

**NEOCITY PROPERTY IMPROVEMENT DISTRICT  
BOARD OF SUPERVISOR'S MEETING  
December 11, 2023 – 3:30 p.m. or as soon thereafter as possible**

**Commission Chambers (4<sup>th</sup> Floor)  
1 Courthouse Square  
Kissimmee, Florida 34741**

**Board Members**

Peggy Choudhry, Supervisor  
Viviana Janer, Supervisor  
Brandon Arrington, Supervisor  
Cheryl L. Grieb, Supervisor  
Ricky Booth, Supervisor

**AGENDA**

**Hear the Audience**

Except for those matters specifically exempted under the State Statute and Local Ordinance, the Board shall provide an opportunity for public comment prior to the undertaking by the Board of any action on the agenda. The Board will not vote on any item during this portion of the meeting. Rather, this portion of the meeting is to allow for public comments to be heard on items that are on the agenda for that meeting. Comments will be limited to three minutes. Proper decorum will be observed.

1. Election of Chair and Vice Chair.
2. Designation of Registered Office and Registered Agent. Staff recommends Gina Mulero Cortes.
3. Designation of Records Management Liaison Officer. Staff recommends Gina Mulero Cortes.
4. Approval of Resolution 24-001R Resolution to use the Uniform Method of collecting non-Ad Valorem Assessments levied within the District.
5. Authorization for Chair of the Board to sign the Osceola County Property Appraiser Data Sharing and Usage Agreement for 2024.
6. Approval of FY2024 Meeting Schedule.

**Adjournment**

In accordance with Florida Statutes, Chapter 286.0105, any person wishing to appeal a decision made by the Board of Supervisors with respect to any matter considered at such a meeting or hearing, will need a record of the proceedings. For such purposes he or she may need to ensure that a verbatim record of

the proceedings is made, which may include the testimony and evidence upon which the appeal is based.

**NEOCITY IMPROVEMENT DISTRICT  
AGENDA ITEM COVER SHEET**

**MEETING DATE:** December 11, 2023

**REQUEST TYPE:** Consent

**AGENDA ITEM SUMMARY**

Adoption of Resolution #234-001R declaring the intent to use the uniform ad valorem method of collection of non-ad valorem assessments levied directly by the District in all or a portion of the NeoCity area to fund expenses related to operating and maintaining all areas located within the described area and all improvements located thereon, which are owned by Osceola County or in which Osceola County has an easement interest, that are devoted to the common use and enjoyment of occupants of the property described below, including, without limitation: transportation corridors (excluding the roadway improvements), the reservoir, all other wetlands and stormwater drainage facilities, stormwater quality treatment facilities, parks, open space areas, dedicated alleys, trails, greenways.

**FINANCIAL INFORMATION**

**TOTAL REQUESTED AMOUNT: \$0.00**

There is no financial impact.

**BACKGROUND INFORMATION**

- If adopted, Resolution #24-001R will declare the District's intent to collect special assessments on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes, to collect special assessments imposed to fund the cost to improve, construct, install and maintain roadways, drainage facilities, landscaping and other common facilities owned by the County within the boundaries of the benefit unit.
- Adoption of this resolution preserves the District's option to collect these assessments on the ad valorem tax bill, but does not require that the assessments be imposed or actually collected on the ad valorem tax bill.
- This item ran in the Orlando Sentinel for four consecutive weeks in accordance with statutory requirements. Publication dates are as follows: November 20, 2023, November 27, 2023, December 4, 2023, & December 11, 2023.

Staff recommends approval.

## **RESOLUTION NO. 24-001R**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEOCITY IMPROVEMENT DISTRICT, ELECTING TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS LEVIED BY THE DISTRICT WITHIN THE SPECIFIED AREAS OF THE DISTRICT; STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Board of Supervisors of the NeoCity Improvement District (the "District") is considering the imposition of non-ad valorem special assessments to fund expenses related to operating and maintaining all areas located within the property described below and all improvements located thereon, which are owned by Osceola County or in which Osceola County has an easement interest, that are devoted to the common use and enjoyment of occupants of the property described below, including, without limitation: transportation corridors (excluding the roadway improvements), the reservoir, all other wetlands and stormwater drainage facilities, stormwater quality treatment facilities, parks, open space areas, dedicated alleys, trails, greenways; and

**WHEREAS**, the District intends that the uniform method be used for collecting the above-described non-ad valorem special assessment to be levied directly by the District within those portions of the District described below, as authorized by section 197.3632, Florida Statutes, as amended, because this method will allow such non-ad valorem special assessments to be collected annually commencing in November 2024, in the same manner as provided for ad valorem taxes; and

**WHEREAS**, the District held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Appendix A and incorporated by reference;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEOCITY IMPROVEMENT DISTRICT AS FOLLOWS:**

**SECTION 1. DECLARATION OF INTENT.** Commencing with the fiscal year beginning October 1, 2024 and for each fiscal year thereafter until discontinued, the District intends that the uniform method of collecting non-ad valorem special assessments authorized in Section 197.3632, Florida Statutes, as amended, be used to collect non-ad valorem assessments levied directly by the District in all or a portion of the property described below to fund expenses related to operating and maintaining all areas located within the property described below and all improvements located thereon, which are owned by Osceola County or in which Osceola County has an easement interest, that are devoted to the common use and enjoyment of occupants of the property described below, including, without limitation: transportation corridors (excluding the roadway improvements), the reservoir, all other wetlands and stormwater drainage facilities, stormwater quality treatment facilities, parks, open space areas, dedicated alleys, trails and other greenways:

A parcel of land lying in sections 23, 24 and 26, township 25 south, range 29 east lying south of us highway 192, north of Neptune Road and east of Mill Slough Canal being a portion of said sections and the following platted lots and unimproved platted roadways as follows:

Lots 1 through 3, Tract A and Bill Beck Boulevard lying in F.A.R.M. unit 1, according to the plat thereof as recorded in Plat Book 24, pages 26 & 27 of the public records of Osceola County, Florida.

Together with:

A portion of Lots 1 and 2 Block A, Lots 1, 2, 3, 4 and a portion of Lots 5, 6, 7, 8 Block B, a portion of Lots 5, 6 and 7 Block E, Lots 1, 2, 3, 4, 5, 6, 7, 8 Block F, Lots 1, 2, 3, 4, 7 and 8 and a portion of Lots 5, 6, and 7 Block G, Lots 2, 3, 4, 5, 6, 7 and a portion of Lots 1 and 8 Block J, Lots 1, 2, 3, 4, 5, 6, 7, 8 Block K, Lots 6, 7, 8 and a portion of Lots 1, 2, 3, 4, 5 Block L, a portion of Lots 3, 4, 5, 6, 7 and 8 Block N, Lot 8 and a portion of Lots 1, 5, 6 and 7 Block O and a portion of lot 8 Block P and those un-named platted streets lying between the aforementioned Blocks, Kissimmee Gardens according to the plat thereof as recorded in Plat Book 1, page 32 of the public records of Osceola County, Florida.

Together with:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 Block 7, Idora Park, inclusive and together with a vacated unnamed street lying south of Lot 9, Block 7 and north of Lot 1 Block 8 together with the east 10 ft. of Idora Boulevard abutting Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 and the vacated street; also that portion of an unnamed vacated street abutting the north line of Lot 1, Block 7 according to the plat thereof, as recorded in Plat book 1, page 222 of the public records of Osceola County, Florida.

Together with:

Lots 1, 2, 3, 4, 5 and 6, Block 8, Idora Park, inclusive and together with vacated Fair Oaks Avenue lying south of Lot 6 Block 8 and north of Lot 1 Block 9 and together with the east 10 ft. of Idora Boulevard abutting Lots 1, 2, 3, 4, 5 and 6, according to the plat thereof, as recorded in Plat book 1, page 222 of the public records of Osceola County, Florida.

Together with:

Lots 1, 2 and 3 Block 9, Idora Park, according to the plat thereof, as recorded in Plat book 1, page 222 of the public records of Osceola County, Florida.

Together with:

Tract A, a portion of Tract B and stormwater management area, Oakhurst Estates according to the plat thereof as recorded in Plat Book 4, page 111 of the public records of Osceola County, Florida.

Said parcel being more particularly described as follows:

Commence at the southwest corner of the southwest 1/4 of Section 23, Township 25 south, range 29 east; thence run s89°38'57e, a distance of 1549.26 feet to the point of beginning; thence

s27°11'00"w, a distance of 42.07 feet to a point the north right of way line of Neptune Road, a variable right of way per Osceola County Right of Way map project number 92030-2507; said point being on a non-tangent curve concave northerly having a radius of 845.00 feet, a central angle of 07°51'04", a chord bearing of s80°30'41"e and a chord distance of 115.70 feet, thence run easterly along the arc of said curve, a distance of 115.79 feet to the end of said curve; thence continue along said north right of way line s84°26'13"e, a distance of 156.06 feet to a point of curvature of a curve concave southwesterly having a radius of 1555.00 feet, a central angle of 34°44'55", a chord bearing of s67°03'46"e and a chord distance of 928.69 feet, thence run easterly along the arc of said curve, a distance of 943.07 feet to the end of said curve; thence departing said north right of way line n36°51'54"e, a distance of 531.01 feet to a point on the south line of the southwest 1/4 of section 23, township 25 south, range 29 east; thence s89°38'57"e along said south line, a distance of 58.90 feet; thence departing said south line n42°16'07"e, a distance of 449.13 feet; thence s89°35'59"e, a distance of 1898.02 feet; thence s00°00'17"e, a distance of 332.66 feet to a point on the south line of the southwest 1/4 of Section 24, Township 25 south, range 29 east; thence run along said south line s89°44'34"e, a distance of 1282.72 feet to the southeast corner of the southeast corner of the southwest 1/4 of the southwest 1/4 of said Section 24; thence s89°45'20"e, a distance of 1322.35 feet to a point on the west line of Magical Landings Phase 2, according to the plat thereof as recorded in Plat Book 17, pages 12-13 of the public records of Osceola County, Florida; thence run along said west line n00°01'51"e, a distance of 737.71 feet to a point on the south right of way of Bill Beck Boulevard (a variable width right of way); thence run easterly along said south right of way line the following four courses: n50°04'08"e, a distance of 25.99 feet; thence n70°32'26"e, a distance of 285.35 feet to a point of curvature of a curve concave northwesterly having a radius of 300.00 feet, a central angle of 33°39'58", a chord bearing of n53°42'28"e and a chord distance of 173.75 feet; thence run northeasterly along the arc of said curve, a distance of 176.27 feet to a point of tangency; thence n36°52'30"e, a distance of 24.97 feet; thence departing said south right of way line n53°05'36"w, a distance of 100.00 feet to a point on the north right of way line of said Bill Beck Boulevard; thence run westerly along said north line the following four courses: thence s36°52'30"w, a distance of 25.03 feet to a point of curvature of a curve concave northwesterly having a radius of 200.00 feet, a central angle of 33°39'54", a chord bearing of s53°42'28"w and a chord distance of 115.83 feet, thence run southwesterly along the arc of said curve, a distance of 117.51 feet to the end of said curve; thence s70°32'26"w, a distance of 249.95 feet; thence s56°32'13"w, a distance of 176.68 feet to the easterly line of F.A.R.M. unit 1, according to the plat thereof as recorded in Plat Book 26, pages 26-27 of the public records of Osceola County, Florida; thence run northerly along said east line and its northerly projection the following eight courses: n53°02'19"w, a distance of 933.44 feet; thence n53°14'50"w, a distance of 155.03 feet; thence n53°03'53"w, a distance of 389.41 feet; thence n53°11'03"w, a distance of 120.82 feet; n47°06'56"w, a distance of 417.41 feet; thence n47°27'50"w, a distance of 500.42 feet; thence n47°14'56"w, a distance of 320.00 feet; thence n47°14'44"w, a distance of 1051.32 feet to a point on a non-tangent curve concave southeasterly having a radius of 2165.00 feet, a central angle of 03°06'29", a chord bearing of s27°28'45"w and a chord distance of 117.43 feet, thence run southwesterly along the arc of said curve, a distance of 117.44 feet to the end of said curve; thence run n47°14'44"w, a distance of 253.85 feet; thence n00°09'35"e, a distance of 671.57 feet; thence run n89°22'21"w, a distance of 622.06 feet; thence s89°45'04"w, a distance of 649.35 feet; thence n89°33'32"w, a distance of 636.32 feet; thence n66°04'40"w, a distance of 1601.80 feet to a point to a point on the east right of way line of Mill Slough Canal; thence run along said east right of way line for the following three (3) courses

s45°36'26"w, a distance of 649.67 feet; thence s79°21'31"w, a distance of 46.02 feet; thence s45°18'55"w, a distance of 499.86 feet; thence departing said east right of way line s29°21'46"e, a distance of 312.87 feet; thence s14°57'41"w, a distance of 915.14 feet; thence s13°09'13"w, a distance of 576.36 feet; thence s87°50'05"e along the north line of Highland Grove, per Plat Book 2, page 91 public records of Osceola County, Florida, a distance of 597.31 feet; thence run s00°41'24"w, along the east line of said Highland Grove, a distance of 76.73 feet; thence departing said east line s89°49'59"e, a distance of 290.98 feet; thence s00°32'55"w, a distance of 186.81 feet to a point on a non-tangent curve concave southerly having a radius of 50.00 feet, a central angle of 70°35'02", a chord bearing of s71°34'54"e and a chord distance of 57.77 feet, thence run easterly along the arc of said curve, a distance of 61.60 feet to the end of said curve; thence n00°35'02"e, a distance of 205.26 feet; thence s89°53'49"e along the south line of Tract B, Oakhurst Estates, according to the plat thereof as recorded in Plat Book 4, page 111 public records of Osceola County, Florida, a distance of 306.54 feet; thence s00°36'04"w along the east line of Lot 1, of said Oakhurst Estates, a distance of 158.66 feet; thence s46°30'14"e, a distance of 421.53 feet; thence s19°24'09"e, a distance of 224.93 feet; thence s08°48'08"e, a distance of 444.25 feet to a point on a non-tangent curve concave westerly having a radius of 615.25 feet, a central angle of 16°08'32", a chord bearing of s00°21'10"e and a chord distance of 172.76 feet, thence run southerly along the arc of said curve, a distance of 173.34 feet to the end of said curve; thence s81°51'13"e, a distance of 331.87 feet; thence s26°55'54"w, a distance of 351.85 feet; thence n62°40'05"w, a distance of 127.78 feet; thence n27°16'38"e, a distance of 31.00 feet; thence n63°02'38"w, a distance of 142.39 feet; thence s27°10'08"w, a distance of 220.00 feet; thence s62°47'42"e, a distance of 140.07 feet; thence s27°12'41"w, a distance of 270.18 feet; thence n62°25'04"w, a distance of 34.84 feet; thence s27°11'00"w, a distance of 46.35 feet to the point of beginning.

Together with:

Begin at the most easterly corner of the Boggy Creek Road re-alignment, as described in official records book 1878, page 259, of the public records of Osceola County, Florida; thence run south 38°30'00 west, along the southeasterly right of way line of said road, a distance of 10.85 feet to a point of curve to the left, having a radius of 255.00 feet, a chord bearing of south 31°32'20 west, and a chord distance of 61.81 feet; thence run along the arc of said curve, through a central angle of 13°55'20, a distance of 61.96 feet to a point of tangency; thence run south 24°34'40 west, along said right of way line, a distance of 45.26 feet; thence run north 89°22'39 west, along said right of way line, a distance of 74.06 feet to a point on the east line of Freedom Tabernacle International Outreach Ministries, Inc. Property, as described by warranty deed, recorded in official records book 1490, page 2478, of the public records of Osceola County, Florida; thence run north 00°16'23 west, along said east line and the west line of said right of way, a distance of 54.21 feet; thence run north 24°34'40 east, along the northwesterly line of said right of way, a distance of 25.90 feet to a point of curve to the right, having a radius of 345.00 feet, a chord bearing of north 26°46'12 east, and a chord distance of 26.40 feet; thence run along the arc of said curve, through a central angle of 04°23'04, a distance of 26.40 feet to a point of cusp; thence, departing said right of way, run south 38°38'18 west, a distance of 223.85 feet to a point on the south line of aforesaid Freedom Tabernacle International Outreach Ministries, Inc. Property; thence run north 89°23'14 west along said south line, a distance of 63.47 feet; thence run south 38°38'18 west, a distance of 461.19 feet; thence run south 47°15'40 east, a distance of 200.51 feet; thence run north 38°38'18 east, a distance of 802.05 feet to a point on the southwesterly right of way line of U.S. highway 192; thence run north 47°15'25 west, along said right of way line, a distance of 65.10

feet to the point of beginning.

Together with:

Tract B, Magic Landings, according to the plat thereof, as recorded in Plat Book 11, page 184-187 of the public records of Osceola County, Florida

Together with:

A parcel of land being a portion of Lot I, Northshore Plaza Replat, according to the plat thereof, as recorded in Plat Book 23, page 121 of the public records of Osceola County, Florida and being more particularly described as follows:

Commence at the northeast corner of said Lot I, said point being a point on the south right of way line of U.S. highway no. 192 and a point on a curve, concave to the southwest, having a radius of 3,695.83 feet and a central angle of 01°02'03"; thence run northwesterly along said south right of way line and along said arc, a distance of 66.70 feet (chord bearing = n65°51'50"w, chord= 66.70 feet) to the point of beginning; thence departing said south right of way line, run s23°07'52"w, a distance of 200.16 feet to the point of curvature of a curve, concave to the east, having a radius of 480.00 feet and a central angle of 23°07'52"; thence run southerly along the arc of said curve a distance of 193.78 feet (chord bearing= s11°33'56"w, chord= 192.47 feet) to the point of tangency thereof; thence run s00°00'00"w, a distance of 101.00 feet; thence run s05°18'48"w, a distance of 50.76 feet; thence run s00°00'00"w, a distance of 393.75 feet to a point on the south line of said Lot 1; thence run s89°42'20"w along said south line, a distance of 110.00 feet; thence departing said south line, run n00°00'00"e, a distance of 394.24 feet; thence run n06°06'27"w, a distance of 49.82 feet; thence run n00°00'00"e, a distance of 102.08 feet to the point of curvature of a curve, concave to the east, having a radius of 600.00 feet and a central angle of 23°07'52"; thence run northerly along the arc of said curve a distance of 242.23 feet (chord bearing= n11°33'56"e, chord= 240.59 feet) to the point of tangency thereof; thence run n23°07'52"e, a distance of 199.24 feet to a point on the aforesaid south right of way line of U.S. highway no. 192 and a point on a non-tangent curve, concave to the southwest, having a radius of 3,695.83 feet and a central angle of 01°51'38"; thence run southeasterly along the arc of said curve 120.01 feet, (chord bearing = s67°18'40"e, chord= 120.00 feet) to the point of beginning.

**SECTION 2. DECLARATION OF NEED.** The District Board hereby determines that the levy of such non-ad valorem special assessments is needed to fund the cost of the services and improvements described in Section 1 hereof.

**SECTION 3. MAILING OF THIS RESOLUTION.** Upon adoption, the District Manager is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Osceola County Tax Collector, and the Osceola County Property Appraiser by January 10, 2024.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.



**DULY ADOPTED** this 11<sup>th</sup> day of December 2023.

**NEOCITY IMPROVEMENT DISTRICT**

By: \_\_\_\_\_  
Chair/Vice Chair  
Board of Supervisors

ATTEST:

\_\_\_\_\_  
District Manager

As authorized for execution at the  
Board of Supervisors meeting of  
December 11, 2023

**APPENDIX A**  
**PROOF OF PUBLICATION OF PUBLIC HEARING**

### NOTICE BY THE NECITY IMPROVEMENT DISTRICT OF INTENT TO USE THE UNIFORM AD VALOREM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Necity Improvement District ("District") hereby provides notice, pursuant to section 187.363(2)(b), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied against the District within those portions of the District described below, commencing with the fiscal year beginning on October 1, 2024, and for each fiscal year thereafter until discontinued by the District. Non-ad valorem special assessments are imposed for all or a portion of the following areas to be improved and maintained: any area located within the property described below and all improvements located thereon, which are owned by Osceola County in which Osceola County has an abatement interest, that are devoted to the common use and enjoyment of occupants of the property described below, including, without limitation, transportation corridors, landscaping, roadway improvements, the removal of other vehicles and stormwater drainage facilities, sewer/water quality abatement facilities, parks, open space areas, dedicated alleyways, trails, etc.

A parcel of land lying in sections 23, 24 and 26, township 25 south, range 29 east lying south of an highway 192, north of Republic Road and east of Mill 11 South Canal being a portion of said sections and the following parcels 198 and 199 improved platted roadways as follows: Lots 1 through 3, tract A, and B1 Block Boulevard lying in S.4184, east 1, according to the plat thereof as recorded in Plat Book 24, pages 26 & 27 of the public records of Osceola County, Florida.

Together with: Tract A, Lots 1 and 2 Block A, Lots 1, 2, 3, 4 and a portion of Lots 5, 6, 7, 8 Block B, a portion of Lots 5 and 6 and 7 Block C, Lots 1, 2, 3, 4, 5, 6, 7, 8 Block D, Lots 1, 2, 3, 4, 5, 6, 7 and a portion of Lots 8 and 9 Block E, Lots 1, 2, 3, 4, 5, 6, 7, 8 and a portion of Lots 9 and 10 Block F, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and a portion of Lots 10 and 11 Block G, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and a portion of Lots 11 and 12 Block H, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and a portion of Lots 12 and 13 Block I, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and a portion of Lots 13 and 14 Block J, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and a portion of Lots 14 and 15 Block K, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and a portion of Lots 15 and 16 Block L, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and a portion of Lots 16 and 17 Block M, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and a portion of Lots 17 and 18 Block N, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and a portion of Lots 18 and 19 Block O, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and a portion of Lots 19 and 20 Block P, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and a portion of Lots 20 and 21 Block Q, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and a portion of Lots 21 and 22 Block R, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and a portion of Lots 22 and 23 Block S, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and a portion of Lots 23 and 24 Block T, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and a portion of Lots 24 and 25 Block U, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and a portion of Lots 25 and 26 Block V, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and a portion of Lots 26 and 27 Block W, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and a portion of Lots 27 and 28 Block X, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and a portion of Lots 28 and 29 Block Y, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and a portion of Lots 29 and 30 Block Z, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and a portion of Lots 30 and 31 Block AA, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and a portion of Lots 31 and 32 Block AB, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and a portion of Lots 32 and 33 Block AC, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and a portion of Lots 33 and 34 Block AD, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 and a portion of Lots 34 and 35 Block AE, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and a portion of Lots 35 and 36 Block AF, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and a portion of Lots 36 and 37 Block AG, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and a portion of Lots 37 and 38 Block AH, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and a portion of Lots 38 and 39 Block AI, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38 and a portion of Lots 39 and 40 Block AJ, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39 and a portion of Lots 40 and 41 Block AK, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and a portion of Lots 41 and 42 Block AL, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 and a portion of Lots 42 and 43 Block AM, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and a portion of Lots 43 and 44 Block AN, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and a portion of Lots 44 and 45 Block AO, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44 and a portion of Lots 45 and 46 Block AP, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and a portion of Lots 46 and 47 Block AQ, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 and a portion of Lots 47 and 48 Block AR, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 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51 and a portion of Lots 52 and 53 Block AW, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 and a portion of Lots 53 and 54 Block AX, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53 and a portion of Lots 54 and 55 Block AY, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54 and a portion of Lots 55 and 56 Block AZ, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 and a portion of Lots 56 and 57 Block BA, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56 and a portion of Lots 57 and 58 Block BB, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57 and a portion of Lots 58 and 59 Block BC, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 and a portion of Lots 59 and 60 Block BD, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 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portion of Lots 73 and 74 Block BR, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73 and a portion of Lots 74 and 75 Block BS, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74 and a portion of Lots 75 and 76 Block BT, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 7



## Events

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presentations of watercolors, how to blend colors, control water, and create shade and depth. No previous watercolor painting experience required. Advance registration required. 1-3:30 p.m. Dec. 8, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$40 for members, \$45 for nonmembers, leugardens.org, 407-246-2620.

**How to Grow Cool Season Flowers in Central Florida:** Learn to get a head start on your Spring cutting garden and grow a bounty of beautiful and unique flowers to create your own bouquets. Students will take home seeds and/or plugs. Bring a Sharpie, pen and notebook. All other materials included. Advance registration required. 10 a.m.-noon Dec. 8, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$80 for members, \$85 for nonmembers, leugardens.org, 407-246-2620.

**Lattes and Laughter:** Shabbat Hannukah dinner. Sign-up at templeslevants.com. Reservations are required. 7 p.m. Dec. 9, Temple Israel, 50 S. Moss Road, Orlando, \$18, 407-647-3055.

**Past Meets Present – The 1930s Road to World War II Lecture:** Valencia College Professor Carl Creamsman will examine the events, people, and moments of the 1930s that brought the world into a devastating war across the globe. Sponsored by the Winter Park Library, Middle school to adult. 1-3:30 p.m. Dec. 9, Winter Park Library, Edyth Bush Theatre, 1052 W. Morse Blvd., Winter Park, free, 407-623-3300.

**Vioelectric Holiday Show:** Attendees are encouraged to bring a donation to support Vioelectric Education Programs. Santa and Mrs. Claus will be available for meet-and-greets and family and pet photos. 7 p.m. Dec. 9, Walt Disney Amphitheater at Lake Eola Park, 99 N. Rosalind Ave., Orlando, free, 407-246-2121.

**Winter Park Holiday Boat Parade:** Attendees can gather at Dinky Dock to see the impressive boat and dock holiday decorations created by residents and local business sponsors. Sponsored by the Winter Park Rotary Club. To register a boat in the parade, access winterparkboatparade.com. 6 p.m. Dec. 9, Rollins College, Lake Virginia, 1000 Holt Ave., Winter Park, free, 407-256-6369.

**Hotsops for Florida Shelling:** Learn about where to find living and fresh dead marine mollusks along Florida coasts, how to collect and clean these animals in creative ways, and about the lives of some of the mollusks in our midst. Advance registration required. 1:30-3 p.m. Dec. 9, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$17 for members, \$22 for nonmembers, leugardens.org, 407-246-2620.

**Keep Holiday Plants Alive:** Join the Garden's retired Director, Robert Bowden, to learn how to keep your traditional holiday plants alive far into the next year and beyond. Advance registration required. 9:30-11:30 a.m. Dec. 9, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$17 for members, \$22 for nonmembers, leugardens.org, 407-246-2620.

**Raised Bed Vegetable Gardening:** Join Robert Bowden to discover the joys of growing vegetables and herbs in raised beds. Advance registration required. 1-2:30 p.m. Dec. 9, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$17 for members, \$22 for nonmembers, leugardens.org, 407-246-2620.

**Holiday Blooms Walking Tour:** Enjoy a walk through the magic of Leu's Holiday plantings with one of Leu's horticultural staff. Advance registration required. 9:30-11:30 a.m. Dec. 9, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$17 for members, \$22 for nonmembers, leugardens.org, 407-246-2620.

**Chanukah on the Park:** Presented by Chabad of Greater Orlando, the evening will include entertainment,

kids' activities, food and a grand menorah lighting. 5:30 p.m. Dec. 10, Central Park, Park Avenue, Winter Park, free, chabadorlando.org.

**Central Florida Railway Historical Society:** Danny Harmon will present "Central Florida Railroad—Tricks and Traps" 7 p.m. Dec. 11, Central Florida Railroad Museum, 101 S. Boyd St., Winter Garden, free, cfrts.org.

**Art Exploration:** Presented by the University Club of Winter Park, Club member Ovid Vitlas will give a presentation on Fernando Botero (1932-2023), a Colombian figurative artist and sculptor. 1 p.m. Dec. 11, University Club of Winter Park, 841 N. Park Ave., Winter Park. To attend this event, email your full name to info@ucwlp.org. Free.

**Guided Garden Tour:** A guided tour of the UF/IFAS Extension Orange County Exploration Gardens hosted by Extension Agent Heather Kalamian. See unique plants in 12 themed gardens and get ideas for your landscape. Learn about Florida-Friendly Landscaping principles, smart irrigation, vegetable gardening, and flower species to attract bees, butterflies, and beneficial insects. The tour includes educational materials and pollinator seed packets. Advance registration required. 10-11:30 a.m. Dec. 12, UF/IFAS Extension Orange County, 6021 S. Conway Road, Orlando, \$10, osceolaextension.org, 407-254-9203.

**Matinee Movie:** Presented by the University Club of Winter Park, "See 'Goodford Park' (2001) starring Maggie Smith and Helen Mirren. 2 p.m. Dec. 12, University Club of Winter Park, 841 N. Park Ave., Winter Park. To attend, email your full name to info@ucwlp.org. Free.

**First Orlando's Christmas Festival:** Celebrate traditions from around the world, enjoy a Christmas Story presentation, s'mores, games, and food trucks. 6 p.m. Dec. 15, p.m. Dec. 16, First Baptist Orlando, 3000 S. John Young Parkway, admission is one unswapped toy, FirstOrlando.com.

**Merry-TubaChristmas:** Tuba, euphonium, sousaphone and baritone players of all ages are invited to participate. Registration begins at 9 a.m. with rehearsal from 10-11:30 a.m. Registration fee is \$10. 1 p.m. Dec. 16, Central Park Stage, 251 S. Park Ave., Winter Park, spectator admission is free, 407-599-3463.

**Orlando Big Band:** Grab your chairs, pick up food for your favorite restaurant, and enjoy a holiday concert under the stars. This performance is sponsored by the Winter Park Rotary Club. 7:30 p.m. Dec. 16, Central Park Stage, 251 S. Park Ave., Winter Park, free, orlandobigband.com.

**Dickens Holiday Celebration:** Enjoy festive holiday songs performed by the Orlando Dickens Carolers. 1:30 p.m. Dec. 17, Orlando Public Library, 101 E. Central Blvd., Orlando, free, 407-835-7323.

**A Christmas Symphony – From Reflection to Celebration:** Presented by the Mattland Symphony Orchestra. Conductor Alvaro Gomez selected a diverse and rich collection of compositions to evoke the essence of the holiday season. 4 p.m. Dec. 17, Mattland Presbyterian Church, 34 N Orlando Ave., Mattland. \$20 general admission, \$10 students, 321-303-1404, PAMatter.org.

**Christmas Canon:** Gloria In Excelsis Deo. 7 p.m. Dec. 17, First United Methodist Church of Orlando, 142 E. Jackson St., Orlando, free, donations appreciated, 407-849-0808, FirstChurchOrlando.org.

**Water Bath Canning, Jams and Jellies:** Learn the basics of water bath and pressure canning. This hands-on class presented by Orange County Extension Agent Hillary Ayers will cover topics such as canning equipment, preserving food, canning methods, and food safety. Attendees will take home a jar of cranberry-cider jelly. Advance registration required. 2-4 p.m. Dec. 21, UF/IFAS Extension Orange County, 6021 S. Conway Road,

Orlando, \$20, 407-254-9200, osceolaextension.org.

**Rose Growing Simplified:** In this presentation receive helpful Florida-based information and tips on general rose care including proper location, soil preparation, proper watering techniques, fertilization, insect and disease control and proper pruning. Advance registration required. 9:30-11:30 a.m. Dec. 21, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$17 for garden members, \$22 for nonmembers, leugardens.org, 407-246-2620.

**Winter Vegetable Gardening:** Robert Bowden will provide tips on how to raise cool season vegetables in Orlando. Advance registration required. 9:30-11:30 a.m. Dec. 23, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$17 for garden members, \$22 for nonmembers, leugardens.org, 407-246-2620.

**Fruit Trees of Central Florida:** Join Robert Bowden for a presentation about the right plants and varieties for a successful harvest. After a brief class indoors, attendees will visit two fruit tree sites in the garden. Advance registration required. 1-2:30 p.m. Dec. 23, Harry P. Leu Gardens, 1920 N. Forest Ave., Orlando, \$17 for members, \$22 for nonmembers, leugardens.org, 407-246-2620.

**Kwanzaa Celebration:** Hosted by the Equity Council Corp. and sponsored by Winter Park's Parks & Recreation Department. Enjoy food, drumming, special dance and musical performances, and support black-owned businesses. 5-9 p.m. Dec. 26, SCHO MarketPlace, 721 W. New England Ave., Winter Park, equitycouncilcorp.org.

**Beginner Bird Watching class:** The Orange Audubon Society will offer a three-part beginner bird watching class, including sessions at Orlando Wetlands Park, Oakland Nature Preserve and the Lake Apopka Wildlife Drive, respectively. The course will increase knowledge of North American bird species; bird habitat and anatomy; provide binocular basics; tips on using field guides and checklists; and ethics of birding. Taught by skilled birder instructor Kathy Rigling and Susan Thorne-Barrett. Advance registration required. 9-11:30 a.m. Jan. 6, 21 and 27, 501 for Audubon members, \$65 for nonmembers, \$10 for children age 12 or younger with a registered adult, orangeaudubon.org/field-trip-signup/ or email education@orangeaudubon.org.

**Driver safety program:** The AARP Driver Safety Program's Smart Driver Course helps participants refine driving skills and develop safe driving habits. Upon completion, Florida drivers 50 or older may be eligible for vehicle insurance discounts. Reservations required. Attendance is mandatory at both classes to receive a certificate. 9 a.m.-noon Jan. 22-23; 5-8 p.m. Feb. 12-13; 9 a.m.-noon April 22-23; 5-8 p.m. June 8, Jessie Brock Community Center, 310 N. Dillard St., Winter Garden, \$20 for AARP members, \$25 nonmembers, 407-656-4155.

**Amateur Radio and Electronics Show:** The Orlando Amateur Radio Club's 77th annual "HamCaton" event will feature more than 30 educational forums, 100 commercial vendors, 200 swap tables and outdoor tailgate to demonstrate and sell amateur radios, pass amateur radio related computer hardware and software. 9 a.m.-5 p.m. Feb. 9-10, 9 a.m.-2 p.m. Feb. 11, Winter Garden Fairgrounds, 4603 W. Colonial Drive, Orlando, \$25 covers admission for all three days, 407-841-0874, hamcaton.com.

**"Dressing the Part – wardrobe collection" exhibit:** An exhibit that showcases vintage uniforms, attire, and accessories from a variety of professions and sections of society, including military. 11 a.m.-3 p.m. Tuesdays-Saturdays through Dec. 31, Winter Garden Heritage Museum, 1 N. Main St., Winter Garden, free, 407-656-3244, museum@wghf.org.

*Joseph Bassal of the Sentinel staff compiled this report. To submit an item, email communityevents@orlandosentinel.com.*

## NOTICE BY THE NEOCIty IMPROVEMENT DISTRICT OF INTENT TO USE THE UNIFORM AD VALOREM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

NeCity Improvement District (the "District") hereby provides notice, pursuant to Section 197.3632(3)(a), Florida Statutes, of intent to use the uniform method of collecting non-ad valorem special assessments to be levied directly by the District, on those portions of the District described below, commencing for the fiscal year beginning on October 1, 2024 and for each fiscal year thereafter until discontinued by the District. Non-ad valorem special assessments are levied on a portion of the following areas to fund expenses related to operating and maintaining all areas located within the property described below and all improvements located thereon, which are owned by the District or in which Osceola County has an assessment interest, that are devoted to the common use and enjoyment of occupants of the property described below, including, without limitation: transportation corridors including the roadway improvements, the reservoir, all other wetlands and stormwater drainage facilities, stormwater quality treatment facilities, parks, open space areas, dedicated alleys, trails, greenways:

A parcel and lying in sections 24 and 26, township 25 south, range 29 east lying south of us highway 192, north of Neptune Road and east of Mill Slough Canal being a portion of said sections and the following platted lots and unimproved platted roadways as follows: Lots 1 through 5, Tract A and Bill Beck Boulevard lying in 2A, 26, unit 1, according to the plat thereof as recorded in Plat Book 24, pages 28 & 27 of the public records of Osceola County, Florida.

Together with:  
A portion of Lots 1 and 2 Block A, Lots 1, 2, 3, 4 and a portion of Lots 5, 6, 7, 8 Block B; a portion of Lots 5, 6, 7 and 8 Block E, Lots 1, 2, 3, 4, 5, 6, 7, 8 Block F, Lots 1, 2, 3, 4, 7 and 8 and a portion of Lots 5, 6, 6 and 7 Block G, Lots 2, 3, 4, 5, 6, 7 and a portion of Lots 8 and Block L, Lots 1, 2, 3, 4, 5, 6, 7, 8 Block K, Lots 6, 7, 8 and a portion of Lots 1, 2, 3, 4, 5, Block A, a portion of Lots 4, 5, 6, 7 and 8 Block U, Lot 8 and a portion of Lots 1, 5, 6 and 7 Block O and a portion of 8, Block P and those un-named platted streets lying between the aforementioned Blocks, Kissimmee Gardens according to the plat thereof as recorded in Plat Book 1, page 32 of the public records of Osceola County, Florida.

Together with:  
Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 Block 7, Idora Park, inclusive and together with a vacated unnamed street lying south of Lot 6, Block 7 and north of Lot 8, Block 8 together with the east 10 ft. of Idora Boulevard abutting Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 and the vacated street, also line located north of the east 10 ft. of Idora Boulevard abutting the north line of Lot 1, Block 7 according to the plat thereof, as recorded in Plat Book 1, page 222 of the public records of Osceola County, Florida.

Together with:  
Lots 1, 2, 3, 4, 5 and 6, Block 8, Idora Park, inclusive and together with vacated Fair Oaks Avenue lying south of Lot 6, Block 8 and north of Lot 1, Block 9 and together with the east 10 ft. of Idora Boulevard abutting Lots 1, 2, 3, 4, 5 and 6 according to the plat thereof, as recorded in Plat Book 1, page 222 of the public records of Osceola County, Florida.

Together with:  
Lots 1 and 2 and 3 Block 9, Idora Park, according to the plat thereof, as recorded in Plat Book 1, page 222 of the public records of Osceola County, Florida.

Together with:  
Tract A portion of Tract B and stormwater management area, Oakland Estates according to the plat thereof as recorded in Plat Book 84, page 111 of the public records of Osceola County, Florida. Said parcel being more particularly described as follows:

Commence at the southwest corner of the southwest 1/4 of Section 23, Township 25 south, range 29 east, thence run 88°58'36" w, a distance of 1548.26 feet to the point of beginning, thence 327°11'00" w, a distance of 42.07 feet to a point on the north right of way line of Neptune Road, a variable right of way by Osceola County Right of Way map 1983/0002567, said point being on a non-tangent curve concave northerly having a radius of 845.00 feet, a central angle of 0°51'04", a chord bearing of 180°30'41" w and a chord distance of 115.70 feet, thence run easterly along the arc of said curve, a distance of 115.79 feet to the end of said curve, thence continue along said north right of way line 84°29'13" e, a distance of 156.08 feet to a point of curvature of a curve concave southerly having a radius of 1555.00 feet, a central angle of 34°44'55", a chord bearing of 86°03'46" w and a chord distance of 528.89 feet, thence run easterly along the arc of said curve, a distance of 543.37 feet to the end of said curve, thence departing said north right of way line 128°51'54" e, a distance of 631.01 feet to a point on the south line of the southwest 1/4 of section 23, township 25 south, range 29 east, thence 88°58'36" w along said proposed line of 1/4 of said Osceola County, a distance of 58.99 feet to a point of tangency, thence 128°51'54" e, a distance of 444.13 feet to a point of curvature of a curve concave northerly having a radius of 300.00 feet, a central angle of 33°39'58", a chord bearing of 103°42'28" w and a chord distance of 173.75 feet; thence run northerly along the arc of said curve 176.27 feet to a point of tangency, thence 88°58'36" w, a distance of 100.00 feet to the north right of way line of Bill Beck Boulevard, thence run westerly along said north line the following four courses: thence 536°32'30" w, a distance of 14.03 feet to a point of curvature of a curve concave northerly having a radius of 2165.00 feet, a central angle of 33°39'54", a chord bearing of 85°42'28" w and a chord distance of 115.83 feet, thence run southerly along the arc of said curve, a distance of 117.51 feet to the end of said curve, thence 407°27'26" w, a distance of 249.95 feet, thence 356°32'13" w, a distance of 176.68 feet to the easterly line of F.A.R.M. unit 1, according to the plat thereof as recorded in Plat Book 26, pages 25-27 of the public records of Osceola County, Florida; thence run easterly along said east line and its north projection, thence 88°58'36" w, a distance of 103.22 feet, thence 83°44'44" w, a distance of 15.03 feet, thence 53°03'53" w, a distance of 388.41 feet, thence 53°11'02" w, a distance of 120.32 feet, thence 407°27'26" w, a distance of 417.41 feet, thence 407°27'26" w, a distance of 103.12 feet, thence 407°14'29" w, a distance of 200.00 feet, thence 407°14'29" w, a distance of 103.12 feet to a point on a nontangent curve concave southerly having a radius of 2165.00 feet, a central angle of 03°36'20", a chord bearing of 227°28'17" w and a chord distance of 143.20 feet, thence run southerly along the arc of said curve, a distance of 117.44 feet to the end of said curve; thence run n47°14'44" w, a distance of 253.85 feet, thence n00°39'52" e, a distance of 671.57 feet; thence run 88°58'22" w, a distance of 622.06 feet, thence 88°45'04" w, a distance of 16.00 feet, thence 88°58'36" w, a distance of 630.32 feet, thence 88°58'36" w, a distance of 181.80 feet to a point on the east right of way line of Mill Slough Canal, thence run along said east right of way line for the following three (3) courses 345°36'26" w, a distance of 648.67 feet; thence 37°21'31" w, a distance of 40.62 feet, thence 48°15'23" w, a distance of 489.16 feet, thence departing said east right of way line 82°18'47" w, a distance of 312.82 feet, thence 14°25'47" w, a distance of 915.14 feet, thence 13°09'13" w, a distance of 476.36 feet, thence 107°05'07" w, a distance of 117.51 feet to the north line of Highland Road, Plat Book 2, page 91 of the public records of Osceola County, a distance of 597.31 feet, thence run 300°14'24" w, along the east line of said Highland Road, a distance of 76.73 feet, thence departing said east line 88°49'59" w, a distance of 290.88 feet, thence 300°32'55" w, a distance of 176.27 feet to a point on a non-tangent curve concave southerly having a radius of 50.00 feet, a central angle of 70°35'02", a chord bearing of 87°13'45" w and a chord distance of 57.77 feet, thence run easterly along the arc of said curve, a distance of 61.80 feet to the end of said curve, thence n00°35'02" e, a distance of 205.29 feet, thence 88°58'36" w, a distance of the south line of Tract B, Oakland Estates according to the plat thereof as recorded in Plat Book 4, page 111 of the public records of Osceola County, Florida, a distance of 306.54 feet, thence 800°36'04" w, a distance of 158.66 feet, thence 101°04'08" w, a distance of 158.66 feet, thence 498°30'14" e, a distance of 421.53 feet, thence 19°24'09" w, a distance of 224.93 feet, thence 308°48'08" e, a distance of 444.25 feet to a point on a non-tangent curve concave westerly having a radius of 615.25 feet, a central angle of 16°08'32", a chord bearing of 89°21'10" w and a chord distance of 173.75 feet, thence run southerly along the arc of said curve, a distance of 173.34 feet to the end of said curve; thence 88°51'13" e, a distance of 331.87 feet, thence 326°55'54" w, a distance of 351.85 feet, thence 602°40'20" w, a distance of 127.76 feet, thence 427°16'26" e, a distance of 31.00 feet, thence 427°16'26" e, a distance of 142.39 feet, thence 327°10'00" w, a distance of 220.11 feet, thence 88°42'42" e, a distance of 140.07 feet, thence 327°14'21" w, a distance of 270.18 feet, thence 302°25'04" w, a distance of 34.92 feet, thence 327°11'00" w, a distance of 40.35 feet to the point of beginning.

Together with:  
Begin at the most easterly corner of the Boggy Creek Road re-alignment, as described in official records book 1878, page 259 of the public records of Osceola County, Florida, thence run north 38°30'00" west, along the southerly right of way line of Boggy Creek Road, a distance of 10.36 feet, thence run north 1°00'00" west, having a radius of 250.00 feet, a central angle of south 31°52'00" west, and a chord distance of 61.81 feet; thence run along the arc of said curve, thence depart at an angle of 61°38'26" to a point of tangency, thence a distance of 61.38 feet to a point 24°34'47" west, along said right of way line, a distance of 45.28 feet; thence run north 89°22'39" west, along said right of way line, a distance of 14.06 feet to the point on the east line of Freedom Tabernacle International Outreach Ministries, Inc. Property, as described in official records book 1490, page 2478, of the public records of Osceola County, Florida, thence run north 00°16'23" west, along said east line and the west line of said right of way, a distance of 54.21 feet; thence run north 24°34'40" east, along the northerly right of way line of said right of way, a distance of 25.00 feet to a point of curve to the right, having a radius of 365.00 feet, a chord bearing of north 26°46'12" east, and a chord distance of 26.40 feet; thence run along the arc of said curve, through a central angle of 26°46'12" east, to a point of tangency, thence 11°13'36" east, a distance of 200.51 feet; thence run north 38°38'18" east, a distance of 223.85 feet to a point on the south line of afforested Freedom Tabernacle International Outreach Ministries, Inc. Property, thence run north 89°22'14" west along said south line, a distance of 61.38 feet; thence run south 38°38'18" east, a distance of 461.19 feet; thence run north 47°15'40" east, a distance of 200.51 feet; thence run north 38°38'18" east, a distance of 802.05 feet to a point on the southerly right of way line of U.S. Highway 192, thence run north 47°15'25" west, along said right of way line, a distance of 65.10 feet to the point of beginning.

Tract B, Magic Landings, according to the plat thereof, as recorded in Plat Book 11, page 184-187 of the public records of Osceola County, Florida.

Together with:  
A parcel of land being a portion of Lot L, Northshore Plaza Replat, according to the plat thereof, as recorded in Plat Book 23, page 121 of the public records of Osceola County, Florida and being more particularly described as follows: Commence at the northeast corner of said Lot L, said point being a point on the south right of way line of U.S. Highway no. 192 and a point on a curve, concave to the southwest, having a radius of 3,695.93 feet and a central angle of 1°12'02"; thence run northerly along said south right of way line and along said arc, a distance of 66.70 feet (chord bearing = 86°53'19" w, a distance = 66.70 feet) to the point of beginning, thence departing said south right of way line, run 223°07'52" w, a distance of 200.16 feet to the point of curvature of a curve, concave to the east, having a radius of 480.00 feet and a central angle of 22°07'52"; thence run southerly along the arc of said curve, thence depart at an angle of 11°23'35" w, a distance of 152.47 feet to the point of tangency, thence 400°00'00" w, a distance of 101.10 feet; thence run 405°18'48" w, a distance of 50.76 feet, thence run 300°00'00" w, a distance of 383.75 feet to a point on the south line of said Lot L; thence 15°58'42" w, a distance of 10.00 feet, thence run a distance of 110.00 feet, thence departing said south line, run n00°00'00" w, a distance of 394.24 feet; thence run n00°06'27" w, a distance of 49.82 feet; thence run n00°00'00" e, a distance of 102.08 feet to the point of curvature of a curve, concave to the east, having a radius of 650.00 feet and a central angle of 02°07'52"; thence depart at an angle of 11°23'35" w, a distance of 242.23 feet (chord bearing = n11°33'56" e, chord = 240.59 feet) to the point of tangency, thence run 123°07'52" e, a distance of 199.24 feet to a point on the afforested south right of way line of U.S. Highway no. 192 and a point on a non-tangent curve, concave to the south, having a radius of 3,695.93 feet and a central angle of 01°51'38"; thence run southerly along the arc of said curve 120.01 feet, thence depart at an angle of 87°14'07" w, a distance of 100.00 feet to the point of beginning.

The District will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held on December 11, 2023 at 3:30 PM or sooner thereafter as may be heard in the Board of County Commissioners' Chambers, 1 Courthouse Square, Suite 4100, Kissimmee, Florida. Any interested parties may appear at the public hearing to be held regarding the use of the uniform ad valorem method of collecting such non-ad valorem assessments. All affected property owners have the right to file written objections within 30 days of the publication of the notice. If any person desires to appeal any actions made with respect to any matter made at this public hearing, such person will need a record of proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made at their own expense and the record includes the testimony and evidence on the appeal as required. The District's Board of County Commissioners ensures meaningful access to County programs, services, and activities to comply with Civil Rights Title VI and Title of the Americans with Disabilities Act. Individuals with disabilities requiring accommodations (i.e., sign language interpreters or materials in accessible format) or individuals with limited English Proficiency requiring language interpreters to participate in County sponsored meetings, please contact the County's ADA Title VI Coordinator (407) 452-1000 (TTY) 407-452-1000. Written objections should be filed with the County's ADA Coordinator at least four (4) days prior to the meeting or event. Copies of the proposed resolution may be obtained from the Office of the Clerk of the Court, located at 2 Courthouse Square, Kissimmee, Florida.

NeCity Improvement District  
By: /s/ \_\_\_\_\_  
Publish: The Sentinel  
Publication dates: November 18, 2023  
November 26, 2023  
December 03, 2023  
December 10, 2023

**NEOCITY IMPROVEMENT DISTRICT BOARD OF SUPERVISORS  
AGENDA ITEM COVER SHEET**

**MEETING DATE:** December 11, 2023  
**REQUEST TYPE:** Consent

**AGENDA ITEM SUMMARY**

Authorization for the Chair or Vice Chair of the Board to execute the Osceola County Property Appraiser Data Share and Usage Agreement for 2024.

**FINANCIAL INFORMATION**

**TOTAL REQUESTED AMOUNT: \$0.00**

There is no financial impact until the District collects the assessment.

**BACKGROUND INFORMATION**

- Section 197.3632(2), Florida Statutes (2015) requires a written agreement be entered into between the NeoCity Improvement District and the Property Appraiser providing for reimbursement by NeoCity Improvement District of the necessary administrative costs incurred by the Property Appraiser under section 197.3632.
- The yearly administration fee will be determined once the assessment roll has been certified and the total costs are determined; this yearly cost may not exceed 2% of the District's total collections.
- The District will be billed quarterly.

Staff recommends approval.



KATRINA S. SCARBOROUGH, CFA, CCF, MCF  
OSCEOLA COUNTY PROPERTY APPRAISER

**NeoCity Dependent Special District**

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **NeoCity Dependent Special District**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

**OSCEOLA COUNTY PROPERTY APPRAISER**

**NeoCity Dependent Special District**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Print: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please returned signed original copy, no later than January 31, 2024.