

ORANGE COUNTY

NOTICE OF PUBLIC HEARING

NOTICE BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENT

The Orange County Board of County Commissioners will hold a public hearing on **February 10, 2026** at **2 p.m.**, at the Orange County Administration Center, 201 South Rosalind Avenue, Orlando, Florida.

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

**IF YOU HAVE QUESTIONS REGARDING THIS PUBLIC HEARING NOTICE, CONTACT ORANGE COUNTY COMPTROLLER SPECIAL ASSESSMENTS – 407-836-5770 – E-MAIL: [Special.Assessments@occompt.com](mailto:Special.Assessments@occompt.com)**

**SI USTED TIENE ALGUNA PREGUNTA REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FINANZAS DEL CONDADO ORANGE, AL NUMERO DE TELEFONO – 407-836-5715**

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

Take notice that pursuant to the provisions of Section 125.01 (1) (q), Florida Statutes, the Orange County Board of County Commissioners of Orange County, Florida, has received requests for the establishment and / or amendments of Municipal Service Benefit Unit's (MSBU's) for all the listed properties encompassing the boundaries as set forth in the detailed attachment. The Orange County Board of County Commissioners will hold public hearings to consider resolutions at a future date and which may adopt the MSBU's in accordance with Section 197.3632, and Section 125.01 (1) (q), Florida Statutes.

The purpose of this public hearing is not to impose a rate or levy an assessment, but rather to consider the adoption of a Resolution authorizing the Board to use the uniform method of collecting non-ad valorem assessments. Interested parties may appear at the Public Hearing to be heard regarding the use of the uniform method of collecting such non-ad valorem assessments.

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

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-3111 no later than two (2) business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

The information contained in this Notice is correct and accurate to the best of our knowledge as of this date. The properties subject to the proposed resolution are listed in Exhibit “A” and Exhibit “B” hereto.

Phil Diamond  
As Clerk of the Board of County Commissioners  
Orange County, Florida

|          |                  |                                                         |
|----------|------------------|---------------------------------------------------------|
| Publish: | January 11, 2026 | Orlando Sentinel Public Record (Orange Extra all zones) |
|          | January 18, 2026 | Orlando Sentinel Public Record (Orange Extra all zones) |
|          | January 25, 2026 | Orlando Sentinel Public Record (Orange Extra all zones) |
|          | February 1, 2026 | Orlando Sentinel Public Record (Orange Extra all zones) |

Certify: MSBU for Notice of Intent Public 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)

| Notice of Intent – November 2026<br>Exhibit "A"                                                                        |                                                 |                        |                        |                                                                |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|------------------------|------------------------|----------------------------------------------------------------|
| Subdivision Name(s)                                                                                                    | MSBU Description                                | Plat Book / Page(s)    | Section Township Range | Property Boundaries                                            |
| Avalon Woods                                                                                                           | Establish Streetlighting Retention Pond         | 118/121-128            | 17-23-27               | Lots 1-182                                                     |
| Hamlin Meadows at Hamlin                                                                                               | Establish Streetlighting Retention Pond         | 119/66-72              | 30-23-27               | Lots 1-165<br>Tract FD-1<br>Future Development                 |
| Harvest at Ovation Area<br>Harvest at Ovation Phase 2<br>Harvest at Ovation Phase 3A                                   | Amend Streetlighting Retention Pond             | 117/82-85<br>119/83-88 | 29-24-27<br>29-24-27   | Lots 167-232<br>Lots 233-306                                   |
| Lake Roberts / Lake Reaves<br>Watercrest at Windermere                                                                 | Amend Lake Maintenance                          | 118/50-55              | 01-23-27               | Lots 19-24                                                     |
| Lake Star at Ovation Area<br>Lake Star at Ovation Phase – 1B                                                           | Amend Streetlighting Retention Pond Maintenance | 119/23-28              | 19-24-27               | Lots 56-115                                                    |
| Lakeview Pointe at Horizon West Area,<br>Ravenna Area and Mezzano<br>Shoppes at Lakeview                               | Amend Streetlighting                            | 118/10-11              | 34-23-27               | Lot 1                                                          |
| Lakeview Pointe at Horizon West Area,<br>Ravenna Phase 3<br>Shoppes at Lakeview                                        | Amend Retention Pond                            | 118/10-11              | 34-23-27               | Lot 1                                                          |
| Northlake at Ovation Area<br>Northlake at Ovation Phase 2 and 3                                                        | Amend Streetlighting Retention Pond             | 119/60-63              | 19-24-27               | Lots 186-290                                                   |
| Sagewood                                                                                                               | Establish Streetlighting Retention Pond         | 119/126-129            | 02-21-28               | Lots 1-71                                                      |
| Serenade at Ovation Area<br>Serenade at Ovation Phase 3                                                                | Amend Streetlighting Retention Pond             | 119/113-116            | 30-24-27               | Lots 121-227                                                   |
| Silverleaf Area<br>Silverleaf Oaks at Hamlin Phase 3B                                                                  | Amending Streetlighting                         | 119/1-12               | 30-23-27               | Lots 529-766                                                   |
| Silverleaf Area<br>Silverleaf Oaks at Hamlin Phase 3B<br>Hamlin Meadows at Hamlin                                      | Amending Retention Pond                         | 119/01-12<br>119/66-72 | 30-23-27<br>30-23-27   | Lots 529-766<br>Lots 1-165<br>Tract FD-1<br>Future Development |
| Stoneybrook Hills Master Road<br>Foothills at Mount Dora Phase 4-2                                                     | Amend Streetlighting                            | 118/32-43              | 03-20-27               | Lots 126-226                                                   |
| Watercrest at Windermere                                                                                               | Establish Streetlighting Retention Pond         | 118/50-55              | 01-23-27               | Lots 1-41                                                      |
| Waterleigh Area<br>Waterleigh Kiddie Academy                                                                           | Amend Streetlighting Retention Pond             | 113/57-58              | 07-24-27               | Lot 1                                                          |
| Wekiva Springs Cove                                                                                                    | Establish Streetlighting Retention Pond         | 117/105-106            | 01-21-28               | Lots 1-13                                                      |
| Woodside Preserve                                                                                                      | Establish Streetlighting Retention Pond         | 117/54-57              | 25-22-30               | Lots 1-53                                                      |
| World Design Center Area<br>World Design Center Phase 3 Parcel 1 Replat<br>World Design Center Phase 3 Parcel 5 Replat | Amend Retention Pond                            | 115/18-20<br>115/48-53 | 33-23-29<br>04-24-29   | Lots 1B and 1C<br>Lots 5A, 5B, and 5D                          |
| Yucatan Gardens                                                                                                        | Establish Streetlighting Retention Pond         | 119/64-65              | 27-22-30               | Lots 1-52                                                      |

| Notice of Intent 2026<br>Establish Lot Cleaning<br>Exhibit "B" |                      |
|----------------------------------------------------------------|----------------------|
| LC 24-0256                                                     | 24-22-28-6164-06-010 |
| LC 25-0002                                                     | 24-24-29-6000-26-130 |
| LC 25-0005                                                     | 26-24-29-0000-00-005 |
| LC 25-0006                                                     | 11-23-30-6851-00-005 |
| LC 25-0007                                                     | 18-22-31-1200-00-490 |
| LC 25-0008                                                     | 30-22-29-9228-17-050 |
| LC 25-0032                                                     | 24-22-31-1052-03-030 |
| LC 25-0037                                                     | 03-22-29-0552-01-180 |
| LC 25-0039                                                     | 25-22-28-1812-03-441 |
| LC 25-0040                                                     | 07-22-29-5566-01-260 |
| LC 25-0043                                                     | 15-21-28-0932-02-050 |
| LC 25-0049                                                     | 10-23-29-0296-00-171 |
| LC 25-0061                                                     | 36-24-29-6723-00-400 |
| LC 25-0062                                                     | 12-22-30-3378-02-040 |
| LC 25-0066                                                     | 25-22-28-1812-06-361 |
| LC 25-0068                                                     | 19-22-29-6976-08-100 |
| LC 25-0069                                                     | 24-21-28-5076-00-091 |
| LC 25-0070                                                     | 19-22-29-0000-00-041 |
| LC 25-0074                                                     | 36-22-28-6416-04-230 |
| LC 25-0076                                                     | 17-22-29-7802-00-870 |
| LC 25-0080                                                     | 13-22-28-8058-00-040 |
| LC 25-0081                                                     | 03-23-29-0183-10-170 |
| LC 25-0082                                                     | 03-23-29-0183-10-180 |
| LC 25-0083                                                     | 27-23-29-8085-02-200 |
| LC 25-0086                                                     | 21-22-30-7204-15-111 |
| LC 25-0087                                                     | 02-21-28-8308-00-061 |

| Notice of Intent 2026<br>Establish Lot Cleaning<br>Exhibit "B" |                      |
|----------------------------------------------------------------|----------------------|
| LC 25-0090                                                     | 15-23-30-5306-01-200 |
| LC 25-0091                                                     | 16-21-28-0000-00-059 |
| LC 25-0092                                                     | 22-22-32-0712-19-600 |
| LC 25-0093                                                     | 14-22-28-0000-00-018 |
| LC 25-0095                                                     | 34-22-33-1327-03-030 |
| LC 25-0097                                                     | 07-23-30-9492-04-010 |
| LC 25-0098                                                     | 24-24-29-6000-28-110 |
| LC 25-0101                                                     | 12-22-28-7413-09-010 |
| LC 25-0102                                                     | 03-22-29-8476-04-150 |
| LC 25-0104                                                     | 03-23-29-0180-19-040 |
| LC 25-0105                                                     | 03-22-29-8476-04-190 |
| LC 25-0107                                                     | 03-23-29-0180-41-110 |
| LC 25-0108                                                     | 30-24-30-4950-10-000 |
| LC 25-0111                                                     | 15-23-29-0146-00-040 |
| LC 25-0112                                                     | 21-22-32-0734-00-870 |
| LC 25-0114                                                     | 06-22-29-2450-02-090 |
| LC 25-0115                                                     | 36-22-28-6416-02-115 |
| LC 25-0116                                                     | 33-21-29-0899-00-860 |
| LC 25-0117                                                     | 18-22-31-0232-02-920 |
| LC 25-0120                                                     | 07-22-29-6974-04-090 |
| LC 25-0121                                                     | 21-22-30-3932-17-230 |
| LC 25-0122                                                     | 19-22-31-0000-00-024 |
| LC 25-0124                                                     | 16-23-29-9430-01-290 |
| LC 25-0125                                                     | 13-22-28-8058-00-460 |
| LC 25-0126                                                     | 10-23-29-7434-12-010 |
| LC 25-0127                                                     | 01-22-28-2858-00-040 |
| LC 25-0128                                                     | 03-23-29-0182-95-110 |
| LC 25-0129                                                     | 03-23-29-0182-94-240 |
| LC 25-0131                                                     | 10-23-29-7420-05-120 |
| LC 25-0134                                                     | 30-22-29-9228-16-060 |
| LC 25-0135                                                     | 03-23-29-0180-27-170 |
| LC 25-0136                                                     | 03-23-29-0183-15-030 |
| LC 25-0138                                                     | 27-22-28-4880-01-210 |
| LC 25-0139                                                     | 10-23-29-0000-00-039 |
| LC 25-0140                                                     | 25-22-28-4484-01-060 |
| LC 25-0141                                                     | 13-22-28-8058-00-040 |
| LC 25-0142                                                     | 12-22-28-7051-07-140 |
| LC 25-0143                                                     | 18-22-31-8744-02-231 |
| LC 25-0148                                                     | 26-22-30-0000-00-086 |
| LC 25-0149                                                     | 21-22-29-2540-03-010 |
| LC 25-0151                                                     | 36-20-27-9612-02-040 |
| LC 25-0153                                                     | 14-23-28-3552-00-120 |
| LC 25-0157                                                     | 06-24-30-7268-00-310 |
| LC 25-0158                                                     | 24-22-28-6164-06-010 |
| LC 25-0159                                                     | 32-21-29-6080-00-062 |
| LC 25-0162                                                     | 15-22-28-4716-00-152 |
| LC 25-0163                                                     | 34-22-29-8748-01-100 |
| LC 25-0164                                                     | 02-22-29-8472-02-180 |
| LC 25-0166                                                     | 12-22-28-0000-00-003 |
| LC 25-0167                                                     | 19-22-31-3887-00-002 |
| LC 25-0168                                                     | 02-22-29-8472-02-190 |
| LC 25-0169                                                     | 14-21-28-0000-00-043 |
| LC 25-0171                                                     | 01-23-29-3834-00-740 |
| LC 25-0173                                                     | 07-22-29-5564-00-210 |
| LC 25-0174                                                     | 18-22-29-8509-02-090 |
| LC 25-0175                                                     | 24-24-29-6000-28-110 |
| LC 25-0176                                                     | 24-22-28-0000-00-078 |
| LC 25-0177                                                     | 25-22-28-1810-06-020 |
| LC 25-0180                                                     | 03-23-29-3292-00-040 |
| LC 25-0181                                                     | 01-21-27-0000-00-038 |
| LC 25-0182                                                     | 18-22-30-4748-00-010 |
| LC 25-0185                                                     | 14-21-28-2590-05-030 |
| LC 25-0187                                                     | 24-22-28-0614-04-080 |
| LC 25-0191                                                     | 20-23-29-1137-02-070 |
| LC 25-0192                                                     | 03-23-29-0180-72-170 |
| LC 25-0193                                                     | 07-22-29-6936-01-390 |
| LC 25-0195                                                     | 15-21-28-0932-03-250 |
| LC 25-0196                                                     | 15-21-28-0000-00-045 |
| LC 25-0198                                                     | 15-21-28-0932-02-050 |
| LC 25-0200                                                     | 02-22-29-2996-06-070 |
| LC 25-0204                                                     | 27-23-29-0000-00-056 |
| LC 25-0208                                                     | 30-21-29-1832-06-200 |
| LC 25-0209                                                     | 16-21-28-0000-00-088 |
| LC 25-0210                                                     | 16-21-28-0000-00-172 |
| LC 25-0212                                                     | 34-22-33-1327-03-110 |
| LC 25-0213                                                     | 34-22-33-1327-03-100 |
| LC 25-0214                                                     | 22-22-32-0712-41-039 |
| LC 25-0215                                                     | 25-23-29-8486-02-080 |
| LC 25-0220                                                     | 22-24-29-2982-00-360 |
| LC 25-0221                                                     | 19-22-31-0000-00-024 |
| LC 25-0225                                                     | 21-21-28-0020-00-100 |
| LC 25-0227                                                     | 09-21-28-0197-10-241 |
| LC 25-0228                                                     | 09-21-28-0197-10-321 |
| LC 25-0231                                                     | 26-22-28-2894-01-165 |
| LC 25-0232                                                     | 25-22-28-4484-03-240 |
| LC 25-0240                                                     | 34-23-27-0000-00-017 |
| LC 25-0242                                                     | 22-22-32-0712-19-600 |
| LC 25-0243                                                     | 34-22-33-1327-02-350 |
| LC 25-0245                                                     | 07-22-29-6974-04-090 |
| LC 25-0247                                                     | 10-23-29-6152-04-210 |
| LC 25-0248                                                     | 24-22-30-8240-00-070 |
| LC 25-0249                                                     | 18-22-29-9580-05-210 |
| LC 25-0254                                                     | 35-21-28-1408-00-020 |
| LC 25-0255                                                     | 21-22-30-4316-04-010 |
| LC 25-0257                                                     | 19-22-29-6960-02-010 |
| LC 25-0261                                                     | 15-24-28-6186-03-001 |
| LC 25-0264                                                     | 03-23-29-1402-06-140 |
| LC 25-0266                                                     | 36-20-27-0000-00-084 |
| LC 25-0267                                                     | 03-23-29-7436-07-030 |
| LC 25-0268                                                     | 18-22-29-2534-05-210 |
| LC 25-0269                                                     | 19-22-29-6978-15-050 |
| LC 25-0271                                                     | 20-23-29-1162-01-170 |
| LC 25-0276                                                     | 03-23-29-0182-96-011 |
| LC 25-0277                                                     | 03-23-29-7435-03-030 |
| LC 25-0278                                                     | 01-22-28-9484-00-080 |
| LC 25-0279                                                     | 28-21-29-7476-05-140 |
| LC 25-0281                                                     | 03-23-29-0180-06-050 |
| LC 25-0287                                                     | 24-24-29-6000-28-110 |
| LC 25-0290                                                     | 29-21-29-2386-02-140 |
| LC 25-0296                                                     | 34-22-29-1382-02-110 |
| LC 25-0297                                                     | 15-23-29-0000-00-091 |
| LC 25-0298                                                     | 12-22-28-7051-07-140 |
| LC 25-0301                                                     | 13-22-28-8058-00-460 |
| LC 25-0304                                                     | 25-22-28-1812-03-441 |
| LC 25-0305                                                     | 03-23-29-0182-74-100 |
| LC 25-0307                                                     | 14-23-28-4658-00-190 |
| LC 25-0308                                                     | 18-22-30-4748-00-010 |
| LC 25-0309                                                     | 06-23-30-5364-00-040 |
| LC 25-0312                                                     | 17-22-31-0000-00-010 |
| LC 25-0313                                                     | 03-23-29-7430-01-310 |
| LC 25-0315                                                     | 03-23-29-0180-72-170 |
| LC 25-0321                                                     | 25-22-30-6836-01-140 |
| LC 25-0327                                                     | 24-23-29-3400-00-112 |
| LC 25-0329                                                     | 22-22-27-1084-02-020 |
| LC 25-0331                                                     | 26-22-28-9218-00-040 |
| LC 25-0333                                                     | 25-22-28-1812-06-361 |
| LC 25-0334                                                     | 36-22-28-6416-04-180 |
| LC 25-0340                                                     | 01-22-28-2860-00-130 |
| LC 25-0366                                                     | 19-22-31-3887-00-002 |
| LC 25-0372                                                     | 12-22-30-3378-02-040 |
| LC 25-0373                                                     | 05-23-30-1624-04-150 |
| LC 25-0387                                                     | 01-24-29-8516-81-103 |
| LC 25-0393                                                     | 21-22-30-4312-11-081 |
| LC 25-0394                                                     | 14-22-30-8646-01-200 |
| LC 25-0395                                                     | 17-22-31-7775-02-390 |
| LC 25-0412                                                     | 02-23-30-6424-00-050 |
| LC 25-0429                                                     | 14-23-28-3552-00-120 |
| LC 25-0430                                                     | 08-20-27-8559-02-120 |