



Received on February 3, 2025  
Deadline: February 11, 2025  
Publish: February 16, 2025

OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE  
COUNTY  
FLORIDA

Phil Diamond, CPA  
County Comptroller  
Finance and Accounting Department  
Special Assessments  
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Orlando, FL 32802  
Telephone: 407-836-5770  
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Date: January 27, 2025  
To: David Rooney, Deputy Clerk  
Through: Cheryl Gillespie, Agenda Development  
From: Eric Gassman, Chief Deputy Comptroller  
Contact: Ann Curtis, 407-836-5770  
Subject: Request Number **M25-007** for an MSBU for **Lake Pleasant Estates**

Applicant: Andy Heard  
Property Owner

Type of Hearing: To establish a Municipal Service Benefit Unit (MSBU) for streetlighting.

Hearing Required by F. S.# Florida Statute Sections 125.01 (01) (q) and 197.3632. This public hearing may be scheduled any time prior to May 31, 2025. **The resolution must be approved by May 31, 2025 to be included on the November 2025 real estate tax bill.**

Advertising Requirements / Timeframe: **Publish only one (1) time and must be published at least twenty (20) days prior to the public hearing with the tentative advertisement date as Sunday, February 16, 2025.**

Notify Abutters: Special Assessments will mail public hearing notices to all of the affected property owners.

Estimated Time Required: One (1) minute

District: Commisioner Moore, District 2

Hearing Controversial: No.

Report: The property owners have requested the establishment of the MSBU for this subdivision. A total of 54 ballots were mailed to property owners to determine majority opinion. Approximately 66.7% of the ballots returned were in favor of the establishment of the MSBU. The ballot results are as follows:

<u>In favor of</u> the MSBU	14
<u>Not in favor of</u> the MSBU	7
Returned <u>undeliverable</u>	1
Received after deadline	0
No ballots submitted	<u>32</u>
Total ballots distributed	54

The estimated cost for the amending MSBU is **\$241.00** per lot, per year. The establishing MSBU would be effective **November 1, 2025**.

Materials being submitted as backup for public hearing request:

1. Resolution – one (1) copy of the proposed resolution for streetlighting

**ADDITIONAL SPECIAL INSTRUCTIONS TO CLERK:**

1. Notify Special Assessments Section / Finance and Accounting Department of public hearing date(s) to prepare public hearing notice. Special Assessments will e-mail the public hearing notice to the Clerk.
2. **Send the original adopted resolution to the Special Assessments Section / Finance and Accounting Department.**
3. Send one (1) certified copy of the adopted resolution to the Special Assessments Section / Finance and Accounting Department.
4. Send one (1) tearsheet, one (1) proof of publication, and one (1) DR-413 of the public advertisement to the Special Assessments Section / Finance and Accounting Department.