

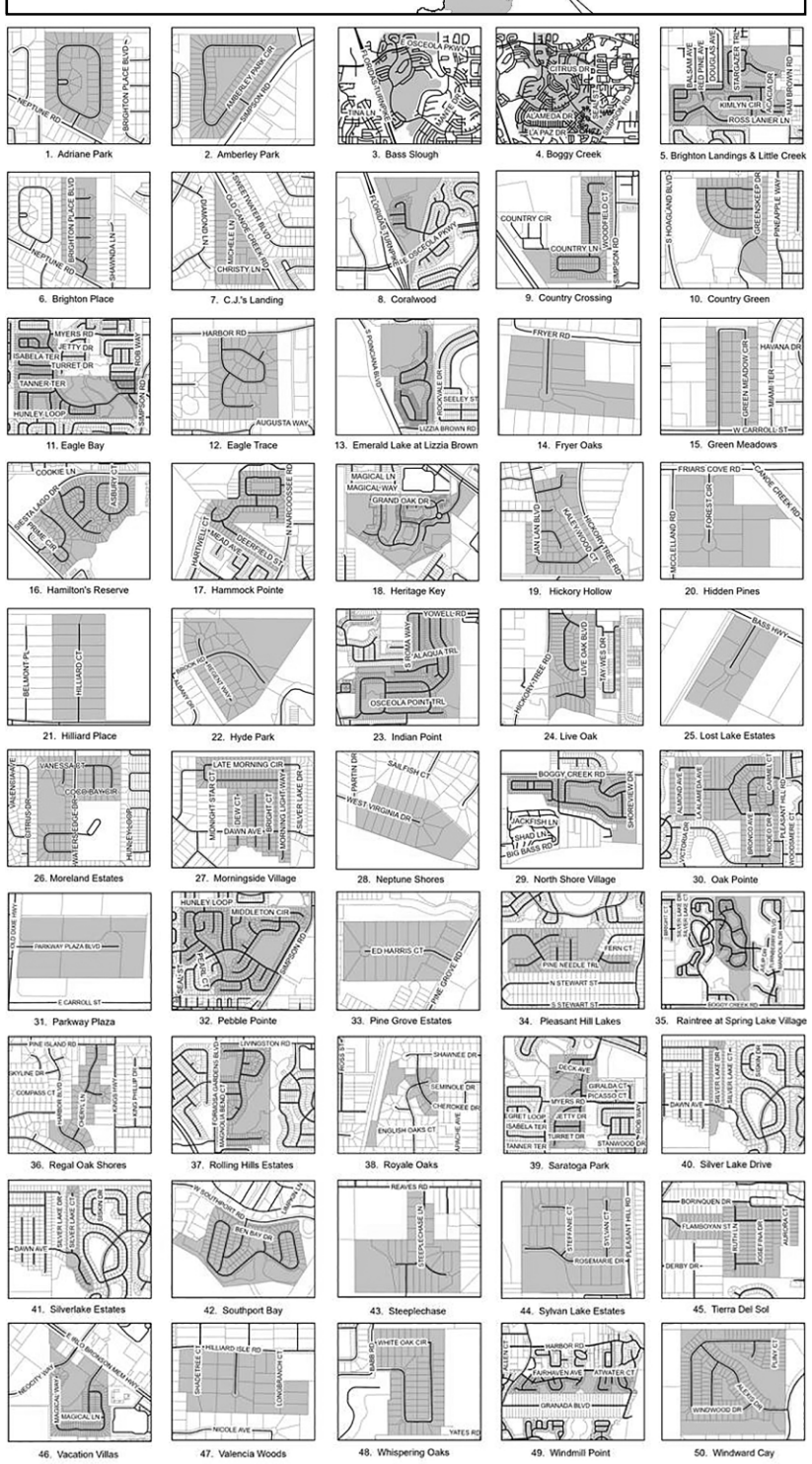
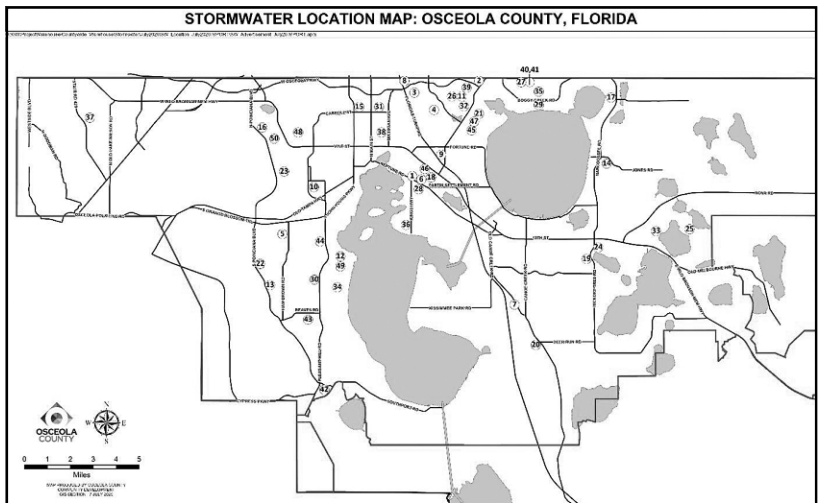
NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Board of County Commissioners of Osceola County, Florida, will conduct a public hearing to consider the imposition of special assessments to fund the maintenance of stormwater management facilities located within the following MSBUs: Adriane Park, Amberley Park, Bass Slough, Boggy Creek, Brighton Landings & Little Creek, Brighton Place, C.J.'s Landing, Coralwood, Cornelius Place I, Cornelius Place II, Country Crossing, Country Green, Eagle Bay, Eagle Trace, Emerald Lake at Lizzia Brown, Fish Lake, Fryer Oaks, Green Meadows, Hamilton's Reserve, Hammock Pointe, Heritage Key, Hickory Hollow, Hidden Pines, Hilliard Place, Hunters Ridge, Hyde Park, International House of Pancakes, Indian Point, Live Oak, Lost Lake Estates, Monica Terrace, Moreland Estates, Morningside Village, Narcoossee Half Acres, Neptune Shores, North Shore Village, Oak Hammock Preserve, Oak Pointe, Orange Vista, Parkway Plaza, Pebble Pointe, Pine Grove Estates, Pleasant Hill Lakes, Raintree at Springlake Village, Regal Oak Shores, Rolling Hills Estates, Royale Oaks, Saratoga Park, Silver Lake Drive, Silverlake Estates, Southport Bay, Steeplechase, Sylvan Lake Estates, Tierra Del Sol, Vacation Villas, Valencia Woods, Whispering Oaks, Windmill Point, and Windward Cay. Please note that communities listed in this opening paragraph that do not appear in the rate table below are intended to remain at their current assessment rates and are included here solely for informational purposes to reflect all currently active MSBUs.

The public hearing for consideration of the proposed annual budget and imposition of non-ad valorem assessments for fiscal year 2026-2027 for Osceola County will be held on **Thursday, September 3, 2026, at 5:30 p.m.** or soon thereafter as it may be heard, at the Osceola County Administration Building, Commission Chambers, Fourth Floor, 1 Courthouse Square, Kissimmee, Florida, 34741. All affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice. If a person decides to appeal any decision made by the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

The maintenance assessments have been proposed to fund the County's cost to provide mowing, landscape services, inlet/outlet cleaning, aquatic weed control, pond repair, structure inspections, insurance, and program administration for stormwater management facilities located within the MSBUs and will be based upon the relative stormwater burden generated by each parcel of property, measured in equivalent residential units (ERUs). One ERU will be assigned to each single-family or mobile home lot. The number of ERUs for other types of property will be calculated individually, as described in Resolutions adopted by the Board: Resolution Nos. 10-044R adopted on May 3, 2010; Resolution No. 11-067R adopted on August 8, 2011; Resolution No. 12-078R adopted on July 2, 2012; and Resolution No. 12-103R adopted on August 13, 2012. The proposed assessment rate for each MSBU is set forth in the following table:

Municipal Service Benefit Units:	RATE:	Municipal Service Benefit Units:	RATE:	Municipal Service Benefit Units:	RATE:
Adriane Park	\$ 185.00	Heritage Key	\$ 75.00	Raintree at Springlake Village	\$ 85.00
Amberley Park	\$ 95.00	Hickory Hollow	\$ 400.00	Regal Oak Shores	\$ 280.00
Bass Slough	\$ 101.00	Hidden Pines	\$ 500.00	Rolling Hills Estates	\$ 122.00
Boggy Creek	\$ 101.00	Hilliard Place	\$ 215.00	Royale Oaks	\$ 223.00
Brighton Landings & Little Creek	\$ 68.00	Hyde Park	\$ 232.00	Saratoga Park	\$ 165.00
Brighton Place	\$ 210.00	Indian Point	\$ 93.00	Silver Lake Drive	\$ 160.00
C.J.'s Landing	\$ 300.00	Live Oak	\$ 350.00	Silverlake Estates	\$ 172.00
Coralwood	\$ 170.00	Lost Lake Estates	\$ 418.00	Southport Bay	\$ 195.00
Country Crossing	\$ 155.00	Moreland Estates	\$ 190.00	Steeplechase	\$ 415.00
Country Green	\$ 122.00	Morningside Village	\$ 185.00	Sylvan Lake Estates	\$ 280.00
Eagle Bay	\$ 66.00	Neptune Shores	\$ 62.00	Tierra Del Sol	\$ 200.00
Eagle Trace	\$ 320.00	North Shore Village	\$ 35.00	Vacation Villas	\$ 90.00
Emerald Lake at Lizzia Brown	\$ 110.00	Oak Pointe	\$ 115.00	Valencia Woods	\$ 206.00
Fryer Oaks	\$ 410.00	Parkway Plaza	\$ 1,500.00	Whispering Oaks	\$ 111.00
Green Meadows	\$ 393.00	Pebble Pointe	\$ 115.00	Windmill Point	\$ 115.00
Hamilton's Reserve	\$ 60.00	Pine Grove Estates	\$ 288.00	Windward Cay	\$ 125.00
Hammock Pointe	\$ 188.00	Pleasant Hill Lakes	\$ 85.00		



The County expects to collect a total of \$1,728,208.59 from the maintenance assessments. A more specific description of the maintenance assessment program is set forth in Resolution Nos. 10-044R, 11-067R, 12-078R, and 12-103R. Copies of Resolution Nos. 10-044R, 11-067R, 12-078R, 12-103R; and the Preliminary Assessment Roll are available for inspection in the Office of Management and Budget located at 1 Courthouse Square, Suite 4400, Kissimmee, Florida, 34741.

Americans with Disabilities Act (ADA) & Title VI Assistance

The Osceola Board of County Commissioners ensures meaningful access to County programs, services, and activities to comply with Civil Rights Title VI and Title II of the Americans with Disabilities Act. Individuals with disabilities requiring accommodations (i.e., sign language interpreter or materials in accessible format) or individuals with Limited English Proficiency requiring language interpreters to participate in County sponsored meetings, please contact the County's ADA/Title VI Coordinator, at (407) 742-1200 (TTY Users Dial: 711 for the Florida Relay System) or ADA.Coordinator@osceola.org, at least four (4) days prior to the meeting or event.

Ley de Estadounidenses con Discapacidades (ADA) y Asistencia del Título VI

La Junta de Comisionados del Condado de Osceola garantiza un acceso significativo a los programas, servicios y actividades del Condado para cumplir con los Derechos Civiles Título VI y Título II de la Ley de Estadounidenses con Discapacidades. Las personas con discapacidades que requieren acomodos razonables (es decir, intérprete de lenguaje de señas o materiales en formato accesible) o las personas con dominio limitado del inglés que requieran intérpretes de idiomas para participar en reuniones patrocinadas por el condado, comuníquese con el coordinador de ADA/Título VI del condado al (407) 742-1200 (Usuarios de TTY marcar: 711 para acceder el Sistema de retransmisión de Florida) o ADA.Coordinator@osceola.org, al menos cuatro (4) días antes de la reunión o evento.

Because the maintenance assessment will be collected on the ad valorem tax bill, failure to pay the maintenance assessment will cause a tax certificate to be issued against the assessed property, which may result in a loss of title to your property.

Should you have any questions regarding the maintenance assessment, please call (407) 742-1800 for assistance, Monday through Friday between 8:00 a.m. and 5:00 p.m. Information relating to the maintenance assessment program can also be obtained from the County's website at: <https://www.osceola.org>.

**BOARD OF COUNTY COMMISSIONERS
OF OSCEOLA COUNTY, FLORIDA**