

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“Board”) of the Visions at Orlando West Community Development District (“District”) will hold a public hearing at **11:00 a.m. on November 20, 2025, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of such lands is shown below, and to provide for the levy, collection and enforcement of the special assessments on certain lands consisting of Phases 5, 6, and 7 of the development within the boundaries of the District which comprises the “Expansion Area”. The streets and areas to be improved are depicted below and in the District’s *Engineer’s Report*, dated August 2024 (the “Improvement Plan”). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 (“District Office”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements within Phases 5, 6 and 7 of the development plan (“Expansion Area Improvements”) are currently expected to include, but are not limited to, roadway, stormwater management, water, wastewater and re-use system utilities, landscape, hardscape, & irrigation, and amenities, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Office.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s *Master Special Assessment Methodology Report*, dated August 15, 2024 (“Assessment Report”), which is on file and available during normal business hours at the address provided above. The Assessment Report identifies each tax parcel identification number within the Expansion Area and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Expansion Area Improvements to be funded by the District will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Residential Unit (“ERU”). The ERU factor is explained in more detail in the Assessment Report. The Assessment Report allocates the District’s total anticipated debt over certain developable property included in the development plan for lands within the District. The methodology is explained in more detail in the Assessment Report. Also, as described in more detail in the Assessment Report, the District’s assessments will be levied against all benefitting lands within the District. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. With respect to the Expansion Area, the District expects to collect sufficient revenues to retire no more than \$17,344,065.87 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)*	Maximum Total Bond Assessment (per unit)	Maximum Annual Bond Assessment (per unit)**
Townhome	1.00	\$60,271.00	\$5,756.69
Single Family	1.20	\$72,325.20	\$6,908.02
Condo-Hotel	1.00	\$60,271.00	\$5,756.69
Lofts	0.60	\$36,162.60	\$3,454.01
Retail Space (sq. ft.)	0.50	\$30.14	\$2.88

*ERU per 1,000 sq. ft. for Retail Space
**Excluding collection fees and early payment discounts when collected on the County Tax Bill.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments may be collected on the Osceola County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at **11:00 a.m. on November 20, 2025, at 4797 W. Irlo Bronson Memorial Highway, Suite F, Kissimmee, Florida 34746**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.



RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Visions at Orlando West Community Development District (the “District”) previously adopted, after notice and public hearing, Resolution 2025-03, relating to the imposition, levy, collection, and enforcement of special assessments on benefitted properties within Phases 1-4 of the development plan of the District pursuant to that certain *Master Special Assessment Methodology Report*, dated August 15, 2024; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements within Phases 5-7 of the development plan of the District (the “Expansion Area Improvements”) described in the District’s *Engineer’s Report*, dated August 2024, attached hereto as **Exhibit A** and incorporated herein by reference (“Capital Improvement Plan”); and

WHEREAS, the lands within Phases 5-7 of the District benefit from the Capital Improvement Plan; and

WHEREAS, it is in the best interest of the District to pay the cost of the Expansion Area Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Expansion Area Assessments”); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Expansion Area Improvements and to impose, levy and collect the Expansion Area Assessments; and

WHEREAS, the District hereby determines that, with respect to Phases 5-7 of the development plan of the District, benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Special Assessment Methodology Report*, dated August 15, 2024, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District Records Office**”); and

WHEREAS, the District hereby determines that the Expansion Area Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT:

- 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. Expansion Area Assessments shall be levied to defray a portion of the cost of the Expansion Area Improvements.
- 3. The nature and general location of, and plans and specifications for, the Expansion Area Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- 4. The total estimated cost of the Expansion Area Improvements is \$9,730,292 (the “**Estimated Cost**”).
- 5. The Expansion Area Assessments will defray approximately \$17,344,065.87, which amounts include the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.
- 6. The manner in which the Expansion Area Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
- 7. The Expansion Area Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Expansion Area Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Expansion Area Improvements and the Estimated Cost, all of which shall be open to inspection by the public.
- 9. Commencing with the year in which the Expansion Area Assessments are levied and confirmed, the Expansion Area Assessments shall be paid in not more than (30) thirty annual installments. The Expansion Area Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Expansion Area Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Expansion Area Assessments may be collected as is otherwise permitted by law.
- 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.
- 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Expansion Area Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.
- 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of May, 2025.

ATTEST:	VISIONS AT ORLANDO WEST COMMUNITY DEVELOPMENT DISTRICT
<u>/s/ Jamie Sanchez</u>	<u>/s/ Josefina Ruiz</u>
Secretary/ <u>Assistant Secretary</u>	Chair/ <u>Vice Chair</u> , Board of Supervisors
Exhibit A:	Engineer’s Report, dated August 2024
Exhibit B:	Master Special Assessment Methodology Report, dated August 15, 2024