

MEETING OF THE DISTRICTS
Tuesday, July 16, 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

- 4.A *Request approval of the Minutes from the May 7th, 2024, Meeting of the Special Districts.*
[050724SPC.docx](#)

5 PUBLIC HEARING

- 5.A *Public hearing to consider adoption of Resolution 23-24-146 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 Final Tear Sheet - Affidavit.pdf](#)
[HPE Final Resolution 23-24-146.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.

MEETING OF THE SPECIAL DISTRICTS, MAY 7, 2024

1. The meeting was called to order at 12:22 p.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

Commissioner Kevin J. Roberts
Commissioner Arlene Tuck
Commissioner Chris Campbell

Commissioner Scott A. Kirouac
Commissioner Don Elwell

Also, present: Laurie Hurner, County Administrator; Nick Sawyer, Deputy County Administrator/Chief of Staff; Sherry G. Sutphen, County Attorney; Jerome Kaszubowski, Clerk of Courts; Pamela Gamez and Savannah Demeri, Deputy Clerks.

2. PRESENTATIONS

No presentations.

3. PUBLIC COMMENT

No participants.

4. CONSENT AGENDA

Commissioner Elwell moved approval of the consent agenda as presented. Commissioner Tuck seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried.

- A. Request approval of the April 2, 2024, Meeting Minutes of the Special Districts. *See Clerk of Court's website*

5. PUBLIC HEARING

- A. Public hearing to consider Resolution No. 23-24-111 pertaining to the re-imposition of Chapter 9, Article VII (7), Placid Lakes Special Benefit District special assessment.

Tanya Cannady, Business Service Director, presented the request. This hearing was properly advertised, and a Proof of Publication was submitted to the Clerk to become part of the permanent record.

Chairman Roberts opened the floor for public comment. Input was received by Brennan Shoeman.

Mr. Shoeman thanks the Board staff and the Commission for considering the re-imposition of the community tax. He also mentioned the widening of the Catfish Creek Bridge is a necessity and would like to see it before the next 10 to 15 years.

Commissioner Tuck made a motion to adopt Resolution No. 23-24-111 pertaining to the re-imposition of Chapter 9, Article VII (7), Placid Lakes Special Benefit District special assessment. Commissioner Campbell seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried. *See Res. Book 35 Page 130 & SMB 154 Page 33.*

6. ACTION AGENDA

No action items.

7. ADJOURN

Chairman Roberts moved to adjourn the Meeting of the Special Districts. Commissioner Elwell seconded the motion.

Chairman Roberts called for those in favor. The ayes have it and the motion carried.

The meeting was adjourned at 12:31 p.m.

**HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM**

DATE OF ACTION REQUEST: July 16, 2024

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

SUBJECT/TITLE: Public hearing to consider adoption of Resolution 23-24-146 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. A Preliminary Hearing was held on June 4, 2024.

RECOMMENDED ACTION

Move to adopt Resolution 23-24-146 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 Final Tear Sheet - Affidavit.pdf](#)
[HPE Final Resolution 23-24-146.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 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:

JUNE 23, 2024

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

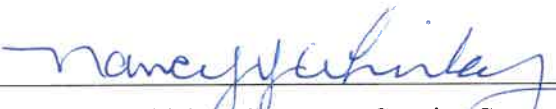
SIGNED:



Janet Emerson

Sworn to and subscribed before me this 24th day of June, 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

ALMANAC

Today is **Sunday, June 23**, the 175th day of 2024. There are 191 days left in the year.

Today in history

On **June 23, 1972**, President Richard Nixon signed into law Title IX, barring discrimination on the basis of sex for “any education program or activity receiving Federal financial assistance.”

On this date

In **1860**, a congressional resolution authorized creation of the United States Government Printing Office, which opened the following year.

In **1888**, abolitionist Frederick Douglass received one vote from the Kentucky delegation at the Republican convention in Chicago, effectively making him the first Black candidate to have his name placed in nomination for U.S. president.

In **1931**, aviators Wiley Post and Harold Gatty took off from New York on a round-the-world flight that lasted eight days and 15 hours.

In **1947**, the Senate joined the House in overriding President Harry S. Truman’s veto of the Taft-Hartley Act, designed to limit the power of organized labor.

In **1956**, Gamal Abdel Nasser was elected president of Egypt.

In **1967**, President Lyndon B. Johnson, Soviet Premier Alexei Kosygin opened a three-day summit at Glassboro State College in New Jersey.

In **1969**, Warren E. Burger was sworn in as chief justice of the United States by the man he was succeeding, Earl Warren.

In **1985**, all 329 people aboard an Air India Boeing 747 were killed when the plane crashed into the Atlantic Ocean near Ireland because of a bomb authorities believe was planted by Sikh separatists.

In **1994**, the movie “Forrest Gump,” starring Tom Hanks as a simple yet kind-hearted soul who had serendipitous brushes with greatness, was released by Paramount Pictures.

In **1995**, Dr. Jonas Salk, the medical pioneer who developed the first vaccine to halt the crippling rampage of polio, died in La Jolla (HOY’-ah), California, at age 80.

In **2016**, Britain voted to leave the European Union after a bitterly divisive referendum campaign, toppling Prime Minister David Cameron, who had led the campaign to keep Britain in the EU.

In **2020**, the Louisville police department fired an officer involved in the fatal shooting of Breonna Taylor more than three months earlier, saying Brett Hankison had shown “extreme indifference to the value of human life” when he fired ten rounds into Taylor’s apartment.

In **2022**, in a major expansion of gun rights, the Supreme Court said Americans have a right to carry firearms in public for self-defense.

Likely Yemen Houthi rebel attack targets ship in Gulf of Aden

BY JON GAMBRELL
Associated Press

A commercial ship traveling through the Gulf of Aden saw explosions near the vessel, authorities said Saturday, likely the latest attack by Yemen’s Houthi rebels attempting to target the shipping lane.

The apparent fire by the Houthis comes after the sinking this week of the ship Tutor, which marked what appears to be a new escalation by the Iranian-backed Houthis in their campaign of attacks on ships in the vital maritime corridor over the Israel-Hamas war in the Gaza Strip.

Meanwhile, U.S. officials reportedly ordered the USS Dwight D. Eisenhower, the aircraft carrier leading America’s response to the Houthi attacks, to return home.

The captain of the ship targeted late Friday saw “explosions in the vicinity of the vessel,” the British military’s United Kingdom Maritime Trade Operations center said.

“The crew are reported safe and the vessel is proceeding to its next port of call,” the UKMTO said, without elaborating on whether the ship sustained any damage.

The Houthis, who have held Yemen’s capital, Sanaa, since 2014, did not immediately claim the attack. However, it can take the rebels hours or even days to acknowledge their assaults.

The Houthis on Friday released footage of one of their drone boats, the “Tufan,” or “Flood,” which they said targeted the Tutor.

The Houthis have launched more than 60 attacks targeting specific vessels and fired off other missiles and drones in their campaign that has killed a total of four sailors. They have seized one vessel and sunk two since November. A U.S.-led airstrike campaign has targeted the Houthis since January, with a series of strikes May 30 killing at least 16 people and wounding 42 others, the rebels say.

In March, the Belize-flagged Rubymar carrying fertilizer became the first to sink in the Red Sea after taking on water for days following a rebel attack.

The Houthis have maintained that their attacks target ships linked to Israel, the United States or Britain. However, many of the ships attacked have little or no connection to the Israel-Hamas war.

NOTICE OF HEARING TO RE-IMPOSE
AND PROVIDE FOR AN INCREASE OF THE
ASSESSMENT OF THE HIGHLANDS PARK
ESTATES SPECIAL BENEFIT DISTRICT



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 DISTRICT (“MSBU”)** will hold a public hearing to consider an increase of the Highlands Park Estates Special Benefit District Assessment imposed 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, against the benefitted lots and parcels of real property, or portions thereof, located within the area of the **HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICT** for the **Fiscal Year beginning October 1, 2024**.

The public hearing will be held on Tuesday, July 16, 2024, at 9:00 a.m., or as soon thereafter as possible, 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 ten (10) days of publication of this notice. Written objections should be sent to Highlands County Non-Ad Valorem Assessment Department, 600 S. Commerce Avenue, Sebring, FL 33870.

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 table reflects the proposed assessment to be imposed against the benefitted lot or portion thereof located in **HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICT** for the Fiscal Year beginning October 1, 2024, and shall continue each year thereafter until discontinued or changed:

Property Category	FY 2024-25 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 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 up to a maximum rate of \$30.00, for each lot or portion thereof, shall be provided by publication only.

Copies of the Final Annual Assessment Resolution for Highlands Park Estates 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 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’s Non-Ad Valorem Assessment Department at (863) 402-6500, Monday through Friday between 8:00 a.m. and 5:00 p.m.

RESOLUTION NO. 23-24-146

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

A RESOLUTION OF THE HIGHLANDS PARK ESTATES SPECIAL BENEFIT DISTRICT (MSBU) PERTAINING TO THE FINAL RE-IMPOSITION AND INCREASE OF THE MSBU ASSESSMENT FOR FY 2024-25; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR AUTHORITY; PROVIDING FOR FINAL RE-IMPOSITION AND INCREASE OF THE MSBU ASSESSMENT; PROVIDING FOR ASSESSMENT ROLL; 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 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 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 (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 July 16, 2024, wherein the MSBU Board adopted preliminary assessment Resolution 23-24-113; and

WHEREAS, the MSBU desires to re-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 THE HIGHLANDS PARK ESTATES SPECIAL BENEFIT 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 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	FY 2024-25 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 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 up to the maximum rate of \$30.00, or each lot or portion thereof, 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 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 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 for authorized purposes.

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 16th day of July, 2024.

**HIGHLANDS PARK ESTATES SPECIAL
BENEFIT DISTRICT**

KEVIN J ROBERTS, CHAIRMAN

ATTEST:

Jerome Kaszubowski, Clerk of Court