

RESOLUTION NO. 19-01 IC

A RESOLUTION OF THE INDIAN CREEK 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 2019-2020; 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 Creek 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 CREEK 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 and 2014-124 (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 \$300 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2019-2020, 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 1st day of May, 2019.

**INDIAN CREEK
COMMON FACILITIES DISTRICT**

By: Neal Kaplan
President, Neal Kaplan
Board of Supervisors

ATTEST:

By: Alan Jones
Secretary/Treasurer, Alan Jones
Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

MEDIA GROUP

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: CFD/Special Assessments
Account Number: CU00114768
Attn: Marcy Lopez

To Whom It May Concern:

This is to confirm that the advertisement for CFD/Special Assessments published in *The Orlando Sentinel* on the following dates.

Publication Date: Apr 04, 2019

Ad Caption: Indian Creek Commn Facility Distrct

Section: Osceola Zone

Size: 1/20 (2 x 3)

Order ID: 6208201

Cost: \$61.56

Should you need further information, please feel free to contact me.

Sincerely,




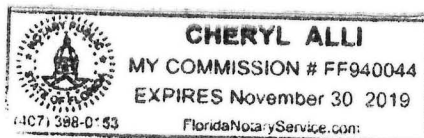
Jean Gailie
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 8 day of April, 2019, by Jean Gailie, who is personally known to me.


Notary Public
State of Florida at Large



WHAT'S HAPPENING

Continued from Page G1

younger, 407-782-5785.
Nehring Gardens Corks, Caladiums and Canvas: Stroll through the gardens at sunset while sampling a variety of food and wine from regions of the world where the plants, palms and trees of Nehring Gardens originated. Take in the scenery as local artists create paintings of their surroundings. Guests will have the opportunity to support the Gardens and artists through the purchase of the artwork. There will be live music and a silent auction. 5-8 p.m. April 27, Nehring Gardens, 2267 Hempel Ave., Gotha, \$50 in advance, \$60 at the door (ages 21 or older), 407-445-9977.
Unleashed, Uncorked, Unframed: An evening with wines, gourmet cuisine, auction and a private art sale. All proceeds benefit Franklin's Friends and local animal welfare. Cocktail attire suggested. 6:30-10 p.m. May 4, Holy Trinity Reception and Conference Center, 1217 Trinity Woods Lane, Maitland, \$125 per person; \$175 per VIP ticket, 407-460-1766.

Health
Tools To Quit Smoking class: Sponsored by the Florida Area Health Education Center Network and the Florida Department of Health. Free carbon monoxide testing materials and nicotine patches for participants (while supplies last). Advanced registration required. 10:30 a.m.-noon April 11, AdventHealth Apopka, 2100 Ocoee Apopka Road, Apopka, free, 877-252-6094.
Health and wellness fair: Macedonia Missionary Baptist Church's 14th annual event will include access to free health screenings, more than 60 vendor exhibits, food, door prizes and activities for kids. Donate blood on the Big Red Bus from OneBlood. 10 a.m.-1 p.m. April 13, Macedonia Missionary Baptist Church, 412 E. Kennedy Blvd., Eatontonville, free.

407-647-0010.
Tools To Quit Smoking class: Sponsored by the Florida Area Health Education Center Network and the Florida Department of Health. Free carbon monoxide testing materials and nicotine patches for participants (while supplies last). Advanced registration required. 4-5:30 p.m. April 23, Advent Health Sports Medicine & Rehabilitation, 5165 Adanson St., Orlando, free, 877-252-6094.
Exercise for those with Parkinson's disease: Rock Steady Boxing is a non-contact form of exercise that helps those battling Parkinson's disease. Noon Mondays, Wednesdays and Fridays, Wesley Community Center, 2177 S. Summerlin Ave., Orlando, \$10 per class, 917-853-9102.

Kids & Family
Movies at Lou Gardens: See a classic or current feature film on a 32-foot screen, weather permitting. Gates open at 6 p.m. Bring dinner picnics and stroll the 50-acre gardens before the movie. Concessions available. 8:30 p.m. April 5 ("Classic World - Fallen Kingdom"); 8:30 p.m. May 3 ("Crazy Rich Asians"); 8:30 p.m. June 7 ("A Quiet Place"); Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$6 for adults, \$3 for children, free for Leu members, 407-246-2620.
Model railroad open house: The Orlando Society of Model Railroaders will have an open house. See a fully operational model railroad that includes eight scale miles of mainline track, detailed scenery including both urban and rural scenes, and many diverse industries with associated railroad facilities. 10 a.m.-3 p.m. April 7, Orlando Society of Model Railroaders, 7208 Alma Ave., Winter Park, free, 407-810-3306.
Family Art Tour: Learn about Louis Comfort Tiffany and American art of the late 19th and early 20th centuries in a guided tour of selected

galleries for the whole family. Afterward, join Stefan Alexandros as he demonstrates metalworking techniques. Participants in the demonstration receive a free take-home activity. There will be music by the Beautiful Romance Duo at 5 p.m. The tour begins at 5:35 p.m. and the demonstration begins at 6 p.m. Event hours are 4-8 p.m. April 12, Charles Hosmer Morse Museum of American Art, 445 N. Park Ave., Winter Park, free, 407-645-5311.

2019 youth photography contest: The Orange Audubon Society is accepting entries for its 2019 Kit and Sidney Chertok Youth Florida Native Nature Photography Contest for ages 17 or younger. Participants should photograph Florida native plants, animals, landscapes and the many habitats of Florida. Entries cannot show humans, human-made structures or artifacts, or discernible fauna or flora non-native to Florida. Two digital images in .jpg format must be submitted for each photo, one low resolution (file size of 1MB or less) for projection and one high resolution for printing. Files must be submitted on CDs readable by PC-based applications. The deadline for entries is April 18. Cash awards will be announced June 20. Cost: \$2 per image for Audubon members, \$4 per image for nonmembers. Details and entry forms: 407-718-1977.

Library
Historical Preservation and Collector's Fair: Visit with local collectors and vendors as they display their historical treasures. Learn ways to collect and preserve your own memories, collections and memorabilia for generations to come. Exhibitors include the Central Florida Railroad Museum, Central Florida Coin Club, Sharon's Teapots, EPDCH, Orlando Memory, Orange County Regional History Center and more. 2-4 p.m. April 14, Orlando Public Library, 101 E. Central Blvd., Orlando, free, 407-835-7323.
Trap-Neuter-Return Boot Camp: Hosted by Best

Friends Pet Care and Pet Alliance of Greater Orlando to teach people the basics of humane trapping community cats. Due to the high volume of felines entering shelters every year, TNR is the most humane and effective way to control the population of free-roaming cats. Cats are humanely trapped, vaccinated, sterilized and returned to the location they were found. 5:30 p.m. April 16, Southeast branch of the Orange County Library System, 5575 S. Semoran Blvd., Orlando, free, 407-835-7323.

Local Authors Festival: Local authors from a variety of genres will share their experiences and books. Each author will have books available for purchase and signing. 2-4 p.m. April 28, Orlando Public Library, 101 E. Central Blvd., Orlando, free, 407-835-7323.
Orlando Book Festival: A day-long celebration of books featuring panels, signings and more from bestselling authors from all over the country. 10 a.m.-4 p.m. May 18, Orlando Public Library, 101 E. Central Blvd., Orlando, free, 407-835-7323.

Other
2019 photography contest: The Orange Audubon Society is accepting entries for its 33rd annual Kit and Sidney Chertok Florida Native Nature Photography Contest. There are two contest divisions. Novice, for new and less experienced photo hobbyists; and advanced amateur/professional, for experienced photographers who have practiced and honed their skills over time. Participants should photograph Florida native plants, animals, landscapes and the many habitats of Florida. Entries cannot show humans, human-made structures or artifacts, or discernible fauna or flora non-native to Florida. Two digital images in .jpg format must be submitted for each photo, one low resolution (file size of 1MB or less) for projection and one high resolution for printing. Files must be submitted on CDs

readable by PC-based applications. You may convert prints, negatives or slides (transparencies) to digital images before entering. Images may not be excessively manipulated. The deadline for entries is April 18. Cash awards will be announced June 20. Cost: \$5 per image for Audubon members, \$10 per image for nonmembers. Details and entry forms: 407-718-1977.

Social/Hobby Clubs
Orlando Area Historical Rose Society: Redenta Soprano will present the program "Nature's Marvelous Patterns." 2:30 p.m. April 7, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, free, 407-497-1639.
Historical Society/Ken Murdock: Ken Murdock will present a program about the Clinchfield Railroad of Tennessee. 7 p.m. April 8, Central Florida Railroad Museum, 101 S. Boyd St., Winter Garden, free, 407-656-0359.
Orange Audubon Society: John Serrao will share photos of the largest indigo snake documented in the U.S. in at least 40 years (that he found in Volusia County), as well as snakes ranging from 6- to 7-ft. coachwhips and eastern diamondback rattlesnakes to 8-inch crowned snakes (or the smallest native snake). Serrao is a Deland-based professional naturalist.

writer, photographer and tour leader. 7-8:30 p.m. April 18, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, admission is free, donations to help defray the cost is appreciated, 407-637-2525.
Apopka Gesneriad and African Violet Society: Meetings include a presentation show followed by program highlighting a particular genera. 3-5 p.m. the second Sunday of the month, First United Methodist Church of Apopka, 2015 S. Park Ave., Apopka, free, 407-654-0949.
Orlando Society of Model Railroaders: See a large, fully operational HO scale model railroad with eight scale miles of mainline track and fully detailed areas of urban and rural scenery. Visitors are welcome and memberships are available for those who would be interested in participating in club activities regularly. 6-9 p.m. Tuesdays, 9:30 a.m.-3:30 p.m. Saturdays, Orlando Society of Model Railroaders, 7208 Alma Ave., Winter Park, 407-496-8225.
Scribes of Central Florida Calligraphy Guild: Open to all who are interested or want to learn more about calligraphy. 10 m. the first Sunday of each month September through May, Roth Jewish Community Center of Greater Orlando, 851 N. Maitland Ave., Maitland, free, 407-603-0244.
Joseph Rassel of the Sentinel staff compiled this report. To submit an item email communityevents@orlandosentinel.com.

Client Name: 6208201-1
 Advertiser: CFD/Special Assessments
 Section/Page/Zone: Osceola Zone/G002/IOSC
 Description: Indian Creek Comm Facility District
 Ad Number: 6208201-1
 Insertion Number:
 Size: 2 x 3
 Color Type: B&W

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Orlando Sentinel
Publication Date: 04/04/2019

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NOTICE OF PUBLIC HEARING

Notice is hereby given that Public Hearings will be held by the Board of County Commissioners beginning at 5:30 P.M. or as soon thereafter as practical on April 15, 2019 in the Osceola County Administration Building, Commission Chambers, 4th Floor, 1 Courthouse Square, Kissimmee, Florida, 34741 to consider the following:

Second Reading for Adoption of Ordinance #2019-35 An Ordinance of the Board of County Commissioners of Osceola County, Florida, Repealing and Replacing Chapter 3, "Performance and Siting Standards" of the Osceola County Land Development Code; Repealing and Replacing Chapter 4, "Site Design and Development Standards", of the Osceola County Land Development Code; Providing for Correction of Scribe's Errors; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. Osceola County (Applicant/Owner), Commission District: Countywide.



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 Department at 407-742-0200; fax number at 407-742-0206 or email at volod@osceola.org. Interested parties may appear at the public hearing and be heard with respect to these items.

Any person wishing to provide documents for review at a public hearing must submit them in pdf@osceola.org prior to the meeting or bring copies of the documents to distribute to the Planning Commissioners. No outside removable devices will be accepted at the hearing.

Individuals with disabilities requiring accommodations (i.e., sign language interpreter or materials in accessible format) in order to participate in meetings of the County Commissioners, please contact the **Office of the Clerk of the Board**, 407-742-2100 or 7-1-1 for the Florida Relay System, at least five (5) business 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 Creek 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 Creek 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, 2019.

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 1st day of May, 2019.

Total number of assessed parcels	462
Amount per parcel	\$ 300
Total assessment amount to be collected	\$ 138,600

**INDIAN CREEK COMMON FACILITIES
DISTRICT**

By: Neal Kaplan
Neal Kaplan, President
Board of Supervisors