

**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 **April 9, 2024** 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 2024** 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 year basis:

**Parkview at Hamlin  
Streetlighting: \$82.00, Retention Pond: \$78.00**

Subdivision Name: **Parkview at Hamlin**, Plat Book 113, Pages **85 through 92**, Section **20**, Township **23**, Range **27**, Lots **1 through 225**; 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 year basis:

**Parkview Reserve Phase 1 and Parkview Reserve Phase 2  
Streetlighting: \$164.00, Retention Pond: \$78.00**

Subdivision Name: **Parkview Reserve Phase 1**, Plat Book **111**, Pages **26 through 38**, Section **15**, Township **24**, Range **28**, Lots **1 through 124**; Public Records of Orange County, Florida. This subdivision is located in **District 1**.

Subdivision Name: **Parkview Reserve Phase 2**, Plat Book **113**, Pages **23 through 29**, Section **10**, Township **24**, Range **28**, Lots **125 through 191**; 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 assessments for these properties are all based on a flat rate per lot, per year basis:

**Pershing Heights and Lingo Lane  
Retention Pond: \$78.00**

Subdivision Name: **Lingo Lane**, Plat Book **112**, Pages **85 through 87**, Section **10**, Township **23**, Range **30**, Lots **1 through 18**; Public Records of Orange County, Florida. This subdivision is located in **District 3**.

The following are the properties 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 linear front foot per lot / per parcel / per year basis:

**Poinciana Boulevard Master Road  
Streetlighting: \$5.00 per linear front foot**

**Subdivision Name: Alaira II**, Plat Book **110**, Pages **122 and 123**, Section **35**, Township **24**, Range **28**, Lot **1**; Public Records of Orange County, Florida. This lot is located in **District 1**.

**Subdivision Name: Munger Willis R Land Co**, Plat Book **E**, Page **23**, Section **35**, Township **24**, Range **28**, Tract **119 & S½ of Tract 120**; Public Records of Orange County, Florida. This tract is located in **District 1**.

**Subdivision Name: World Resort Poinciana Multi-Family**, Plat Book **103**, Page **106**, Section **35**, Township **24**, Range **28**, Lot **1**; Public Records of Orange County, Florida. This lot is located in **District 1**.

Parcel identification number: **35-24-28-0000-00-008, Martini Mac Partners LLC**. This parcel 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 flat rate per lot, per year basis:

**Rhetts Ridge  
Streetlighting: \$141.00, Retention Pond: \$78.00**

Subdivision Name: **Rhetts Ridge**, Plat Book **112**, Pages **01 through 05**, Section **31**, Township **20**, Range **28**, Lots **1 through 120**; 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 the first year; please note that the assessments for these properties are all based on a flat rate per lot, per year basis:

**Rundle Master Road  
Streetlighting: \$7.00**

Subdivision Name: **Eden Park Estates**, Plat Book Y, Page 25, Section 29, Township 21, Range 29, Lots 1 through 28 Block A, Lots 1 through 37 Block B and Parcel number 29-21-29-2386-01-011; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Lake Bosse Oaks**, Plat Book 9, Page 91, Section 29, Township 21, Range 29, Lots 1 through 79; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Lake Gandy Shores**, Plat Book 19, Page 109, Section 29, Township 21, Range 29, Lots 1 through 17; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Lakewood Forest**, Plat Book 8, Pages 46 and 47, Section 29, Township 21, Range 29, Lots 1 through 16 and Lots 18 through 86; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Lakewood Forest Unit Two**, Plat Book 9, Page 66, Section 29, Township 21, Range 29, Lots 1 through 33; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Magnolia Village Unit One**, Plat Book 9, Page 111 and 112, Section 29, Township 21, Range 29, Lots 1 through 96; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Tuckaway Terrace**, Plat Book X, Page 54, Section 29, Township 21, Range 29, Lots 1 through 8 Block A, Lots 1 through 12 Block B, Lots 13 and 14 Block B, Lots 15 through 20 Block B, Lots 1 through 26 Block C, Lots 1 through 6 Block D, Lots 1 through 5 Block E, Lots 1 through 5 Block F, Lots 1 and 2 Block G, Lots 2 and 3 Block G, Lots 3 and 4 Block G, Lots 5 and 4 Block G, Lots 6 through 8 Block G, Lots 9 through 15 Block G, Lots 1 and 2 Block H, Lots 1 and 3 Block I; 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 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:

**Serenade at Ovation Phase 1  
Streetlighting: \$143.00, Retention Pond: \$78.00**

Subdivision Name: **Serenade at Ovation Phase 1**, Plat Book 114, Pages 32 through 39, Section 30, Township 24, Range 27, Lots 1 through 120 plus Tract FD-1 (Future Development); Public Records of Orange County, Florida. This subdivision is located in **District 1**.

**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.**

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

**Publish: March 17, 2024, Orlando Sentinel Public Record (Orange Extra)**

Certify: MSBUs for: Parkview at Hamlin  
Parkview Reserve Phase 1 and Parkview Reserve Phase 2  
Pershing Heights and Lingo Lane  
Poinciana Boulevard Master Road  
Rhetts Ridge  
Rundle Master Road  
Serenade at Ovation Phase 1

c: All Board Members' Offices (email)  
County Attorney's Office, BCC (email to Danny Randolph)  
Jon Weiss, Deputy County Administrator, BCC (email)  
Ann Dawkins, Special Assessments (email)  
Cheryl Gillespie, Agenda Development (email)  
Mike Seif, Orange TV, BCC (email)  
James Jerome, Program Coordinator, BCC [email]