

**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

Publish: **March 2, 2025, Orlando Sentinel Public Record (Orange Extra)**

Certify: MSBUs for: Lake Star at Ovation - Phase 1A
Natura Parkside
Orangewood / Westwood Area
Orlando Central Park Area
Parks of Mount Dora
Silverleaf Area
Stonemeade Phases 1 through 5 and Good Storage

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