

**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 23, 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:

**Sherwood Park Unit Two
Streetlighting: \$238.00, Retention Pond: \$78.00**

Subdivision Name: **Sherwood Park Unit Two**, Plat Book **114**, Page **46**, Section **21**, Township **22**, Range **31**, Lots **1 through 22**; Public Records of Orange County, Florida. This subdivision is located in **District 4**.

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:

**Silverleaf Area
Retention Pond: \$78.00**

Subdivision Name: **Hamlin Ridge**, Plat Book **112**, Pages **35 through 38**, Section **19**, Township **23**, Range **27**, Lots **1 through 96**; Public Records of Orange County, Florida. This subdivision is located in District **1**.

Subdivision Name: **Hamlin Pointe**, Plat Book **114**, Pages **19 through 25**, Section **19**, Township **23**, Range **27**, Lots **1 through 53**; 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:

**Stoneybrook Hills Master Roads
Streetlighting: \$52.00**

Subdivision Name: **Foothills of Mount Dora Phase 4-1A/1B**, Plat Book **113**, Pages **147 through 154**, Section **10**, Township **20**, Range **27**, Lots **1 through 52**; 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:

**Tribute at Ovation
Streetlighting: \$167.00, Retention Pond: \$78.00**

Subdivision Name: **Tribute at Ovation**, Plat Book **113**, Pages **119 through 123**, Section **08**, Township **24**, Range **27**, Lots **1 through 99**; 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:

**Wekiwa Springs Septic to Sewer Retrofit Program Phase 4
Wastewater System Improvements
Total Cost for a Single Family Parcel: \$7,500.00
Or \$1,055.57 Per Annum for 10 Years**

Subdivision Name: **Carlton Oaks**, Plat Book **38**, Page **115**, Section **02**, Township **21**, Range **28**, Lots **1 through 15**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Carlton Woods (formerly known as Reagan's Reserve)**, Plat Book **47**, Pages **73 and 74**, Section **02**, Township **21**, Range **28**, Lots **1 through 29**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Rolling Oaks Unit I**, Plat Book **10**, Page **42**, Section **02**, Township **21**, Range **28**, Lots **1 through 93**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Rolling Oaks Unit II**, Plat Book **10**, Page **94**, Section **02**, Township **21**, Range **28**, Lots **94 through 153**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Rolling Oaks Unit III**, Plat Book **13**, Page **147**, Section **02**, Township **21**, Range **28**, Lots **154 through 212**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Rolling Oaks Unit IV**, Plat Book **17**, Pages **15 through 16**, Section **02**, Township **21**, Range **28**, Lots **213 through 352**; 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:

Wekiwa Springs Septic to Sewer Retrofit Program Phase 6
Wastewater System Improvements
Total Cost for a Single Family Parcel: \$7,500.00
Or \$1,055.57 Per Annum for 10 Years

Subdivision Name: **Majestic Oaks**, Plat Book **16**, Pages **36 through 37**, Section **01**, Township **21**, Range **28**, Lots **1 through 59**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: **Sweetwater Country Club Place**, Plat Book **15**, Pages **114 through 115**, Section **01**, Township **21**, Range **28**, Lots **1 through 24**; 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 year basis:

Westhaven at Ovation
Streetlighting: \$84.00, Retention Pond: \$78.00

Subdivision Name: **Westhaven at Ovation**, Plat Book **111**, Pages **89 through 95**, Section **29**, Township **24**, Range **27**, Lots **1 through 141 and Tracts FD-1 and FD-2 (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 31, 2024, Orlando Sentinel Public Record (Orange Extra)

Certify: MSBUs for: Sherwood Park Unit Two
Silverleaf Area
Stoneybrook Hills Master Roads
Tribute at Ovation
Wekiwa Springs Septic to Sewer Retrofit Program Phase 4
Wekiwa Springs Septic to Sewer Retrofit Program Phase 6
Westhaven at Ovation

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]