

## **RESOLUTION NO. 24-02-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 2024-2025 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 which has been amended by Ordinance Nos. 07-27, 08-10, 08-13, 11-03, 12-17, 2014-124 and 2021-39 (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 \$800.00 for each Single-Family Residential Unit within the District is hereby imposed for Fiscal Year 2024-2025, 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 11<sup>th</sup> day of April 2024.

**INDIAN RIDGE VILLAS  
COMMON FACILITIES DISTRICT**

By:   
Daniel Holmes, President  
Board of Supervisors

ATTEST:

By:   
James Browski, Secretary/Treasurer  
Board of Supervisors

## **APPENDIX A**

### **PROOF OF PUBLICATION**

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

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**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 County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11200-Misc. Legal  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Mar 17, 2024.

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




Signature of Affiant

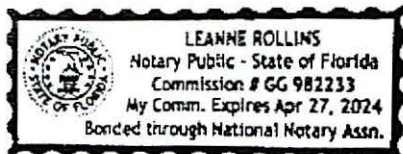
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 25 day of March, 2024,  
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



# Report: State lacks affordable housing despite building boom

By Rebecca Liebson  
Tampa Bay Times

The recent spike in newcomers moving to the Sunshine State has made it harder to find affordable housing, new report from the University of Florida's Shimborg Center for Housing Studies found.

In 2022 the state added 125,000 single-family homes and 39,966 multi-family rental units, a vast improvement from the years immediately following the 2008 housing market crash.

Still, it's not enough to keep pace with the more than 450,000 people who moved to Florida in 2021 and 2022.

That lack of supply has made housing more expensive, said Anne Ray, manager of the Florida Housing Data Clearinghouse.

Last year, the statewide median price for a single family home reached \$400,000, surpassing the inflation-adjusted peak prices from 2006.

A home then would have cost around \$376,000 in

today's dollars.

"In some of the urban coastal counties and in really strong vacation areas, you have median home prices over \$500,000," said Ray. She pointed specifically to Miami-Dade and Broward Counties.

In Pinellas, median prices ranged from \$400,000 to \$499,999. The median for Hillsborough was \$350,000-\$399,999. Pasco came in at \$300,000-\$349,999.

The report also measured the lack of affordable rental housing for people at different income levels.

The need was greatest among the lowest earners — people working in retail, restaurants and other low wage jobs.

In 2022 there were 35,146 households across the state making up to 30% of the area median income, but only 244,121 rentals that they could reasonably afford.

Finding an affordable rental has become a challenge even among traditionally middle-class

earners like construction workers, mechanics or teachers.

The report counted more than 1.5 million households making up to 80% of the area median income, but just 1.46 million rentals that this group could afford.

Ray explained the gap is even more severe when you factor in the higher-income renters who are competing for the same apartments.

Of those 1.46 million affordable rentals, more than 1 million were being rented out by people who made above the 80% area median income.

"Having more vacant units to choose from gives everyone in the market room to breathe," Ray said.

But that's only one part of the solution. The state will also need to find ways to keep existing housing affordable, Ray said, whether that's by renovating blighted homes, providing subsidized housing or offering rent assistance and foreclosure prevention programs.

## Zed

from Page 17

requiring written permission from a parent before they participate.

School boards also would have to opt in to the program. Critics of the bill argue a better approach would be to provide more funding for professional mental health counselors.

## Exposing students to new ideas or opening door to indoctrination?

Zed, who sent out a press release urging lawmakers to accept Hindu chaplains into the program, is not a leader in any of the Hindu sects, but has cultivated a reputation in the media as a spokesman for Hinduism.

He said he established the Universal Society of Hinduism in order to enhance people's understanding of the religion and foster interfaith relationships.

He's made headlines for leading the first Hindu prayer in the U.S. Senate, and has offered Hindu prayers before 17 legislative bodies, according to The Christian Century. He said in an interview with the Herald that he has worked as a hospital chaplain and has experience speaking to students in school settings.

Zed supports the bill and sees it as an opportunity to expand American students' views of religion.

"I think it will broaden the minds of schoolchildren about other faiths," he said in an interview with the Herald.

Zed emphasized that his goal wouldn't be to push religion onto students, and that his experience has taught him how to counsel people in tough situations. He also said that the Hindu chaplains would be able to shed light on Sanskrit, the sacred language of Hinduism, and arrange tours to Florida Hindu temples where students could participate in sacred rituals.

Zed describes Hinduism, the world's oldest and third largest religion in the world with more than 1.1 billion observants, as a "very peaceful religion." Hindus believe in religious tenets that may be familiar to some: love your neighbor and be charitable to those in need, for example. Other beliefs, like believing in different manifestations of God or deities, and in reincarnation, or the concept that someone's spirit can begin a new life in a different physical form or body after death, may not be widely accepted by other religions.

For the bill's critics, Zed's interest in the program shows that some religious leaders may interpret the legislation more broadly than what lawmakers outlined. "I do think that

this can potentially become a gateway for the misinterpretation of what the use of school chaplains is," Sen. Jones said.

The bill, according to a staff analysis, would define chaplains as "clergyman officially attached to a branch of the military, to an institution, or to a family or court" and define a school chaplain as someone who could provide counsel and spiritual care for school staff, students, and families.

The bill does not outline any requirements on how a chaplain is credentialed or trained.

The school district would have to list its chaplains and their religious affiliations and spell out specific duties. It doesn't spell out how much authority schools or districts would have over choosing volunteers. The only requirements are that a volunteer would have to already be designated a chaplain by some outside entity and pass a criminal background check.

Jones believes that some lawmakers are using the bill to impose a Christian nationalist ideology in schools.

"Because my Republican colleagues over the past couple of years have showed their hand and their intent and how they want to push this Christian nationalism agenda, it scares me that their motives are not true in how it has been presented," Jones said.

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The Indian Ridge Villages Common Facilities District is conducting a public hearing for the purpose of hearing public comments regarding its proposed budget amendment for the fiscal year 2023-2024, and a second public hearing for the special assessment rate and budget for the fiscal year 2024-2025. Both public hearings will be conducted at the Osceola County Administration Building, Lake Nona Conference Room, 1 Courthouse Square, Suite 1304, Kissimmee, FL 34741, on Thursday, April 11, 2024, beginning at 5:55 PM, or soon thereafter.

In accordance with Chapter 296, 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. Individuals with disabilities requiring accommodations (i.e., sign language interpreter or materials in accessible format) in order to participate in meetings, please contact the County's ADA Coordinator at (407) 742-1200 (TTY Users Dial: 711 for the Florida Relay System) or ADA.Coordinator@osceola.org, at least five (5) days prior to the meeting.

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**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, 2024.

**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 11<sup>th</sup> day of April 2024.

|  |                   |
|--|-------------------|
| Total number of assessed parcels               | 307               |
| Amount per parcel                              | \$ 800            |
| <b>Total assessment amount to be collected</b> | <b>\$ 245,600</b> |

**INDIAN RIDGE VILLAS COMMON  
FACILITIES DISTRICT**

By:   
Daniel Holmes, President  
Board of Supervisors



## CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of Indian Ridge Villas Common Facilities Dist, located in Osceola County, Florida; as such, I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county 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, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as part thereof, said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this the 11 day of April, 2024 year.

|   |                  |
|---|------------------|
| Total number of assessed parcels        | 307              |
| Amount per parcel                       | \$ <u>800</u>    |
| Total assessment amount to be collected | <u>\$245,600</u> |

  
\_\_\_\_\_  
Chairman of the Board or authorized agent

of Indian Ridge Villas Common Facilities District  
Name of local government

Osceola County, Florida