

RESOLUTION NO. 22-01 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 2022-2023 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 \$600.00 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.

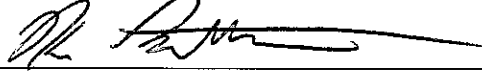
SECTION 5. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the District Clerk shall cause the certification and delivery of the Assessment Roll to the Tax Collector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

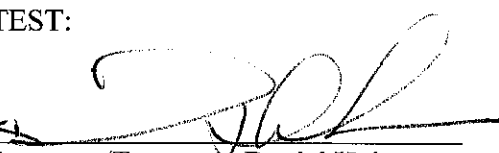
SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 14th day of April, 2022.

**INDIAN RIDGE VILLAS
COMMON FACILITIES DISTRICT**

By: 
President, Kristopher Breithaupt
Board of Supervisors

ATTEST:

By: 
Secretary/Treasurer, Daniel Holmes
Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

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1 Courthouse Sq # 2100
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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 20, 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 24 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

7172306

Pandemic

from Page 1

or county/business remotely, rather than only in person at City Hall.

Homebuyers are purchasing properties in some cases without seeing them in person, relying on virtual walkthroughs and closings.

Restaurants have expanded their seating to add on-street parking spaces in Orlando and Winter Garden, meaning more patrons can enjoy their offerings, as well as the fresh air.

Homebuying goes virtual

Ingrid Dodd, a real estate agent, has given countless walkthroughs of homes in her nearly 20 years in the business.

As with much of the business world, "Zoom and Zoom have become very important for Realtors," said Tansey Soderstrom, president of the Orlando Regional Realtor Association.

While the technology to connect remotely existed before COVID-19, the pandemic made virtual meetings a crucial part of the real estate process.

Zillow also saw a 19% rise in traffic in 2020, an additional 1.5 billion visits. The prevalence of online tools has opened Orlando's housing market to the nation and the world, Dodd said.

"I've had written contracts for clients who have not seen the property," Dodd said.

But the pandemic didn't only reshape a technological revolution in home buying, it also changed people's preferences in a home, Soderstrom said, including increased demand for rooms with a door that closes that can be used as a home office.

"They want their home to be a place they want to spend time," she said. "Before the pandemic, no one spent as much time in their home as they do now."

Working from home has also given employees around the country the option to choose where they live, with residents from northern states seeking warmer climates.

Florida added 211,305 people between July 2020 and July 2021, according to the U.S. Census Bureau, adding to the unprecedented housing demand.

Orlando's median home price has risen 38% from February 2020 to \$345,000 last month, according to the Orlando Regional Realtor Association.

Dodd says it's the hottest market she's ever seen. "I used to be lucky if seven or eight people would show up [to an open house]," Dodd said. "Now, I'll get 50 people."

But that also works the other way, Dodd said she had local clients who decided that working from home meant wasn't worth dealing with Orlando's high prices.

Online tutoring gains traction

During the pandemic, many students attended school via computer and many struggled, finding it hard to learn well while online for an entire school day.

Educators across Central Florida agreed most students learned best with face-to-face instruction from their teachers and activities with their classmates.

But online tutoring — devised to help students while keeping a distance during the pandemic — may prove the exception.

Students, parents and teachers like the flexibility online tutoring provides, administrators said, even with face-to-face schooling again the norm.

The Lake, Orange and Seminole county school districts, with the help of federal grants, all are piloting tutoring options now and may expand the offerings next school year.

Private tutoring companies, such as Wyzant and Varsity Tutors, have seen a surge in demand, too. Wyzant reported a 178% increase in online lessons from 2019 to 2021 in Florida, for example. In a statement, the company said it expects online tutoring will remain "a powerful tool for improving academic achievement and addressing learning loss ... in a post-COVID world."

In Orange, tutoring in math is offered at 12 middle schools from 5 to 10 p.m. The teachers who offer the service can demonstrate how to solve problems and watch as students do their work.

Both parents and students like the convenience and the assistance, said Jenny Gibson, executive area director in the Orange County Public Schools innovations office.

"We want to bring down the stress levels for both parents and students," Gibson said. "The real-time support is essential. We

don't want children to shut down."

In Seminole, some high school teachers started offering online tutoring last school year, when some students did school virtually, but kept it up this year because they found it in a need, said Mike Rice, assistant superintendent over high schools.

Now the district is piloting an online tutoring initiative that will start small but likely will expand next school year.

With traditional after-school tutoring, "transportation is always an issue," Rice said, as some students need to catch the school bus to get home, limiting their opportunities to stay for extra help.

"This opens the opportunity for everyone," he said. This school year, Lake County Schools focused on in-person tutoring but allowed online options if some students wanted it. They, too, expect they'll do more next year.

Kati Pearson, executive director for academic services and interventions, said the pandemic demonstrated that, for broad-and-broad schooling, "it's more effective being in front of a teacher."

But it also revealed that some online options appeal to families, among them online tutoring, online parent-teacher meetings and even some online student clubs, as they allow students at one school to

take part in an activity not offered on their campus, she said.

"We are not getting rid of virtual options," Pearson said. "I think we'll do both."

The rise of parklets

Coming out of lockdowns with restaurants and bars reeling from months of little or no revenue, governments offered an array of policies to help them bounce back, from free parking and take-out cocktails, to allowing seating to expand into on-street parking spaces.

Health officials encouraged outdoor dining, contending the fresh air would help limit the spread of the virus.

Both Orlando and Winter Garden allowed some restaurants to utilize so-called parklets, and appear poised to do so for years to come.

After Orlando's one-year pilot was due to expire last year, the city extended the parklet program for three years.

At Winter Garden's popular Plant Street area, parklets also remain popular among businesses, and the city also moved to permanently turn two parking spaces into outdoor seating areas, said Tanja Gerhart, the city's Economic Development director.

"The city is using many of our parking spaces along Plant Street for outdoor dining," she said in an email. "These areas were created during COVID but they remain so popular that we still have them."

In Orlando, the program took root in Thornton Park, for its walkable stretch of the parklet and its seven picnic tables meant an additional 42 seats. The parklet is shared with The Mason Jar, a restaurant operated by the same company next door.

"You can come here any night of the week and the parklet is packed. They're either eating food from The Mason Jar or having drinks from Burtons's," said Jeff Darnell, the general manager of Burtons's and owner of The Mason Jar. "Monthly or yearly, it's thousands of dollars."

In Orlando, the parklets are wooden barriers that separate tables from vehicle traffic. On Sundays, the restaurant Island Time hosts a drag brunch outdoors, which is popular.

Heading east on Washington, more are located at The Falcon, Sperry Deli and Cato's.

The barriers and seating also have slowed down traffic in the neighborhood, Darnell said, where some drivers would rip down the brick streets that pedestrians frequent.

"The city is happy with the parklets," said David

Barilla, the assistant director of Orlando's Downtown Development Board, and is looking at other areas where they could be successful beyond Thornton Park.

In the neighborhood, two more parklets are in the bars and restaurants near Thornton Park Main Street director, who added she and local businesses were pushing for the city to allow them.

"... At night it's really warm and welcoming," she said. "They've been great for the businesses in the neighborhood."

Zoom court catches on

The pandemic shut down trials statewide for months starting in March 2020, creating a huge backlog of unresolved criminal and civil cases. The Florida Supreme Court allowed lower courts to use virtual platforms like Zoom, Microsoft Teams and Cisco Webex for legal proceedings and witness testimony.

Two years later, those changes are still in widespread use in most Central Florida courts despite the return to in-person hearings, said Rachel Mattie, an attorney and vice president of the Central Florida Association of Criminal Defense Lawyers.

Before the pandemic, attorneys working criminally

also annually donates thousands of tons of medicines, food and other essentials to sustain Palestinians in Gaza—despite regular attacks on Israel by Hamas. Thousands of Palestinians also travel to Israel every year to receive free medical care.

Have Palestinians been illegally removed from their land? While Israeli courts do evict Palestinian "squatters" from lands owned by Jews and from Israeli public lands, this is simply rule of law. Palestinians also claim to "own" vast territories on which they have never had sovereignty and to which they have no legal claim.

In addition, about 750,000 Arabs left Israel during Israel's 1948 War of Independence—when Arab armies invaded. At least half fled of their own free will. Others were removed by Israel for their safety or they were suspected enemies. (Some 156,000 Arabs chose to remain in Israel during this war and have thrived.) Such displacements take place in all major military conflicts—millions of Europeans in World War II and between 10-20 million people when India and Pakistan became independent in 1947. Dislocation as a result of war—rather than as its goal—is not genocide.

Palestinian-Arabs have multiplied with no interference from Israel: Palestinian population at Israel's birth in 1948 was about 1.3 million—today it's about 6.8 million, of which some two million are Israeli Arab citizens. Such robust population growth alone refutes accusations of genocide.

Why do Israel's enemies repeat the anti-Zionist slander? Those who oppose Israel's existence cannot use honest facts to convince people of good will that Israel is evil. In fact, Israel wants peace and has offered it many times to Palestinians over 74 years. Yet, the Palestinians have greeted these offers with thousands of terrorist attacks, killing some 3,500 Israeli civilians.

Time to refute the Israel genocide lie. False accusations of genocide are attempts to delegitimize the Jewish state, demonize Jews and destroy Israel. These tactics perfectly fit the globally accepted definition of anti-Semitism. Those who attack Israel with this falsehood fully deserve the label of anti-Semite.

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U.M. Downing & Associates, Inc. AUCTIONEERS

The Indian Ridge Villas 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 Thursday, April 14, 2022, beginning at 5:59 PM 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 written 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 who require auxiliary aids to effectively participate in meetings, please contact the County's ADA Coordinator at (407) 742-1200 (TTY Users Dial: 711 for the Florida Relay System) or blind.tucker@osceola.org, at least four (4) days prior to the meeting.

APPENDIX B

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

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

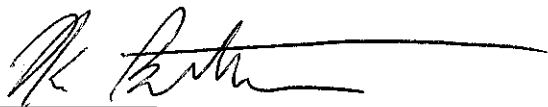
I HEREBY CERTIFY that I am the President of the Indian Ridge Villas Common Facilities District of Osceola County, Florida; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the Indian Ridge Villas Common Facilities District is properly 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, 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 14th day of April, 2022.

Total number of assessed parcels	307
Amount per parcel	\$ 600
Total assessment amount to be collected	\$ 184,200

**INDIAN RIDGE VILLAS COMMON
FACILITIES DISTRICT**

By: 

Kristopher Breithaupt, President
Board of Supervisors