

**Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida**

Sold To:

Orange Co Comptroller Clerk of BCC - 106198
201 S Rosalind Ave
Orlando, FL 32801-3527

Bill To:

Orange Co Comptroller Clerk of BCC - 106198
201 S Rosalind Ave
Orlando, FL 32801-3527

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in Orange/Seminole County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of Certify: MSBUs for: Serenade at Ovation Area Watercrest at Windermere Wekiva Springs Cove Woodside Preserve World Design Center Area Yucatan Gardens Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on 29 Mar 2026.

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.



Rose Williams

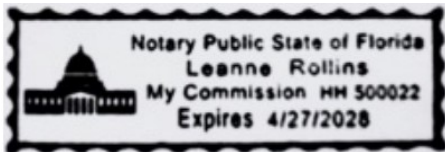
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on 30 Mar 2026,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

48423

ORANGE COUNTY NOTICE OF PUBLIC HEARING

NOTICE BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS OF INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF A NON-AD VALOREM ASSESSMENT

The Orange County Board of County Commissioners will hold a public hearing on **April 21, 2026 at 2 p.m.**, at the Orange County Administration Center, 201 South Rosalind Avenue, Orlando, Florida.

You are invited to attend and be heard regarding a request to consider the adoption of a Resolution authorizing the Orange County Board of County Commissioners to use the uniform method of collecting non-ad valorem assessments levied by the Orange County Board of County Commissioners as provided in Section 197.3632, Florida Statutes.

***** IF YOU HAVE ANY QUESTIONS REGARDING THIS PUBLIC HEARING NOTICE, CONTACT ORANGE COUNTY COMPTROLLER SPECIAL ASSESSMENTS – 407-836-5770 – E-MAIL: SpecialAssessment@occompt.com*****

PARA MAS INFORMACION, REFERENTE A ESTA VISTA PUBLICA, FAVOR DE COMUNICARSE CON LAS OFICINAS DE FINANZAS DEL CONDADO ORANGE, AL NUMERO – 407-836-5715

Notice is hereby given to all owners of lands located within the boundaries of Orange County, Florida that the Orange County Board of County Commissioners intends to use the uniform method for collecting the non-ad valorem assessments levied by the Orange County Board of County Commissioners as set forth in Section 197.3632, Florida Statutes.

These non-ad valorem assessments would be levied and would be collected by the Tax Collector on the **November 2026** real estate tax bill and each and every year thereafter until notification of discontinuance by the Orange County Board of County Commissioners. Failure to pay the assessment will cause a tax certificate to be issued against the property, which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the Orange County Board of County Commissioners within twenty (20) days of the publication of this notice.

Estimates, sketches, and specifications of the described properties are on file in the Office of the Orange County Comptroller (Special Assessments), Orange County Administration Center, 201 South Rosalind Avenue, Orlando, Florida, which are open to the public for inspection.

Assessments are due and payable the same as property taxes and bear the same penalties for delinquency as property taxes, including potential loss of property title through tax certificate and tax deed sale. The Uniform Method for the levy, collection and enforcement of non-ad valorem assessments, Section 197.3632, Florida Statutes, will be used for collecting the assessments.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

**Serenade at Ovation Area
Streetlighting: \$123.00, Retention Pond: \$78.00**

Subdivision Name: **Serenade at Ovation Phase 3**, Plat Book **119**, Pages **113 through 116**, Section **30**, Township **24**, Range **27**, Lot **121 through 227**; Public Records of Orange County, Florida. This subdivision is located in **District 1**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

**Watercrest at Windermere
Streetlighting: \$514.00, Retention Pond: \$78.00**

Subdivision Name: **Watercrest at Windermere**, Plat Book **118**, Pages **50 through 55**, Section **01**, Township **23**, Range **27**, Lots **1 through 41**; Public Records of Orange County, Florida. This subdivision is in **District 1**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

**Wekiva Springs Cove
Streetlighting: \$208.00, Retention Pond: \$78.00**

Subdivision Name: **Wekiva Springs Cove**, Plat Book **117**, Pages **105 through 106**, Section **01**, Township **21**, Range **28**, Lots **1 through 13**; Public Records of Orange County, Florida. This subdivision is located in **District 2**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

**Woodside Preserve
Streetlighting: \$154.00, Retention Pond: \$78.00**

Subdivision Name: **Woodside Preserve**, Plat Book **117**, Pages **54 through 57**, Section **25**, Township **22**, Range **30**, Lots **1 through 53**; Public Records of Orange County, Florida. These lots are located in **District 3**.

The following is the property to be assessed and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

**World Design Center Area
Retention Pond: 78.00**

Subdivision Name: **World Design Center Phase 3 Parcel 1 Replat**, Plat Book **115**, Pages **18 through 20**, Section **33**, Township **23**, Range **29**, Lots **1A, 1B and 1C**; Public Records of Orange County, Florida. This subdivision is located in **District 6**.

Subdivision Name: **World Design Center Phase 3 Parcel 5 Replat**, Plat Book **115**, Pages **48 through 53**, Section **04**, Township **24**, Range **29**, Lots **5A, 5B, 5C and 5D**; Public Records of Orange County, Florida. This subdivision is located in **District 6**.

The following is the property to be assessed, and the type and amount of assessment estimated for the first year; please note that the charges for these properties are all based on a flat rate per lot / per parcel per year basis:

**Yucatan Gardens
Streetlighting: \$160.00, Retention Pond: \$78.00**

Subdivision Name: **Yucatan Gardens**, Plat Book **119**, Pages **64 through 65**, Section **27**, Township **22**, Range **30**, Lots **1 through 52**; Public Records of Orange County, Florida. This subdivision is located in **District 3**.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting, you will need a record of the proceedings. You should 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.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-3111 no later than two (2) business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

48423