

MEETING OF THE DISTRICTS
Tuesday, November 02, 2021
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.
BONNETT CREEK ACRES S. B. D.	PLACID LAKES S. B. D.
DESOTO CITY S. B. F. D.	PLACID LAKES S. B. F. D.
HICKORY HILLS S. B. D.	RED HILL FARMS IMPROVEMENT DISTRICT
HIGHLANDS PARK ESTATES S. B. D.	SEBRING ACRES S. B. D.
HIGHLANDS PARK S. B. F. D.	SEBRING COUNTRY ESTATES S. B. D.
HIGHWAY PARK S. B. D.	SEBRING HILLS S. B. D.
LAKE HAVEN ESTATES S. B. D.	SEBRING MANOR S. B. D.
LAKE PLACID S. B. F. D.	SOMERVILLE DOWNS S. B. D.
LEISURE LAKES S. B. F. D.	THUNDERBIRD ROAD WASTEWATER S. B. D.
LORIDA S. B. F. D.	VANTAGE POINTE II S. B. D.
ORANGE BLOSSOM ESTATES S. B. D.	VENUS SPECIAL B. F. D.
ORANGE BLOSSOM UNIT 12 S. B. D.	WEST SEBRING S. B. F. 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 CONSENT AGENDA

- 2.A *Request approval of the minutes from the August 3, 2021, August 17, 2021, September 7, 2021 and September 21, 2021 meetings of the Special Districts.*
- [o80321SPC.pdf](#)
- [o81721SPC.pdf](#)
- [o90721SPC.pdf](#)
- [o92121SPC.pdf](#)

3 ACTION AGENDA

- 3.A *Sun 'n Lakes of Lake Placid Recreation District - exclusivity discussion*
- Matt Raulerson, Assistant County Attorney
- Tanya Cannady, CPA, CDM, Business Services Director
- Potential revenue loss of more than \$10,000 if non-property owners cannot access the amenities.

4 CITIZENS NOT ON THE AGENDA

5 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: November 2, 2021

PRESENTER:

SUBJECT/TITLE: Request approval of the minutes from the August 3, 2021, August 17, 2021, September 7, 2021 and September 21, 2021 meetings of the Special Districts.

RECOMMENDED ACTION

Move approval of the minutes from the August 3, 2021, August 17, 2021, September 7, 2021 and September 21, 2021 meetings of the Special Districts.

Attachments: [080321SPC.pdf](#)
[081721SPC.pdf](#)
[090721SPC.pdf](#)
[092121SPC.pdf](#)

MEETING OF THE DISTRICTS, AUGUST 03, 2021

1. The meeting was called to order at 12:47 p.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

Commissioner Scott A. Kirouac
Commissioner Kevin J. Roberts
Commissioner Chris Campbell

Commissioner Kathleen G. Rapp
Commissioner Arlene Tuck

Also, present: Randy Vosburg, County Administrator; Laurie Hurner, Assistant County Administrator; Sherry Sutphen, County Attorney; Jerome Kaszubowski, Clerk of Courts; and Jill Ann Shields, Deputy Clerk.

2. **CONSENT AGENDA**

No consent items presented.

3. **ACTION AGENDA**

No action items presented.

4. **CITIZENS NOT ON THE AGENDA**

Ms. Beth Degan came before the Commission to address her concerns with the pedestrian gate in the Highlands Park Estates subdivision and requested to have a lock be placed on the gate at night or have the gate generated by a solar power lock.

5. **ADJOURN**

Commissioner Roberts moved to adjourn the Meeting of the Districts. Commissioner Campbell seconded the motion.

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

The meeting was adjourned at 12:49 p.m.

MEETING OF THE DISTRICTS, AUGUST 17, 2021

1. The meeting was called to order at 1:26 p.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

Commissioner Scott A. Kirouac
Commissioner Kevin J. Roberts
Commissioner Chris Campbell

Commissioner Kathleen G. Rapp
Commissioner Arlene Tuck

Also, present: Randy Vosburg, County Administrator; Laurie Hurner, Assistant County Administrator; Sherry Sutphen, County Attorney; Jerome Kaszubowski, Clerk of Courts; and Jill Ann Shields, Deputy Clerk.

2. **CONSENT AGENDA**

No items to consider.

3. **PUBLIC HEARING**

- A. **A Resolution A resolution of the Sun 'n Lakes of Lake Placid Recreation District (MSBU) pertaining to the re-imposition of the MSBU special assessment; providing for legislative findings and intent; providing for authority; providing for re-imposition and computation of the MSBU assessment; providing for application of assessment proceeds; providing for effect of this resolution; providing a savings clause; providing for scrivener's errors; providing for conflicts; providing for severability; and providing an effective date.**

Tanya Cannady, Business Services Director, presented the request. Sherri Sutphen, County Attorney, and Randy Vosburg, County Administrator, addressed the issue.

Chairman Kirouac opened the floor to the public. Input was received from Donna Davis, L. A. Walden, Larry Hughes, Judy Forsythe, and Mike Forsythe.

The Commission addressed their concerns in great detail.

Commissioner Tuck moved approval of a Resolution of the Sun 'n Lakes of Lake Placid Recreation District (MSBU) pertaining to the re-imposition of the MSBU special assessment; providing for legislative findings and intent; providing for authority; providing for re-imposition and computation of the MSBU assessment; providing for application of assessment proceeds; providing for effect of this resolution; providing a savings clause; providing for scrivener's errors; providing for conflicts; providing for severability; and providing an effective date. Commissioner Campbell seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried. **See SMB 144 Page 35 & Res. Book 32 Page 12 (Res. No. 20-21-135).**

4. **ACTION AGENDA**

No items to consider.

5. **CITIZENS NOT ON THE AGENDA**

No participants.

6. **ADJOURN**

Commissioner Tuck moved to adjourn the Meeting of the Districts. Commissioner Campbell seconded the motion.

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

The meeting was adjourned at 2:32 p.m.

MEETING OF THE DISTRICTS, SEPTEMBER 07, 2021

1. The meeting was called to order at 12:04 p.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

Commissioner Scott A. Kirouac
Commissioner Kevin J. Roberts
Commissioner Chris Campbell

Commissioner Kathleen G. Rapp
Commissioner Arlene Tuck

Also, present: Randy Vosburg, County Administrator; Sherry Sutphen, County Attorney; Jerome Kaszubowski, Clerk of Courts; and Jill Ann Shields, Deputy Clerk.

2. CONSENT AGENDA

Commissioner Campbell 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 Budget Amendment 20-21-134 and corresponding Resolution for the Hickory Hills SBD paving project.** *See Res. Book 32 Page 19 (No. 20-21-163) & SMB 144 Page 55.*
- B. **Request approval of Budget Amendment 20-21-133 and corresponding Resolution for the completion of the Dock rebuild.** *See Res. Book 32 Page 20 (No. 20-21-164) & SMB 144 Page 56.*
- C. **Request approval of the minutes from the June 15, 2021 and July 06, 2021 Meetings of the Special Districts.** *See Clerk of Courts website.*

3. PUBLIC HEARING

- A. **Certification of the non-ad valorem assessment rolls for the Municipal Service Benefit Units and Istokpoga Marsh Watershed Improvement District for FY 21/22.**

Valerie Fleege, Budget Analyst I, and David Nitz, OMB Manager, presented the request. This public hearing was properly advertised, and a proof of publication was submitted to the Clerk to become part of the permanent record.

Chairman Kirouac opened the floor for public comment. Input was not provided.

Mr. Nitz stated staff recommends approval to adopt the Special Benefit District Resolutions certifying the non-ad valorem assessment rolls as follows:

- **Resolution No. 20-21-144 (Avon Park Estates Special Benefit District)**
- **Resolution No. 20-21-151 (Orange Villa Mobile Home Estates Special Benefit District)**
- **Resolution No. 20-21-152 (Placid Lakes Special Benefit District)**
- **Resolution No. 20-21-153 (Red Hill Farms Improvement District)**
- **Resolution No. 20-21-146 (Highlands Park Estates Special Benefit District)**
- **Resolution No. 20-21-154 (Sebring Acres Special Benefit District)**
- **Resolution No. 20-21-155 (Sebring Country Estates Special Benefit District)**
- **Resolution No. 20-21-147 (Highway Park Special Benefit District)**

- Resolution No. 20-21-149 (Lake Haven Estates Special Benefit District)
- Resolution No. 20-21-145 (Thunderbird Road Waste Water Special Benefit District)
- Resolution No. 20-21-148 (Istokpoga Marsh Watershed Improvement District)
- Resolution No. 20-21-156 (Sebring Hills Special Benefit District)
- Resolution No. 20-21-150 (Oak Manor Avenue Road Paving Municipal Service Benefit District)

Commissioner Tuck moved approval of the resolutions as recommended by Mr. Nitz. Commissioner Rapp seconded the motion.

Upon roll call, all Commissioners voted aye. The motion carried. **See Res. Book 32 Pages 24-36 & SMB 144 Page 57.**

4. ACTION AGENDA

No action items presented.

5. CITIZENS NOT ON THE AGENDA

No participants.

6. ADJOURN

Commissioner Campbell moved to adjourn the Meeting of the Districts. Commissioner Rapp seconded the motion.

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

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

MEETING OF THE DISTRICTS, SEPTEMBER 21, 2021

1. The meeting was called to order at 12:59 p.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

Commissioner Scott A. Kirouac
Commissioner Kevin J. Roberts
Commissioner Chris Campbell

Commissioner Kathleen G. Rapp
Commissioner Arlene Tuck

Also, present: Randy Vosburg, County Administrator; Sherry Sutphen, County Attorney; Jerome Kaszubowski, Clerk of Courts; and Jill Ann Shields, Deputy Clerk.

2. **CONSENT AGENDA**

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

Upon roll call, all Commissioners voted aye, except for Commissioner Roberts, who stepped away before the vote. The motion carried.

- A. **Request approval of Budget Amendment 20-21-139 and Resolution to bring additional Fund balance forward and realign Projects 18054 West Sebring Equipment & 18056 Lorida SBFD Funds. See Res. Book 32 Page 42 (No. 20-21-169) & SMB 144 Page 79.**

3. **ACTION AGENDA**

No action items presented.

4. **CITIZENS NOT ON THE AGENDA**

No participants.

5. **ADJOURN**

Commissioner Campbell moved to adjourn the Meeting of the Districts. Commissioner Tuck seconded the motion.

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

The meeting was adjourned at 1:00 p.m.

**HIGHLANDS COUNTY
COUNTY COMMISSION AGENDA ITEM**

DATE OF ACTION REQUEST: November 2, 2021

PRESENTER: **Matt Raulerson, Assistant County Attorney
Tanya Cannady, CPA, CDM, Business Services Director**

SUBJECT/TITLE: **Sun 'n Lakes of Lake Placid Recreation District - exclusivity discussion**

STATEMENT OF ISSUE

For several years, Non-property owners outside the boundaries of the Sun 'n Lakes of Lake Placid Recreation District have been able to access the recreation amenities by purchasing a key card for \$25 and could rent the community center for \$200. For fiscal year 2021-2022, the key card fee is \$70 and to rent the community center is \$200, if non-property owners will be allowed to continue to access the facilities.

RECOMMENDED ACTION

Staff is recommending to continue the sale of key cards to individuals outside the district for the remainder of the fiscal year (no change to current practice). Staff is also seeking direction if the Board wishes to amend the district boundaries and then make the facilities exclusive to individuals within the new boundaries.

FISCAL IMPACT

Potential revenue loss of more than \$10,000 if non-property owners cannot access the amenities.

Attachments: