

**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 10, 2026 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.Assessment@occompt.com](mailto:Special.Assessment@occompt.com)\*\*\***

**PARA MAS INFORMACIÓN, REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FINANAS 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 2026** 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.

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:

**Avalon Woods  
Streetlighting: \$201.00, Retention Pond: \$78.00**

Subdivision Name: **Avalon Woods**, Plat Book **118**, Pages **121 through 128**, Section **17**, Township **23**, Range **27**, Lots **1 through 182**; Public Records of Orange County, Florida. This subdivision is 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:

**Hamlin Meadows at Hamlin  
Streetlighting: \$121.00**

Subdivision Name: **Hamlin Meadows at Hamlin**, Plat Book **119**, Pages **66 through 72**, Section **30**, Township **23**, Range **27**, Lots **1 through 165 plus Tract FD-1(Future Development)**; Public Records of Orange County, Florida. This subdivision is 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:

**Harvest at Ovation Area  
Streetlighting: \$164.00, Retention Pond \$78.00**

Subdivision Name: **Harvest at Ovation Phase 2**, Plat Book **117**, Pages **82 through 85**, Section **29**, Township **24**, Range **27**, Lots **167 through 232**;

Subdivision Name: **Harvest at Ovation Phase 3A**, Plat Book **119**, Pages **83 through 88**, Section **29**, Township **24**, Range **27**, Lots **233 through 306**; Public Records of Orange County, Florida. These subdivisions are 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:

**Lake Roberts / Lake Reaves  
General Lake Cleaning, Water Quality Improvement, Maintenance and Aquatic Plant Control:  
\$200 lake front access**

Subdivision Name: **Watercrest at Windermere**, Plat Book **118**, Pages **50 through 55**, Section **01**, Township **23**, Range **27**, Lots **19 through 24** or **Parcel Numbers: 01-23-27-8840-00-190, 01-23-27-8840-00-200, 01-23-27-8840-00-210, 01-23-27-8840-00-220, 01-23-27-8840-00-230 and 01-23-27-8840-00-240**, 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 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 Star at Ovation Area  
Streetlighting: \$270.00, Retention Pond: \$78.00**

Subdivision Name: **Lake Star at Ovation – Phase 1B**, Plat Book **119**, Pages **23 through 28**, Section **19**, Township **24**, Range **27**, Lots **56 through 115**; 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:

**Lakeview Pointe at Horizon West Area,  
Ravenna Area and Mezzano  
Streetlighting: \$223.85**

Subdivision Name: **Shoppes at Lakeview**, Plat Book **118**, Pages **10 and 11**, Section **34**, Township **23**, Range **27**, Lot **1**; Public Records of Orange County, Florida. This lot 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: **February 15, 2026, Orlando Sentinel Public Record (Orange Extra)**

Certify: MSBUs for: Avalon Woods  
Hamlin Meadows at Hamlin  
Harvest at Ovation Area  
Lake Roberts / Lake Reaves  
Lake Star at Ovation Area  
Lakeview Pointe at Horizon West Area,  
Ravenna Area and Mezzano

c: All Board Members' Offices [email]  
County Attorney's Office, BCC [email to Angela Diaz]  
Jon Weiss, Assistant County Administrator, BCC [email]  
Ann Curtis, Special Assessments [email]  
Cheryl Gillespie, Agenda Development [email]  
Mike Seif, Orange TV, BCC [email]  
Deputy Clerk [email]  
James Jerome, Program Coordinator, BCC [email]