

RESOLUTION NO. 22-02 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 2021-2022; 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, 12-17, 12-21 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 \$450 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2022-2023, 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.

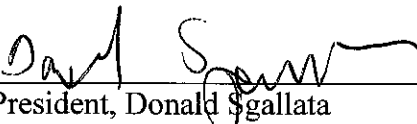
SECTION 5. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the District Clerk shall cause the certification and delivery of the Assessment Roll to the Tax Collector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

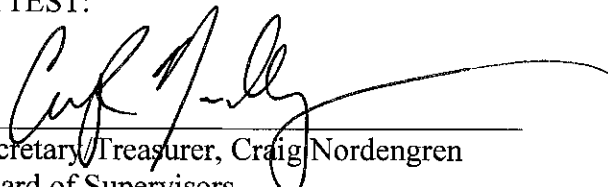
DULY ADOPTED this 12th day of April, 2022.

**INDIAN POINT
COMMON FACILITIES DISTRICT**

By: 

President, Donald Sgallata
Board of Supervisors

ATTEST:



Secretary/Treasurer, Craig Nordengren
Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

CFD/Special Assessments - CU00114768
1 Courthouse Sq # 2100
Kissimmee, FL, 34741-5440

Bill To:

CFD/Special Assessments - CU00114768
1 Courthouse Sq # 2100
Kissimmee, FL, 34741-5440

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 27, 2022.

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



Rose Williams

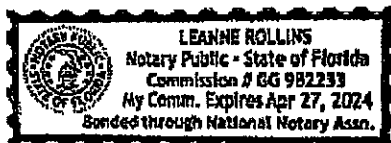
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 31 day of March, 2022,
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

7174873

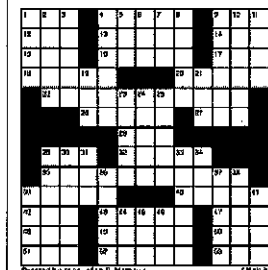
BONUS PUZZLE PAGE

An extra array of word games, search and Jumble. Want more? Play online at PlayJumble.com



TV CROSSWORD

by Jacqueline E. Mathews



Created by Jacqueline E. Mathews

47 Actress McClain

48 "Walt" _____, Irving Berlin song

49 "I'll Be Home for Christmas"

50 Actor or Longoria

51 "I'm a _____"

52 Dining swords

53 "_____"

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Wordsearch: a taxing time

Can you find all the words hidden in this grid? Read backwards or forwards, up or down or diagonally. The words will change from time to time. Can you find all the words in this grid?



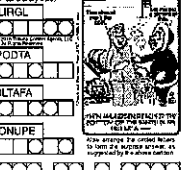
- REVENUE
- TWAA
- WAL
- EARNING
- MTNYON
- YDFMNC
- AELI
- PMZOGF
- FAVAUR
- RNI
- IDDLE
- HLISUC
- TLEIEGR
- LCCSOF
- TXXEDU
- EVALUAT
- BUSINE
- DNEI
- DEPRECI
- ASSESS
- AUDIT
- BILL
- BUSINESS
- CAPITAL
- CLAIM
- COLLECT
- COIT
- DEDUCTI
- DEMAND
- INCOME
- INTEREST
- INVOICES
- KEY
- MONEY
- EXPENSES
- FDIM
- FRANCHISE
- FUNDS
- GIFT
- RATES
- RETURN
- RENTALS
- RESIDUALS
- OFFICE
- SURTAX
- TALENT
- VALUATION
- PROFIT

WordWheel



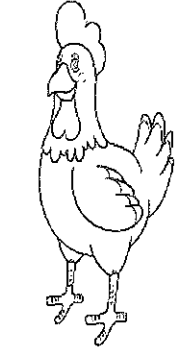
Use the letters in the wheel to complete an eight-letter word that means a person who is very busy.

JUMBLE



Use the letters in the jumble to complete an eight-letter word that means a person who is very busy.

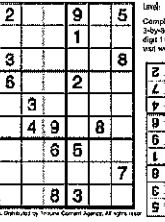
COLORING FUN



SUDOKU



Word Search



Word Search



Client Name: 7174873-1
 Advertiser: 2 x 3.3500
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 Description: Indian Point CFD

Ad Number: 7174873-1
 Insertion Number: 2 x 3.3500
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 Color Type: B&W

Orlando Sentinel
 Publication Date: 03/27/2022

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NOTICE OF PUBLIC HEARING
 Osceola County Board of
 County Commissioners
 Petition to Establish
 Kissimmee Park Community
 Development District

DATE: April 18, 2022
 TIME: 5:30 p.m.
 LOCATION: Commission Chambers (4th Floor)
 1 Courthouse Square
 Kissimmee, Florida 34741

In compliance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the Osceola County Board of County Commissioners on Monday, April 18, 2022, at 5:30 p.m., or as soon thereafter as can be heard, at the Osceola County Board of County Commissioners, Commission Chambers (4th Floor), 1 Courthouse Square, Kissimmee, Florida 34741, to consider an ordinance to grant the petition to establish the Kissimmee Park Community Development District. The title of the proposed ordinance is as follows:

Ordinance No. 2022-30

An Ordinance of the Board of County Commissioners of Osceola County, Florida, establishing the Kissimmee Park Community Development District, at approximately 727,451 acres, pursuant to Chapter 190, Florida Statutes, naming the District, describing the external boundaries of the District, designating the functions and powers of the District, designating five persons to serve as the initial members of the District's Board of Supervisors, providing for severability, providing for conflict, and providing an effective date.

The proposed Kissimmee Park Community Development District (the "District") is comprised of approximately 727,451 acres, generally located west of Florida's Turnpike, east of Lake Neshopolis, and south of Kissimmee Park Road, with some space to the north and to the south. The boundaries of the land to be serviced by the District are outlined on the map depicted below. The Petitioner has proposed to establish the District, to plan, finance, acquire, construct, operate, and maintain infrastructure and community facilities which may be authorized by such district under Florida law, including but not limited to water management and control, water supply, sewer, bridges or culverts, roads and streets, parks and recreational facilities, security facilities and other infrastructure.

Copies of the petition and the proposed ordinance are open to public inspection at the Planning & Design Office, Community Development Department, 1 Courthouse Square, Suite 1100, Kissimmee, Florida 34741. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. If you wish to address the Board, provide written comments or submit documents for the record on Public Hearing Items (providing case/judicial item). Request to Speak forms may be completed at writing 15 minutes prior to the start of the meeting or submitted online by 5:00 p.m. the day before the meeting. Issues to be meeting in line being reviewed telephonically. Please call (407) 205-0551 Code 501787 to listen to the meeting. Any persons or affected unit of general-purpose local government who wish to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the public hearing will need a record of the proceedings. For that purpose the person or unit of general-purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 205.26, Florida Statutes, if you are a person with a disability who needs any accommodation in order to participate in the proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's ADA Coordinator, Mindi Hura at (407) 742-1200 or mindihura@osceola.org, at least five (5) days prior to the hearing or meeting in order to make arrangements. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-368-6848 for assistance in contacting the Clerk of the Board.

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 2501/2502 Kissimmee, Florida 34741, on Wednesday, April 20, 2022, beginning at 5:00PM 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. 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@osceola.org, at least four (4) 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**

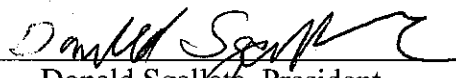
I HEREBY CERTIFY that I am the President of the Indian Point Common Facilities District of Osceola County, Florida; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the Indian Point Common Facilities District is properly assessed so far 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, 2022.

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 12th day of April, 2022.

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, President
Board of Supervisors