

GREATER LAKES/SAWGRASS BAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 BUDGETS; AND NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Greater Lakes/Sawgrass Bay Community Development District (“District”) will hold a public hearing on July 15, 2026 at 11:00 a.m. at the Clermont Arts & Recreation Center, 3700 South Highway 27, Clermont, FL 34711, for the purpose of hearing comments and objections on the adoption of the proposed budgets (“Proposed Budget”) of the District for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026/2027”).A special board meeting of the District will also be held at that time where the Board will consider the imposition of operations and maintenance special assessments (“O&M Assessments”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026/2027; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The Board may consider any other business that may properly come before it.A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614, Ph: (904)436-6270 ext. 4631 (“District Manager’s Office”), during normal business hours or by visiting the District’s website at www.glsbccdd.org.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget.A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto.The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family	1241	1.0 EAU	\$369.25

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Lake County (“County”) may impose on assessments that are collected on the County tax bill.Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026/2027.

For Fiscal Year 2026/2027, the District intends to have the County tax collector collect the assessments imposed on certain developed property.It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title.The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law.The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting.If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Mendes
District Manager

