



City of Mount Dora
510 North Baker Street
Mount Dora, Florida 32757
352-735-7126

Mount Dora City Council
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida 32757
September 10, 2026, 6:00 PM

AGENDA

**** Republished to correct scrivener's errors****

CALL TO ORDER

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARINGS - RESOLUTIONS/ORDINANCES

1. Request Adoption of **Resolution No. 2026-11**, Final Fire Services Assessment

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, SUCH PERSON MAY NEED A RECORD OF THESE PROCEEDINGS FOR SUCH PURPOSE, A PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: September 10, 2026

TO: Honorable Mayor and City Council Members

FROM: Vince Sandersfeld, City Manager

SUBJECT: Request Adoption of **Resolution No. 2026-11**, Final Fire Services Assessment

Introduction:

This is a request for City Council to adopt Resolution No. 2026-11, establishing the final Fire Services Special Assessment rates for Fiscal Year 2026-2027.

Discussion:

Ordinance No. 2015-08 established the City of Mount Dora Fire Services Special Assessment program and authorizes the annual imposition of assessments against benefited property to fund eligible fire protection services, facilities, and programs. On June 16, 2026, City Council adopted Resolution No. 2026-07, the Initial Assessment Resolution, which established the maximum assessment rates and initiated the annual assessment process.

Following the required notice and public hearing, Resolution No. 2026-11 establishes the final assessment rates for Fiscal Year 2026-2027 and authorizes implementation of the annual assessment roll. The proposed residential assessment remains \$239 per dwelling unit, unchanged from Fiscal Year 2025-2026 and consistent with the maximum rate authorized by Resolution No. 2026-07. Nonresidential assessments are calculated according to building square footage and the property-use classifications contained in the approved assessment methodology.

Revenue generated by the assessment is restricted to eligible fire protection services and does not fund emergency medical services. Eligible uses include fire protection operations, personnel, facilities, equipment, capital needs, and related debt service.

Budget Impact:

The Fiscal Year 2026-2027 proposed tentative budget includes \$2,374,840 in Fire Services Special Assessment revenue. The proposed uses include \$1,106,663 for debt service associated with the 2018 Fire Assessment Bond; \$1,096,739 transferred to the General Fund for eligible fire protection operating costs; \$101,900 for capital outlay; \$58,838 for administrative allocation; and \$10,700 for professional and bond-related services.

The assessment provides a dedicated and diversified funding source for fire protection services, supports required debt obligations, and reduces the amount of eligible fire protection costs that must otherwise be supported by unrestricted General Fund revenues.

Strategic Impact:

This action supports the City of Mount Dora Strategic Plan FY2025-2030 through the following priorities:

Strategic Initiative 4: Provide High-Quality Services - Goal 11: Ensure an exceptional level of public safety services. The assessment supports the personnel, equipment, training, facilities, inspections, and operational resources necessary to maintain reliable fire protection services and the City's Insurance Services Office rating.

Strategic Initiative 3: Strengthen and Expand Mount Dora's Infrastructure - Goals 7 and 9: Support public safety infrastructure and the maintenance and improvement of fire facilities, including Fire Station 34.

Strategic Initiative 5: Invest in Fiscal and Human Resources - Goal 13 and Objective 13.2: Maintain a sustainable funding structure and maximize the lawful and strategic use of restricted revenues.

Recommendation:

City Council adopt Resolution No. 2026-11, establishing the final Fire Services Special Assessment rates for Fiscal Year 2026-2027.

Attachment(s):

1. FY26-27 Resolution 2026-11 Annual Fire Assessment (FINAL)
2. Exhibit A Affidavit of Mailing FY26-27
3. Exhibit B Proof of Publication FY26-27
4. Exhibit C Certificate to NAVA FY26-27

Prepared by: Jeanann Hand, City Clerk

Reviewed by:

Matthew Dodson, Budget Officer

Jennifer Gates, Finance Director

City Attorney, City Attorney

Jeanann Hand, City Clerk

Vince Sandersfeld, City Manager

Approved - 9/3/2026

Approved - 9/3/2026

Approved - 9/4/2026

Approved - 9/4/2026

Final Approval - 9/4/2026

RESOLUTION NO. 2026-11
Annual Fire Assessment Resolution
(FY 2026-27)

A RESOLUTION OF THE CITY OF MOUNT DORA, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF MOUNT DORA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY; PROVIDING FOR PURPOSE AND DEFINITIONS; PROVIDING FOR REIMPOSITION OF FIRE SERVICES ASSESSMENTS; PROVIDING FOR CONFIRMATION OF PRELIMINARY ASSESSMENT RESOLUTION; PROVIDING FOR EFFECT OF ADOPTION OF THIS RESOLUTION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mount Dora, Florida enacted Ordinance No. 2015-08, which was codified into Chapter 78, Part VI and VII of the City of Mount Dora Code of Ordinances (hereafter referred to as the “City Code” or “Ordinance”), which authorizes the annual imposition of Fire Services Assessments for fire protection services, facilities and programs against Assessed Property within the City;

WHEREAS, the re-imposition of a Fire Services Assessment for fire protection services, facilities and programs each fiscal year is an equitable and efficient method of allocating and apportioning fire services assessed costs among parcels of assessed property; and

WHEREAS, the City desires to implement a Fire Services Assessment program in the City using the procedures provided by the Ordinance for the Fiscal Year beginning October 1, 2026; and

WHEREAS, on July 6, 2021, the City adopted Resolution No. 2021-73 (the “Initial Assessment Resolution”); and

WHEREAS, the Initial Assessment Resolution contains and references a brief and general description of the fire services to be provided to assessed property; describes the method of apportioning the fire services assessed costs to compute the Fire Services Assessment for fire protection services, facilities and programs against assessed property; estimates rates of assessment; and directs the updating and preparation of the assessment roll and provision of the notices required by the Ordinance; and

WHEREAS, in order to impose Fire Assessments for the Fiscal Year beginning October 1, 2026, the Ordinance requires the City to adopt an Annual Assessment Resolution which establishes the rates of assessment and approves the assessment roll for the upcoming Fiscal

Year, with such amendments as the City deems appropriate, after hearing comments and objections of all interested parties; and

WHEREAS, the assessment roll has heretofore been made available for inspection by the public, as required by the Ordinance; and

WHEREAS, notice of the public hearing has been published and mailed, as required by the terms of the Ordinance, which provides notice to all interested persons of the opportunity to be heard; and

WHEREAS, an affidavit regarding the notice mailed to each property owner is attached hereto as **Exhibit “A”** and the proof of the publication of said notice is attached hereto as **Exhibit “B”**; and

WHEREAS, a public hearing was held on June 16, 2026, and comments and objections of all interested persons have been heard and considered, as required by the Ordinance.

NOW THEREFORE BE IT RESOLVED BY THE CITY OF MOUNT DORA, FLORIDA:

SECTION 1. Legislative Findings and Intent. The City of Mount Dora has complied with all requirements and procedures of Florida law in processing this Resolution. The above findings are hereby adopted.

SECTION 2. Authority. This Resolution is adopted pursuant to the provisions of the City Code, the Initial Assessment Resolution 2021-73, Florida Statutes, Section 197.3632, and other applicable provisions of Florida law.

SECTION 3. Purpose and Definitions.

A. This Resolution constitutes the Annual Assessment Resolution as defined in the Ordinance which directs the re-imposition of Fire Protection Assessments for the Fiscal Year beginning October 1, 2026.

B. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance and the Initial Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number include the plural number, and vice versa.

SECTION 4. Re-Imposition of Fire Services Assessments.

A. The parcels of Assessed Property described in the Assessment Roll, which is hereby approved, are hereby found to be specially benefited by the provision of the fire protection services, facilities and programs described or referenced in the Initial Assessment Resolution in the amount of the Fire Services Assessment set forth in the Assessment Roll, a copy of which was present or available for inspection at the above referenced public hearing and is incorporated herein by reference. It is hereby ascertained, determined and declared that each parcel of Assessed Property within the City will be specially benefited by the City’s provision of fire protection services, facilities and programs in an amount not less than the Fire Services

Assessment for such parcel, computed in the manner set forth in the Initial Assessment Resolution. Adoption of this Annual Assessment Resolution constitutes a legislative determination that all parcels assessed derive a special benefit in a manner consistent with the legislative declarations, determinations and findings, as set forth in the Ordinance and the Initial Assessment Resolution, from the fire protection services, facilities and programs to be provided and a legislative determination that the Fire Services Assessments are fairly and reasonably apportioned among the properties that receive the special benefit as set forth in the Initial Assessment Resolution.

B. The method for computing Fire Services Assessments described and referenced in the Initial Assessment Resolution is hereby approved. The Parcel Apportionment methodology adopted in Section 8 of the Initial Assessment Resolution is hereby approved.

C. For the Fiscal Year beginning October 1, 2026, the Fire Services Assessed Costs to be assessed is \$2,553,591. The Fire Services Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimate Fire Services Assessed Cost for the Fiscal Year beginning October 1, 2026, are hereby established as follows:

Residential Property Use Category	Rate Per Dwelling Unit
Residential	\$239.00
Non-Residential Property Use Categories	Rate Per Square Foot
Commercial	\$0.17
Industrial/Warehouse	\$0.04
Institutional	\$0.46

D. The above rates of assessment are hereby approved. Fire Services Assessments for fire protection services, facilities and programs in the amounts set forth in the Assessment Roll, as herein approved, are hereby levied and imposed on all parcels of Assessed Property described in such Assessment Roll for the Fiscal Year beginning October 1, 2026.

E. Institutional Property whose use is wholly exempt from ad valorem taxation under Florida law provides facilities and uses to their ownership, occupants, and membership as well as the public in general that otherwise might be requested or required to be provided by the City, and such property uses serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Services Assessments upon Buildings located upon such parcels of Institutional Property whose Building Use is wholly exempt from ad valorem taxation under Florida law. Accordingly, no Fire Services Assessments shall be imposed upon Institutional Buildings located upon a parcel of Institutional Property whose Building Use is wholly exempt from ad valorem taxation under Florida law.

F. Government Property provides facilities and uses to the community, local constituents and the public in general that serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Services Assessments upon such parcels of Government Property. Government Property that is owned by federal government mortgage entities, such as the VA and HUD due to foreclosures, are not serving a governmental purpose or providing a public benefit but are instead being held by these federal government mortgage entities in a proprietary capacity. Accordingly, these properties shall not be considered Government Property for purposes of the Fire Services Assessments and shall not be afforded an exemption from the Fire Services Assessment that is granted to other Government Property.

G. Any shortfall in expected Fire Services Assessment proceeds due to any reduction or exemption from payment of the Fire Services Assessments required by law or authorized by the City Council shall be supplemented by a legally available fund, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Services Assessments.

H. As authorized in Section 78.989 of the City of Mount Dora Code of Ordinances, Interim Fire Services Assessments are also levied and imposed against all property for which a Certificate of Occupancy is issued after the adoption of this Annual Assessment Resolution based upon the rates of assessment approved herein.

I. Fire Protection Assessments shall constitute a lien upon the Assessed Property so assessed and shall be equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles, and claims, until paid. The lien for a Fire Services Assessment shall be deemed perfected upon the City Council's adoption of this Annual Assessment Resolution. Upon perfection, the lien for a Fire Services Assessment collected under the Uniform Assessment Collection Act shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes imposed under the tax roll.

J. The Assessment Roll, as herein approved, together with the correction of any errors or omissions as provided for in Section 78.988 of the City of Mount Dora Code of Ordinances, shall be delivered to the Tax Collector for collection using the Uniform Assessment Collection Act, as provided in the Ordinance, for the Fiscal Year beginning October 1, 2026, The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate of Non-Ad Valorem Assessment Roll in substantially the form attached hereto as **Exhibit "C"**.

SECTION 5. Confirmation of Preliminary Assessment Resolution. For the Fiscal Year 2025-26 the Initial Assessment Resolution is hereby ratified, confirmed and restated.

SECTION 6. Effect of Adoption of This Resolution. The adoption of this Annual Assessment Resolution shall be the final adjudication of the issues presented including, but not limited to, the determination of special benefit and fair apportionment to the Assessed Property; the method of apportionment and assessment; the rate of assessment; the Assessment Roll; and the levy and lien of the Fire Services assessments, unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Annual Assessment Resolution.

SECTION 7. Savings Clause. All prior actions of the City of Mount Dora pertaining to this purchase of fiber optic cable and installation services, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 8. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the City Clerk and City Attorney, may be corrected.

SECTION 9. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 10. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 11. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 10th day of September, 2026.

JAMES L. HOMICH
MAYOR of the City of Mount Dora, Florida

ATTEST:

JEANANN HAND
CITY CLERK

For the use and reliance of City of Mount Dora
only. Approved as to form and legality.

Patrick Brackins
City Attorney

Exhibit “A”
Affidavit regarding the notice mailed
to each property owner

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared Matthew Dodson who, after being duly sworn, deposes and says:

1. Matthew Dodson as Budget Manager of the City of Mount Dora, Florida ("City"), pursuant to the authority and direction received from the City Council, timely directed the preparation of the Assessment Roll and the preparation and mailing of notices in accordance with Ordinance 2015-08 (the "Assessment Ordinance") and in conformance with the Preliminary Assessment Resolution adopted by the City Council on June 16, 2026 (the "Preliminary Assessment Resolution").

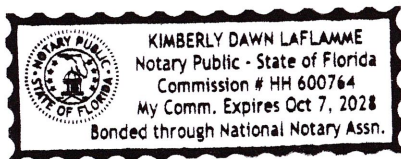
2. In accordance with the Resolution 2026-07 timely provided all necessary information for notification of the Fire Assessment to the Property Appraiser of Lake County to be included as part of the notice of proposed property taxes under section 200.069, Florida Statutes, the truth-in-millage notification. On August 21, 2026, the Lake County Property Appraiser caused to be mailed, by first class mail, the fire services assessment notices as part of the TRIM notices to each affected property owner at the addresses then shown on the real property assessment tax roll database maintained by the Lake County Property Appraiser. The information provided to the Property Appraiser to be included on the truth-in-millage notification included the following: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

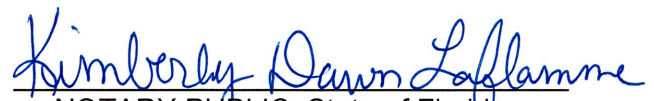
FURTHER AFFIANTS SAYETH NOT.

, affiant

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of physical presence
notarization of Matthew Dodson, who personally swore or affirmed that he is authorized to
execute this Affidavit, and who is personally known to me, this 25th day of August, 2026.




NOTARY PUBLIC, State of Florida

Kimberly Dawn Laflamme
Printed Name
My Commission Expires: 10/7/28
Commission No. HH 600764

Exhibit “B”
Proof of the publication

Classifieds

To Advertise, visit our website: **Classifieds.dailycommercial.com**

- Public Notices/Legals email: **Legals@dailycommercial.com**
- Business & Services email: **DailyCommercialBusSer@gannett.com**
- To post job openings, visit: **DailyCommercial.com/jobs**



TO ADVERTISE
Visit Our Website:
Classifieds.dailycommercial.com

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Leesburg Daily Commercial reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Leesburg Daily Commercial shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

STUFF

Wanted to Buy

We buy jewelry, gold & silver, coins, watches, records, instruments and other estate items.
WE COME TO YOU!
CASH PAID - 352-454-0068

PUBLIC NOTICES

Foreclosure / Sheriff Sales

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 35-2025-CA-000637-AXXX-01
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,
vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA SPILLERS BOMAR, DECEASED, et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 19, 2026, and entered in 35-2025-CA-000637-AXXX-01 of the Circuit Court of the FIFTH Judicial Circuit in and for Lake County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LINDA SPILLERS BOMAR, DECEASED, et al. are the Defendant(s). Gary J. Cooney as Clerk of the Court will sell to the highest and best bidder for cash at the Lake County Courthouse 550 W. Main St., 1st Floor, Near Information Desk, Tavares, FL 32778, at 11:00 AM, on August 25, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 18 AND THE NORTH 1/2 OF LOT 19, BLOCK 94, R. L. NUTT'S SUBDIVISION OF BLOCK 94 AND 95 OF THE TOWN OF TAVARES, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 5, PAGE 51, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
Property Address: 709 N DISSTON AVE, TAVARES, FL 32778
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
DATED this 29 day of July, 2026.
Gary J. Cooney
As Clerk of the Court
By: K. LINARES
As Deputy Clerk

IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Lake County, Susan Berg, at (352) 742-4221, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Publish In: DAILY COMMERCIAL
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100, Boca Raton, FL 33487
Telephone: 561-241-6901 Fax: 561-997-6909
August 7, 14 2026
LSAR0568857

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 35-2025-CA-001205-AXXX-01
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,
vs.
DANILO HENRIQUE GARCIA DA SILVA AND FABIANA CHAGAS DA SILVA A/K/A FABIANA CHAGAS, et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 07, 2025, and entered in 35-2025-CA-001205-AXXX-01 of the Circuit Court of the FIFTH Judicial Circuit in and for Lake County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and DANILO HENRIQUE GARCIA DA SILVA, FABIANA CHAGAS DA SILVA A/K/A FABIANA CHAGAS, et al. are the Defendant(s). Gary J. Cooney as Clerk of the Court will sell to the highest and best bidder for cash at the Lake County Courthouse 550 W. Main St., 1st Floor, Near Information Desk, Tavares, FL 32778, at 11:00 AM, on September 08, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 48, LAKE APOPKA SOUND PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 76, PAGES 1 THROUGH 5, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
Property Address: 14415 TRAVOIS WAY, WINTER GARDEN, FL 34787
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
DATED this 10 day of August, 2026.
Gary J. Cooney
As Clerk of the Court
By: Sheri Durham
As Deputy Clerk

IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Lake County, Susan Berg, at (352) 742-4221, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

Foreclosure / Sheriff Sales

impaired, call 711.
Publish In: DAILY COMMERCIAL
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100, Boca Raton, FL 33487
Telephone: 561-241-6901 Fax: 561-997-6909
August 14, 21 2026
LSAR0574310

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 35-2025-CA-002647-AXXX-01
LAKEVIEW LOAN SERVICING, LLC, Plaintiff,
vs.
LINDA E. WERNER AND BYRON WERNER, et al.
Defendant(s).

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 03, 2026, and entered in 35-2025-CA-002647-AXXX-01 of the Circuit Court of the FIFTH Judicial Circuit in and for Lake County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and LINDA E. WERNER; UNKNOWN SPOUSE OF LINDA E. WERNER; BYRON WERNER; ROCHE SURETY, INC are the Defendant(s). Gary J. Cooney as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at the Lake County Courthouse 550 W. Main St., 1st Floor, Near Information Desk, Tavares, FL 32778, at 11:00 AM, on September 08, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 7 AND A PORTION OF LOT 8, RUSTWOOD 40 SUBDIVISION IN THE CITY OF EUSTIS, FLORIDA AS RECORDED IN PLAT BOOK 24, PAGE 43, PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THAT PORTION OF LOT 8 BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE RUN WEST ALONG THE NORTH LINE OF LOT 8 TO THE NORTHWEST CORNER OF LOT 8 THENCE RUN SOUTH ALONG THE WEST LINE OF LOT 8, 18 FEET, THENCE RUN NORTH 87 DEGREES 55 MINUTES 40 SUBDIVISION IN FEET, THENCE RUN NORTHEASTERLY TO THE POINT OF BEGINNING
Property Address: 2922 RUSTWOOD LN, EUSTIS, FL 32726
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
DATED this 10 day of August, 2026.
Gary J. Cooney
As Clerk of the Court
By: Sheri Durham
As Deputy Clerk

IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator for Lake County, Susan Berg, at (352) 742-4221, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Publish In: DAILY COMMERCIAL
Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
6409 Congress Avenue, Suite 100, Boca Raton, FL 33487
Telephone: 561-241-6901 Fax: 561-997-6909
August 14, 21 2026
LSAR0574284

Govt Public Notices

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
CASE NO.
35-2025-CP-000523-AXXX-01

IN RE: ESTATE OF
ERIC R. CINTRON,
Deceased.

NOTICE OF UNCLAIMED FUNDS
TO:
NILSA ALVARADO
3245 ESCONADO DR.
ORLANDO, FL 32827

AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ABOVE ESTATE

YOU ARE HEREBY NOTIFIED that you may be an interested person in the Estate of Eric R. Cintron, who died on November 6, 2024, and whose personal representative is Nelson Cintron. An order authorizing a deposit of funds to the registry of the court has been entered by this Court. Funds in the amount of \$6,703.81 have been received by the Clerk of Circuit Court for deposit into the registry of the court, to be disposed of as directed by Section 733.816, Florida Statutes. Those funds remaining after any valid claim is ordered by this Court to be paid will be deposited with the Chief Financial Officer of the State of Florida after six months have expired from the first publication of this notice.

Any claims to the above referenced funds should be filed with Gary Cooney, Clerk of Circuit Court, 550 W. Main Street, P.O. Box 7800, Tavares, FL 32778 on or before six months have expired from the first publication of this notice.

Govt Public Notices

PHH MORTGAGE CORPORATION, Plaintiff,
vs.
REY KEITH ORONA A/K/A REY ORONA, et al.
Defendant(s).

TO: REY KEITH ORONA A/K/A REY ORONA, UNKNOWN SPOUSE OF REY KEITH ORONA A/K/A REY ORONA,
Whose Residence Is: 520 DORA AVENUE, TAVARES, FL 32778
and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOTS 10, 11 AND 12, KOCH TERRACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 26, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 30 days from Date of First Publication of this Notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
WITNESS my hand and the seal of this Court at Lake County, Florida, this 11 day of August, 2026.

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE, SUITE 100
Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
PUBLISH IN: DAILY COMMERCIAL

Govt Public Notices

publication of this notice.

Dated at Tavares, Lake County, Florida this 11th day of August 2026.

GARY COONEY
CLERK OF CIRCUIT COURT
By S. Silhavy
Deputy Clerk
12554335 8/14/2026

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE ORDINANCE NO. 2026 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING SECTIONS 3.08.00 AND 3.01.04(10), LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED CEMETERIES; PROVIDING FOR ADMINISTRATIVE REZONING OR LAND USE APPROVAL IN ACCORDANCE WITH SECTION 267.21, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

The Board of County Commissioners shall consider the adoption of the above Ordinance on **Tuesday, August 25, 2026, at 9:00 a.m.**, or soon thereafter as possible, in the Chambers of the Board of County Commissioners, Second Floor, Administration Building, 315 West Main Street, Tavares, Florida. Members of the public are also invited to attend virtually through the following link: www.lakecountyfl.gov/boardmeeting. The proposed Ordinance shall be available for public inspection at the Office of the County Attorney (Third Floor), the Board Support Office (Third Floor), or by contacting <https://lakecountyfl.justfoia.com/publicportal/home/track>, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Interested parties may appear at the meeting in person or virtually, to be heard with respect to the proposed Ordinance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting, he or she will need a record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact 352-343-9760 at least 48 hours before the scheduled meeting; if you are hearing or voice impaired, call 711.
12555119 8/14/2026

NOTICE OF AGENCY ACTION TAKEN BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that on August 10, 2026, the District issued Permit No. 24257-1 for a Consumptive Use Permit to serve residential lawn and landscape activities. The total allocation authorized is 0.209 mgd annual average (76.32 mgd) of groundwater for irrigation, and 0.224 mgd annual average (81.92 mgd) of groundwater for emergency backup landscape irrigation. The project is located in Lake County, Section(s) 19, 29 and 30, Township 18 South, Range 24 East. The permit applicant is Cresswind Hammock Oaks Homeowners Association, 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418-3941; Cresswind Hammock Oaks, Inc., 105 NE 1st Street, Delray Beach, Florida 33444-3807; Hammock Oaks Community Development District, 105 NE 1st Street, Delray Beach, Florida 33444-3807; and SK Hammock Oaks, LLC, 105 NE 1st Street, Delray Beach, Florida 33444-3807.

If you wish to receive a copy of a Technical Staff Report (TSR) that provides the St. Johns River Water Management District (District) staffs' analysis on the above-listed compliance report(s) and associated permit(s), please submit your request to Office Director, Office of Records and Regulatory Support, PO Box 429, Palatka, FL 32178-1429. You may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting/index.html. To obtain information on how to find a view a TSR, visit https://permitting.sjrwmd.com/epemr/ting/html/EP_FAQs.html, and then follow the directions provided under "How to find a Technical Staff Report (TSR) or other application file documents."

Govt Public Notices

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT IN AND FOR LAKE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 35-2026-CA-000551-AXXX-01

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 CONGRESS AVENUE, SUITE 100
Boca Raton, FL 33487

GARY J. COONEY
CLERK OF CIRCUIT COURT
BY: S. SILHAVY
DEPUTY CLERK
#12556031 8/14, 8/21/2026

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District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day. A petition must comply with Sections 120.54(5)(b)4, and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, F.A.C.), which is available for viewing at www.sjrwmd.com. The District will not accept a petition sent by facsimile (fax). Mediation may be available if you meet the conditions stated in the full Notice of Rights (see last paragraph). The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, F.S., Chapter 28-106, F.A.C., and Rule 40C-1.1007, F.A.C. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing (Rule 28-106.111, F.A.C.). If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the Consumptive Use Permit Application(s) described above. You can also request the Notice of Rights by contacting the Office Director, Office of Records and Regulatory Support, P. O. Box 1429, Palatka, FL 32178, phone (386)329-4570.
August 14 2026
LSAR0574826

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE ORDINANCE NO. 2026 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING SECTION 14.09.01, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED SITE PLANS; SIMPLIFYING APPLICATION REQUIREMENTS; CLARIFYING APPLICABILITY OF REQUIREMENTS FOR MAJOR AND MINOR SITE PLAN REVIEW; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

The Board of County Commissioners shall consider the adoption of

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the above Ordinance on **Tuesday, August 25, 2026, at 9:00 a.m.**, or soon thereafter as possible, in the Chambers of the Board of County Commissioners, Second Floor, Administration Building, 315 West Main Street, Tavares, Florida. Members of the public are also invited to attend virtually through the following link: www.lakecountyfl.gov/boardmeeting. The proposed Ordinance shall be available for public inspection at the Office of the County Attorney (Third Floor), the Board Support Office (Third Floor), or by contacting <https://lakecountyfl.justfoia.com/publicportal/home/track>, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Interested parties may appear at the meeting in person or virtually, to be heard with respect to the proposed Ordinance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact 352-343-9760 at least 48 hours before the scheduled meeting; if you are hearing or voice impaired, call 711.
12555264 8/14/2026

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE ORDINANCE NO. 2026 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING CHAPTER XVII, LAKE COUNTY CODE, APPENDIX E, LAND DEVELOPMENT REGULATIONS, ENTITLED RURAL CONSERVATION SUBDIVISION DESIGN STANDARDS; CLARIFYING CERTAIN PROVISIONS AND REQUIREMENTS; REFINING THE APPROVAL PROCESS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

The Board of County Commissioners shall consider the adoption of the above Ordinance on **Tuesday, August 25, 2026, at 9:00 a.m.**, or soon thereafter as possible, in the Chambers of the Board of County Commissioners, Second Floor, Administration Building, 315 West Main Street, Tavares, Florida. Members of the public are also invited to attend virtually through the following link: www.lakecountyfl.gov/boardmeeting. The proposed Ordinance shall be available for public inspection at the Office of the County Attorney (Third Floor), the

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Board Support Office (Third Floor), or by contacting <https://lakecountyfl.justfoia.com/publicportal/home/track>, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, excluding holidays. Interested parties may appear at the meeting in person or virtually, to be heard with respect to the proposed Ordinance.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities needing assistance to participate in these proceedings should contact 352-343-9760 at least 48 hours before the scheduled meeting; if you are hearing or voice impaired, call 711.
12555538 8/14/2026

Public Sale

NOTICE OF PUBLIC SALE
Please take notice Go Store It - Clermont located at 12665 Hacock Rd, Clermont, FL 34711 intends to hold a public sale to the highest bidder of household goods and other personal property stored in the following units:
2058 Florey Scott
Sale will be held September 8, 2026 at 11:30am via storagetresasures.com. Pursuant to Florida Statute § 83.806.
12537817 8/14, 8/21/2026

ADVERTISEMENT OF SALE PURSUANT TO § 83.06 (4)

Description of Personal Property
The same description, or reasonably similar description, of the personal property as provided in the rental agreement.

- Bed
- Bed Frame
- TV
- Dresser
- Boxes
- Household Items
- Various miscellaneous items

Identification of Storage Facility
Repi LLC d/b/a Thomas Avenue Self Storage 12110 Thomas Ave, Leesburg, FL 34748 (352)-649-3980

Name of Tenant:
Cierra Olayinka

Sale Information
The sale will take place electronically on <https://storageauctions.com/> on 8/24/2026
8/7, 8/14/2026

Public Notices

NOTICE OF HEARING TO RE-IMPOSE AND PROVIDE FOR COLLECTION OF FIRE SERVICES SPECIAL ASSESSMENTS

Notice is hereby given that the City Council of the City of Mount Dora, will conduct a public hearing to consider imposing fire services special assessments for the provision of fire protection services within the City for the Fiscal Year beginning October 1, 2026.

The hearing will be held at 6:00 p.m., or as soon thereafter as possible, on Thursday, September 10, 2026, in the Council Chambers at the City of Mount Dora City Hall, 510 N. Baker Street, Mount Dora, Florida, for the purpose of receiving public comment on the proposed assessments. This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

All affected property owners have a right to appear at the hearing and to file written objections with the City within twenty (20) days of this notice. If a person decides to appeal any decision made by the City 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 based.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk no later than seven (7) days prior to the proceedings. Telephone (352) 735-7126 for assistance. If hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-877 0 (Voice) for assistance.

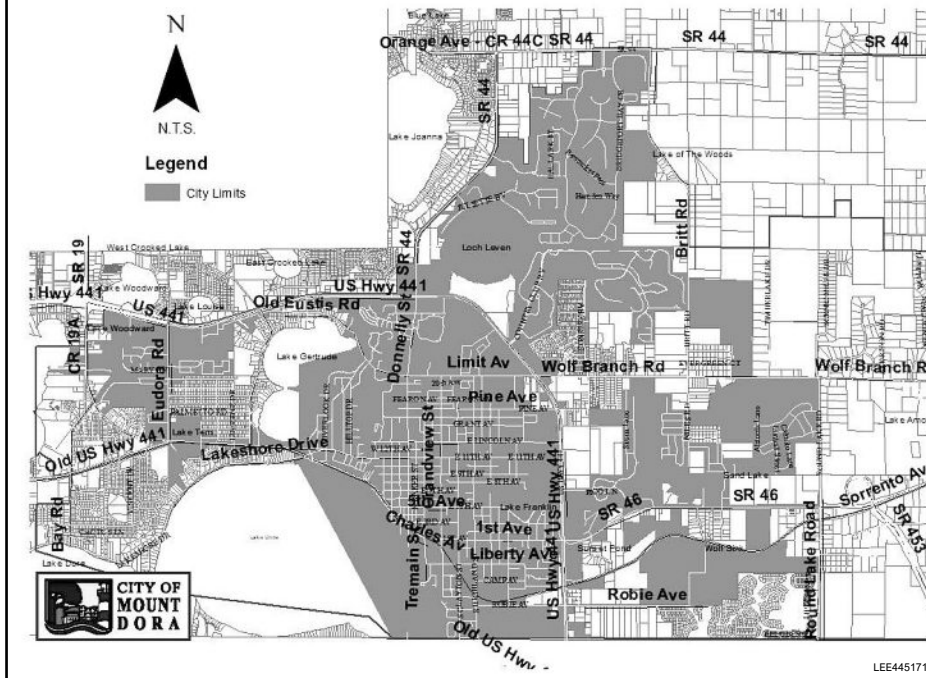
The assessments for each parcel of property will be based upon each parcel's Property Use classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire services assessment schedule being considered by City Council for the Fiscal Year beginning October 1, 2026:

Residential Property Use Category	Rate Per Dwelling
Residential	\$239.00
Non-Residential Property Use Categories	Rate Per Square Foot
Commercial	\$0.17
Industrial/Warehouse	\$0.04
Institutional	\$0.46

Copies of the Fire Services Special Assessment Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, the Preliminary Rate Resolution initiating and imposing the fire services assessment, the preliminary assessment roll, and other documentation related to the proposed Fire Services Special Assessment are available for inspection at the City Manager's office located at City Hall, 510 N. Baker Street, Mount Dora, Florida between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

The Fire Services Special Assessment will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by Florida Statutes, section 197.3632. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions regarding your Fire Services Special Assessment, please contact the City at (352) 735-7185 between 8:00 a.m. and 5:00 p.m., Monday through Friday.



LEE4451738

Exhibit “C”
Certificate of Non-Ad Valorem
Assessment Roll

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLLS**

I HEREBY CERTIFY that, I am the Mayor, or authorized agent of the City of Mount Dora, Florida (the "City"); as such I have satisfied myself that all property included or includable on the **City of Mount Dora Non-Ad Valorem Assessment Roll** for fire protection is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Lake County Tax Collector by September 15, 2026.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Lake County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this 10th day of September 2026.

THE CITY OF MOUNT DORA, FLORIDA

BY: _____

[To be delivered to Tax Collector prior to September 15]