# 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 08, 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 year basis:

# Stoneybrook Hills Master Roads Streetlighting: \$49.00

Subdivision Name: **Foothills of Mount Dora Phase 4-1C**, Plat Book **115**, Pages **110 through 115**, Section **10**, Township **20**, Range **27**, Lots **53 through 125**; 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:

#### Summerlake Reserve Streetlighting: \$108.00, Retention Pond: \$78.00

Subdivision Name: **Summerlake Reserve**, Plat Book **114**, Pages **73 through 76**, Section **04**, Township **24**, Range **27**, Lots **1 through 41**; 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:

#### Thompson Road Townhomes Streetlighting: \$155.00, Retention Pond: \$78.00

Subdivision Name: Thompson Road Townhomes, Plat Book 115, Pages 87 through 91, Section 11, Township 21, Range 28, Lots 1 through 92; Public Records of Orange County, Florida. These lots are 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:

#### Waterleigh Area Streetlighting: \$136.00, Retention Pond: \$78.00

Subdivision Name: Waterleigh Phase 5, Plat Book 116, Pages 135 through 159, Section 18, Township 24, Range 27, Lot 1 through 286; 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 7A Wastewater System Improvements Total Cost for a Single Family Parcel: \$7,500.00 Or \$1,011.88 Per Annum for 10 Years

Subdivision Name: **Wekiwa Manor Section 1**, Plat Book **X**, Page **06**, Section **12**, Township **21**, Range **28**, Lots **1 through 43 Block A** and Lots **1 through 22 Block B**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

Subdivision Name: Wekiwa Manor Section 2, Plat Book B, Page 75, Section 12, Township 21, Range 28, Lots 1 through 29 Block C, Lots 1 through 37 Block D, Lots 1 through 38 Block E, Lots 1 through 44 Block F, Lots 1 through 15 Block G; Public Records of Orange County, Florida. This subdivision is located in District 2.

Subdivision Name: **Wekiwa Manor Section 3**, Plat Book **X**, Page **142**, Section **12**, Township **21**, Range **28**, Lots **1 through 23 Block H**, Lots **1 through 19 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 assessments for these properties are all based on a flat rate per lot per year basis:

# Wekiwa Springs Septic to Sewer Retrofit Program Phase 7B Wastewater System Improvements Total Cost for a Single Family Parcel: \$7,500.00 Or \$1,011.88 Per Annum for 10 Years

Subdivision Name: Lake Mendelin Estates, Plat Book R, Page 102, Section 12, Township 21, Range 28, Lots 1 through 22 Block A, 1 through 18 Block B, 1 through 7 Block C; Public Records of Orange County, Florida. This subdivision is located in District 2.

Subdivision Name: Lake Mendelin Estates 1st Add, Plat Book R, Page 126, Section 12, Township 21, Range 28, Lots 1 through 24 Block A, 1 through 28 Block B, 1 through 13 Block C, 1 through 12 Block D; Public Records of Orange County, Florida. This subdivision is located in District 2.

Subdivision Name: Lake Mendelin Estates 2nd Add, Plat Book S, Page 22, Section 12, Township 21, Range 28, Lots 1 through 15 Block A, 1 through 28 Block B, 1 through 28 Block C, 1 through 28 Block D, and Lots 1 through 14 Block E; 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:

#### Lake Hourglass

# General Lake Cleaning, Water Quality Improvement, Maintenance and Aquatic Plant Control: \$585.32

Subdivision Name: **Cloverlawn**, Plat Book **H**, Page **87**, Section **06**, Township **23**, Range **30**, Parcel ID Numbers;

06-23-30-1432-02-111	06-23-30-1432-03-130
06-23-30-1432-02-112	06-23-30-1432-03-140
06-23-30-1432-02-121	06-23-30-1432-03-150
06-23-30-1432-02-122	06-23-30-1432-03-160

Subdivision Name: **Hour Glass Lake Park**, Plat Book **H**, Page **130**, Section **06**, Township **23**, Range **30**, Parcel ID Numbers;

06-23-30-3736-02-010	06-23-30-3736-04-010
06-23-30-3736-02-011	06-23-30-3736-04-020
06-23-30-3736-02-030	06-23-30-3736-04-030
06-23-30-3736-02-050	06-23-30-3736-04-040

Subdivision Name: **Kalina Replat**, Plat Book **29**, Page **71**, Section **06**, Township **23**, Range **30**, Parcel ID Numbers;

06-23-30-4075-00-010 06-23-30-4075-00-020 06-23-30-4075-00-030 Subdivision Name: **Pember Terrace** Plat Book **R**, Page **69**, Section **06**, Township **23**, Range **30**, Parcel ID Numbers;

06-23-30-6800-00-180 06-23-30-6800-00-190 06-23-30-6800-00-200 06-23-30-6800-00-210 06-23-30-6800-00-220

Subdivision Name: **Richmond Terrace**, Plat Book **J**, Page **85**, Section **06**, Township **23**, Range **30**, Parcel Id Numbers;

06-23-30-7404-01-000	06-23-30-7404-01-040	06-23-30-7404-01-100;
06-23-30-7404-01-010	06-23-30-7404-01-060	
06-23-30-7404-01-020	06-23-30-7404-01-080	
06-23-30-7404-01-030	06-23-30-7404-01-090	

Public Records of Orange County, Florida. These subdivisions / parcels are located in District 3.

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 16, 2025, Orlando Sentinel Public Record (Orange Extra)

- Certify: MSBUs for: Stoneybrook Hills Master Roads Summerlake Reserve Thompson Road Townhomes Waterleigh Area Wekiwa Springs Septic to Sewer Retrofit Program Phase 7A Wekiwa Springs Septic to Sewer Retrofit Program Phase 7B Lake Hourglass
- 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]