

STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") for the Sunbridge Stewardship District ("**District**") will hold the following public hearings and a regular meeting:

DATE: December 18, 2025
TIME: 9:00 a.m.
LOCATION: 6900 Tavistock Lakes Boulevard, Suite 200
Orlando, Florida 32817

The first public hearing is being held pursuant to Chapter 2017-220 and 2025-245, Laws of Florida and Chapter 189, Florida Statutes, to receive public comment and objections on the District's proposed imposition of operations and maintenance special assessments ("**O&M Assessments**") upon certain lands located within the District, to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearing, the Board will, by resolution, levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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 schedule of the proposed O&M Assessments, which are subject to change at the hearing, is not to exceed \$54.65 per equivalent residential unit ("ERU") on each certain property within the District, per year. Please note that assessments in any year prior to final build out will be less.

For FY 2026, the District intends to collect the assessments imposed on certain benefitted property by sending out a bill. It is important to pay your assessment because failure to pay will 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. A copy of the Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 ("**District Manager's Office**"), during normal business hours or on the District's website at <https://sunbridgesd.com>. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings and 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.

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.

District Manager

