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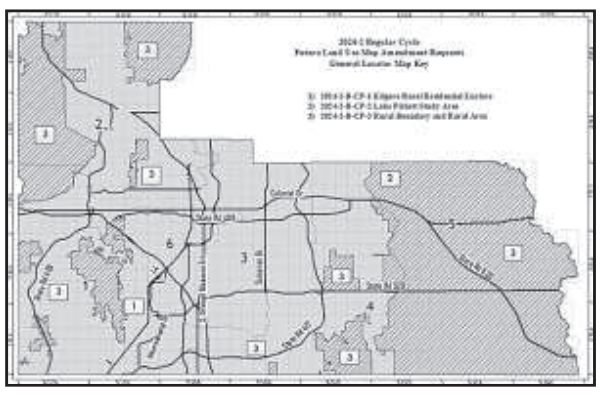
NOTICE OF CHANGE TO THE ORANGE COUNTY COMPREHENSIVE PLAN – PUBLIC HEARINGS

On **Thursday, March 20, 2025, beginning at 9:00 A.M.,** or as soon thereafter as the matter may be heard, the **Orange County Planning and Zoning Commission (PZC)/Local Planning Agency (LPA)** shall conduct public hearings in the Orange County Administration Center at 201 S. Rosalind Ave, 1st Floor, in downtown Orlando, FL, regarding the **adoption** of the proposed **2024-2 Regular Cycle Staff-Initiated Text and Map Amendments** to the Orange County Comprehensive Plan ("CP"), as it has been amended, as authorized by Chapter 163, Florida Statutes, for the following matters:



A. Staff Initiated Comprehensive Plan Text and Map Amendments

1. **2024-2-B-CP-1 –** Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, to amend existing policies to create the Kilgore Road Rural Residential Enclave and add Map 25(f), to the Future Land Use Map Series.
2. **2024-2-B-CP-2 –** Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, to amend existing policies to reduce the size of the existing Lake Pickett Study Area and to amend Map 22, of the Future Land Use Map Series.
3. **2024-2-B-CP-3 –** Text and map amendments to the Future Land Use Element and Future Land Use Map Series of the Comprehensive Plan, amending policies to reflect the adoption of Section 506. – Rural Boundary and Rural Area, of the Orange County Charter establishing the Rural Boundary and Rural Area and adopting Map 5b, to the Future Land Use Map Series.

ABBREVIATIONS INDEX: CP-Comprehensive Plan; **FLUM-**Future Land Use Map; **FLUE-**Future Land Use Element; **GOPS-**Goals, Objectives, and Policies; **OBJ-**Objective

Any interested party may appear at any of the public hearings and be heard regarding the consideration of any of the above described Comprehensive Plan Amendments, and submit written comments to the address below prior to the public hearing.

Any of the public hearings may be continued on the date of the public hearing to a future date or dates. Any interested party is hereby advised that the date, time, and place of any continuation of the public hearing shall be announced during the public hearing and that no further notices regarding these matters will be published.

To obtain more detailed information, or to inspect the proposed amendment package, or any part thereof, any interested party may appear between 8:00 A.M. and 5:00 P.M., Monday through Friday, at the Orange County Planning Division, 201 S. Rosalind Ave, 2nd Floor, Orlando, FL, 32801, or telephone during those same hours at (407) 836-5600, or send an email to planning@ocfl.net.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, that person should contact the Orange County Communications Division, 3rd Floor, Orange County Administration Center, 201 S. Rosalind Ave., Orlando, FL, or telephone that department at (407) 836-6568.

PARA MAS INFORMACION, REFERENTE A ESTAS AUDIENCIAS PUBLICA, FAVOR COMMUNICARSE CON LA DIVISION DE PLANIFICACION URBANA AL NUMERO, (407) 836-5600.

ORANGE COUNTY NOTICE OF PUBLIC HEARING

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

The Orange County Board of County Commissioners will hold a public hearing on **March 25, 2025** 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 ANY QUESTIONS REGARDING THIS PUBLIC HEARING NOTICE, CONTACT ORANGE COUNTY COMPTROLLER SPECIAL ASSESSMENTS – 407-836-5770 – E-MAIL: Special.Assessments@occompt.com*****

PARA MAS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FINANZAS DEL CONDADO ORANGE, AL NUMERO – 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 collecting the non-ad valorem assessments levied by the Orange County Board of County Commissioners as set forth in Section 197.3632, Florida Statutes.

These non-ad valorem assessments would be levied and would be collected by the Tax Collector on the **November 2025** real estate tax bill 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.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the assessments for these properties are all based on a flat rate per lot/ per parcel/ per year basis:

Lake Star at Ovation – Phase 1A
Streetlighting: $270.00, Retention Pond: $78.00

Subdivision Name: **Lake Star at Ovation - Phase 1A**, Plat Book **116**, Pages **4** through **11**, Section **19**, Township **24**, Range **27**, Lots **1 through 55** and Tracts **"FD-1", "FD-2", "FD-3", "FD-4", "FD-5", "FD-6", and "FD-7" (Future Development)** Public Records of Orange County, Florida. This subdivision is located in **District 1.**

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

Natura Parkside
Streetlighting: $239.00, Retention Pond: $78.00

Subdivision Name: **Natura Parkside**, Plat Book **116**, Pages **1** through **3**, Section **16**, Township **22**, Range **31**, Lots **1** through **31**; Public Records of Orange County, Florida. This subdivision is located in **District 5**.

The following is the property to be assessed and the type and amount of assessment estimated for tax year 2025; please note that the assessments for these properties are all based on a flat rate per acre, per year basis:

Orangewood / Westwood Area
Streetlighting: $290.00 per acre

Subdivision Name: **Paradiso Grande Phase 3**, Plat Book **114**, Pages **129 through 133**, Section **13**, Township **24**, Range **28**, Lots **128** through **216**; Public Records of Orange County, Florida. The subdivision is located in **District 1**.

Subdivision Name: **Paradiso Grande Phase 5**, Plat Book **114**, Pages **134** through **138**, Section **13**, Township **24**, Range **28**, Lot **272** through **385**; Public Records of Orange County, Florida. The subdivision is located in **District 1**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the assessments for these properties are all based on a per front foot, per lot, per year basis:

Orlando Central Park Area
Streetlighting: $2.00 per front foot

Subdivision Name: **World Design Center Phase 3 Parcel 1 Replat**, Plat Book **115**, Pages **18** through **20**, Section **33**, Township **23**, Range **29**, Lots **1B** and **1C**; Public Records of Orange County, Florida. This subdivision is located in **District 6**.

Subdivision Name: **World Design Center Phase 3 Parcel 5 Replat**, Plat Book **115**, Pages **48** through **53**, Section **04**, Township **24**, Range **29**, Lots **5A, 5B** and **5D**; Public Records of Orange County, Florida. This subdivision is located in **District 6**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the assessments for these properties are all based on a flat rate per lot/ per year basis:

Parks of Mount Dora
Streetlighting: $333.00, Retention Pond: $78.00

Subdivision Name: **Parks of Mount Dora**, Plat Book **115**, Pages **116 through 120,** Section **04**, Township **20**, Range **27**, Lots **1** through **99** and Tracts **"FD-1", "FD-2"** ; **"FD-3", "FD-4"** and **"FD-5" (Future Development);** Public Records of Orange County, Florida. This subdivision is located in **District 2**.

The following is the property to be assessed and the type and amount of assessment estimated for tax year 2024; please note that the assessments for these properties are all based on a flat rate per lot, per year basis:

Silverleaf Area
Streetlighting: $257.00, Retention Pond: $78.00

Subdivision Name: Silverleaf Reserve at Hamlin Phase 2C, Plat Book **115**, Pages **7** through **13**, Section **19**, Township **23**, Range **27**, Lots **143** through **317**; Public Records of Orange County, Florida. These lots are located in **District 1**.

Subdivision Name: Silverleaf Oaks at Hamlin Phase 3A, Plat Book **115,** Pages **63** through **78,** Section **30**, Township **23**, Range **27**, Lots **318** through **528**; Public Records of Orange County, Florida. These lots are located in **District 1**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the assessments for these properties are all based on a flat rate per lot, per year basis:

Stonemeade Phases 1 through 5 and Good Storage
Retention Pond Maintenance: $78.00

Subdivision Name: **Good Storage**, Plat Book **114**, Pages **77** through **78**, Section **01**, Township **22**, Range **31**, Lot **1**; Public Records of Orange County, Florida. This subdivision is located in **District 5**.

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 Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

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

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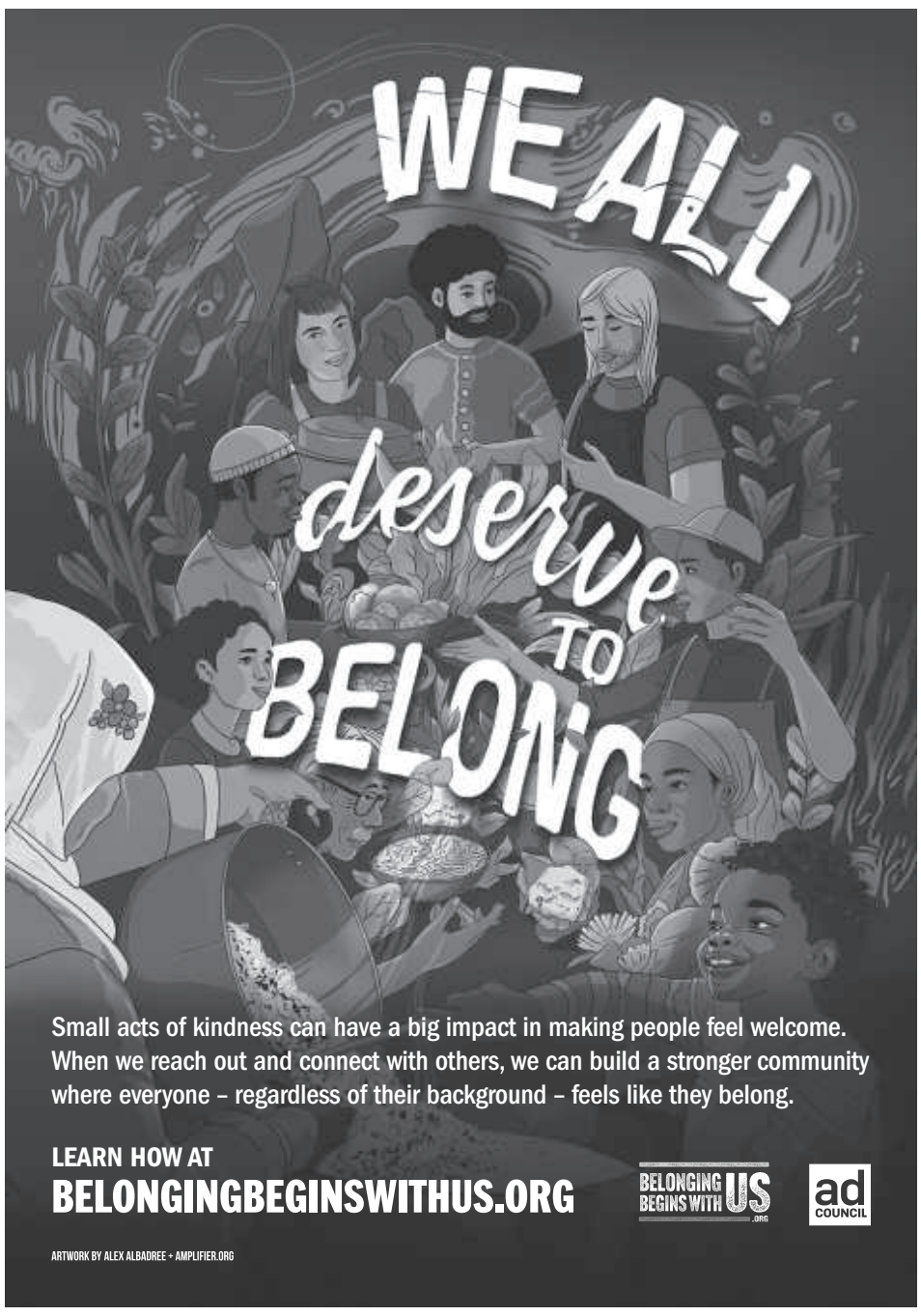

Small acts of kindness can have a big impact in making people feel welcome. When we reach out and connect with others, we can build a stronger community where everyone – regardless of their background – feels like they belong.

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