 24-0229	\$359.12
11-22-28-3549-00-431	LC 24-0189	\$136.59
11-23-30-7274-02-680	LC 24-0086	\$150.26
12-22-28-0885-00-350	LC 24-0233	\$116.84
12-22-28-7051-01-140	LC 25-0056	\$225.18
12-22-28-7051-07-140	LC 24-0268	\$185.78
13-22-28-0000-00-011	LC 24-0025	\$2,616.70
13-22-28-7572-11-040	LC 24-0137	\$384.75
13-22-28-8058-00-040	LC 23-0320, LC 24-0169	\$5,254.83
13-22-28-8058-00-460	LC 24-0248	\$1,556.30
14-22-30-0226-08-190	LC 24-0308	\$204.54
14-22-30-0246-01-040	LC 25-0010	\$143.77
14-22-30-8646-01-170	LC 24-0071	\$395.65
14-22-30-8646-01-200	LC 24-0163, LC 25-0003	\$479.29
14-22-30-8646-04-040	LC 23-0339, LC 24-0060	\$450.98
14-23-29-7618-01-040	LC 24-0226	\$179.26
14-23-30-0000-00-007	LC 24-0270	\$503.48
14-23-30-8325-11-020	LC 25-0050	\$198.82
15-21-28-0932-03-250	LC 24-0192	\$220.25
15-21-28-0932-03-270	LC 24-0191	\$220.28
15-21-28-0932-03-300	LC 24-0108	\$349.48
15-22-31-8810-00-641	LC 24-0100	\$139.78
15-22-32-2336-05-300	LC 24-0085, LC 24-0239	\$632.25
15-22-32-2336-05-330	LC 24-0084	\$183.96
15-23-29-0000-00-018	LC 24-0065	\$132.81
15-23-29-0146-00-040	LC 24-0300	\$192.24
15-23-29-0146-00-060	LC 24-0322	\$247.28
15-23-30-5306-02-030	LC 24-0304	\$178.97
16-21-28-4715-00-350	LC 24-0313	\$313.98
16-22-32-1523-00-580	LC 24-0037	\$145.50
16-23-30-1616-00-120	LC 24-0196	\$132.34
16-23-30-1616-00-380	LC 24-0154, LC 24-0273	\$620.26
16-23-30-9562-01-320	LC 24-0092	\$278.88
16-24-29-0000-00-001	LC 24-0285	\$1,606.10
16-24-29-0000-00-002	LC 24-0281	\$2,794.24
17-22-29-5928-01-020	LC 24-0031, LC 24-0166, LC 25-0012	\$2,755.93
17-22-31-6296-09-130	LC 25-0036	\$850.51
17-22-31-6304-01-210	LC 24-0243	\$622.35
18-22-29-0000-00-009	LC 24-0179	\$106.87
18-22-29-2534-05-210	LC 24-0103	\$215.22

18-22-29-8011-06-000	LC 24-0207	\$134.99
18-22-29-8051-00-003	LC 25-0011	\$722.38
18-22-29-8600-00-020	LC 24-0010, LC 25-0021	\$358.98
19-22-29-1788-05-030	LC 24-0160	\$285.57
19-22-29-6954-07-150	LC 24-0208	\$94.41
19-22-29-6956-04-070	LC 25-0018	\$99.02
19-22-29-6960-05-040	LC 24-0120	\$154.09
19-22-29-6976-08-100	LC 23-0307, LC 24-0051, LC 24-0217, LC 24-0257	\$1,220.92
19-22-29-6978-13-050	LC 24-0052, LC 24-0299	\$375.65
19-22-29-6982-03-060	LC 24-0124	\$155.82
19-22-31-0000-00-029	LC 24-0156	\$605.57
19-22-31-3887-00-002	LC 24-0072	\$440.31
20-24-29-2980-00-010	LC 24-0029	\$155.47
21-22-30-3932-05-080	LC 24-0062, LC 24-0305, LC 25-0041	\$1,138.76
21-22-30-7204-15-111	LC 24-0047	\$142.51
22-20-27-8600-00-140	LC 24-0334	\$248.55
22-22-32-0712-19-600	LC 24-0241	\$3,512.56
22-23-29-6208-07-050	LC 23-0366	\$236.05
23-22-28-7975-00-210	LC 25-0042	\$127.16
23-22-30-5699-00-170	LC 24-0222	\$84.57
24-22-28-0000-00-043	LC 24-0311	\$851.99
24-22-28-0614-04-080	LC 25-0057	\$283.61
24-22-30-8240-00-070	LC 24-0158	\$146.81
24-24-29-6000-28-110	LC 24-0263, LC 24-0319	\$690.41
25-21-28-9252-09-010	LC 23-0244	\$251.54
25-21-28-9252-09-170	LC 24-0145	\$196.67
25-21-28-9252-09-180	LC 23-0385, LC 24-0140, LC 25-0027	\$1,156.19
25-22-28-1810-06-020	LC 23-0347, LC 24-0123	\$1,417.42
25-22-28-1812-03-441	LC 24-0044, LC 24-0205	\$537.39
25-22-28-4484-01-060	LC 24-0186, LC 25-0030	\$2,056.24
25-22-28-4484-03-150	LC 24-0310	\$560.15
25-22-30-9455-00-031	LC 24-0110	\$128.45
25-23-29-3124-02-140	LC 25-0034	\$173.00
26-22-28-6044-00-001	LC 25-0026	\$317.16
27-22-27-8077-00-001	LC 24-0016	\$171.60
27-22-30-0382-21-050	LC 24-0247	\$254.60
27-22-30-0430-04-010	LC 24-0041, LC 24-0318	\$698.07
27-22-30-0430-11-080	LC 24-0036, LC 25-0001	\$850.79
27-23-29-0000-00-007	LC 25-0051	\$281.34
27-23-29-8085-02-610	LC 24-0272	\$192.88
28-21-29-6192-00-180	LC 24-0177	\$733.99
28-21-29-6193-00-030	LC 24-0106	\$397.88
29-21-29-2386-02-140	LC 24-0159, LC 24-0261	\$1,758.89
30-22-29-6426-10-030	LC 24-0176	\$290.93
30-22-29-6426-10-040	LC 24-0220	\$398.99
30-22-29-6426-10-060	LC 24-0219	\$507.47
30-22-29-7788-00-120	LC 24-0181	\$82.72
30-22-29-9228-17-050	LC 24-0067	\$276.35
30-23-29-8552-01-050	LC 24-0185	\$938.57
30-24-30-4950-10-000	LC 24-0054	\$634.60
31-22-31-2002-02-170	LC 24-0336	\$223.48
31-24-27-0306-03-150	LC 24-0289	\$371.38
32-21-29-8241-00-040	LC 25-0044	\$135.81
32-22-29-8992-02-150	LC 24-0112	\$526.43
32-22-29-9004-12-120	LC 24-0114	\$218.13
32-22-29-9006-02-120	LC 23-0310, LC 24-0149	\$417.83
32-22-29-9006-02-250	LC 24-0115	\$221.44
32-23-28-1867-00-100	LC 25-0077	\$436.89
33-21-29-0899-00-860	LC 24-0331	\$200.76

33-22-33-0000-00-008	LC 24-0198	\$243.73
33-24-30-0761-00-020	LC 25-0060	\$1,879.03
34-21-29-0314-02-100	LC 24-0033	\$588.47
34-22-29-1382-01-010	LC 24-0178	\$427.45
34-22-29-8748-01-100	LC 24-0121	\$948.28
34-22-33-1327-02-270	LC 25-0065	\$492.65
34-24-30-6368-00-660	LC 24-0083	\$998.65
35-22-28-4464-02-070	LC 24-0323	\$271.16
35-22-28-7290-00-370	LC 24-0127, LC 25-0029	\$243.04
35-22-28-8383-00-090	LC 24-0258, LC 25-0025	\$331.57
35-22-30-0432-01-090	LC 24-0298	\$184.27
36-20-27-9612-02-040	LC 24-0055	\$594.22
36-22-28-4492-00-110	LC 24-0116, LC 25-0013	\$1,732.33
36-22-28-6416-02-115	LC 24-0045	\$220.97
36-22-28-6416-04-560	LC 24-0201	\$762.12
36-22-28-9212-04-110	LC 24-0155	\$251.49
36-23-29-8228-51-507	LC 24-0253	\$162.44