

RESOLUTION NO. 14-01 IP

A RESOLUTION OF THE INDIAN POINT COMMON FACILITIES DISTRICT OF OSCEOLA COUNTY, FLORIDA, RELATING TO THE IMPOSITION OF SPECIAL ASSESSMENTS TO FUND MAINTENANCE OF THE DISTRICT'S COMMON FACILITIES; ESTABLISHING THE ASSESSMENT FOR FISCAL YEAR 2014-2015; IMPOSING THE ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the assessment roll, as herein approved, together with the correction of any errors or omissions shall be delivered to the Tax Collector for collection using the tax bill collection method in the manner prescribed by law. The assessment roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll for the Indian Point Common Facilities District, in substantially the form attached hereto as Appendix B.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE INDIAN POINT COMMON FACILITIES DISTRICT OF OSCEOLA COUNTY, AS FOLLOWS:

SECTION 1. DEFINITIONS. This is the Annual Assessment Resolution as defined in Ordinance No. 06-44 which has been amended by Ordinance Nos. 07-27, 08-10, 08-13, 11-03 and 12-17 (collectively, the "Master Ordinance"). All capitalized terms in this Resolution shall have the meanings defined in the Master Ordinance

SECTION 2. FINDINGS.

(A) The Master Ordinance authorizes the District to impose Assessments to fund the Maintenance Cost of its Common Facilities.

(B) As required by the terms of the Master Ordinance, notice of a public hearing has been published in a newspaper generally circulated within the County; the proof of publication is attached hereto as Appendix A.

(C) A public hearing has been duly held and comments and objections of all interested persons have been heard and considered as required by the terms of the Master Ordinance.

SECTION 3. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION.
The Initial Assessment Resolution is hereby confirmed.

SECTION 4. ASSESSMENTS.

(A) The Single Family Residential Units within the District are hereby found to be specially benefited by the Maintenance Services. An Assessment of \$450.00 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2014-2015, which shall be the maximum Assessment for any future Fiscal Year unless the District provides published and mailed notice to the owners of property within the District and conducts a public hearing in the manner described in the Master Ordinance prior to adoption of the Annual Assessment Resolution for such Fiscal Year.

(B) The Assessment Roll, which is currently on file in the office of the District Clerk and incorporated herein by reference, is hereby approved. Upon adoption of this Resolution for any future Fiscal Year, the Assessments shall constitute a lien against the property listed on the Assessment Roll 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 shall be deemed perfected upon adoption of this Resolution or the Annual Assessment Resolution for any future Fiscal Year and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

SECTION 5. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the District Clerk shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

SECTION 6. EFFECT OF ANNUAL ASSESSMENT RESOLUTION. The adoption of this Annual Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments will be computed, the Assessment Roll, the maximum annual Assessment, and the levy and lien of the Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within twenty days from the effective date of this Final Assessment Resolution.

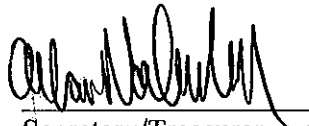
SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 15th day of April, 2014.

**INDIAN POINT
COMMON FACILITIES DISTRICT**

By:  _____
President, Donald Sgallata
Board of Supervisors

ATTEST:

 _____
Secretary/Treasurer

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

1215 E. Donegan Ave.
Kissimmee, FL 34744

Received

MAR 31 2014

March 25, 2014

Osceola County
Office of Management & Budget

This is to certify that the attached advertisement did publish in The Orlando Sentinel,
Osceola Edition on Thursday, March 20, 2014.

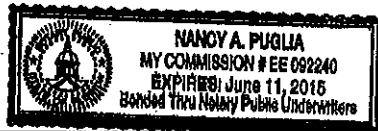
Anne Cappiello
Anne Cappiello
Client Services Coordinator
The Orlando Sentinel

STATE OF FLORIDA
COUNTY OF OSCEOLA

I, the undersigned authority, hereby certify that the foregoing is a true and correct copy of
the instrument presented to me by Anne Cappiello as the original of such instrument.

WITNESS my hand and official seal, this 25th day of March, 2014.

Nancy A. Puglia
Notary Public
State of Florida at Large



My commission expires _____

WHAT'S HAPPENING

Continued from Page G2

readable by PC-based applications. You may convert photos, negatives or slides (transparencies) to digital images before entering. Images may not be excessively manipulated. The deadline for entries is May 15. Cash awards will be announced June 19. Cost: \$5 per image for Audubon members, \$10 per image for nonmembers. Details and entry forms: 407-644-0795.

Culture

St. Luke's Concert Series: 3 p.m. March 30; St. Luke's Lutheran Church, 2021

W. State Road 426, Oviedo. The Lutheran Cantata Choir and Chamber Ensemble will present "Come to the Water," a collection of sacred choral music, celebrating Lutheran music heritage, with drawing from a diverse genre of traditional and contemporary composers. Free. 407-365-3408.
St. Luke's Concert Series: 7 p.m. April 26, St. Luke's Lutheran Church, 2021 W. State Road 426, Oviedo. The Orlando Philharmonic Orchestra will present "Italian Symphony" Free. Please turn to Page G6

HOW TO REACH US OSCEOLA COUNTY CONTACTS

COMMUNITIES EDITOR
SAL RECCHI
srecchi@orlandosentinel.com, 407-420-5493

NEWS RELEASES
Send releases to communityevents@orlandosentinel.com, 407-420-5411

OSCEOLA NEWS ONLINE:
OrlandoSentinel.com/osceola

ADVERTISING
JO SIMONS
Osceola advertising manager
jsimons@orlandosentinel.com, 407-931-5902

CLASSIFIED ADS: 407-931-5900

DISPLAY ADS: 407-931-5901

CIRCULATION
CUSTOMER SERVICE
1-800-359-5353

The Osceola County bureau of the Orlando Sentinel is at 1215 Donsgan Ave. in Kissimmee.

The Indian Point Common Facilities District is conducting a public hearing for the purpose of hearing public comment regarding its proposed special assessment rate and budget for next fiscal year. The public hearing will be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 4702, Kissimmee, Florida 34741, on April 15, 2014, beginning at 10:30 A.M. or soon thereafter.

In accordance with Chapter 286, Florida Statutes, the public is advised that if a person decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at this hearing, that 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. All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Any additional necessary accommodations will be provided with a 48-hour notice. For more information call the Clerk of the Board at 407-742-2109.

NOTICE OF PUBLIC HEARING

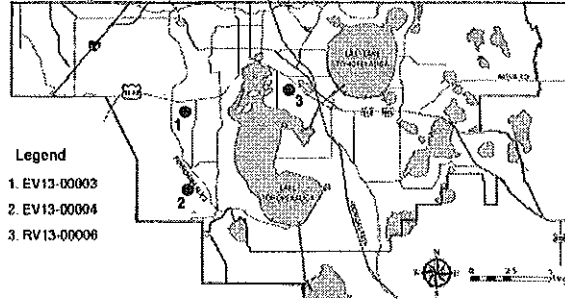
Notice is hereby given that Public Hearings will be held by the Osceola County Board of County Commissioners beginning at 1:30 P.M. or as soon thereafter as practical, on April 7, 2014, in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following.

EV13-00003: Consideration of a petition by Harry Paradine and Kathryn Paradine, for an easement vacation and to adopt Resolution 14-033R, to vacate a portion of the 7.5 foot drainage & utility easement located on Lot 16, Block E, Broadmoor, according to the official plat thereof, as recorded in Plat Book 3, Pages 263-267; of the public records of Osceola County, Florida.

EV13-00004: Consideration of a petition by Moeen Yousif, Frank White, and Sanjay Sen, for an easement vacation and to adopt Resolution 14-034R, to vacate a portion of the public drainage easements as recorded in Plat Book 3, Pages 1 through 8; of the public records of Osceola County, Florida.

RV13-00006: Consideration of a petition by DR Horton, for a road vacation and to adopt Resolution 14-035R, to vacate a portion of the public road right-of-ways recorded in Plat Book B, Page 65; of the public records of Osceola County, Florida.

OSCEOLA COUNTY, FLORIDA - URBAN GROWTH BOUNDARY



Materials relating to the above may be examined in the offices of the Osceola County Community Development, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741, between 8:00 a.m. and 5:00 p.m., weekdays except holidays. Written comments may be submitted to the Community Development Department at the above address.

For questions regarding these requests please contact the Osceola County Community Development/ Development Review at 407-742-0200; fax number at 407-742-0205 or email at notice@osceola.org. Interested parties may appear at the public hearing and be heard with respect to these items.

Any person requiring special accommodations at the public meeting because of a disability or physical impairment should contact the Office of the Clerk of the Board 407-742-2100, at 1 Courthouse Square, Kissimmee, Florida 34741, prior to the meeting. Complete details of all Board of County Commissioners meetings are posted at www.osceola.org

Client Name: 2230441-1
 Advertiser: CFD/Special Assessments
 Section/Page/Zone: Osceola Zone/G004/OSC
 Description: Apr 15 Budget Public Hearing
 Ad Number: 2230441-1
 Insertion Number: 2 x 3
 Size: B&W
 Color Type: B&W

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

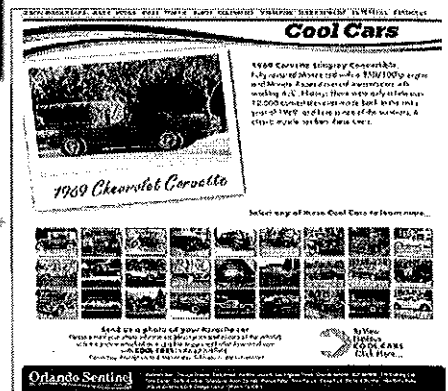
Cool Cars is now live!

The Saturday Drive section's most popular weekly feature is now online.

If you happened to miss any of the previous Cool Cars photos... don't worry. We now have the photo gallery on OrlandoSentinel.com/cars



Check each week for new and exciting readers' cars in the Saturday Drive section or online.



Orlando Sentinel

Publication Date: 03/20/2014

APPENDIX B

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

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

I HEREBY CERTIFY that I am the President of the Indian Point Common Facilities District of Osceola County, Florida; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the Indian Point Common Facilities District 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 attachment of the same to the herein described Non-Ad Valorem roll will be delivered to the Osceola County Tax Collector by September 15, 2014.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Osceola County Tax Collector and made part of the described Non-Ad Valorem Assessment roll this 15th day of April, 2014.

Total number of assessed parcels	490
Amount per parcel	\$ 450
Total assessment amount to be collected	\$ 220,500

**INDIAN POINT COMMON
FACILITIES DISTRICT**

By: Donald Sgallata
Donald Sgallata, President
Board of Supervisors