

MEETING OF THE DISTRICTS
Tuesday, June 3, 2025
9:30 AM
600 S. Commerce Ave. Sebring, FL 33870

DISTRICTS LIST

AVON PARK ESTATES S. B. D.
ORANGE VILLA MOBILE HOME ESTATES S. B. D.
HIGHLANDS PARK ESTATES S. B. D.
PLACID LAKES S.B.D. HIGHWAY PARK S. B. D.
RED HILL FARMS IMPROVEMENT DISTRICT
LAKE HAVEN ESTATES S. B. D.
SEBRING ACRES S. B. D.
ORANGE BLOSSOM ESTATES S. B. D.
SEBRING COUNTRY ESTATES S. B. D.
ORANGE BLOSSOM UNIT 12 S. B. D.
SEBRING HILLS S. B. D.
COUNTYWIDE FIRE DISTRICT
THUNDERBIRD ROAD WASTEWATER S. B. D.
ISTOKPOGA MARSH WATERSHED IMPROVEMENT DISTRICT
SUN 'N LAKES OF LAKE PLACID RECREATION DISTRICT
OAK MANOR AVENUE ROAD PAVING MUNICIPAL SERVICE BENEFIT DISTRICT

1. MEETING CALLED TO ORDER

2. PRESENTATIONS:

3. CONSENT AGENDA

- 3.A *Request approval of Budget Amendment 24-25-076 to realign funds for purchase of a new swing set for Highlands Park Estates Park.*

Rosa Morales, Budget Analyst II / NAV

There is no Fiscal Impact to Fund 148 (Highlands Park Estates SBD) or the overall budget for FY 24-25 as this is merely a realignment of funds in the amount of \$5,062.00 in cost center 7963 (Highlands Park Estates SBD), account 56200 (Buildings) to account 56300 (Improvements Other Than).

[24-25-076 Realign Funding HPE_Swingset \(BA\).pdf](#)
[Statement of Issue HPE Swing Set.pdf](#)

4. PUBLIC COMMENT

5. PUBLIC HEARING

- 5.A *Public hearing to consider proposed Preliminary Resolution 24-25-105 pertaining to*

the re-imposition of Chapter 9, Article XXVI (26), Sun 'N Lakes of Lake Placid Recreation District special assessment.

Rosa Morales, Budget Analyst II/NAV Tanya Cannady, Business Services Director
The fiscal impact will be an increase to Fund 128 (Sun 'N Lakes of Lake Placid Recreation District) of approximately \$105,336 annually as the previous assessment collection was \$245,451 and will now be approximately \$350,787 if assessment is set at the requested rate of \$50 for FY 2025-26.

[SNL Preliminary Tear Sheet - Affidavit.pdf](#)

[SNL Rec Preliminary Resolution 24-25-105.SGS.pdf](#)

[Statement of Issue - Preliminary.pdf](#)

6. ACTION AGENDA

7. ADJOURN

Any person who decides to appeal any decision made by the Board of Supervisors of any of the Special Districts of Highlands County, Florida, in a public hearing or quasi-judicial proceeding is hereby advised that he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record will include the testimony and evidence upon which such appeal is to be based.

The Board of Supervisors of the Special Districts in Highlands County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to, participation, employment or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans With Disabilities Act or Section 286.26, Florida Statutes should contact the Highland County Human Resources Department, ADA Coordinator at: 863-402-6509 (voice), or via Florida Relay Service 711, or by e-mail: hrmanager@highlandsfl.gov. Requests for CART or interpreter services should be made as soon as possible but no later than 48 hours in advance of a public meeting to permit coordination of the service.

Please note our new website address: www.highlandsfl.gov

Any invocation that may be offered before the official start of the meeting of the Board of Supervisors of the Special Districts of Highlands County shall be the voluntary offering of a private citizen. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by Highlands County, nor is Highlands County allowed by law to endorse the religious beliefs or views of any speaker.

NOTICE OF CONSENT AGENDA PROCEDURE

A person desiring to provide public comment related to an item on the Consent Agenda of this meeting, must fill out a Speaker Card and submit the same to the County Administrator or Chairperson by 8:50 a.m. All Speaker Cards received after 8:50 a.m., will be called during the regular Public Comment section of the agenda. No person will be permitted to speak at the time of the Consent Agenda if a Speaker Card has not been timely submitted.

**HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM**

DATE OF ACTION REQUEST: June 3, 2025

PRESENTER: Rosa Morales, Budget Analyst II / NAV

SUBJECT/TITLE: Request approval of Budget Amendment 24-25-076 to realign funds for purchase of a new swing set for Highlands Park Estates Park.

STATEMENT OF ISSUE

RECOMMENDED ACTION

Move to approve Budget Amendment 24-25-076 to realign funds for purchase of a new swing set for Highlands Park Estates Park.

FISCAL IMPACT

There is no Fiscal Impact to Fund 148 (Highlands Park Estates SBD) or the overall budget for FY 24-25 as this is merely a realignment of funds in the amount of \$5,062.00 in cost center 7963 (Highlands Park Estates SBD), account 56200 (Buildings) to account 56300 (Improvements Other Than).

Attachments: [24-25-076 Realign Funding HPE_Swingset \(BA\).pdf](#)

Attachments: [Statement of Issue HPE Swing Set.pdf](#)

May 20, 2025

BOARD OF COUNTY COMMISSIONERS
HIGHLANDS COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

BUDGET AMENDMENTS

(Transfers over \$5,000 require Board approval)

DATE: 5/13/2025

SUBMITTED BY: K Lepera

FUND(S): 148 FUND TITLE(S): Highlands Park Estates SBD COST CENTER(S) #: 7963

PROJECT(S) #: _____ PROJECT TITLE(S): _____ COST CENTER TITLE(S): Highlands Park Estates SBD

*list additional cost centers on reverse side of form

TYPE	FUND	COST CENTER	ACCOUNT	ACCOUNT NAME	ACTIVITY	BUDGET	INCREASE	DECREASE	REVISED BUDGET
E	148	7963	56200	Buildings		70,000.00		5,062.00	64,938.00
E	148	7963	56300	Improvements Other Than		0.00	5,062.00		5,062.00
									0.00
									0.00
									0.00
									0.00
									0.00

REASON: Realign funding for the purchase of new swing set for Highlands Park Estates SBD.

OFFICE USE ONLY

OMB RECOMMENDATION:

REQUEST # 24-25-076

TRANSFER TYPE:

_____ Approval

ACTION:

_____ Denial

Board _____ Approved _____ Denied
County Administrator _____ Approved _____ Denied

XX ITEM TO ITEM
____ RESERVE
____ BY RESOLUTION
____ SUPPLEMENTAL BUDGET

SIGNATURE: _____

Signature: _____

DATE: _____ / _____ / _____

Posted by Clerk: _____

Statement of Issue:

The following budget amendment is necessary to complete the purchase of a new swing set for the Highlands Park Estates Park. This swing set has been at the park for about 20 years and had multiple swings broken that needed to be replaced.

**HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM**

DATE OF ACTION REQUEST: June 3, 2025

PRESENTER: Rosa Morales, Budget Analyst II/NAV Tanya Cannady, Business Services Director

SUBJECT/TITLE: Public hearing to consider proposed Preliminary Resolution 24-25-105 pertaining to the re-imposition of Chapter 9, Article XXVI (26), Sun 'N Lakes of Lake Placid Recreation District special assessment.

STATEMENT OF ISSUE

RECOMMENDED ACTION

Move to approve and adopt Preliminary Resolution 24-25-105 pertaining to the re-imposition of Chapter 9, Article XXVI (26), Sun 'N Lakes of Lake Placid Recreation District special assessment.

FISCAL IMPACT

The fiscal impact will be an increase to Fund 128 (Sun 'N Lakes of Lake Placid Recreation District) of approximately \$105,336 annually as the previous assessment collection was \$245,451 and will now be approximately \$350,787 if assessment is set at the requested rate of \$50 for FY 2025-26.

Attachments: [SNL Preliminary Tear Sheet - Affidavit.pdf](#)
Attachments: [SNL Rec Preliminary Resolution 24-25-105.SGS.pdf](#)
Attachments: [Statement of Issue - Preliminary.pdf](#)

AFFIDAVIT OF PUBLICATION
HIGHLANDS NEWS-SUN
Published Daily
SEBRING, HIGHLANDS COUNTY, FLORIDA

Case No. BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING JUNE 3, 2025

STATE OF FLORIDA,
COUNTY OF HIGHLANDS

Before the undersigned authority, Janet Emerson, personally appeared who on oath says that she is the Classified Advertising Legal Clerk of Highlands News-Sun, a newspaper published at Sebring in Highlands County, Florida; that the attached copy or reprint of the advertisement, to the right, being a Public Notice, was published in said newspaper by print in the issues of or by publication on the newspaper's website, if authorized, on:

MAY 18, 2025

Affiant further says that the Highlands News-Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
SIGNED:



Janet Emerson

Sworn to and subscribed before me this 20th day of May, 2025
by Janet Emerson, who is personally known to me.



Nancy Y. Whirley, Customer Service Supervisor, Notary Number: HH 293555
Notary expires: July 26, 2026



NANCY Y. WHIRLEY
Notary Public
State of Florida
Comm# HH293555
Expires 7/26/2026

MINE
FROM PAGE 1A

the mine plays out in the next decade, Board of Adjustment members argued that sand pits can't hold water unless they are lined with clay or some other impermeable material.

Though county planning staff recommended approval of the mine, Board of Adjustment chairman Frank Youngman said unanswered questions led the board to unanimously reject the project.

"Because the board did not feel there was adequate information available to vote for a special exception on the Hicoria sand mine, the board chose to deny it," Youngman said. "We did not feel there was enough information for approval of a sand mine of that size in the southern part of the county. Obviously the folks that were there felt the same way."

The area between Hicoria Road and Tony Circle in Venus has a history of poor drainage, flooded roads and properties. It's not clear whether extensive digging for sand in that flat landscape would make flooding worse or befoul the water table, opponents said.

"The county spent a lot of money on Tony Road trying to fix flooding issues there," Youngman said. "No one had answers for how this sand mine might affect flooding in that area. There wasn't any information



JOHN GUERRA/STAFF
Zach Franco of Archbold Biological Station warned Board of Adjustment members that the mine could do irreparable damage to environmentally sensitive lands.

available on any of those questions."

Zach Franco, the conservation partnerships coordinator at Archbold, asked the board to deny the mine based on flooding and other issues. He said mining equipment would hit groundwater pretty quickly.

"It is likely that at no deeper than 10-20 feet in some points, digging would hit the water table," Franco said. "Hydrological neighbors ... might be impacted downstream and throughout the greater Fisheating Creek watershed."

He also said the company did a poor job of informing the community of its plans.

"Simply a small sign placed on the property does not effectively inform the community," he told the Board of Adjustments. "Considering the lack of knowledge regarding the long-term ecological, hydrological, and economic consequences, a moratorium should be placed on sand

mining to allow for thorough analysis."

Steve Irving of Venus spoke from the podium.

"The applicant stated ... in his application that (the mine) is in harmony with the area in which it will be located," Irving said. "I have the definition of harmony, but that's not harmonic."

He also said the application didn't include a traffic plan, and cited a lack of turn lanes. Irving, a first responder, also pointed to several bad accidents on Hicoria Road.

"I'm the guy who's going to have to go out there and try to help people," he said.

Venus resident Patricia Olson told the Board of Adjustments that the mine could destroy ground water, and thus, the area's potable water supply.

"I am concerned about the contaminations of the current water supply," Olson said. "When you dig a sand mine, heavy metals like ar-



JOHN GUERRA/STAFF
Board of Adjustment members Chip Boring, Left, and Gary Brown listen as Hicoria Mine I owners describe their proposal to mine sand on Hicoria Road in Venus on Tuesday.

senic, cadmium, lead, copper and zinc – which are already present in the sand and the soil – can reach through and these contaminants can affect the water supply for residents, livestock and wildlife. At my home, I have a short well, so I only have to go 50 feet (deep). Last year for five months from the beginning of the rainy season until after (Hurricane) Milton, the water on my property was five inches (below the ground)."

She also worried that heavy truck traffic from the mine would make narrow roads like Hicoria and make it dangerous.

"I see that's going to create a real traffic problem for people going in and out of Venus," she said.

Existing sand mines in Highlands County are in former citrus groves on Twitty Road and near Desoto City, so they are not in sensitive lands.

The Hicoria mine,

however, would have begun changing the landscape on property that abuts the 1,100-acre near-pristine Archbold biological preserve, where research on various flora and fauna has been underway for generations.

"A mother panther and two cubs have recently been documented within miles of the site," Franco said. "The increased truck traffic can impact that."

The Board of Adjustments has hinted that it may set time aside at a future meeting to discuss the future of sand mines in Highlands County. It's about asking the right questions and putting the right conditions on sand mines to protect the environment as well as the rights of property owners, members said.

"That's part of what we have to figure out moving forward," Youngman said. "The board feels there needs to be a lot more conversation on sand mines in

Highlands County."

Some Board of Adjustments members have hinted that they could consider a moratorium on future sand mines in Highlands County.

"I still have the word moratorium on my mind," Board of Adjustments member Gary Brown said to audience applause.

The Board's rejection of the Hicoria sand mine is the county's final say on the matter, but the company proposing the mine can take their case to court.

According to an application submitted by Hicoria Mine 1 LLC of Greenacres in Palm Beach County, the company's 243-acre property is defined by the addresses 155 Paul Road, 57 Hicoria Road and 97 Paul Road.

Though the company's proposal includes a clay pit/sand mine, it also lists the mining of gravel, rock, stone and other quarry materials, the company told Planning and Zoning Supervisor Melony Culpepper in an email that they plan to only mine sand. Sand mines, of which there are a handful in Highlands County, sell the sand to municipalities, construction companies, road builders, and for the installation of septic systems.

Hicoria Mine 1 promised to follow all county, state, and federal rules and permitting and vowed to stay above the water table when digging.

NRA
FROM PAGE 1A

the Florida law is consistent with our regulatory tradition in why and how it burdens the right of minors to keep and bear arms," Chief Judge William Pryor wrote. "Because minors have yet to reach the age of reason, the Florida law prohibits them from purchasing firearms, yet it allows them to receive firearms from their parents or another responsible adult."

But the NRA argued Friday that the Atlanta-based court's historical analysis was faulty, in part, because 18-to-20-year-olds in Florida are adults, not minors.

"The founding-era rule, even by the en banc (full court) majority's lights, only limited the right to keep and bear arms of legal minors — persons who were not treated as adults for most other purposes and who remained within the care, custody and protection of their parents. But Florida's law strips the right to acquire firearms from legal adults — 18-to-20-year-olds who enjoy the practical and legal benefits of adulthood, who are not within the custody or protection of their parents, and who often have families of their own," the gun-rights group's lawyers wrote.

Partially quoting from a Supreme Court precedent, the petition also said, "A fundamental incident of adulthood in America is the enjoyment of constitutional rights, including the right to defend yourself, your family, and your home with common firearms. Stripping away an

18-year-old adult's Second Amendment rights is thus fundamentally irreconcilable 'with the principles that underpin the nation's regulatory tradition,' ... and the court should grant the writ and reverse."

The decision in the Florida case also erred because of "strong historical evidence that law-abiding 18-to-20-year-old citizens were understood at the founding to enjoy the Second Amendment's protections," the NRA's petition said.

Florida and its experts "have not identified, and we are not aware of, any evidence whatsoever of colonial or founding-era laws restricting the keeping, carrying, or acquisition of firearms by individuals aged 18 or over because of their age," NRA's lawyers wrote.

Federal law has long barred people under 21 from buying handguns. The 2018 Florida law restricting long-gun sales to people under 21 says it was intended to "address the crisis of violence, including but not limited to, gun violence on school campuses."

The NRA's petition said the "meagre evidence" the 11th Circuit relied on to uphold the law "falls far short of establishing" that the tradition of firearm regulation "restricted 18-to-20-year-olds' access to firearms at all."

"In states across the country, 18-to-20-year-olds are considered legal adults for virtually all purposes: they may make contracts, vote, serve on juries, petition the government, freely express their views, and serve in (or be conscripted into) the armed services," the petition said.

NOTICE OF PUBLIC HEARING BEFORE THE
BOARD OF COUNTY COMMISSIONERS OF
HIGHLANDS COUNTY, FLORIDA SITTING AS THE
BOARD OF SUPERVISORS OF THE SUN 'N LAKES
OF LAKE PLACID RECREATION DISTRICT

Notice is hereby given that the Board of County Commissioners of Highlands County, Florida, sitting as the Board of Supervisors of the Sun 'N Lakes of Lake Placid Recreation District will hold a public hearing to consider a proposed change in the assessment rate of the Sun 'N Lakes of Lake Placid Recreation District non-ad valorem assessment levied against each parcel, located within the District for the purpose of providing for the financing of projects for the District. This notice is given pursuant to the Highlands County Code of Ordinances, Chapter 9, Article XXVI (26), Sun 'N Lakes Special Benefit District and Florida Statutes, Section 197.3632.

The public hearing will be held on Tuesday, June 3, 2025, at 9:00 a.m., or as soon thereafter as can be heard, at the Government Center Boardroom, 600 S. Commerce Ave., Sebring, Florida. All affected property owners have the right to appear and be heard at the public hearing and the right to file written objections with the Board of Supervisors related to the proposed increase. Written objections should be sent to Highlands County Non-Ad Valorem Assessment Department, 600 S. Commerce Ave., Sebring, FL 33870.

Any person who decides to appeal any decision made by the Board of Supervisors of Sun 'N Lakes of Lake Placid Recreation District in a public hearing or meeting is hereby advised that he or she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

It is proposed that each parcel, in the special district described above will be subject to an annual Sun 'N Lakes of Lake Placid Recreation District non-ad valorem assessment in an amount not to exceed \$75.00 for each parcel, beginning October 1, 2025, which will be collected each year and will continue from year to year as provided in Florida Statutes, Section 197.3632(6).

The estimated total revenue expected to be collected from the proposed annual assessment of \$50.00 for each parcel is \$350,787, for Fiscal Year 2025-2026.

The assessments will appear on the annual tax bill and will be collected by the Tax Collector, as authorized by Florida Statutes, Section 197.3632. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in loss of title to the property.

If you have any questions, please contact the Non-Ad Valorem Assessment Department at (863) 402-6500; Monday through Friday between 8:00 am and 5:00 pm.

The Board of County Commissioners of Highlands County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discriminatory policy involves every aspect of the Board's functions, including one's access to, participation, employment or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act or Florida Statutes, Section 286.26, should contact Human Resources, ADA Coordinator at 863-402-6509 (Voice) Via Florida Relay Service 711, or by e-mail: HRmanager@highlandsfl.gov. Address: 600 S. Commerce Avenue, Sebring, FL 33870. Request for cart or interpreter services should be made at least 24 hours in advance to permit coordination of the service.

RESOLUTION NO. 24-25-105

(Preliminary Annual MSBU Assessment for Fiscal Year 2025-26)

A RESOLUTION OF THE SUN ‘N LAKES OF LAKE PLACID RECREATION DISTRICT (“MSBU”), PERTAINING TO THE RE-IMPOSITION AND INCREASE OF THE MSBU ASSESSMENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY; PROVIDING FOR PRELIMINARY RE-IMPOSITION AND INCREASE OF THE MSBU ASSESSMENT; PROVIDING FOR ASSESSMENT ROLL; PROVIDING AUTHORIZATION FOR PUBLIC HEARING; PROVIDING FOR NOTICE BY PUBLICATION; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Highlands County Code of Ordinances, Chapter 9, Article XXVI (26) Sun ‘N Lakes of Lake Placid Recreation District (“County Code”), authorized the imposition of an assessment against the benefitted properties for the purpose of carrying out the projects of the MSBU, which include but are not limited to the ownership of property in furtherance of the designated objectives of the MSBU, construction, operation and maintenance of parks, playgrounds, and other recreation facilities of all kinds within the area of the MSBU, removal of nuisances including clearing, mowing, trimming and removal of structures or other hazards, installation and maintenance of street lighting, administrative costs to Highlands County and other benefits as determined by the MSBU Board (“MSBU Projects”); and

WHEREAS, the MSBU assessment is imposed each fiscal year in an equitable and efficient method of allocating and apportioning the same, in order to pay for the cost of providing for the ownership, construction, operation and maintenance of MSBU Projects; and

WHEREAS, the MSBU desires to re-impose and provide for increases in its annual assessment for the purpose of funding MSBU Projects; and

WHEREAS, by this Preliminary Assessment Resolution, the MSBU desires to re-impose and provide authorization for incremental increases in the annual assessment which is imposed by the MSBU against the benefitted lots and parcels of real property located in the area of the MSBU for the purpose of completing MSBU Projects.

NOW, THEREFORE, BE IT RESOLVED BY THE SUN ‘N LAKES OF LAKE PLACID RECREATION DISTRICT IN HIGHLANDS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The MSBU has complied with all requirements and procedures of Florida law in processing this Resolution. The above findings are hereby adopted.

SECTION 2. Authority. This Resolution is adopted pursuant to the provisions of the County Code and other applicable provisions of Florida law.

SECTION 3. Preliminary Re-Imposition and Increase of the MSBU Assessment. The lots and parcels of real property, or portions thereof, located in the area of the MSBU are hereby found to be specially benefited by the ownership of property in furtherance of the designated objectives of the MSBU, construction, operation and maintenance of parks, playgrounds, and other recreation facilities of all kinds within the area of the MSBU, removal of nuisances including clearing, mowing, trimming and removal of structures or other hazards, installation and maintenance of street lighting, administrative costs to Highlands County and other benefits as determined by the MSBU Board.

A. The following assessment shall be imposed against the benefitted lots and parcels of real property, or portions thereof, located in the area of the MSBU for the Fiscal Year beginning October 1, 2025, and shall continue each year thereafter until discontinued or changed:

Property Category	Rate Per Parcel
Parcel	\$50.00

B. The above stated Assessment rate may be increased in any incremental amount not to exceeding \$10.00, each year, so long as the total annual Assessment rate to exceed \$75.00, for each Parcel, and provided a public hearing is conducted prior to September 1 of each such year with the adoption of a Resolution reflecting the approved increase. Notice of the public hearing required for any such future increases, as set forth herein, shall be provided by publication only.

C. MSBU Assessments shall constitute a lien upon the benefitted property so assessed and shall be 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 for a MSBU Assessment shall be deemed perfected upon the MSBU's adoption of this Assessment Resolution. Upon perfection, the lien for a MSBU Assessment collected under the Uniform Assessment Collection Act shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes imposed under the tax roll.

SECTION 4. Assessment Roll. The County Administrator is hereby directed to prepare, or cause to be prepared, a preliminary Assessment Roll for the Fiscal Year commencing October 1, 2025. The preliminary Assessment Roll shall include all benefitted lots and parcels of real property, or portions thereof, located in the area of the MSBU.

SECTION 5. Authorization for Public Hearing. There is hereby established a public hearing to be held at 9:00 a.m., on Tuesday, July 15, 2025, in the Commission Chambers of the Highlands County Administration Building, 600 S. Commerce Avenue, Sebring Florida, 33870, at which time the County will receive and consider any comments on the Final MSBU Assessment from the public and affected property owners and consider imposing the Final MSBU Assessment for the Fiscal Year commencing October 1, 2025, collecting such assessments imposed on the benefitted lots and parcels of real property, or portions thereof, located in the area of the MSBU on the same bill as ad valorem taxes pursuant to the Uniform Assessment Collection Act.

SECTION 6. Notice by Mail and Publication. The County Administrator, or designee, shall cause notice of the public hearing authorized by Section 5, hereof, to be mailed to all of the property owners of the benefitted lands and property located in the area of the MSBU and shall also cause such

notice to be published no more than 20 days prior to the hearing set for July 15, 2025. Such notices by mail and publication shall be in substantially the form attached hereto as **Exhibit “A”**.

SECTION 7. Application of Assessment Proceeds. Proceeds derived by the MSBU from this assessment will be utilized for the ownership of property in furtherance of the designated objectives of the MSBU, construction, operation and maintenance of parks, playgrounds, and other recreation facilities of all kinds within the area of the MSBU, removal of nuisances including clearing, mowing, trimming and removal of structures or other hazards, installation and maintenance of street lighting, administrative costs to Highlands County and other benefits as determined by the MSBU Board. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund ownership of property in furtherance of the designated objectives of the MSBU, construction, operation and maintenance of parks, playgrounds, and other recreation facilities of all kinds within the area of the MSBU, removal of nuisances including clearing, mowing, trimming and removal of structures or other hazards, installation and maintenance of street lighting, administrative costs to Highlands County and other benefits as determined by the MSBU Board.

SECTION 8. Savings Clause. All prior actions of the MSBU pertaining to the assessment which is the subject of this Resolution, as well as any and all matters relating thereto, are hereby ratified and affirmed consistent with the provisions of this Resolution.

SECTION 9. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Resolution, as determined by the Highlands County Administrator and County Attorney, may be corrected.

SECTION 10. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 11. Severability. If any Section or portion of a Section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other Section or part of this Resolution.

SECTION 12. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this ____ day of ____, 2025.

**SUN ‘N LAKES OF LAKE PLACID
RECREATION DISTRICT**

ARLENE TUCK, CHAIRMAN

ATTEST:

Jerome Kaszubowski, Clerk of Court

Exhibit “A”

**NOTICE OF HEARING TO RE-IMPOSE AND PROVIDE
FOR AN INCREASE OF THE ASSESSMENT
OF THE SUN ‘N LAKES OF LAKE PLACID RECREATION
DISTRICT**

Notice is hereby given that the Highlands County Board of County Commissioners sitting in its capacity as the Board of Supervisors of the **SUN ‘N LAKES OF LAKE PLACID RECREATION DISTRICT** will conduct a public hearing on **July 15, 2025**, to consider the re-imposition and increase of the Placid Lakes Special Benefit District Assessment imposed for the purpose of ownership, construction, operation and maintenance of flood, erosion control, reclamation and irrigation facilities, water and sewer systems, public roads, fire protection, recreation and community center facilities, removal of nuisances, security services, mosquito control, signage, administrative costs to Highlands County and other benefits as determined by the MSBU Board, against the benefitted lots and parcels of real property, or portions thereof, located within the area of the **SUN ‘N LAKE OF LAKE PLACID RECREATION DISTRICT** for the **Fiscal Year beginning October 1, 2025**.

The public hearing will be held at 9:00 a.m., or as soon thereafter as possible, on July 15, 2025, in the Board Chambers at the Highlands County Administration Building, 600 S. Commerce Avenue, Sebring, Florida, 33870, for the purpose of receiving public comment on the proposed assessments. This public hearing may be continued to a future date or dates. The times, places, and dates of any continuances of a public hearing shall be announced during the public hearing without any further published notice.

All affected property owners have a right to appear at the hearing and to file written objections with Highlands County within 20 days of this notice. If a person decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the Human Resources, ADA Coordinator no later than seven (7) days prior to the proceedings: Telephone (Voice) (863) 402-6509 or by Florida Relay Service 711 or by E-mail to: HRManager@Highlandsfl.gov.

The following assessment shall be imposed against the benefitted lands or property located in the area of the **SUN ‘N LAKES OF LAKE PLACID RECREATION DISTRICT** for the Fiscal Year beginning October 1, 2025, and shall continue each year thereafter until discontinued or changed:

Property Category	Rate Per Parcel
Parcel	\$50.00

The above stated Assessment rate may be increased in any incremental amount not to exceeding \$10.00, each year, so long as the total annual Assessment rate does not exceed \$75.00, for each Parcel, provided a public hearing is conducted prior to September 1 of each such year with the adoption of a Resolution reflecting the approved increase.

Copies of the Final Annual Assessment Resolution for Placid Lakes Special Benefit District, which is the subject of this hearing, and the assessment roll, and other documentation related to the proposed re-imposition and increase of the annual assessment for the Placid Lakes Special Benefit District are available for inspection in the County Administrator's office located in the County Administration Building, 600 S. Commerce Avenue, Sebring, Florida 33870, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by Florida Statutes, Section 197.3632. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title.

If you have any questions, please contact the County at (863) 402-6500 between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Statement of Issue:

On March 25, 2025, a special town hall meeting was held for property owners to discuss upcoming budget request. During this meeting, various property owners suggested an increase to the assessment. The current assessment is \$35 per parcel. The assessment is currently at its max rate. The property owners would like to increase to a rate of \$50 per parcel with a max of \$75. They would like to increase to \$50 per parcel to be able to fund various projects.