

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION
OF SPECIAL ASSESSMENTS PURSUANT TO
SECTION 170.07, *FLORIDA STATUTES*,
BY THE WATERLIN STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER
ADOPTION OF ASSESSMENT ROLL PURSUANT TO
SECTION 197.3632(4)(b), *FLORIDA STATUTES*,
BY THE WATERLIN STEWARDSHIP DISTRICT

NOTICE OF SPECIAL MEETING OF
THE WATERLIN STEWARDSHIP DISTRICT

The Board of Supervisors (“Board”) of the Waterlin Stewardship District (“District”) will hold public hearings on **June 10, 2026 at 3:00 p.m., or to begin soon thereafter, at 3850 Canoe Creek Road, Saint Cloud, Florida 34772**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection and enforcement of the special assessments.

The District is located entirely within Osceola County, Florida. The lands to be improved are generally located west of Canoe Creek Road, east of Lake Tohopekaliga, south of Canoe Creek Reserve and Fontana, and north of undeveloped land and, along with streets and other areas to be improved and subject to the assessment, are geographically depicted below and in the *Assessment Area Two Engineer’s Report*, dated May 2026 (“Engineer’s Report”). The public hearings are being conducted pursuant to Chapter 2025-238, *Laws of Florida*, and Chapters 170 and 197, *Florida Statutes*. All interested persons may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property by contacting the District Manager c/o Governmental Management Services, LLC, 219 East Livingston Street, Orlando, Florida 32801, Phone (407) 841-5524 (“District Manager’s Office”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to: offsite and onsite roadway improvements, stormwater management improvements, sanitary sewer collection system, water distribution system, reclaimed water distribution system, landscaping, hardscape, and irrigation, dry utilities (incremental cost to underground), recreational facilities, and other improvements and services (“Improvements”), all as more specifically described in the Engineer’s Report on file and available during normal business hours at the District Manager’s Office. According to the Engineer’s Report, the estimated cost of the current District Improvements is \$148,610,568.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District’s *Master Assessment Methodology for Assessment Area Two*, dated May 6, 2026 (“Assessment Report”), which is on file and available during normal business hours at the District Manager’s Office.

The purpose of any such assessment is to secure the bonds issued to finance the Improvements. As described in more detail in the Assessment Report, the District’s assessments will be levied against respective benefitted lands within “Assessment Area Two” of the District. The Assessment Report identifies maximum assessment amounts for each assessment area and land use category that is currently expected to be assessed. The lien for assessments is proposed to be allocated on an equal assessment per gross acre basis and will be levied on an equivalent residential unit (“ERU”) basis at the time that such property is platted or subject to a site plan or sold. Please note, any product type not currently identified in the Assessment Report that may be developed as a result of development changes may be assigned an ERU factor based upon the methodology for allocation of benefit as provided in the Assessment Methodology. If new product types are added to the development, the Assessment Methodology may be further amended and supplemented, without the need for a new public hearing, to accommodate the new product types, so long as (i) such new product types are derived using the methodology for allocation of benefit in accordance with the Assessment Methodology; and (ii) the resulting allocation of assessments, as shall be described in one or more supplemental reports, are within the benefit limits established by the Assessment Methodology.

The annual principal assessed against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to levy and collect special revenues to retire no more than \$178,000,000 in debt associated with financing a portion of the Improvements secured by assessments levied on lands generally known as Assessment Area Two, as outlined in the Assessment Report, inclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
Townhome – 22’	0.63	\$1,727,845.95	\$19,147.23
Single Family – 32’	0.64	\$2,303,794.60	\$19,451.15
Single Family – 40’	0.80	\$1,714,132.89	\$24,313.94
Single Family – 45’	0.90	\$925,631.76	\$27,353.18
Single Family – 50’	1.00	\$4,970,985.37	\$30,392.43
Single Family – 60’	1.20	\$1,988,394.15	\$36,470.91

**Inclusive of fees and costs of collection or enforcement, discounts for early payment and interest.*

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, on **June 10, 2026 at 3:00 p.m., or to begin soon thereafter, at 3850 Canoe Creek Road, Saint Cloud, Florida 34772**, the Board will hold a special 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. The Board meeting and/or the public hearings may be continued in progress to a certain date and time announced at such 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 Manager’s Office 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.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager



Waterlin Stewardship District
Boundary Map
RESOLUTION 2026-14

[AMENDED & RESTATED - ASSESSMENT AREA TWO]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERLIN STEWARDSHIP DISTRICT AMENDING AND RESTATING RESOLUTION 2026-09 AND DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED 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 Board of Supervisors (the “Board”) of the Waterlin Stewardship District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Assessment Area Two Engineer’s Report*, dated May 2026, attached hereto as **Exhibit A** and incorporated herein by reference; and

Whereas, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 2025-238, *Laws of Florida* (the “Assessments”); and

Whereas, the District is empowered by Chapter 2025-238, *Laws of Florida*, and Chapters 170 and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

Whereas, the District hereby determines that 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 Assessment Methodology for Assessment Area Two*, dated May 6, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o George Flint, Governmental Management Services, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “District Records Office”); and

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

Whereas, the District desires to amend and restate its previous Resolution 2026-09 in order to declare its intent to levy the Assessments in accordance with the revised Capital Improvement Program as further provided in the aforementioned reports.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERLIN STEWARDSHIP DISTRICT:

Section 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

Section 3. The nature and general location of, and plans and specifications for, the 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.

Section 4. The total estimated cost of the Improvements is \$148,610,568 (the “Estimated Cost”).

Section 5. The Assessments will defray approximately \$178,000,000 which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

Section 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

Section 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 Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

Section 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than thirty (30) annual installments. The 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 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

Section 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.

Section 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 Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

Section 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, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

Section 13. This Resolution shall supersede and replace in entirety any prior resolution in conflict herewith.

Section 14. This Resolution shall become effective upon its passage.

Passed and adopted this 6th day of May, 2026.