

**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 26, 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:

**Harvest at Ovation  
Streetlighting: \$144.00, Retention Pond: \$78.00**

Subdivision Name: **Harvest at Ovation**, Plat Book **112**, Pages **64 through 68**, Section **29**, Township **24**, Range **27**, Lots **1 through 166** and Tract **FD-1 (Future Development)**; 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 tax year 2024; please note that the charges for these properties are all based on a flat rate per lot, per year basis:

**Highland Ridge Area**  
**Streetlighting: \$137.00, Retention Pond: \$78.00**

Subdivision Name: **Highland Ridge Phase 2**, Plat Book **111**, Pages **6 through 13**, Sections **28**, Township **24**, Range **27**, Lots **80 through 240**; 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 tax year 2024; please note that the charges for these properties are all based on a linear front foot per lot / per parcel / per year basis:

**International Drive – SR 535 South To Osceola County Line Area**  
**Streetlighting: \$4.00 per linear front foot**

Subdivision Name: **Ten Acres International Orlando**, Plat Book **111**, Pages **24 through 25**, Section **33**, Township **24**, Range **28**, Lot **1**; 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:

**Lingo Lane**  
**Streetlighting: \$186.00**

Subdivision Name: **Lingo Lane**, Plat Book **112**, Pages **85 through 87**, Section **10**, Township **23**, Range **30**, Lots **1 through 18**; Public Records of Orange County, Florida. This subdivision is located in **District 3**.

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:

**Meadow Woods Planned Development**  
**Streetlighting: \$19.00**

Subdivision Name: **Chase Landing**, Plat Book **110**, Pages **124 through 126**, Section **30**, Township **23**, Range **24**, 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 acre / per lot / per parcel / per year basis:

**Orangewood / Westwood Area**  
**Streetlighting: \$276.00 per acre**

Subdivision Name: **Paradiso Grande Phase 4**, Plat Book **111**, Pages **77 through 81**, Section **13**, Township **24**, Range **28**, Lots **217 through 271**; Public Records of Orange County, Florida. The subdivision is located in **District 1**.

Subdivision Name: **PAC I – Drive Apartments**, Plat Book **113**, Pages **139 through 140**, Section **13**, Township **24**, Range **28**, Lot **1**; Public Records of Orange County, Florida. The 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:

**Osprey Ranch - Phase 1**  
**Streetlighting: \$169.00, Retention Pond: \$78.00**

Subdivision Name: **Osprey Ranch - Phase 1**, Plat Book **112**, Pages **108 through 114**, Section **29**, Township **24**, Range **27**, Lots **1 through 214** and Tract **FD-1 (Future Development)**; 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:

**Palms at Windermere**  
**Streetlighting: \$148.00, Retention Pond: \$78.00**

Subdivision Name: **Palms at Windermere**, Plat Book **113**, Pages **32 through 39**, Section **34** Township **23**, Range **27**, Lots **1 through 57**; Public Records of Orange County, Florida. This subdivision is located in **District 1**.

**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: **March 3, 2024, Orlando Sentinel Public Record (Orange Extra)**

Certify: MSBUs for: Harvest at Ovation  
Highland Ridge Area  
International Drive – SR535 South to Osceola County Line  
Lingo Lane  
Meadow Woods Planned Development  
Orangewood / Westwood Area  
Osprey Ranch - Phase 1  
Palms at Windermere

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]