

MEETING OF THE DISTRICTS
Tuesday, June 18, 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 proposed Preliminary Resolution 23-24-124 pertaining to the re-imposition of Chapter 9, Article XXVI (26), Sun 'N Lakes of Lake Placid Recreation District special assessment.*
Tanya Cannady, Business Services Director
Rosa Morales, Budget Analyst II / NAV
The fiscal impact will be an increase to Fund 128 (Sun 'N Lakes of Lake Placid Recreation District) of approximately \$70,129 annually as the previous assessment collection was \$175,322 and will now total approximately \$245,451 if assessment is set at the requested rate of \$35 for FY 2024-25.
[SNL Final Tear Sheet - Affidavit.pdf](#)
[SNL Final Assessment Resolution 23-24-124.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.

**HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM**

DATE OF ACTION REQUEST: June 18, 2024

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

SUBJECT/TITLE: Public hearing to consider proposed Preliminary Resolution 23-24-124 pertaining to the re-imposition of Chapter 9, Article XXVI (26), Sun 'N Lakes of Lake Placid Recreation District special assessment.

STATEMENT OF ISSUE

On March 7, 2024, 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 \$25 per lot or fraction thereof with a max rate of \$35. The assessment may be increased in any incremental amount not to exceed a total annual Assessment for each Parcel of \$35.00 as needed to help with recreational improvements throughout the district. The property owners would like to increase to \$35 per Parcel.

RECOMMENDED ACTION

Move to approve and adopt Preliminary Resolution 23-24-124 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 \$70,129 annually as the previous assessment collection was \$175,322 and will now total approximately \$245,451 if assessment is set at the requested rate of \$35 for FY 2024-25.

Attachments: [SNL Final Tear Sheet - Affidavit.pdf](#)
[SNL Final Assessment Resolution 23-24-124.pdf](#)

AFFIDAVIT OF PUBLICATION

HIGHLANDS NEWS-SUN

Published Daily

SEBRING, HIGHLANDS COUNTY, FLOPRIDA

**Case No. NOTICE OF HEARING TO RE-IMPOSE
AND PROVIDE FOR AN INCREASE OF THE ASSESSMENT
OF THE SUN 'N LAKES OF LAKE PLACID RECREATION 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 26, 2024

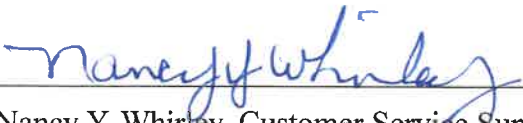
Affiant further says that the Highlands News-Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

SIGNED:



Janet Emerson

Sworn to and subscribed before me this 28th day of May, 2024
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



MARC VALERO/STAFF
The Highlands Virtual School Graduating Class of 2024 moves their tassels after they received their diplomas.

Highlands Virtual School Class of ‘24 graduates 24

BY MARC VALERO
Staff Writer

Highlands Virtual School Class of 2024, two dozen strong, walked the stage to receive their diplomas at their commencement ceremony Thursday at the Sebring High School Smith Center in Sebring.

Highlands Virtual School administrator Assistant Principal Erin Goudge presented the welcome, “You are at a milestone in this journey in life. You have reached this moment by your dedication and determination for success.

“Today is your last day as a student and first day as an alumni. I hope you always remember where you have come from. Each of you chose Highlands Virtual School for a variety of reasons. You have all overcome various challenges to be here today.

“Remember the early chapters in your life as they are important ones in your life’s story. They have helped to shape who you are today, who you want to be tomorrow and the decisions you will make going forward.”

Goudge told the students to keep working hard so they could reach their goals.

Highlands County School Superintendent Brenda Longshore said “seniors, as you are graduating today, your names will be called individually, but you will not be walking across this stage by yourself, you will be taking with you all that you have learned from all of the people who have touched your life and connected with you during this educational journey.

“Thank your fami-



MARC VALERO/STAFF
Highlands Virtual School senior William King, IV, with a proud smile, waves to his family as he lined up to receive his diploma. Eileen Herrera, in back, was the recipient of the School Board Citizenship Award.

ly members, teachers, mentors and friends, she said. The instruction, encouragement, support and love from these individuals, combined with your hard work, have prepared you to take these next steps into your future.”

Class President Jalynn Tomblin presented the commencement address.

“This evening marks a significant milestone in our lives a moment we have been working toward for years,” she said. “Graduation is the end of one chapter and the beginning of another. It is a time to reflect on all the hard work, growth and accomplishments we have achieved throughout our educational journey.

“As we walk aacross this stage and accept our diploma and throw our caps in the air, let us remember that this is just the beginning of an incredible adventure.”

School Board Member Donna Howerton presented the School Board Citizenship Award to Eileen Herrera. The

award is selected by the faculty and staff for the traits of loyalty, courage, honesty, collaboration, responsibility, service and leadership.

School Board Member Isaac Durrance presented the Gwen Sanders-Hill Award, for scholarship achievement, to Ruth Alvarez and Brent Ferns, Jr.

Graduation Coach/Senior Sponsor Rebecca Gordon offered the closing statement.

“Fear nothing,” she said. “Do not let fear hinder your progress or hold you back from pursuing your dreams. Embrace the challenges that come your way for they are opportunities for growth and self discovery.”

“Foster a sense of curiosity within yourself,” Gordon said. “Embrace the opportunity to venture into uncharted territories.”

“Congratulations on your achievement,” she said. “Your success has brought immense pride to everyone. Today is the day to honor your hard work and dedication.”

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 **June 18, 2024**, to consider the re-imposition and increase of the Sun ‘N Lakes of Lake Placid Recreation 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, 2024**.

The public hearing will be held at 9:00 a.m., or as soon thereafter as possible, on June 18, 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 Rely 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, 2024, and shall continue each year thereafter until discontinued or changed:

Property Category	Rate Per Parcel
Parcel	\$35.00

The above stated Assessment rate may be increased in any incremental amount not to exceed a total annual Assessment for each Parcel of \$35.00, 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 Sun ‘N Lakes of Lake Placid Recreation 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 Sun ‘N Lakes of Lake Placid Recreation 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 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.



MARC VALERO/STAFF
Highlands Virtual School President of the Class of 2024 Jalynn Tomblin presents the commencement address.

RESOLUTION NO. 23-24-124

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

A RESOLUTION OF SUN ‘N LAKES OF LAKE PLACID RECREATION DISTRICT (MSBU) PERTAINING TO THE FINAL RE-IMPOSITION AND INCREASE OF THE MSBU ASSESSMENT; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY; PROVIDING FOR FINAL RE-IMPOSITION AND INCREASE OF THE MSBU ASSESSMENT; PROVIDING FOR ASSESSMENT ROLE; 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, Streets, Highways and Public Improvements, Article XXVI (26) Sun ‘N Lakes of Lake Placid Recreation District (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, 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 (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, a public hearing was held on April 16, 2024, wherein the MSBU Board adopted preliminary assessment Resolution 23-24-97; and

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

WHEREAS, notice of this public hearing has been published to provide all interested persons of the opportunity to be heard and the proof of the publication of said notice is attached hereto as **Exhibit “A”**; and

WHEREAS, by this Final Assessment Resolution, the MSBU hereby re-imposes and provides 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 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. Final 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 provision 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.

A. The following assessment shall be imposed against the benefitted lots and parcels of real property 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 Per Parcel
Parcel	\$35.00

B. The above stated Assessment rate may not be increased without providing notice and conducting a public hearing in accordance with the County Code.

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 final Assessment Roll for the Fiscal Year commencing October 1, 2024. The final Assessment Roll shall include all benefitted lots and parcels of real property, or portions thereof, located in the area of the MSBU.

SECTION 5. Application of Assessment Proceeds. Proceeds derived by the MSBU from this assessment will be utilized for the 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. 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 6. Savings Clause. All prior actions of the MSBU pertaining to the final 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 7. 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 8. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 9. 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 10. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this day of June 18, 2024.

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

KEVIN J ROBERTS, CHAIRMAN

ATTEST:

Jerome Kaszubowski, Clerk of Court