



A handwritten signature in blue ink, likely belonging to Phil Diamond, CPA.

OFFICE OF COMPTROLLER

INTEROFFICE MEMO


ORANGE  
COUNTY  
FLORIDA

Phil Diamond, CPA  
County Comptroller  
Finance and Accounting  
Department  
Special Assessments  
PO Box 38  
Orlando, FL 32802  
Telephone: 407-836-5770  
Fax: 407-836-5753

Date: July 11, 2024

To: David Rooney, Deputy Clerk

Through: Cheryl Gillespie, Agenda Development

From: Eric Gassman, Chief Deputy Comptroller  for EG

Contact: Staff person and telephone number for public to contact to answer questions:  
Ann Dawkins, 407-836-5770

Re: Adoption of the Non-Ad Valorem Assessment Roll

Applicant: Special Assessments

Type of Hearing: To Adopt the Non-Ad Valorem Assessment Roll in conjunction with the September 5, 2024 Budget Hearing

Hearing Required by F.S.#: Florida Statutes Sections 125.01 (01) (q) and 197.3632.

Advertising Requirements / Timeframe: This public hearing notice will require a lay out ad with the Orlando Sentinel. The advertisement is not to be published in that portion of the newspaper where the legal notices and the classified advertising appear. **Publish only one (1) time and must be published at least twenty (20) days prior to the public hearing to satisfy Florida Statutes requirements with the tentative advertisement date as August 11, 2024.**

Notify Abutters: N/A

Estimated Time Required: One (1) minute

District: All Districts

Hearing Controversial: No.

David Rooney, Deputy Clerk  
Adoption of the Assessment Rolls  
July 11, 2024

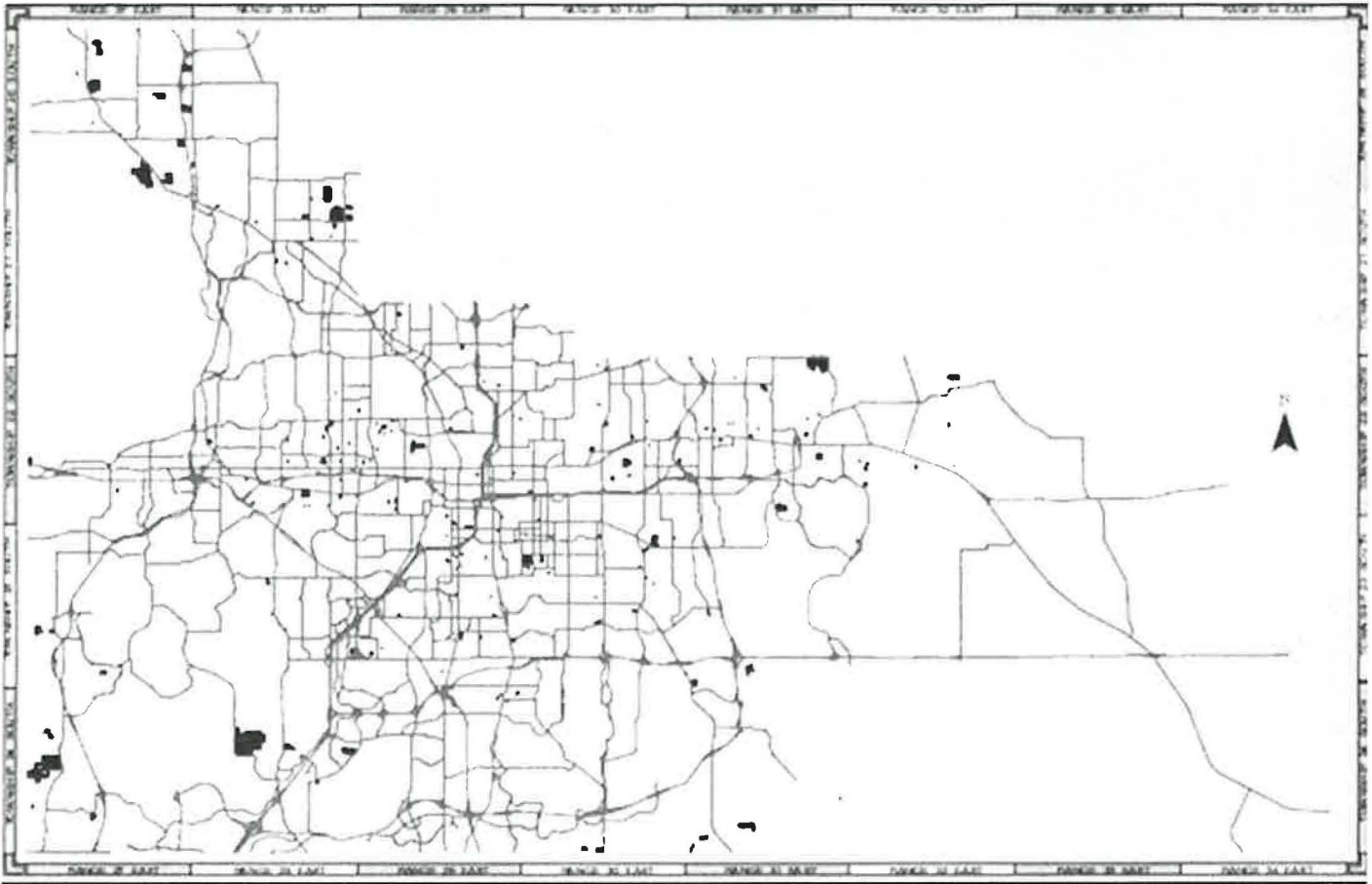
Report: Copies are being distributed to the County's Office of Management and Budget; the County Attorney's Office, and your office.

Materials being submitted as backup for public hearing:

1. The original certification form (DR-408A) with the Non Ad Valorem Assessment Roll.

**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. Copy distribution is emailed containing original certification form with the Non Ad Valorem Assessment Roll.
3. Interoffice or hand deliver the following documents to the Special Assessments / Finance and Accounting Department:
  - a. Original Certification Form (DR-408A) with the Mayor's signature with the Non Ad Valorem Assessment Roll
4. **Special Assessments will be responsible for submitting the original certification form (DR-408A) with the Mayor's signature and the assessment rolls to the Orange County Tax Collector within the statutory time frame, which is Friday - September 6, 2024.**



## PUBLIC HEARING NOTICE

### NOTICE BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO ADOPT A NON-AD VALOREM ASSESSMENT ROLL USING THE UNIFORM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT

\*\*\*IF YOU HAVE QUESTIONS REGARDING THIS PUBLIC HEARING NOTICE, CONTACT ORANGE COUNTY COMPTROLLER SPECIAL ASSESSMENTS - 407-836-5770 - E-mail: [Special.Assessments@occompt.com](mailto:Special.Assessments@occompt.com)\*\*\*

**PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FINANZAS DEL CONDADO ORANGE, AL NUMERO 407-836-5715**

The Orange County Board of County Commissioners will hold a public hearing at **5:01 pm** on **September 5, 2024** 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 non-ad valorem assessment roll authorizing the Orange County Tax Collector to use the uniform ad valorem method of collecting non-ad valorem assessments levied by the Orange County Board of County Commissioners as provided in Section 197.3632, Florida Statutes.

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 ad valorem 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.

The Orange County Tax Collector will collect these assessments on the **November 2024** property real estate tax bill and each 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.

**If you wish to appeal any decision made by the Orange County 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.**

The following lists includes the properties assessed and the type and amount of assessment; please note that the assessment charges for these properties are all based on a flat rate per unit per year assessment. The information contained in this Notice is correct and accurate to the best of our knowledge as of this date:

Dated this \_\_\_\_\_ 11th \_\_\_\_\_ day of \_\_\_\_\_ July \_\_\_\_\_, 2024

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

Publish: August 14, 2024 Orlando Sentinel Public Record (all zones)

Certify: MSBUs for Budget Hearing

c:

All Board Members' Offices (e-mail)  
County Attorney's Office, BCC (e-mail to Angela Diaz)  
Jon Weiss, Deputy County Administrator, BCC (e-mail)  
Ann Dawkins, Special Assessments (e-mail)  
Cheryl Gillespie, Agenda Development (e-mail)  
Mike Seif, Orange TV, BCC (e-mail)  
James Jerome, Program Coordinator, BCC (e-mail)



Amending – New Subdivisions For The November 2024 Tax Roll	Cost Per Unit Streetlight	Cost Per Unit Retention Pond/Lake/ Sewer	Plat Book / Page Number(s)	Section Township Range	Lots / Blocks / Parcels / Tracts / Units / Etc.
Avalon Ridge	249.00	78.00	111/112-117	05-23-27	Lots 1-46
Total Annual Revenue to be Collected	11,454.00	3,588.00			
Bargrove Area Bargrove Phase 2	119.00	78.00	113/13-17	09-20-27	Lots 120-186
Total Annual Revenue to be Collected	22,134.00	14,508.00			
Chase Landing	159.00	78.00	110/124-126	30-24-30	Lots 1-68
Total Annual Revenue to be Collected	10,812.00	5,304.00			
Encore at Ovation Area Encore at Ovation Phase 4B	114.00	78.00	111/103-110	19-24-27	Lots 309-432
Total Annual Revenue to be Collected	49,248.00	33,696.00			
Hamlin Pointe	105.00	N/A	114/19-25	19-23-27	Lots 1-53
Total Annual Revenue to be Collected	5,565.00				
Hamlin Ridge	89.00	N/A	112/35-38	19-23-27	Lots 1-96
Total Annual Revenue to be Collected	8,544.00				
Hancock Lone Palm	80.00	78.00	110/109-110	24-22-31	Lots 1-37
Total Annual Revenue to be Collected	2,960.00	2,886.00			
Handsonhurst	188.00	N/A	K/17	31-22-30	Parcel Numbers  31-22-30-3324-01-010 31-22-30-3324-01-052 31-22-30-3324-01-060 31-22-30-3324-01-071 31-22-30-3324-01-090 31-22-30-3324-02-030 31-22-30-3324-02-031 31-22-30-3324-02-050 31-22-30-3324-02-060 31-22-30-3324-02-070 31-22-30-3324-02-080 31-22-30-3324-02-090 31-22-30-3324-02-100 31-22-30-3324-02-110 31-22-30-3324-02-120 31-22-30-3324-02-130 31-22-30-3324-02-140 31-22-30-3324-03-010 31-22-30-3324-03-020 31-22-30-3324-04-011 31-22-30-3324-04-012 31-22-30-3324-04-013 31-22-30-3324-04-021 31-22-30-3324-04-030 31-22-30-3324-04-040 31-22-30-3324-04-041 31-22-30-3324-04-091
Total Annual Revenue to be Collected	5,076.00				

Harvest at Ovation	144.00	78.00	112/64-68	29-24-27	Lots 1-166
Total Annual Revenue to be Collected	23,904.00	12,948.00			
Highland Ridge Area Highland Ridge Phase 2	137.00	78.00	111/6-13	28-24-27	Lots 80-240
Total Annual Revenue to be Collected	32,880.00	18,720.00			
International Drive – SR535 South to Osceola County Line Area Ten Acres International Orlando	4.00 per acre	N/A	111/24-25	33-24-28	Lot 1
Total Annual Revenue to be Collected	79,823.00				
Lingo Lane	186.00	N/A	112/85-87	10-23-30	Lots 1-18
Total Annual Revenue to be Collected	3,348.00				
Meadow Woods Planned Development Chase Landing	19.00	N/A	110/124-126	30-24-30	Lots 1-68
Total Annual Revenue to be Collected	169,499.00				
Orangewood / Westwood Area Paradiso Grande Phase 4 Pac I-Drive Apartments	276.00/per acre	N/A	111/77-81 113/139-140	13-24-28 13-24-28	Lots 217-271 Lot 1
Total Annual Revenue Collected	278,006.52				
Osprey Ranch Phase 1	169.00	78.00	112/108-114	29-24-27	Lots 1-214 Tract FD-1 Future Development
Total Annual Revenue Collected	36,166.00	16,692.00			
Palms at Windermere	148.00	78.00	113/32-39	34-23-27	Lots 1-57
Total Annual Revenue Collected	8,436.00	4,446.00			
Parkview at Hamlin	82.00	78.00	113/85-92	20-23-27	Lots 1-225
Total Annual Revenue Collected	18,450.00	17,550.00			
Parkview Reserve Phase 1 Parkview Reserve Phase 2	164.00	78.00	111/26-38 113/23-29	15-24-28 10-24-28	Lots 1-124 Lots 125-191
Total Annual Revenue Collected	31,324.00	14,898.00			
Pershing Heights and Lingo Lane Lingo Lane Pershing Heights	N/A	78.00	112/85-87 34/97-98	10-23-30 10-23-30	Lots 1-18 Lots 1-50
Total Annual Revenue Collected		5,304.00			
Poinciana Boulevard Master Road Alaira II World Resort Poinciana Multi-Family Munger Willis R Land Co  Martini Mac Partners L	5.00 per linear front footage	N/A	110/122-123 103/106 E/23  N/A	35-24-28 35-24-28 35-24-28  35-24-28	Lot 1 Lot 1 Tract 119 & S½ of Tract 120 Parcel: 35-24-28-0000-00-008
Total Annual Revenue Collected	18,842.20				
Rhetts Ridge	141.00	78.00	112/1-5	31-20-28	Lots 1-120
Total Annual Revenue Collected	16,920.00	9,360.00			

Rundle Master Road	7.00	N/A			
Eden Park Estates			Y/25	29-21-29	Lots 1-28 Blk A Lots 1-37 Blk B 29-21-29-2386-01-11
Lake Bosse Oaks			9/91	29-21-29	Lots 1-79
Lake Gandy Shores			19/109	29-21-29	Lots 1-17
Lakewood Forest			8/46-47	29-21-29	Lots 1-16 Lots 18-86
Lakewood Forest Unit Two			9/66	29-21-29	Lots 1-33
Magnolia Village Unit One			9/111-112	29-21-29	Lots 1-96
Tuckaway Terrace			X/54	29-21-29	Lots 1-8 Blk A Lots 1-12 Blk B Lot 13 & Lot 14 Blk B Lots 15-20 Blk B Lots 1-26 Blk C Lots 1-6 Blk D Lots 1-5 Blk E Lot 1-5 Blk F Lot 1 & Lot 2 Blk G Lot 2 & Lot 3 Blk G Lot 3 & Lot 4 Blk G Lot 5 & Lot 4 Blk G Lots 6-8 Blk G Lot 9 & Lot 10 Blk G Lot 10 & Lot 11 Blk G Lot 12 & Lot 11 Blk G Lot 13 & Lot 12 Blk G Lot 13 & Lot 14 Blk G Lot 15 Blk G Lots 1-2 Blk H Lots 1-3 Blk I
Total Annual Revenue Collected	3,220.00				
Serenade at Ovation Phase 1	143.00	78.00	114/32-39	30-24-27	Lots 1-120 Tract FD-1 Future Development
Total Annual Revenue Collected	17,160.00	9,360.00			
Sherwood Park Unit Two	238.00	78.00	114/46	21-22-31	Lots 1-22
Total Annual Revenue Collected	5,236.00	1,716.00			
Silverleaf Area	N/A	78.00			
Hamlin Ridge			112/35-38	19-23-27	Lots 1-96
Hamlin Pointe			114/19-25	19-23-27	Lots 1-53
Total Annual Revenue Collected		22,698.00			
Stoneybrook Hills Master Roads		N/A			
Foothills at Mount Dora Phase 4 1A/1B	52.00		113/147-154	10-20-27	Lots 1-52
Total Annual Revenue Collected	52,884.00				
Tribute at Ovation	167.00	78.00	113/119-123	08-24-27	Lots 1-99
Total Annual Revenue Collected	16,533.00	7,722.00			



Wekiwa Springs Septic to Sewer Retrofit Program Phase 4 Carlton Oaks Reagan's Reserve Rolling Oaks Unit I Rolling Oaks Unit II Rolling Oaks Unit III Rolling Oaks Unit IV	1,055.07 Per Annum for 10 Years	N/A	38/115 47/73-74 10/42 10/94 13/147 17/15-16	02-21-28 02-21-28 02-21-28 02-21-28 02-21-28 02-21-28	Lots 1-15 Lots 1-29 Lots 1-93 Lots 94-153 Lots 154-212 Lots 213-352
Total Annual Revenue Collected	75,000.00				
Wekiwa Springs Septic to Sewer Retrofit Program Phase 6 Majestic Oaks Sweetwater Country Club Place	1,055.07 Per Annum for 10 Years	N/A	16/36-37 15/114-115	01-21-28 01-21-28	Lots 1-59 Lots 1-24
Total Annual Revenue Collected	75,000.00				
Westhaven at Ovation	84.00	78.00	111/89-95	29-24-27	Lots 1-141 Tracts FD-1 and FD-2 Future Development
Total Annual Revenue Collected	11,844.00	10,998.00			

Lot Cleaning – ONE YEAR ONLY - FOR NOVEMBER 2024 TAX ROLL:  
TOTAL ANNUAL REVENUE TO BE COLLECTED BY THESE ASSESSMENTS:

Parcel ID Number	Lot Cleaning Case Number (s)	Assessment Per Parcel
01-22-28-1450-00-040	LC 23-0195	138.04
01-23-32-7602-54-250	LC 23-0136	200.65
02-21-28-8308-00-061	LC 22-0487	452.95
03-22-28-0000-00-038	LC 23-0133	3,105.02
03-22-29-4197-00-160	LC 23-0061	163.65
03-22-29-5844-00-221	LC 23-0166	455.34
03-23-29-0180-73-110	LC 23-0209	331.58
03-23-29-0907-00-010	LC 23-0205	242.47
03-23-29-1402-03-360	LC 23-0050, LC23-0228	386.62
03-23-29-3292-00-040	LC 23-0163	1,885.26
03-23-29-7430-02-150	LC 23-0001, LC 23-0097, LC 23-0210	1,206.90
05-22-29-5844-03-150	LC 23-0151	411.60
05-23-30-3244-02-120	LC 23-0127	217.55
05-24-27-0000-00-005	LC 23-0048	212.33
06-24-30-7268-00-040	LC 23-0173	173.59
06-24-30-7268-00-321	LC 23-0248	1,289.80
07-22-29-5172-05-010	LC 22-0445	136.47
07-22-29-5174-05-270	LC 23-0058	401.48
07-22-29-5174-08-160	LC 23-0363	854.45
07-22-29-7050-04-210	LC 23-0071, LC 23-0351	1,112.80
07-22-31-0253-01-090	LC 23-0066	119.13
08-22-31-8390-00-550	LC 23-0112	108.05
09-22-30-9437-00-070	LC 23-0286	460.42
09-23-30-8151-00-001	LC 23-0321	256.31
10-22-29-0688-03-110	LC 23-0174	278.03
10-22-29-8828-01-050	LC 23-0144	328.53
10-23-29-0000-00-062	LC 23-0236	225.97
11-21-28-0886-04-200	LC 23-0219	186.26
11-21-28-2840-00-340	LC 23-0201	388.18
11-23-30-0000-00-016	LC 23-0135	756.73
12-21-28-9118-06-080	LC 23-0165	740.10
12-22-28-7051-07-140	LC 23-0362	130.86
12-22-28-7053-00-060	LC 23-0379	310.09
12-22-30-3850-00-460	LC 23-0222	382.49
12-22-31-1464-04-480	LC 23-0353	185.55
13-21-28-5072-00-060	LC 22-0478	485.85

13-22-28-8055-00-200	LC 23-0328	476.48
14-22-31-6539-13-100	LC 23-0142	251.61
14-22-31-6539-15-130	LC 22-0377	277.17
14-23-29-7618-01-040	LC 23-0340	187.23
14-23-30-0000-00-007	LC 23-0245	1,441.28
14-23-30-9560-00-180	LC 23-0043	254.33
15-22-28-4441-00-490	LC 23-0262, LC 23-0342	446.61
15-22-32-2336-05-300	LC 23-0180	499.14
15-22-32-2336-05-330	LC 23-0179	199.12
15-23-29-0000-00-018	LC 23-0265	125.68
16-21-28-0000-00-057	LC 23-0333	155.73
16-21-28-0000-00-059	LC 23-0293	505.61
16-21-28-0000-00-088	LC 23-0187	2,213.83
16-22-31-3515-01-350	LC 23-0258	139.14
16-23-30-1636-05-050	LC 23-0145, LC 23-0290	555.31
16-24-29-0000-00-002	LC 23-0156	534.88
17-22-28-6144-07-061	LC 23-0077	625.34
17-22-29-5928-01-020	LC 23-0242	745.17
18-22-29-0169-00-030	LC 23-0157	203.43
18-22-29-7599-02-320	LC 22-0426	179.74
18-22-31-8744-02-231	LC 23-0381	307.05
18-22-31-8744-02-241	LC 23-0319	173.34
19-22-29-6712-07-030	LC 23-0289	190.04
19-22-29-6946-01-010	LC 23-0208	177.01
19-22-29-6950-06-120	LC 23-0150	602.12
19-22-29-6952-03-050	LC 23-0329	195.01
19-22-29-6956-04-070	LC 23-0004	436.14
20-22-31-8678-00-070	LC 23-0232	264.46
21-22-28-7668-00-401	LC 22-0274	805.02
21-22-31-7987-00-006	LC 23-0370	337.52
21-22-32-2337-00-490	LC 23-0234	294.73
23-22-30-1280-01-580	LC 23-0038, LC 23-0311	481.66
23-24-29-8238-00-042	LC 23-0083	205.06
24-22-27-5584-03-150	LC 23-0308	153.97
24-22-28-0593-02-400	LC 23-0280	358.64
24-22-28-0614-03-040	LC 22-0466	2,650.68
24-22-30-8240-00-070	LC 23-0373	120.69
24-22-30-8258-00-600	LC 22-0438	396.80
24-23-29-5416-02-050	LC 23-0213	223.96
24-24-29-6000-28-110	LC 23-0183	493.81
25-21-28-9252-09-180	LC 23-0238	181.75
25-22-27-9384-02-130	LC 23-0069	285.11
25-22-28-0000-00-022	LC 22-0165	925.69
25-22-28-0000-00-022	LC 23-0221	374.04
25-22-28-1812-03-441	LC 23-0264	409.75
25-22-28-1812-06-250	LC 23-0079	153.27
25-22-28-1812-06-361	LC 23-0382	189.28
25-22-28-3532-01-050	LC 23-0207	205.73
26-23-29-8109-15-060	LC 23-0013, LC 23-0291	425.37
27-22-27-0000-00-009	LC 22-0186	376.15
27-22-27-0000-00-067	LC 23-0275	208.10
27-22-27-8077-00-001	LC 23-0273	171.60
28-21-29-6193-00-030	LC 23-0153	1,498.63
28-21-29-9264-01-590	LC 23-0241	2,220.57
28-22-29-5600-91-430	LC 23-0098	1,220.85
29-21-28-6640-14-010	LC 23-0335	209.85
29-21-29-5384-00-924	LC 23-0239	390.20
29-22-29-4593-12-010	LC 23-0134, LC 23-0269	640.10
29-22-31-3814-00-060	LC 23-0064	113.59



30-22-29-9231-01-400	LC 23-0266	397.57
30-22-29-9231-01-580	LC 23-0271	308.21
<del>30-24-30-4950-10-000</del>	LC 23-0146	731.40
31-21-29-1365-00-010	LC 23-0051	286.50
31-24-27-0306-03-150	LC 23-0358	927.17
32-21-29-0000-00-198	LC 23-0096	114.50
32-21-29-6080-00-071	LC 23-0274	237.99
32-22-29-8992-02-150	LC 23-0089	527.31
32-22-29-9004-12-120	LC 23-0169	197.75
32-22-29-9006-01-070	LC 23-0218	158.90
32-22-31-2868-06-003	LC 23-0024	244.81
33-22-28-3100-14-400	LC 23-0384	949.19
33-24-30-0761-00-020	LC 23-0074, LC 23-0338	820.51
34-22-33-1327-02-270	LC 23-0032	1,033.17
34-22-33-1327-06-261	LC 23-0029	577.83
34-23-29-5748-04-220	LC 23-0080, LC 23-0251, LC 23-0330	498.15
35-22-28-8383-00-090	LC 23-0030, LC 23-240, LC 23-0324	552.39
35-22-30-6408-00-037	LC 22-0474	159.65
36-21-28-0000-00-055	LC 23-0360	364.38
36-22-28-4492-00-110	LC 22-0455	864.55
36-22-28-6416-02-115	LC 23-0284	208.83
36-22-28-6416-03-200	LC 23-0159, LC 23-0278	527.54
36-22-28-6416-03-280	LC 23-0158, LC 23-0277	544.92
36-22-28-6416-03-290	LC 23-0279	152.68
36-22-28-6416-04-560	LC 23-0010, LC 23-0371	836.88
36-23-29-8228-50-405	LC 23-0042	192.89