

**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 5, 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:

**Avalon Ridge
Streetlighting: \$249.00, Retention Pond: \$78.00**

Subdivision Name: **Avalon Ridge**, Plat Book **111**, Pages **112 through 117**, Section **05**, Township **23**, Range **27**, Lots **1 through 46**; 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:

Bargrove Phase 1 and Bargrove Phase 2
Streetlighting: \$119.00, Retention Pond: \$78.00

Subdivision Name: **Bargrove Phase 2**, Plat Book **113**, Pages **13 through 17**, Sections **09**, Township **20**, Range **27**, Lots **120 through 186**; 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:

Chase Landing
Streetlighting: \$159.00, Retention Pond: \$78.00

Subdivision Name: **Chase Landing**, Plat Book **110**, Pages **124 through 126**, Section **30**, Township **24**, Range **30**, Lots **1 through 68**; 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 parcel per year basis:

Encore at Ovation Area
Streetlighting: \$114.00, Retention Pond: \$78.00

Subdivision Name: **Encore at Ovation – Phase 4B**, Plat Book **111**, Pages **103 through 110**, Section **19**, Township **24**, Range **27**, Lots **309 through 432**; 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:

Hamlin Pointe
Streetlighting: \$105.00

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 charges for these properties are all based on a flat rate per lot / per parcel per year basis:

Hamlin Ridge
Streetlighting: \$89.00

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**.

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:

Hancock Lone Palm
Streetlighting: \$80.00, Retention Pond: \$78.00

Subdivision Name: **Hancock Lone Palm**, Plat Book **110**, Pages **109 and 110**, Section **24**, Township **22**, Range **31**, Lots **1 through 37**; 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 parcel per year basis:

Handsonhurst
Streetlighting: \$188.00

Subdivision Name: **Handsonhurst**, Plat Book **K**, Page **17**, Section **31**, Township **22**, Range **30**, Parcels and Lots, **as shown in the table**; Public Records of Orange County, Florida. These parcels and lots are located in **District 3**.

Parcel ID Number	Legal Description
31-22-30-3324-01-010	HANDSONHURST K/17 LOTS 1 THROUGH 4 & 10 THROUGH 12 BLK A
31-22-30-3324-01-052	HANDSONHURST K/17 THE W 25 FT OF LOTS 5 & 6 & E 50 FT OF LOTS 7 & 8 BLK A
31-22-30-3324-01-060	HANDSONHURST K/17 THE E 100 FT OF LOT 6 & E 100 FT OF LOT 5 BLK A
31-22-30-3324-01-071	HANDSONHURST K/17 THE W 75 FT OF LOTS 7 & 8 BLK A
31-22-30-3324-01-090	HANDSONHURST K/17 LOT 9 BLK A
31-22-30-3324-02-030	HANDSONHURST K/17 S 35 FT OF LOT 2 & N 15 FT OF LOT 3 BLK B
31-22-30-3324-02-031	HANDSONHURST K/17 LOT 4 & S 35 FT OF LOT 3 BLK B
31-22-30-3324-02-050	HANDSONHURST K/17 LOT 5 BLK B
31-22-30-3324-02-060	HANDSONHURST K/17 LOT 6 BLK B
31-22-30-3324-02-070	HANDSONHURST K/17 LOT 7 BLK B
31-22-30-3324-02-080	HANDSONHURST K/17 LOT 8 BLK B
31-22-30-3324-02-090	HANDSONHURST K/17 LOT 9 BLK B
31-22-30-3324-02-100	HANDSONHURST K/17 LOT 10 BLK B
31-22-30-3324-02-110	HANDSONHURST K/17 LOT 11 BLK B
31-22-30-3324-02-120	HANDSONHURST K/17 LOT 12 BLK B
31-22-30-3324-02-130	HANDSONHURST K/17 LOT 13 BLK B
31-22-30-3324-02-140	HANDSONHURST K/17 LOT 14 & S 35 FT OF LOT 15 BLK B
31-22-30-3324-03-010	HANDSONHURST K/17 LOT 1 BLK C
31-22-30-3324-03-020	HANDSONHURST K/17 LOT 2 BLK C SEE 3130/2096-2099 3167/2544
31-22-30-3324-04-011	HANDSONHURST K/17 THE S 48 FT OF N 88 FT OF LOT 1 & S 42 FT OF N 82 FT OF E 2 FT OF LOT 2 BLK D
31-22-30-3324-04-012	HANDSONHURST K/17 THE N 40 FT OF LOT 1 & E 2 FT OF N 40 FT OF LOT 2 BLK D
31-22-30-3324-04-013	HANDSONHURST K/17 THE S 37 FT LOT 1 & N 17 FT OF LOTS 9 & 10 BLK D
31-22-30-3324-04-021	HANDSONHURST K/17 LOT 2 (LESS E 2 FT) BLK D
31-22-30-3324-04-030	HANDSONHURST K/17 LOT 3 BLK D
31-22-30-3324-04-040	HANDSONHURST K/17 LOT 4 (LESS N 97 FT THEREOF) & LOTS 5 BLK D
31-22-30-3324-04-041	HANDSONHURST K/17 THE N 97 FT OF LOT 4 BLK D
31-22-30-3324-04-091	HANDSONHURST K/17 LOTS 9 & 10 (LESS S 58 1/2 FT AND N 17 FT) BLK D

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: February 11, 2024, Orlando Sentinel Public Record (Orange Extra)

Certify: MSBUs for: Avalon Ridge
Bargrove Phase 1 and Bargrove Phase 2
Chase Landing
Encore at Ovation
Hamlin Pointe
Hamlin Ridge
Hancock Lone Palm
Handsonhurst

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]