RESOLUTION NO. 25-002R

A RESOLUTION OF THE NEOCITY IMPROVEMENT DISTRICT OF OF OSCEOLA COUNTY, FLORIDA APPROVING AN ASSESSMENT ROLL FOR COMMON AREA EXPENSES, THE COUNTY'S ADMINISTRATIVE CHARGE, AND STORMWATER EXPENSES ATTRIBUTABLE TO TAX **PARCELS** WITHIN THE NEOCITY **IMPROVEMENT** DISTRICT; DIRECTING THAT THE ASSESSMENT ROLL BE CERTIFIED TO THE OSCEOLA COUNTY TAX COLLECTOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Osceola County enacted Ordinance No. 2023-08 on February 6, 2023, creating the NeoCity Improvement District (the "NeoCity District") and authorizing the NeoCity District to impose special assessments to fund common area expenses, the County's administrative charge, and stormwater expenses attributable to tax parcels within the NeoCity District (the "Special Assessments"); and

WHEREAS, on July 15, 2024, the Board of Supervisors of the NeoCity Improvement District (the "Board of Supervisors") adopted Resolution No. 24-004R (the "Initial Assessment Resolution"), specifying the proposed use of Special Assessment proceeds, estimating the applicable District Expenses (as defined in the Ordinance), describing the proposed method of apportioning the applicable District Expenses among the parcels of property to be assessed, and directing preparation of the tentative Assessment Roll (as defined in the Ordinance) and provision of the notices required by the Ordinance; and

WHEREAS, on September 16, 2024, the Board of Supervisors adopted Resolution No. 24-005R, confirming the Initial Assessment Resolution and imposing the Special Assessments; and

WHEREAS, pursuant to the provisions of the Ordinance, the Board of Supervisors is required to adopt an "Annual Assessment Resolution" during its budget adoption process for each Fiscal Year to approve the Assessment Roll for SUCH Fiscal Year; and

WHEREAS, notice of public hearing to consider assessment rates have been mailed to each affected property owner within the NeoCity Improvement District, the affidavit of mailing being attached as Appendix A; and

WHEREAS, notice of public hearing to consider assessment rate increases for the NeoCity Improvement District has been published in a newspaper generally circulated within the County, the proof of publication being attached hereto as Appendix B; and

WHEREAS, the Board of Supervisors has conducted a public hearing on this date at which comments and objections of all interested persons were heard and considered as required by law.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEOCITY IMPROVEMENT DISTRICT OF OSCEOLA COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the Ordinance and other applicable provisions of law.

SECTION 2. DEFINITIONS. This is an Annual Assessment Resolution, as defined in the Ordinance. All capitalized terms herein shall have the meanings defined in the Ordinance and the Initial Assessment Resolution.

SECTION 3. APPROVAL OF ASSESSMENT ROLL. The Assessment Roll for the NeoCity Improvement District attached hereto as Appendix D is hereby approved for Fiscal Year 2025-2026.

SECTION 4. COLLECTION OF ASSESSMENTS.

- (A) The Special Assessment reflected in the Assessment Roll approved pursuant to Section 3 hereof shall be collected pursuant to the Uniform Assessment Collection Act. The Chair/Vice Chair of the Board of Supervisors is hereby authorized to execute the Certificate to Non-Ad Valorem Assessment Roll Form DR-408 in the form attached hereto as Appendix C and the District Manager is hereby authorized and directed to deliver or cause the delivery of the Form DR-408 and the Assessment Roll to the Tax Collector, in the manner prescribed by section 197.3632, Florida Statutes.
- (B) The Special Assessment shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the District Manager 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 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 2nd day of June, 2025.

By: Chair/Vice Chair

Board of Supervisors

ATTEST:

District Manager

APPENDIX A AFFIDAVIT OF MAILING

STATE OF FLORIDA COUNTY OF OSCEOLA

BEFORE ME, the undersigned authority, personally appeared Matthew Fuhrer, who, after being duly sworn, deposes and says:

- 1. I, Matthew Fuhrer, as designee of the District Manager of the NeoCity Improvement District of Osceola County (the "NeoCity District"), am responsible for mailing notices the owners of property subject to the NeoCity District's special assessments to fund common area expenses, the County's administrative charge and stormwater expenses attributable to tax parcels located within the NeoCity District.
- 2. On or before May 9, 2025, I mailed, or directed the mailing of, a notice by first class mail to the owner of each parcel of property subject to the Special Assessments by first class mail at the address shown on the real property assessment tax roll maintained by the Osceola County Property Appraiser for the purpose of the levy and collection of ad valorem taxes, as required by Ordinance No. 2023-08 and Resolution No. 24-005R.

FURTHER AFFIANT SAYETH NOT.

Affiant

STATE OF FLORIDA COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by Matthew Fuhrer, who is personally known to me or who has produced _____ as identification and did (did not) take an oath.

WITNESS, my hand and official seal this 21 day of May, A.D., 2025.

A

GINA MULERO-CORTES Notary Public, State of Florida Commission No. HH 581800 My Comm. Exp. Aug. 13, 2028

Signature of person taking acknowledgment

Name of acknowledger (printed)

My commission expires: \$\13\2\\$

APPENDIX B PROOF OF PUBLICATION

Orlando Sentinel

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

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

Bill To: CFD/Special Assessments - CU00114768 1 Couribouse Sq # 2100 Kissunmee, FL 34741-5440

State Of Florida County Of Orange

Before the undersigned authority personally appeared
Rore Williams, who on each 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 11150 Public Hearing Notice Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on May 11, 2025.

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

| April Williams | Rose Williams | Signature of Affiant | Name of Affiant

Sworn to and subscribed before me on this 20 day of May, 2025, by above Affiant, who is personally known to me (X) or who has produced identification ().

Cotrone Kerrin

Signature of Notary Public

Hotery Public State of Florida Learne Rollina My Commission - HH 300022 Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped

APPENDIX C

FORM OF CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I HEREBY CERTIFY that, I am the Chair of the Board of Supervisors of the NeoCity Improvement District (the "NeoCity District"), or authorized agent of the NeoCity District; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the NeoCity District (the "Non-Ad Valorem Assessment Roll") 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 herein described Non-Ad Valorem Assessment Roll will be delivered to the Osceola County Tax Collector by September 15, 2025.

IN WITNESS WHERE delivered to the Osceola Coun Valorem Assessment Roll this	ty Tax Collector an	ed this certificate and d made part of the a, 2025.	directed the same to be bove-described Non-Ad
	OSCE	OLA COUNTY / LO	ORIDA
	Ву:		
			Chair/Vice Chair Board of Supervisors

APPENDIX D ASSESSMENT ROLL

Letal Description	
KISSIMMEE GARDENS BLK G LOT 4 PB 1 PG 032	2325
IDORA PARK PB 1 PG 222 BLK 9 LOTS 1-3 & SLY 29 FT OF VACE FAIR CAKS AVE ABUTTING LOT 1	2325
IDORA PARK PB 1 PC 222 BLK BLOTS 1 & 2 K.E.Y 10 FT OF IDORA BLYD ABUTTING LOTS 1 & 2	2325
IOORA PARK BE I PG 222 BLX 7 LOTS 1-8 & LAND LYING S.& ABUTTING LOT 9. & ELY 10 FT OF IDORA BLUTING LOTS 1-9 & VAC UNIVAMED ST LYING N OF LOT 1	2325
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OAK HURST ESTATES PB 4 PG 111 TRACT B LESS BEG AT NW COR LOT 1, W 15 FT, S 205.26 FT TO NELY RW OAKHURST CIR TO POC, CURVE RIGHT, RAD 50 FT, CENT ANG	2325
MAGICLANDINGS PB 11 PG 184-187 A PORTION OF TRACT B: COM AT MOST WLY COR OF TRACT B, N 37 DEG E 104-75 FT, S 53 DEG E 37,10 FT 10 POR; N 37 DEG E 1	2425
KISSIMMEE GARDENS PB 1 PG 32 COM AT SW COR BLK G LOT 6, N 618 FT, S 86 DEG E 256,04 FT TO POS; COMT S 86 DEG E 1041.39 FT TO E/L OF NE 1/4 OF SW 1/4,	2325
KISSIMMEE GARDENS PB 1 PG 32 BEG SW COR BLK K LOT 5, N 332,75 FT TO NW COR LOT 5, E 27 FT, SELY TO A PT ON SLINE LOT 5 SAID PT WHICH IS 150 FT MOLE	2325
MULEKS OVERLOOK PB 15 PG 112 A PORTION OF LOTS 1.8.2: BEG AT NW COR OF LOT 1, S 88 DEG E 264,99 Ft, S 1 DEG W 611.58 Ft, S 19 DEG E 127.96 Ft, N 47 D	2325
EARM UNIT 18824 PG 25-27 LOT 2	2425
F.A.F.M UNIT 1 PB 24 PC 26-27 LOT 3	2425
F.A.R.M UNIT 1 PB.24 PG 26-27 TRACT A LIFT STATION	2425
KISSIMMEE CARDENS PB 1 PG 32 A PORTION OF LOT 3: COM AT MOST ELY COR BOGGY CREEK ROAD REALIGNMENT, S 38 DEG W 10.85 FT TO POB. CURVE LEFT, RAD 255 FT,	2325
KISSIMMEE GARDENS PB 1 PG 32 COM AT SW COR SEC 24-25-29, E 40 FT 10 POB; N 332,65 FT, W 1898,03 FT 10 EL KUA EASEMENT, S 42 DEG W 449,21 FT TO S/L LO	2325
KISSIMMEE GARDENS PB 1 PG 32 COM AT SW COR SEC 24-25-29, E 40 FT TO POB; N 332-65 FT, W 1898.03 FT TO EU, KIJA EASEMENT, S 42 DEG W 449;21 FT TO S/L LO	2325
KISSIMMEE GARDENS PB 1 PG 32 A PORTION OF BLK W: COM AT MOST ELY COR OF TRACT L, MAGIC LANDINGS PB 11 PGS 184-187, S 37 DEG W 34, 97 FT TO POC, CURVE R	2325
NORTHSHORE PLAZA REPLAT PB 23 PG 121A PORTION OF LOT 1: COM AT NECOR OF LOT 1 TO POC, CONC SW, RAD 3895.83 FT, CENT ANG 01 DEG, NWLY ALONG CURVE 6	2325
F.A.P.M UNIT 1 PB 24 PG 26-27 A PORTION OF LOT 1: COM AT SW COR OF LOT 1, SAL OF 24-28-28 LYING 40 FT E OF SW COR OF 24-25-29, S89 44-26E 644.73 FT,	2425
E.A.R.M.UNIT I PB.24 PG 26-27 A PORTION OF LOT 1 & A PORTION OF KISSIMMEE GARDENS PB 1 PG 32 BLK N & O. COM AT MOST NLY COR OF LOT 1.	2425
KISSIMMEE GARDENS PB 1 PG 32 COM AT SW COR OF 24-25-29, E 40 FT TO POB; N 332-65 FT TO PT ON SVL LOT 6 BLX T, W 1898-03 FT TO E/L KUA ESMT, N 42 DEG E	2325
F.A.R.M.UNIT 1 PB.24 PG 26-27 LOT 1 LESS COM AT SW COR OF LOT 1, S/L OF 24-25-29 LYNG 40 FT E OF SW COR OF 24-25-29, S89-44-26E 644,73 FT, N00-15-25E	2425
OAKHURST ESTATESPB 4 PG 111 A PORTION OF TRACT A: COM AT NE COR OF LOTG, OAKHURST ESTATES, SOD-OD-ODW 91.23 FT TO POB; CONT SOD-OD-ODW 95.87 FT TO	2325
W 1/2 UF N 1/2 COVI LOT 2 LESS BEG 5W COR GOVI LOT 2, N 504 FT ALONG WIY LINE TO MEANDER LINE DAKE TOHOPEKALIGA, ALONG MEANDER LINE N 242.11 FT, E 597	23252

Total Assessment	\$ 2,224.16	\$ 280.90	\$ 170.38	\$ 778.23	\$ 4406.88	\$ 730.81	\$ 10,362.85	\$ 1.013.08	\$ 2,666.23		\$ 55.26	\$ 6.502.11	340.76		3.545.77	\$ 34,137,18			\$ 65,596.72		13.81	1.188.06		٠	3.545.77	55,604.10		,	\$ 193,163.07	
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Common Area. Assessment.	2,224.16	280.90	170.38	778.23	4,406.88	718.95	10,362.85	1,013.08	2,666.23	•	55.26	6,502.11	340,76		3,545.77	32,257.19	•	•	65,596.72	,	13.81	1,188.06	,	•	3,545.77	55,604.10		•		
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Parcel No.	232529364000060040	232529348000090010	232529348000080010	232529348000070010	2325293640000L0050	232529000000850000	2325290000000000000	2325293640000000055	262529000001000000	2325294451000100BD	242529401100010080	2325293640000G0060	2325293640000K0050	232529422600010010	242529332300010020	242529332300010030	2425293323000100AD	2325293640000N0035	232529364000040015	2325293640000A0015	2325293640000W0033	232529179800010015	242529332300010015	242529332300010012	2325293640000N004D	242529332300010010	2325294451000100A3	232529000001350000		