

MEETING OF THE DISTRICTS
Tuesday, August 15, 2023
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.
DESOTO CITY S. B. F. D.	PLACID LAKES S. B. D.
HIGHLANDS PARK ESTATES S. B. D.	PLACID LAKES S. B. F. D.
HIGHLANDS PARK S. B. F. D.	RED HILL FARMS IMPROVEMENT DISTRICT
HIGHWAY PARK S. B. D.	SEBRING ACRES S. B. D.
LAKE HAVEN ESTATES S. B. D.	SEBRING COUNTRY ESTATES S. B. D.
LAKE PLACID S. B. F. D.	SEBRING HILLS S. B. D.
LEISURE LAKES S. B. F. D.	THUNDERBIRD ROAD WASTEWATER S. B. D.
LORIDA S. B. F. D.	VENUS SPECIAL B. F. D.
ORANGE BLOSSOM ESTATES S. B. D.	WEST SEBRING S. B. F. D.
ORANGE BLOSSOM UNIT 12 S. B. D.	
ISTOKPOGA MARSH WATERSHED IMPROVEMENT DISTRICT	
SUN 'N LAKE ESTATES AND ACREAGE OF LAKE PLACID—S. B. D.	
SUN 'N LAKES OF LAKE PLACID RECREATION DISTRICT	
HIGHLANDS LAKES SPECIAL TAX DISTRICT	
COUNTYWIDE FIRE 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 Resolution No. 22-23-157 pertaining to the re-imposition of Chapter 9, Article VIII (8), Orange Villa Mobile Home Estates Special Benefit District special assessment.*

Valerie Fleeger, Senior Budget Analyst

David Nitz, OMB Manager

Rosa Morales, Budget Analyst II / NAV

The fiscal impact will be an increase to Fund 104 (Orange Villa Mobile Home Estates Special Benefit District) of approximately \$335 annually at the \$56 per lot/home site as the previous assessment collection was \$2,006 and would be approximately \$2,341 for FY 23-24. If the assessment were to be set at the max rate of \$65, the annual assessment collected would be approximately \$2,717 or an annual increase of \$711.

[Resolution 22-23-__FINAL.FY23-24.Orange Villa MH Estates.MSBU.SGS.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: August 15, 2023

PRESENTER: Valerie Fleeger, Senior Budget Analyst
David Nitz, OMB Manager
Rosa Morales, Budget Analyst II / NAV

SUBJECT/TITLE: Public hearing to consider Resolution No. 22-23-157 pertaining to the re-imposition of Chapter 9, Article VIII (8), Orange Villa Mobile Home Estates Special Benefit District special assessment.

STATEMENT OF ISSUE

It is proposed that the current assessment of \$48 per lot/home site be increased to \$56 per lot/home site not to exceed \$65 per lot/home site. Assessment is to be used to cover the installation and maintenance of street and recreational lights within the district and to pay the electrical cost and administrative cost to Highlands County and other benefits as determined by the MSBU board.

RECOMMENDED ACTION

Move to adopt Resolution No. 22-23-157 pertaining to the re-imposition of Chapter 9, Article VIII (8), Orange Villa Mobile Home Estates Special Benefit District special assessment.

FISCAL IMPACT

The fiscal impact will be an increase to Fund 104 (Orange Villa Mobile Home Estates Special Benefit District) of approximately \$335 annually at the \$56 per lot/home site as the previous assessment collection was \$2,006 and would be approximately \$2,341 for FY 23-24. If the assessment were to be set at the max rate of \$65, the annual assessment collected would be approximately \$2,717 or an annual increase of \$711.

Attachments: [Resolution 22-23-__FINAL.FY23-24.Orange Villa MH Estates.MSBU.SGS.pdf](#)
[OV Final Assessment e-tear_Affidavit.pdf](#)

RESOLUTION NO. 22-23-157
(Final Annual MSBU Assessment for Fiscal Year 2023-24)

A RESOLUTION OF THE ORANGE BILLA MOBILE HOME ESTATES SPECIAL BENEFIT 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 VIII (8) Orange Villa Mobile Home 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 installation and maintenance of street and recreational lights, payment of the electric costs therefor, payment of 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 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 ORANGE VILLA MOBILE HOME 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 installation and maintenance of street and recreational lights, payment of the electric costs therefor, payment of 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, 2023, and shall continue each year thereafter until discontinued or changed:

Property Category	Rate Per Lot/Home Site
Lot or Home Site	\$56.00

B. The above stated Assessment rate may be increased in any incremental amounts each year, so long as the total annual Assessment rate does not exceed \$65.00, for each lot or home site, 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 final Assessment Roll for the Fiscal Year commencing October 1, 2023. 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 installation and maintenance of street and recreational lights, payment of the electric costs therefor, payment of 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 the installation and maintenance of street and recreational lights, payment of the electric costs therefor, payment of 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 15th day of August, 2023.

**ORANGE VILLA MOBILE HOME
ESTATES SPECIAL BENEFIT DISTRICT**

CHRIS CAMPBELL, CHAIRMAN

ATTEST:

Jerome Kaszubowski, Clerk of Court

Exhibit “A”
Proof of Publication

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

**Case No. NOTICE OF HEARING TO RE-IMPOSE
AND PROVIDE FOR AN INCREASE OF
THE ASSESSMENT OF THE ORANGE
VILLA MOBILE HOME 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:

JULY 25, 2023

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 25th day of July 2023 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

HOSPITAL

FROM PAGE 1A

Relief helping the nation rebuild. President George Weah, who had known Natu Strathy when they were children, asked them to set up a hospital for the military, especially because military medical personnel and surgeons had little experience.

“It will take a generation to get things back up,” Dr. Strathy said of training a new corps of doctors.

Natu Strathy said that over 10 years and 500 tons of shipped goods in containers, they have set up the whole hospital,

including the operating room, kitchen, laundry, beds and tables, as well as scrubs, masks and gloves.

One of the items loaded on this last load was a bag of stuffed animals. Children and adults, both, are scared of surgery.

“We promise them candy, and give them a warm blanket,” Natu Strathy said. “The children call me ‘Grandma.’ The adults call me ‘Auntie.’”

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hospital, that they would be Liberians, eventually.

“You can’t get something done on that scale if you’re not on site,” Dr. Strathy said.

“We will always be there as consultants,” Natu Strathy said.

“Promoting confidence in them, saying, ‘Come on. Get it done.’”

“It’s a life-changing event when you know they can,” Dr. Strathy said.

One thing that makes this work is donations, the couple said. They said people who want to help can contact them through LiberiaMedicalRelief.com or email their friend at ShirleyJohnson6248@gmail.com.

CONTRACT

FROM PAGE 1A

provided for these, he said. The statutes still require performance pay be included in any salary increases negotiated and the restrictions placed on performance pay have not changed.

The HCESPA has made an opening proposal for salary increases.

“We are continuing with the district stated needs to recruit and retain bus drivers and maintenance employees,” Demchak noted.

The bottom of the salary schedule made out well last year moving from less than \$11 per hour to the \$15 per hour minimum wage for school employees, he said.

“We also added considerable increases to the top of the schedule for mechanics and maintenance employees but the middle has suffered.”

“We have requested a total cost package of \$885,000, a number proportional to the

teacher salary increase of \$1,000,000-plus that is guaranteed,” Demchak said. Also, they are seeking an additional four paid holidays to bring the support staff in line with both teachers and administration and Florida Statute.

Demchak explained, “For the past two years we have had to address the issue of pulling support staff employees, mostly paraprofessionals, from their contracted duties to cover classrooms for teachers when the school cannot hire a substitute.”

“We are again requesting the district pay employees for the added responsibility of being a teacher in charge of a classroom,” he said.

“This is a major issue for support staff employees.”

Demchak said, “Last year one school had hired an office bookkeeper. The employee was pulled over 100 days to be a substitute then at the end of the year was let go because she hadn’t learned her job fast enough.”

The School Board of Highlands County will

be meeting in executive session to discuss the various contract proposals that the HCESPA has asked the district to consider, according to Lethbridge.

The previous school year, the Board did approve paying personnel an extra \$3 per hour if they were pulled from their job 10 times (or five consecutive days) during the school year to assist in a classroom.

Once the employee met that threshold, the pay was retro to the first day they were asked to help in a different way than their job assignment typically required, he said.

“We have been asked to consider moving that to \$5 per hour over their hourly rate,” Lethbridge said.

The school board invested over \$2 million in the non-instructional salary grid last year, the largest increase ever, he said. The Board and Superintendent values the non-instructional team and will continue to look for ways to enhance working conditions and pay for the employees.

FIRE

FROM PAGE 1A

\$17 to \$19 per parcel.

Industrial/warehouse would remain unchanged at 2 cents and institutional would remain unchanged at 7 cents per square foot.

New fire aerial truck

Also, the City Council approved ordering a new fire aerial truck for the Sebring Fire Department at a cost of nearly \$2 million.

In her opening comments at a recent Council meeting, Councilwoman Terry Mendel said as Council is working on the budget, “If you haven’t heard, one of the things

we are addressing, to tell you how much things have gone up in price and supply issues – \$2 million dollars for a new fire truck. Is that not unbelievable?”

Mendel further added, “Just to let you know what we are facing, up against, with the budget – a lot of costs going way up in our City.”

The Council agenda item, from Fire Chief Bobby Border, offered the background on the timing of the purchase of the new fire truck.

The Fire Department’s current Pierce 105-foot ladder truck was planned to be replaced when it turns 25 years old, which would be in 2028. However, there are

more stringent emission regulations effective Jan. 1, 2027, that will add substantial cost initially (at least \$50,000) and likely additional costs to maintain the system.

Furthermore, cost increases are being added at least two times per year.

The next price increase of 1.75% is slated for Aug. 4, 2023.

The build time for a new aerial truck is 30-36 months. If the new truck is ordered now they will avoid the new emission requirement and any further cost increases.

The price of the truck is \$1,998,616.

It was approved on Council’s consent agenda.

NOTICE OF HEARING TO RE-IMPOSE AND PROVIDE FOR AN INCREASE OF THE ASSESSMENT OF THE ORANGE VILLA MOBILE HOME 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 **Orange Villa Mobile Home Estates Special Benefit District** will conduct a public hearing on **August 15, 2023**, to consider the re-imposition and increase of the Orange Villa Mobile Home Estates Special Benefit District imposed for the purpose of installation and maintenance of such street and recreational lights within the district and to pay the electrical costs, administrative costs to Highlands County and other benefits as determined by the MSBU Board, against the benefitted land or property located within the area of the **Orange Villa Mobile Home Estates Special Benefit District** for the **Fiscal Year beginning October 1, 2023**.

The public hearing will be held at 9:00 a.m., or as soon thereafter as possible, on August 15, 2023, 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 Orange Villa Mobile Home Estates Special Benefit District for the Fiscal Year beginning October 1, 2023, and shall continue each year thereafter until discontinued or changed:

Property Category	Rate Per Acre
Land or property	\$56.00 per lot/home site

The above stated Assessment rate may be increased in any incremental amount each year, so long as the total annual Assessment rate does not exceed \$65.00, for each lot/home site, of land or property 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 Orange Villa Mobile Home 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 Orange Villa Mobile Home Estates Special Benefit District annual assessment 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 2023, 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.

NOTICE OF PUBLIC HEARING TO CONSIDER COUNTY ORDINANCE NO. 22-23-29

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that the Highlands County Board of County Commissioners will hold a public hearing to for the purpose of considering enactment of the following ordinance on **August 15, 2023, at 9:00 a.m.** or as soon thereafter as possible, in the County Commissioners’ Board Room of the Government Center, 600 South Commerce Avenue, Sebring, Florida:

AN ORDINANCE AMENDING ARTICLE VIII OF CHAPTER 9 OF THE CODE OF ORDINANCES HIGHLANDS COUNTY, FLORIDA PROVIDING FOR THE ORANGE VILLA MOBILE HOME ESTATES SPECIAL BENEFIT DISTRICT; PROVIDING FOR ASSESSMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

A copy of the ordinance is available for inspection in the office of the County Administrator, 600 South Commerce Avenue, Sebring, Florida 33870.

All interested persons may appear and be heard at the time and place specified above. Any person who might wish to appeal any decision made by the Board of County Commissioners of Highlands County, Florida, in public hearing or meeting is hereby advised that they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

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BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA
By: Chris Campbell, Chairman

AFFIDAVIT OF PUBLICATION
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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 25th day of July 2023 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
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Notice is hereby given that the Highlands County Board of County Commissioners sitting in its capacity as the Board of Supervisors of the **Orange Villa Mobile Home Estates Special Benefit District** will conduct a public hearing on **August 15, 2023**, to consider the re-imposition and increase of the Orange Villa Mobile Home Estates Special Benefit District imposed for the purpose of installation and maintenance of such street and recreational lights within the district and to pay the electrical costs, administrative costs to Highlands County and other benefits as determined by the MSBU Board, against the benefitted land or property located within the area of the **Orange Villa Mobile Home Estates Special Benefit District** for the **Fiscal Year beginning October 1, 2023**.

The public hearing will be held at 9:00 a.m., or as soon thereafter as possible, on August 15, 2023, 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 Orange Villa Mobile Home Estates Special Benefit District for the Fiscal Year beginning October 1, 2023, and shall continue each year thereafter until discontinued or changed:

Property Category	Rate Per Acre
Land or property	\$56.00 per lot/home site

The above stated Assessment rate may be increased in any incremental amount each year, so long as the total annual Assessment rate does not exceed \$65.00, for each lot/home site, of land or property 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 Orange Villa Mobile Home 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 Orange Villa Mobile Home Estates Special Benefit District annual assessment 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 2023, 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.

NOTICE OF PUBLIC HEARING TO CONSIDER COUNTY ORDINANCE NO. 22-23-29

NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN:

NOTICE is hereby given that the Highlands County Board of County Commissioners will hold a public hearing to for the purpose of considering enactment of the following ordinance on **August 15, 2023, at 9:00 a.m.** or as soon thereafter as possible, in the County Commissioners’ Board Room of the Government Center, 600 South Commerce Avenue, Sebring, Florida:

AN ORDINANCE AMENDING ARTICLE VIII OF CHAPTER 9 OF THE CODE OF ORDINANCES HIGHLANDS COUNTY, FLORIDA PROVIDING FOR THE ORANGE VILLA MOBILE HOME ESTATES SPECIAL BENEFIT DISTRICT; PROVIDING FOR ASSESSMENTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

A copy of the ordinance is available for inspection in the office of the County Administrator, 600 South Commerce Avenue, Sebring, Florida 33870.

All interested persons may appear and be heard at the time and place specified above. Any person who might wish to appeal any decision made by the Board of County Commissioners of Highlands County, Florida, in public hearing or meeting is hereby advised that they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based.

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 Section 286.26, Florida Statutes, should contact Sherri Bennett, ADA Coordinator, at (863) 402-6509 (voice), 863-402-6508 (TTY), or via Florida Relay Service 711, or by e-mail: hrmanager@hcbcc.org. . Requests for CART or interpreter services should be made at least 24 hours in advance to permit coordination of the service.

BOARD OF COUNTY COMMISSIONERS
OF HIGHLANDS COUNTY, FLORIDA
By: Chris Campbell, Chairman