

MEETING OF THE DISTRICTS
Tuesday, June 04, 2024
9:30 AM
600 S. Commerce Ave. Sebring, FL 33870
AGENDA

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 PUBLIC COMMENT

4 CONSENT AGENDA

5 PUBLIC HEARING

- 5.A *Public hearing to consider adoption of Resolution 23-24-113 pertaining to the re-imposition of Chapter 9, Article XXXVI (36), Highlands Park Estates Special Benefit District special assessment.*
Tanya Cannady, Business Services Director
Rosa Morales, Budget Analyst II / NAV
The fiscal impact will be an increase to Fund 148 (Highlands Park Estates Special Benefit District) of approximately \$ 60,562 annually as the previous assessment collection was \$60,563 and will now be approximately \$121,125 if assessment is set at the requested rate of \$20 for FY 2024-25.
[HPE Preliminary Tear Sheet - Affidavit.pdf](#)
[HPE Preliminary Resolution 23-24-113.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 Rely 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.

**HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM**

DATE OF ACTION REQUEST: June 4, 2024

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

SUBJECT/TITLE: Public hearing to consider adoption of Resolution 23-24-113 pertaining to the re-imposition of Chapter 9, Article XXXVI (36), Highlands Park Estates Special Benefit District special assessment.

STATEMENT OF ISSUE

Highlands Park Estates Special Benefit District was created August 22, 2000, for the purpose of ownership, acquisition, construction, maintenance and operation of the park, and maintenance and removal of street lighting. Due to the inflation of maintenance cost and upcoming projects, an assessment increase is needed to sustain the operation of this District.

RECOMMENDED ACTION

Move to adopt Resolution 23-24-113 pertaining to the re-imposition of Chapter 9, Article XXXVI (36), Highlands Park Estates Special Benefit District special assessment.

FISCAL IMPACT

The fiscal impact will be an increase to Fund 148 (Highlands Park Estates Special Benefit District) of approximately \$ 60,562 annually as the previous assessment collection was \$60,563 and will now be approximately \$121,125 if assessment is set at the requested rate of \$20 for FY 2024-25.

Attachments: [HPE Preliminary Tear Sheet - Affidavit.pdf](#)
[HPE Preliminary Resolution 23-24-113.pdf](#)

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

**Case No. NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF
COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA
SITTING AS THE BOARD OF SUPERVISORS OF THE
HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICT**

**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:

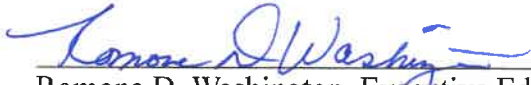
MAY 19, 2024

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 2024 by Janet Emerson,
who is personally known to me.



Romona D. Washington, Executive Editor, Notary Number: HH 413555
Notary expires: June 21, 2027



ROMONA D. WASHINGTON
Commission # HH 413555
Expires June 21, 2027

LAW

FROM PAGE 1A

watched their children get a medal and loot bag. The 10th Circuit Court Judge Angela Cowden called out the winners and Sasso put the Olympic-style medals around their necks. Cowden also cautioned the “parental units” not to let the kids lose the bags as there were gifts with monetary value in them.

Poster winners for grades kindergarten through first were Flora Crago, first; Kayvion Fields, second; and Anaya Nebot, third. These students were all from Sun ‘N Lake Elementary School in Sebring.

“Art is my life,” Crago said dramatically as she waited for the ceremony to begin.

Pam Parks, her grandmother sat next to her very proudly and said she was glad Flora won because of the boost of self-confidence it gave her. Crago’s family have been experiencing some health problems lately, so the award came at a great time. Parks said Flora’s talent is advanced for a 7-year-old.

In grades second through third, the winners were Weston Ferguson, first; Shayla Glabach, second; and Sophia Mercado, third. These students were also from Sun ‘N Lake Elementary.

In grades fourth through fifth, the winners were Sophia De’ Leon, first; Avianna Savage, second; Maliah Coleman, third; and an honorable mention went to Haley Campbell. All these students were also from Sun ‘N Lake Elementary.

In grades sixth through eighth, winners were Adrienne Ayala from Hill Gustat Middle School in Sebring, who took first place; Noelia Barajas from Lakeview Christian School in Lake Placid, who took second place; and third place went to Dasani Borrero from



KIM MOODY/STAFF
Justice Meredith Sasso recognizes Doug Crago and his sister Flora who won the first place poster contest for Law Day.

Avon Park High School.

In grades ninth through 12th, winners were Hunter Bricker from Avon Park High, who took first place; Kiona Mosby from Avon Park High, who received second place; and third place was won by Sebring High’s Melonie Suarez.

Hunter Bricker’s mom Chasity and his teacher Shelly Payne gathered around him to congratulate Hunter afterward.

“This means a lot,” Hunter said as he held his poster and wore his medal. “I like pushing myself.”

Shelly Payne was just as teary-eyed as Hunter’s mom.

“This touches my heart,” she said through tears. “This is why I do it.”

The Essay Contest winners used their literary skills to convey their thoughts on the “Voices off Democracy.”

Essay winners in grades fourth through fifth were Preslee Green from Lake Country Elementary School in Lake Placid, who took first place; second and third places went to Bianca Asis and Evan Nebot Lopez, respectively, both from Sun ‘N Lake Elementary.



KIM MOODY/STAFF
Adrenne Ayala from Hill Gustat Middle School shows off her awards with Justice Meredith Sasso standing close by.

In grades sixth through eighth, winners were Dasani Borrero from Avon Park Middle School, first; Kevin Hernandez from Hill-Gustat Middle School in Sebring took second; and third place was earned by Catherine Hardy from Highlands Virtual School in Sebring.

Essay winners in grades ninth through 12th were Yansel Figueroa Cedeno from Avon Park High, first; Justin Bourdreau from Lake Placid E-Learning Lab earned second place; and Addison Gray of Parkview Pre Academy in Avon Park took third place.

HEMP

FROM PAGE 1A

apply because we gotta be able to make a net profit.”

They planted seeds donated by Tiger Fiber of the Yuma variety from St. Louis, Missouri Wednesday morning with eight- to 12-inch spacings. Each seed was dug half an inch deep and they’re expected to grow 12 feet tall in less than 100 days.

The ultimate goal is to see how the industrial hemp fares in their biochar and compost mixture. Biochar is 95% activated carbon that can absorb six times its weight with a 100-year lifespan, resulting in a significant cut back in irrigation.

Producing biochar isn’t cheap, so BAR is applying for a grant from the U.S. Environmental Protec-

tion Agency to turn dead citrus trees into biochar through pyrolysis.

“Hemp is a phytoremediation plant which means it absorbs more carbon dioxide out of the air than it requires a process and, and breaks it down,” said Chief Operations Officer Zack Farr.

“So, it’s very important for climate change and community resilience because you can turn hemp into paper, plastic carbon, biochar fuel and sustainable aviation fuel.”

According to Farr, the current market for industrial hemp is 21 cents a pound. He continued that the goal is to grow 6,000 pounds an acre, which would amount to roughly \$1,500 to \$2,000 of revenue for farmers.

“There’s a lot of people trying to do research,” Farr said. “University

of Florida wants to build their hemp program for 2025 consolidated carbon. We’re trying to build a Florida hemp coalition where we have people up in Lake City, Central Florida, West Palm and South Florida. People want to grow hemp and people wanna buy hemp.”

Farr expanded that industrial hemp is anti-mold, anti-inflammatory and anti-combustible material that can be used as better insulation than current polyester or petroleum-based installation found in buildings.

“As they say, ‘The sooner the better,’” Farr said. “Last year, we planted in June. The more sunlight they get, the better they do, but when they start losing the sunlight they flower. But these plants will practically have, if any, like 0.01% THC.”

of lumber to adjust the ramps for the big event.

Tucker said it’s been quite an exciting ride, much like a derby-car race, with HGTV making renovations and improvements to the Circle and downtown properties.

“Everything they’ve added have been amazing additions to this town,” Tucker said. “Essentially,

they brought these buildings back to life.”

While the hometown feel of Sebring will never change — it resides with its people — Tucker said this process with HGTV has helped shape the backdrop of the town to showcase that hometown feel in a way that can give everyone a sense of civic pride.

S.A.L.T. to meet Tuesday

The Highlands County Seniors and Law Enforcement Together (S.A.L.T.) Council will hold its next monthly meeting at 9 a.m., Tuesday, at the Sebring Recreation Club, 333 Pomegranate Ave, Sebring.

Highlands County Family YMCA Membership Director Alicia Jetton will be the featured speaker, along with a senior specialist physical trainer. Jetton is passionate about promoting healthy lifestyles and fostering community involvement. She will bring a special message for older adults. There will also be a special time to honor the past SALT leadership.

The public is invited free of charge to this informative program.

Coffee and doughnuts will be served. There is no need to sign up for this event, just come and be a part of this dynamic group.

The S.A.L.T. Council is part of Triad, an organization consisting of the International Association of Chiefs of Police, the National Sheriff’s Association, and Highlands County service organizations. The Council’s mission is to address the needs of seniors in the community, especially those related to crime victimization and the fear of crime. While the issues discussed primarily pertain to seniors, these meetings are open to people of all ages. Meetings are held on the third Tuesday of every month.



Be sure to us on Facebook!

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS OF HIGHLANDS COUNTY, FLORIDA SITTING AS THE BOARD OF SUPERVISORS OF THE HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICT

Notice is hereby given that the Board of County Commissioners of Highlands County, Florida, sitting as the Board of Supervisors of the Highlands Park Estates Special Benefit District will hold a public hearing to consider a proposed change in the assessment rate of the Highlands Park Estates Special Benefit District non-ad valorem assessment levied against each lot, or portion thereof, 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 XXXVI, Highlands Park Estates Special Benefit Districts and Florida Statutes, Section 197.3632.

The public hearing will be held on Tuesday, June 4, 2024, 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 Highlands Park Estates Special Benefit 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 lot, or portion thereof, in the Highlands Park Estates Special Benefit District will be subject to an annual non-ad valorem assessment in an amount not to exceed \$30.00 for each lot, or portion thereof, beginning October 1, 2024, 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 \$30.00 for each lot is \$181,687 for Fiscal Year 2024-2025.

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. 23-24-113

(Preliminary Annual MSBU Assessment for Fiscal Year 2024-25)

A RESOLUTION OF THE HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICTS (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 ROLE; 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 XXXVI (36) Highlands Park Estates Special Benefit Districts (hereafter referred to as the "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 a designated lawful purpose of the MSBU, ownership, acquisition, construction, operation and maintenance of parks, playgrounds, picnic grounds, water recreation facilities, other recreational facilities, removal of nuisances, including clearing, mowing, trimming and removal or structures or other hazards, installation, maintenance and removal of street lighting, administrative costs to Highlands County and other benefits as determined by the MSBU Board (hereinafter referred to as "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 HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICTS 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 a designated lawful purpose of the MSBU, ownership, acquisition, construction, operation and maintenance of parks, playgrounds, picnic grounds, water recreation facilities, other recreational facilities, removal of nuisances, including clearing, mowing, trimming and removal of structures or other hazards, installation, maintenance and removal 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, 2024, and shall continue each year thereafter until discontinued or changed:

Property Category	Rate
Lot or portion thereof	\$20.00

B. The above stated Assessment rate may be increased in any incremental amount not exceeding \$10.00, each year, so long as the total annual Assessment rate to exceed \$30.00, for each lot or parcel or portion thereof, 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, 2024. 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 on Final Assessment. There is hereby established a public hearing to be held at 9:00 a.m., on Tuesday, July 16, 2024, in the Commission Chambers of the Highlands County Administration Building, 600 S. Commerce Avenue, Sebring Florida, 33870, at which time the MSBU 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, 2024, 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 16, 2024. 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 a designated lawful purpose of the MSBU, ownership, acquisition, construction, operation and maintenance of parks, playgrounds, picnic grounds, water recreation facilities, other recreational facilities, removal of nuisances, including clearing, mowing, trimming and removal of structures or other hazards, installation, maintenance and removal 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, 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.

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 4th day of June, 2024.

**HIGHLANDS PARK ESTATES SPECIAL
BENEFIT DISTRICT**

KEVIN J ROBERTS, 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 HIGHLANDS PARK ESTATES SPECIAL
BENEFIT DISTRICTS**

Notice is hereby given that the Highlands County Board of County Commissioners sitting in its capacity as the Board of Supervisors of the **HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICTS** will conduct a public hearing on **July 16, 2024**, to consider the re-imposition and increase of the Highlands Park Estates Special Benefit Districts Assessment imposed for the purpose of ownership of property in furtherance of a designated lawful purpose of the MSBU, ownership, acquisition, construction, operation and maintenance of parks, playgrounds, picnic grounds, water recreation facilities, other recreational facilities, removal of nuisances, including clearing, mowing, trimming and removal of structures or other hazards, installation, maintenance and removal of street lighting, 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 **HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICTS** for the **Fiscal Year beginning October 1, 2024**.

The public hearing will be held at 9:00 a.m., or as soon thereafter as possible, on July 16, 2024, 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 **HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICTS** for the Fiscal Year beginning October 1, 2024, and shall continue each year thereafter until discontinued or changed:

Property Category	Rate
Lot or portion thereof	\$20.00

The above stated Assessment rate may be increased in any incremental amount not exceeding \$10.00, each year, so long as the total annual Assessment rate does not exceed \$30.00, for each lot or parcel, or portion thereof, 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.

Copies of the Final Annual Assessment Resolution for Highlands Park Estates Special Benefit Districts, 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 Highlands Park Estates Special Benefit Districts 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 2024, 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.