

RESOLUTION NO. 13-01 IRV

A RESOLUTION OF THE INDIAN RIDGE VILLAS 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 2013-2014; 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 Ridge Villas 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 RIDGE VILLAS COMMON FACILITIES DISTRICT OF OSCEOLA COUNTY, AS FOLLOWS:

SECTION 1. DEFINITIONS. This is the Annual Assessment Resolution as defined in Ordinance No. 06-44 (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 \$240.00 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2013-2014, 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.

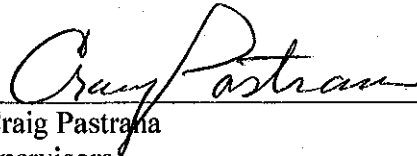
SECTION 5. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the District Clerk shall cause the certification and delivery of the Assessment Roll to the Tax Collector 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 23rd day of May, 2013.

**INDIAN RIDGE VILLAS
COMMON FACILITIES DISTRICT**

By: 
President, Craig Pastrana
Board of Supervisors

ATTEST:

By: _____
Secretary/Treasurer, Frank Campagna
Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

1215 E. Donegan Ave.
Kissimmee, FL 34744

Received

MAY 1 2013

Osceola County
Office of Management & Budget

April 29, 2013

This is to certify that the attached advertisement did publish in The Orlando Sentinel, Osceola Edition on Sunday, April 28, 2013.




Anne Cappiello
Client Services Coordinator
The Orlando Sentinel

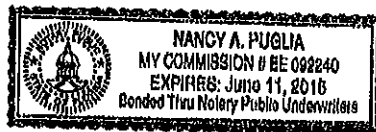
STATE OF FLORIDA
COUNTY OF OSCEOLA

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 29th day of April, 2013.



Notary Public
State of Florida at Large



My commission expires _____

WHAT'S HAPPENING

Continued from Page J1

Parkinson's Disease: 10-11 a.m. the second and fourth Thursdays of the month, Good Samaritan Village, 4197 S. Orange Blossom Trail, Kissimmee. A support group for people with Parkinson's disease and/or their caregivers. Free. 407-944-3362.

Alzheimer's disease: noon the second Friday of the month, Osceola County Council on Aging, 700 Generation Point, Kissimmee. A group for those caring for a loved one with Alzheimer's disease sponsored by the Alzheimer's & Dementia Resource Center. Bring a brown bag lunch. Free. 407-843-7910.

Substance abuse: 6 p.m. Tuesdays, Park Place Behavioral Center, 206 Park Place Blvd., Kissimmee. The LifeRing of St. Cloud will meet in the Director's Conference Room. There's no charge for attendance and it's completely open to all persons desiring help in recovering from substance abuse. The only requirement is the desire to stay sober. Free. 407-556-3875.

Mental illness: 4-5 p.m. Wednesdays, Sunrise Drop-in Center, 512 N. Clyde Ave., Kissimmee. The National Alliance of Mental

illness support group is for the mentally challenged. Free. 407-412-8999.

Other stuff: Florida Lake Watch is looking for residents of Osceola County who are ready to roll up their sleeves and make a contribution to the future of Florida lakes. The University of Florida group, authorized by the Legislature, monitors water quality. If you own a boat and have a few hours each month to volunteer, you might be a candidate for the lake monitoring program. Lake watch trains volunteers to collect water and algae samples and water-clarity information that document a lake's nutrient levels. Baseline data are established, providing residents and water

managers with a useful tool for managing lakes. In return for participation, volunteers receive training in monitoring procedures, sampling materials, annual reports of their monthly data, quarterly educational newsletters, access to aquatic sciences experts at the University of Florida, and invitations to regularly scheduled Florida Lake watch activities. Details: Eleanor Forrester at efor@osceola.org, include "Lake watch" in the subject line or call 321-497-3000.

Medicare help: SHINE (Serving Health Insurance Needs of Elders) has three counseling sites in Osceola County. SHINE provides free counseling and information to Medicare beneficiaries and their families. All counseling is provided one-on-one by certified SHINE volunteer counselors in Medicare, Medicaid, Prescription Drug Plans, and Long-Term Care Insurance. Bring a list of all your medications or Rx bottles, insurance card, and red, white and blue Medicare card. Counseling is available at the following times and locations:

- 10 a.m. to noon, the second and fourth Tuesdays of every month, St. Cloud Senior Center, 3010 7th St., St. Cloud. 407-957-7392.
- 10 a.m. to noon, first and third Tuesdays of every month, Barney E. Veal Center,

700 Generation Point, Kissimmee. 407-840-8532.

Meals on Wheels help: Meals on Wheels is seeking help with the rising costs of delivering meals in Osceola County. Businesses are asked to allow their staff to deliver meals or to support the program with a \$200 per-month donation to cover a volunteer's fuel cost. Details: 407-846-8532.

Participants can choose to attend two of four seminars focusing on successful budgeting, boosting credit score, HARP mortgage modification, estate and retirement planning. One-on-one counseling will also be available. Advance registration required. Free. 407-640-5271.

Anthropological lectures: 7-9 p.m. May 9, Harry I. Leu Gardens, 1920 N. Forest Ave., Orlando. Central Florida Anthropological Society will have Christoffer Hant present the program "A Forgotten Community: Archaeology of Old St. Joseph, Gulf County, Florida." Free. 321-948-3994.

Snake awareness: 7-9 p.m. June 18, Central Florida Zoo and Botanical Gardens, 3755 N.W. U.S. Highway 17-92, Sanford. Presented by the Zoo's Reptile Department, the program will help people properly identify venomous and nonvenomous snakes. Learn what to do and what not to do during an encounter; how to keep snakes out of your yard or house to attract them. Reservations required. The program is for ages 12 or older. \$10 for zoo members, \$15 for nonmembers. 407-323-4450, Ext. 123.

Snake awareness: 7-9 p.m. June 18, Central Florida Zoo and Botanical Gardens, 3755 N.W. U.S. Highway 17-92, Sanford. The Reptile Department will give an informative and educational presentation on alligator safety and awareness. Reservations needed. For ages 12 or older. \$10 for zoo members, \$15 for nonmembers. 407-323-4450, Ext. 123.

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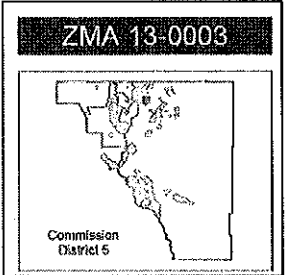
Client Name: 1403526-1
Advertiser: CFD/Special Assessments
Section/Page/Zone: Osceola Zone/J002/OJSC
Description: Indian Ridge FY14
Ad Number: 1403526-1
Insertion Number: 2 x 3
Size: B&W
Color Type:

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

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 May 6, 2013, in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, to consider the following.

ORDINANCE 13-19 FOR ZMA13-0003: AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA, CHANGING THE ZONING DESIGNATION FROM AGRICULTURAL DEVELOPMENT AND CONSERVATION (AC) TO INSTITUTIONAL (IN), ON CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF RUMMELL ROAD, EAST OF EAST LAKE TOHOPEKALIGA, SOUTH OF CHISHOLM PARK TRAIL, AND WEST OF SOUTH NARCOOSSEE ROAD, AND COMPRISED OF APPROXIMATELY ONE HUNDRED FIFTY FIVE (155) ACRES, MORE OR LESS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. OSCEOLA COUNTY (APPLICANT AND OWNER) Commission District: 5



Materials relating to the above may be examined in the offices of the Osceola County Community Development/ Planning & Zoning Department, 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/ Planning & Zoning Department at the above address.

For questions regarding these requests please contact the Osceola County Community Development Department 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.

How to Reach Us: Osceola County Contacts. Communities Editor: Dana Eagles. News Releases: Send releases to communityevents@orlandosentinel.com. Osceola News Online: orlandosentinel.com/osceola. Advertising: Jo Simmons. 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 Donegan Ave. in Kissimmee.

THE INDIAN RIDGE VILLAS COMMON FACILITIES DISTRICT

In conducting a public hearing for the purpose of hearing public comment regarding its proposed special assessment rate and budget for the fiscal year, the public hearing will be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 4277 Kissimmee, Florida 34741, on May 23, 2013, beginning at 7:00 P.M. or soon thereafter.

In accordance with Chapter 260, Florida Statutes, the public is advised that if a person desires to appeal any decision made by the Board of Supervisors with respect to any matter considered at this hearing, that person may need to assure that a written record of the proceedings is made, with such record includes the testimony and evidence upon which the appeal is to be based. All hearing facilities are accessible in accordance with the Americans with Disabilities Act. Any additional necessary accommodations will be provided within 48 hour notice. For more information call the Clerk of the Board at 407-742-2100.

Orlando Sentinel

Publication Date: 04/28/2013

Legal Notices

BOARD OF PUBLIC HEARING
STANDARDS FOR COMMUNITY DEVELOPMENT
THE BOARD IS INVITED BY THE STATE OF FLORIDA TO CONSIDER THE PROPOSED CHANGES TO THE STANDARDS FOR COMMUNITY DEVELOPMENT...
OSCEOLA COUNTY
04/27/2013

STANLEYBROOK SOUTH COMMUNITY
Inventory Worksheet, District Manager
OSCEOLA COUNTY
04/27/2013

OSCEOLA COUNTY
OSCEOLA COUNTY
04/27/2013

OSCEOLA COUNTY
OSCEOLA COUNTY
04/27/2013

OSCEOLA COUNTY
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04/27/2013

OSCEOLA COUNTY
OSCEOLA COUNTY
04/27/2013

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 Ridge Villas 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 Ridge Villas 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, 2013.

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 23rd day of May, 2013.

Total number of assessed parcels	307
Amount per parcel	\$ 240
Total assessment amount to be collected	\$ 73,680

**INDIAN RIDGE VILLAS
COMMON FACILITIES
DISTRICT**

By: _____


Craig Pastana
President