

**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;

<b>06-23-30-1432-02-111</b>	<b>06-23-30-1432-03-130</b>
<b>06-23-30-1432-02-112</b>	<b>06-23-30-1432-03-140</b>
<b>06-23-30-1432-02-121</b>	<b>06-23-30-1432-03-150</b>
<b>06-23-30-1432-02-122</b>	<b>06-23-30-1432-03-160</b>

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

<b>06-23-30-3736-02-010</b>	<b>06-23-30-3736-04-010</b>
<b>06-23-30-3736-02-011</b>	<b>06-23-30-3736-04-020</b>
<b>06-23-30-3736-02-030</b>	<b>06-23-30-3736-04-030</b>
<b>06-23-30-3736-02-050</b>	<b>06-23-30-3736-04-040</b>

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

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]