

**MEETING OF THE DISTRICTS**  
**Tuesday, August 01, 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**

- 4.A *Request approval of the minutes from the June 6, 2023 and June 20, 2023 Meeting(s) of the Special Districts.*  
[o6o623SPC.pdf](#)  
[o62o23SPC.pdf](#)

**5 PUBLIC HEARING**

- 5.A *Public hearing to consider Resolution No. 22-23-151 pertaining to the re-imposition of Chapter 9, Article VII (7), Placid Lakes Special Benefit District special assessment.*  
Tanya Cannady, Business Services Director  
Valerie Fleeger, Senior Budget Analyst  
The fiscal impact will be an increase to Fund 107 (Placid Lakes Special Benefit District) of approximately \$243,504 annually as the previous assessment collection was \$162,336 and will now be approximately \$405,840 if assessment is set at the max rate of

\$50 for FY 2023-24.

[Resolution 22-23-151.FINAL.FY23-24.Placid Lakes MSBU.SGS.pdf](#)

- 5.B *Public hearing to consider proposed Resolution No. 22-23-XXX pertaining to the re-imposition of Chapter 9, Article X (10), Istokpoga Marsh Watershed Improvement District special assessment.*

Tanya Cannady, Business Services Director

Valerie Fleeger, Senior Budget Analyst

The fiscal impact will be an increase to Fund 109 (Istokpoga Marsh Watershed Improvement District) of approximately \$287,250 annually as the previous assessment collection was \$143,625 and will now be approximately \$430,875 if assessment is set at the max rate of \$24 for FY 2023-24.

[IMWID Final Tear Sheet - Affidavit.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](mailto: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](http://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 1, 2023

**PRESENTER:**

**SUBJECT/TITLE:** Request approval of the minutes from the June 6, 2023 and June 20, 2023 Meeting(s) of the Special Districts.

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**RECOMMENDED ACTION**

**Move approval of the minutes from the June 6, 2023 and June 20, 2023 Meeting(s) of the Special Districts.**

Attachments: [060623SPC.pdf](#)  
[062023SPC.pdf](#)

**MEETING OF THE SPECIAL DISTRICTS, JUNE 06, 2023**

1. The meeting was called to order at 12:30 p.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

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

**Commissioner Arlene Tuck**  
**Commissioner Don Elwell**

Also, present: Laurie Humer, County Administrator; Nick Sawyer, Deputy County Administrator/Chief of Staff; Sherry G. Sutphen, County Attorney; Sally Hood, Director of Accounting & Finance for the Clerk of Courts; and Jill Ann Shields, Deputy Clerk.

**2. PRESENTATIONS**

No presentations.

**3. PUBLIC COMMENT**

No participants.

**4. CONSENT AGENDA**

Commissioner Elwell moved approval to accept the consent agenda as presented. Commissioner Kirouac seconded the motion.

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

- A. **Request approval of the temporary construction easement for the construction of Istokpoga Marsh Watershed Improvement District Phase 2 Above Ground Impoundment.** *See Istokpoga Marsh Watershed Improvement District file.*
- B. **Request adoption of Resolution 22-23-115 for Budget Amendment 22-23-099 to appropriate additional revenues collected and adjust the fund balances according to actuals to spend out the Fire District Funds on equipment purchases.** *See Res. Book 34 Page 135 & SMB 152 Page 83.*

**5. PUBLIC HEARING**

No public hearings.

**6. ACTION AGENDA**

No action items.

**7. ADJOURN**

Commissioner Elwell moved to adjourn the Meeting of the Special Districts.

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

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

**MEETING OF THE SPECIAL DISTRICTS, JUNE 20, 2023**

1. The meeting was called to order at 11:35 a.m., in the Highlands County Board of County Commission Chambers at 600 S. Commerce Ave., Sebring, Florida, with the following members present:

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

**Commissioner Arlene Tuck**  
**Commissioner Don Elwell**

Also, present: Laurie Humer, County Administrator; Nick Sawyer, Deputy County Administrator/Chief of Staff; Sherry G. Sutphen, County Attorney; Jerome Kaszubowski, Clerk of Courts; and Jill Ann Shields, Deputy Clerk.

**2. PRESENTATIONS**

No presentations.

**3. PUBLIC COMMENT**

No participants.

**4. CONSENT AGENDA**

No consent items.

**5. PUBLIC HEARING**

**A. Public hearing to consider proposed Resolution No. 22-23-129 pertaining to the re-imposition of Chapter 9, Article X (10), Istokpoga Marsh Watershed Improvement District special assessment.**

Tanya Cannady, Business Services Director, Valerie Fleeger, Senior Budget Analyst, and Jonathan Harrison, Road & Bridge Director, presented the request. Sherry G. Sutphen, County Attorney, discussed the assessment rates language in both the resolution and exhibit. This public hearing was properly advertised, and a proof of publication was submitted to the Clerk to become part of the permanent record.

Mr. Harrison, Ms. Cannady, County Attorney Sherry G. Sutphen, and County Administrator Laurie Humer addressed questions and concerns raised by the Commission, sitting as the Board of Supervisors for the Istokpoga Marsh Watershed Improvement District.

Chairman Campbell opened the floor for public comment. Input was received by Frank Youngman and Ray Royce.

Commissioner Elwell moved approval to adopt Resolution No. 22-23-129 pertaining to the re-imposition of Chapter 9, Article X (10), Istokpoga Marsh Watershed Improvement District special assessment with the amounts altered to \$24.00 per acre, up to \$3.00 per year increase and a cap of \$30.00. Commissioner Kirouac seconded the motion for discussion.

County Attorney Sherry G. Sutphen addressed questions raised by Commissioner Kirouac.

Upon roll call, all Commissioners voted aye. The motion carried. ***See Proof of Publication file, Res. Book 34 Page 143 & SMB 152 Page 112.***

**B. Public hearing to consider proposed Resolution No. 22-23-130 pertaining to the re-imposition of Chapter 9, Article VII (7), Placid Lakes Special Benefit District special assessment.**

Tanya Cannady, Business Services Director, and Valerie Fleeger, Senior Budget Analyst, presented the request and addressed questions raised by Commissioner Kirouac and Commissioner Roberts. This public hearing was properly advertised, and a proof of publication was submitted to the Clerk to become part of the permanent record.

Chairman Campbell opened the floor for public comment. Input was received by Brad Shuman.

Commissioner Tuck moved approval to adopt Resolution No. 22-23-130 pertaining to the re-imposition of Chapter 9, Article VII (7), Placid Lakes Special Benefit District special assessment. Commissioner Elwell seconded the motion for discussion.

Mr. Shuman addressed questions raised by Commissioner Elwell.

Upon roll call, all Commissioners voted aye. The motion carried. ***See Proof of Publication file, Res. Book 34 Page 144 & SMB 152 Page 113.***

**6. ACTION AGENDA**

No action items.

**7. ADJOURN**

Commissioner Roberts moved to adjourn the Meeting of the Special Districts.

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

The meeting was adjourned at 12:59 p.m.

**HIGHLANDS COUNTY  
COUNTY COMMISSION AGENDA ITEM**

**DATE OF ACTION REQUEST:** August 1, 2023

**PRESENTER:** Tanya Cannady, Business Services Director  
Valerie Fleeger, Senior Budget Analyst

**SUBJECT/TITLE:** Public hearing to consider Resolution No. 22-23-151 pertaining to the re-imposition of Chapter 9, Article VII (7), Placid Lakes Special Benefit District special assessment.

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**STATEMENT OF ISSUE**

On March 9, 2023, 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 \$20 per lot or fraction thereof. It has been agreed to increase assessment rate to \$30 per lot or fraction thereof and 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 \$50.00, for each lot or portion thereof.

**RECOMMENDED ACTION**

**Move to adopt Resolution No. 22-23-151 pertaining to the re-imposition of Chapter 9, Article VII (7), Placid Lakes Special Benefit District special assessment.**

**FISCAL IMPACT**

The fiscal impact will be an increase to Fund 107 (Placid Lakes Special Benefit District) of approximately \$243,504 annually as the previous assessment collection was \$162,336 and will now be approximately \$405,840 if assessment is set at the max rate of \$50 for FY 2023-24.

Attachments: [Resolution 22-23-151.FINAL.FY23-24.Placid Lakes MSBU.SGS.pdf](#)

**RESOLUTION NO. 22-23-151**

*(Final Annual MSBU Assessment for Fiscal Year 2023-24)*

**A RESOLUTION OF THE PLACID LAKES 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 VII (7) Placid Lakes 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, 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 June 20, 2023, wherein the MSBU Board adopted preliminary assessment Resolution 22-23-130; 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 PLACID LAKES 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 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, 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 Parcel
Lot or parcel, or portion thereof	\$30.00

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 \$50.00, 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 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 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 1st day of August, 2023.**

**PLACID LAKES SPECIAL BENEFIT  
DISTRICT**

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**CHRIS CAMPBELL, CHAIRMAN**

ATTEST:

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Jerome Kaszubowski, Clerk of Court

**Exhibit “A”**  
*Proof of Publication*

**Exhibit "A"**

**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 PLACID LAKES 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 9, 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 13<sup>th</sup> day of July 2023 by Janet Emerson,  
who is personally known to me.



Romona D. Washington, Editor, Notary Number: GG 333543

Notary expires: June 21, 2027



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



# Deed Transfers

**May 12**  
Sergio Leonardi to Eliedson Cornelio Da Silva, \$32,500, L14 Blk 750 Sun'N Lake Est Seb Unit 15 Revised  
Sergio Leonardi to Doggy Fun Spa & Resort, \$37,900, L7 Blk 743 Sun'N Lake Est Seb Unit 14 Revised  
Roger Eugene Gardner to Yanez American Property, \$10,500, L3/4 Blk 3 Sebring Lakes Replat  
Steven Baumeier to Yanez American Property, \$10,500, L1/2 Blk 3 Sebring Lakes Replat  
Marilyn D Lake to Anthony Tungett, \$109,000, L5 Blk 2 Mary Jane Manor  
Peter Cusumano to Smith Taylor And Taylor Investments, \$ 110,000, L10/11 Pt L9 Blk 15 Hoffmans Grove Add To Lake Stearns Florida 2nd Resub

Juan O Dejesus to Richard D Samuels, \$55,000, L3/4 Blk 490 Sun'N Lake Est Seb Unit 25  
Lisa Klopp to Harmony Land Holdings, \$7,000, L11 Blk G Spring Lake Village Iii  
Kw Farms to L323 Holdings, \$2,200,000, Pt Sec 2/11-38-30  
Florida Dream Lands to Evens Paulvil, \$4,000, L14 Blk 2 Lake View Village #2  
Charles J Plum to Michael H Costner, \$220,000, L29 Blk 8 Highlands Park Est Sec E  
Lorie J Young to Jbp Group, \$80,000, L29 Sparta Heights  
Ramdass Sookbir to Torland Real Estate, \$12,000, L17 Blk 57 Orange Blossom Country Club Community Unit 16  
Benito Martinez to Albert Yrshus, \$314,900, L24 Blk 5 Orange Blossom


Est Unit 9  
Dstm Holdings to Naphtali Patterson, \$4,000, L18 Blk 5 Highlands Park Est Sec J  
John R Johnson to James Robert Ridgely Iii, \$235,000, L1 Blk 1 Highland Park Est Sec B  
Freedom Land Solutions to Hector Martinez, \$7,697, L28 Blk 96 Sun'N Lake Est Sec 11  
Sixto Ramos to Travis Wade Ahrendt, \$343,511, L8/11/12 Blk 5 Sebring Country Est Sec 1  
John Surrency to Cecilia McLaughlin, \$110,000, L11 Blk A Horseshoe Sub  
Alpha Brands to Porras Sebring Murcia, \$73,508, L19 Blk B Spring Lake Village Iv  
Lake June Park Inc to 204 Sea Biscuit Lane Lake Placid, \$125,000, L25 Cloverleaf Trails  
Stephen M Sapna to Jamey Gamble, \$228,100,

L15 Blk 217 Leisure Lakes Sec 14  
Ge Investments Of Polk to Janet Martinez, \$ 299,340, L3 Blk 354 Sun'N Lake Est Sebring Unit 16  
Outsider Realty to Hp Forest Inc, \$64,000, L3/4 Blk 332 Sun'N Lake Est Seb Unit 16  
Manuel A Patino to Eliana Almendarez, \$100,000, Pt L1/2/19/20 Blk B Crescent View  
Philmore O Holman to Debora Bravo, \$37,000, L33 Blk 353 Sun'N Lake Est Seb Unit 16  
Pacifichope to Mia World Investments, \$5,000, L19 Blk 97 Sun'N Lakes Est Sec 11  
Chad Barnicle to Albert J Ferrerio, \$146,000, Unit A Cluster 27 Country Club Villas I Phase Iii Spring Lake  
Mark Arthur to Julie

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## Mobile Homes for Sale 1090

**By Owner**  
**Sebring Doublewide 2/2**  
Own property, city water & sewer, well-maintained, new roof and new double pane windows in 2022. Yard with extra wide driveway, under roof concrete patio & carport, large screened room facing road, mostly furnished w/upscale furniture! W/D. 2 large outside buildings for golf cart & storage. \$40/mo. for clubhouse, pool & activities. Walmart 5 miles, many types of restaurants within blocks. \$155,000.  
**812-327-5996 (Sebring)**

## Homes For Rent 1210

**2/2 Harder Hall Area**  
\$1,350/mo + \$1,350 sec. dep. No pets, references & background check.  
**863-214-8841**

**2/2 Lake Placid**  
Newly remodeled, \$1,100/mo. + security.  
**863-465-0053**

**3/2 Sebring Brand New Construction!**  
Close to shopping/schools. No pets/nonsmoking \$1,800/mo; \$1,000 deposit  
**863-465-0053**

**2/1.5 in Lake Placid**  
Garage, living room & dining room  
\$1,500/mo, 1st, last, security.  
**305-879-0136  
954-629-7628**

## Apartments For Rent 1320

**Sebring 2bd Upstairs**  
Freshly painted \$700/mo. Includes water, sewer, garbage. 1st, last, security. No pets.  
**863-449-1198**

## Storage / Garage 1480

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**SUN**   
NEWSPAPERS

## NOTICE OF HEARING TO RE-IMPOSE AND PROVIDE FOR AN INCREASE OF THE ASSESSMENT OF THE PLACID LAKES 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 **PLACID LAKES SPECIAL BENEFIT DISTRICT** will conduct a public hearing on **August 1, 2023**, to consider the re-imposition and increase of the Placid Lakes Special Benefit 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 **PLACID LAKES 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 1, 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 **PLACID LAKES 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 Parcel
Lot or parcel, or portion thereof	\$30.00

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 \$50.00, 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 Placid Lakes 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 Placid Lakes Special Benefit 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 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.

**Where you spend  
your money matters!**

**Save a job in  
your community:**

**Shop local!**

**HIGHLANDS COUNTY  
COUNTY COMMISSION AGENDA ITEM**

**DATE OF ACTION REQUEST:** August 1, 2023

**PRESENTER:** Tanya Cannady, Business Services Director  
Valerie Fleeger, Senior Budget Analyst

**SUBJECT/TITLE:** Public hearing to consider proposed Resolution No. 22-23-XXX pertaining to the re-imposition of Chapter 9, Article X (10), Istokpoga Marsh Watershed Improvement District special assessment.

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**STATEMENT OF ISSUE**

On April 27, 2023, a special meeting was held with property owners to discuss upcoming projects and funding. Due to the need of culvert replacements and yearly maintenance, the district is looking at a deficit of \$16 per acre or fraction thereof based on 18,898 acres. It was agreed for the current assessment of \$8 to be increased to \$24 per acre or fraction thereof and rate may be increased in any incremental amount not exceeding \$3.00, each year, so long as the total annual Assessment rate does not exceed \$30.00, for each acre, or portion thereof.

**RECOMMENDED ACTION**

**Move to approve and adopt Resolution No. 22-23-XXX pertaining to the re-imposition of Chapter 9, Article X (10), Istokpoga Marsh Watershed Improvement District special assessment.**

**FISCAL IMPACT**

The fiscal impact will be an increase to Fund 109 (Istokpoga Marsh Watershed Improvement District) of approximately \$287,250 annually as the previous assessment collection was \$143,625 and will now be approximately \$430,875 if assessment is set at the max rate of \$24 for FY 2023-24.

Attachments: [IMWID Final Tear Sheet - Affidavit.pdf](#)



# **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 ISTOKPOGA MARSH WATERSHED  
IMPROVEMENT DISTRICT**

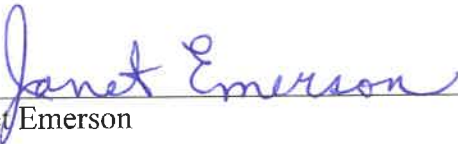
**STATE OF FLORIDA,  
COUNTY OF HIGHLANDS**

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:

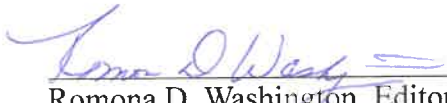
JULY 9, 2023

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 13<sup>th</sup> day of July 2023 by Janet Emerson,  
who is personally known to me.

  
Romona D. Washington, Editor, Notary Number: GG 333543  
Notary expires: June 21, 2027



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

DEED  
FROM PAGE 5C

Capps, \$ 320,000, L66b  
Vantage Pointe Phase Ii  
Pamela B Hansen to  
Mark F Butler, \$70,000, Pt  
L12 Blk A Holly Shore Sub  
Cathy Philips Dawsey  
to Janelle Gurganious,  
\$185,000, L1a Thunderbird  
Hill Village Ii  
Goodfellas Land &  
Citrus to Dps Sebring  
Realty Inc, \$1,251,511, Pt  
Sec 34-35-29/Other  
June E Burdwood to  
Donald James Reece,  
\$25,000, L319 Fairmount  
Mobile Est  
William K Brantley Ii to  
Nelson Gil Jr, \$4,500, L4  
Blk 269 Sun'N Lakes Est  
Sec 21  
Brantley William K Ii to  
Nelson Gil Jr, \$4,500, L11  
Blk 266 Sun'N Lakes Est  
Sec 21  
Christopher S Jennings  
to Todd Samuel Clift,  
\$205,600, L20/21 Blk 11  
Placid Lakes Sec 2  
Laurel Wakefield to  
Rachael Shields, \$165,000,  
L20/21 Pt L22 Blk 129 Lake  
View Place Add  
**May 15**  
Florida Mobility to  
Justine Spinks, \$7,000, L25  
Blk 3 Highlands Park Est  
Sec P  
Ronald G Kutsch to Luis  
Ayala, \$220,000, L13 Blk 5  
Sebring Villas 1st Add  
Bougainvillea Cottages  
Vacation Rentals to Daniel  
Todd Fulghum, \$138,000,  
L10-12/15 Blk 3 Sebring  
Acres  
Rubby Rodriguez  
to Defined By Design  
Developers, \$12,000, L11  
Blk 288 Placid Lakes Sec  
20  
Veronica Russell to 6309  
Aquavista Drive, \$20,000,  
L8 Blk L Spring Lake  
Yjd Properties to Yanez  
American Property,  
\$11,000, Pt L113 Orange  
Blossom Est Unit 1  
Direct Land Buyers to  
Lam T Nguyen, \$18,000, Pt  
L10 Blk 20 Avon Park Est  
Unit 11  
Imark to Jose Luis

Pineros, \$ 24,748, L57 Blk  
160 Sun'N Lake Est Seb  
Unit 10  
Hrb Land Investments  
to Donald Hosfeld,  
\$294,500, L315 Blue Heron  
Golf And Country Club  
Sfr Flip Partners to  
New American Builders  
Inc, \$42,500, L25 Blk 2  
Buchanans Green Acres  
Add  
Go Getters Enterprise  
Inc to Circle Park &  
Assocs, \$700,000, Pt L3/4  
Blk 63 Town Of Sebring  
Taunus tp Yanez  
American Property,  
\$10,400, L29 Blk 3 Lake  
Josephine Heights 2nd  
Add  
Thomas Roy Ankers to  
Michael Clark, \$239,000,  
L3/4 Blk 22 Placid Lakes  
Sec 2  
Chuck Joseph Cassaro  
to Lisa Turner, \$329,000,  
L29 Blk 76 Placid Lakes  
Sec 7/Resub  
Mia World Investments  
to G3 Ranch, \$7,000, L23  
Blk 70 Orange Blossom  
Country Club Comm Unit  
17

Esperanza Espinosa  
to Carmelo Matos Ayala,  
\$118,000, L2 Valencia  
Acres Sub Unit Ii  
Jon D Keillor to John R  
Hunter, \$355,000, L19 Blk  
341 Sun'N Lake Est Seb  
Unit 16  
Christopher King to  
Yanez American Property,  
\$11,000, L54 Blk 6 Orange  
Blossom Est Unit 6  
Manuel A Patino to  
Nixway Inc, \$139,750, Pt  
L12 Blk 256 Sun'N Lake  
Est Seb Unit 13  
Manuel A Patino to  
Nixway Inc, \$139,750, Pt  
L12 Blk 256 Sun'N Lake  
Est Eb Unit 12  
Ivor M Taylor to Lavina  
Kandler, \$13,750, L4 Blk 48  
Placid Lakes Sec 5  
Karl L Johnson to Keith  
Michael Foren, \$370,000,  
L29 Eagles Nest Est/  
Easement/Other  
Vista Imark to Ana  
Lorena Oliveri, \$21,988,  
L36 Blk 170 Sun'N Lake  
Est Seb Unit 10  
Bergpark Ventures to  
Jose Leonardo Palacios  
Baylon, \$20,000, L20 Blk 3

Avon Park Est  
Kenneth Bazzel to Eddie  
Goss, \$14,500, L11353-  
11356 Avon Park Lakes  
Unit 35  
**May 16**  
Craig A Riley to Kaioze  
Kermani, \$199,000, L5 Blk  
297 Placid Lakes Sec 20  
Michael D Sandmaier  
to Preston Investment  
Group, \$3,700, L18 Blk 518  
Leisure Lakes Sec 18  
Gene Ferrara to Hornick  
Homes Inc, \$17,000, L20  
Blk 32 Sebring Country Est  
Sec 2  
John Mckenzie to S  
Lesesne Pitts, \$7,500, L31  
Valencia Acres Sub  
V Beeks to Ismael  
Gomez, \$7,000, L8 Blk 12  
Sun'N Lakes Est Sec 3  
Judith R Bowen  
to William Beck  
Bartholomew Iii, \$20,000,  
L7 Blk 5 Orange Blossom  
Est Unit 11  
Judith R Bowen to  
Katrina M Neeley, \$10,500,  
L24 Blk 144 Lakewood  
Terraces  
Happy Owl Of  
Highlands Inc to Orlando  
Laureano Figueroa,  
\$250,000, L18 Blk 63 Town  
Of Sebring  
Vikalp Inc to Avon Park  
777 Acres Development,  
\$770,000, Pt Sec 9-33-28/  
Others  
Roger Lauriston to  
Regine Exama, \$7,000, L7  
Blk 12 Highlands Park Est  
Sec J  
Kendrick Pessoa to  
Gerardo Hernan Cofre,  
\$13,000, L9 Blk 364 Leisure  
Lakes Sec 17  
J R Rohrer to Roger J  
Silverthorn, \$173,000,  
Unit F-1 Bluffs Of Sebring  
Condo Phase Iv/Other  
S Y Hartt & Son Inc to  
Noble Ag Management  
Inc, \$830,000, Pt Sec  
14-34-29  
Barnhart Properties to  
Albert Elmalem, \$8,200,  
L4 Blk 23 Sun'NLakes Est  
Sec 6  
Lani Robertson to Emil  
C Jacklitch Iii, \$55,000,  
L35/36 Blk 1 Sebring  
Lakes Unit 1-B  
Frank A Celentano Iii to  
Ambriz Holdings, \$50,000,  
Pt L33-36 Blk Aa Country  
Club Add Unit 2  
Tammy L Pierson to Jen  
Fallah, \$55,000, L5/6 Blk  
240 Placid Lakes Sec 20  
Shirley A Swann to Mark  
Druzbecki, \$350,000, L4 Pt  
L3 Villa Florcita  
**May 17**  
David A Anderson Sr to  
Stephen Weeks, \$222,596,  
L62 Avon Acres Unit Ii  
Jan D Openlander to  
Joel Eric Rigby, \$18,000,  
Tract 70 Sebring Lakes  
Acres Unit 1 Unrec  
Hometrust Group Inc to  
Benton Thao, \$279,000, Pt  
Sec 24-35-29  
Arthur J Wright Jr  
to Fermin Carranza,  
\$110,000, L5-7 Blk 3 West  
Beach Add Unrec  
Barnhart Properties to  
Inna Tzipris, \$ 8,200, L5  
Blk 199 Sun'N Lakes Est  
Sec 18  
Lots Of Land to Carlos  
E Diaz, \$12,900, L38 Blk 5  
Orange Blossom Est Unit 7  
Barbara Pappas  
to Cajina Clean Air  
Technologies, \$16,000, Pt  
L114/115 Orange Blossom  
Est Unit 1  
Kent S Calabrese to  
Ubaldo Marrero, \$10,000,  
L41 Blk 7 Orange Blossom  
Est Unit 3  
Chad Nagel to Luis  
Quinones, \$6,500, L21 Blk  
170 Placid Lakes Sec 16  
Imark to Victor Zedan,  
\$20,000, L51 Blk 81 Sun'N  
Lake Est Seb Unit 8  
Doodmatee Paul to Luis  
Rivera, \$23,500, L6 Blk B  
Spring Lake Village Ii  
James L Flannery to  
Fredis Oreliana, \$22,000,  
L3 Blk N Spring Lake  
Village Iii  
Steven H Powell to Kent  
Miller Fisher, \$189,000,  
L18 Blk 1 Sebring Villas 1st  
Add  
Daylenis DaReyes  
to Agustin Gutierrez  
Quinones, \$185,000, L2/3  
Blk 263 Lake Sebring  
Deborah Faircloth  
to Rodney A Deloach,  
\$110,000, Pt Sec 26-36-29  
Michael Clark to Judith  
E Gardiner, \$ 345,000,  
L1/2 Blk 195 Placid Lakes

Sec 18/Other  
Nilda L Pineiro to  
Subaschan Narine,  
\$18,000, L1/2 Blk 13  
Sebring Hills South  
Beverley Reid to  
Champagne Investments  
Jas, \$4,500, L9225/9226  
Avon Park Lakes Unit 28  
Linda Fortner to Nathan  
A Lewis, \$230,000, L50  
Country Club Lake Est  
Investments &  
Acquisitions to Florida  
Resorts Group, \$29,900,  
L257 Blue Heron Golf &  
Country Club  
Amarilys Santiago Rios  
to Quality Roofing & Sheet  
Metal Of Cfl, \$467,575, Pt  
L24 Blk 3 Sunset Beach  
Sub  
Land Dealer to Donald  
Hosfeld, \$17,000, L316  
Blue Heron Golf And  
Country Club  
Michael Dean Barry to  
Ricky Russell, \$295,000,  
L27/28 Blk 168 Placid  
Lakes Sec 13  
Arnaldo Alonso to Mary  
Jo Herford, \$66,000, L653  
Las Palmas Resort  
Pdx Properties to  
Deborah Castro Pa,  
\$9,000, L7 Blk 14 Placid  
Lakes Sec 2  
Phil413 Investments to  
James J Shelley, \$470,000,  
L50 Blk 342 Sun'N Lake  
Est Seb Unit 16  
Crutchfield Groves  
Inc to Racetrac Inc,  
\$2,150,000, Pt Sec  
16-35-29  
Cale Reed to Cale Reed,  
\$40,475.10, Pt L2 Dale  
Reed Sub  
Susan S Stec to Diane  
Hatch, \$72,000, L27/28  
Lakeside Heights  
Arlene Louise Perkins  
to Land Man Holdings,  
\$2,200, L8 Blk 521 Leisure  
Lakes Sec 18  
Thomas Dean  
Henderson to Florida,  
\$30,000, L6 Blk 25 Lake  
Haven Est Sec 2  
Cameron Neil Adamson  
to Greenards, \$134,000,  
Unit 101 Blk 256 Sun'N  
Lake Est Seb Sub Unit 13/  
Others  
Jason Lewis Railsback to  
Candace Lara, \$190,000,  
L4 Blk 525 Sebring Shores  
Add  
**May 18**  
Keila Caban to Sef  
Office, \$36,500, Pt L1 Blk 2  
Sunset Beach Sub Unit M  
James E Cummings to  
Tommy R Phillips, \$5,000,  
L12 Blk 8 Desoto City 2nd  
Sub  
James E Cummings to  
Hagop Janbanian, \$4,700,  
L25 Blk 17 Desoto City  
2nd Sub  
John William Scullin to  
Steven D Lard, \$145,000,  
Unit D Cluster 26 Country  
Club Villas I Phase Iii  
Spring Lake/Other  
Ronald Miller to Carson  
Howard, \$235,000, L22-24  
Blk 40 Sebring Lakes Unit  
3  
Brian P Osullivan to  
Champagne Investment  
Enterprises, \$ 5,000, L2 Blk  
94 Placid Lakes Sec 19  
Roger to Champagne  
Investment Enterprises,  
\$3,630, L6 Blk 8 Highlands  
Park Est Sec K  
Marcos A Rivera to  
Champagne Investment  
Enterprises, \$6,000, L3 Blk  
104 Placid Lakes Sec 15  
Dixie Lynn Harper  
to Jose Juan Lopez Jr,  
\$55,000, L13-15 Blk 14  
Highlands Park Est Sec S  
Dale Bury to James  
H Lindsay, \$8,000, L519  
Sylvan Shores Est Sec D  
Jeffrey G Bair to Ronald  
J Headley, \$270,000, L1 Blk  
E Tomoka Heights Sec Ix  
Jimmy G Harris to  
Jeffrey Piehl, \$159,000, L5  
Blk 88 Town Of Harding  
Sec 2  
Polly Mandrell to  
Michelle Colon, \$180,000,  
Pt L28 Blk 187 Woodlawn  
Terrace  
Karen Price to Brian  
Sullivan Contractor Incm,  
\$20,000, L1 Blk H Spring  
Lake Village Vi  
Susan Benton to Robert  
L Coy, \$10,000, L12 Blk 513  
Leisure Lakes Sec 18  
Barbara Schroeder to  
Douglas Jury Ii, \$449,000,  
Pt Sec 27-35-28  
Joseph Shawn Hodge to  
James W Brown, \$ 65,000,  
L25/26 Overlook Terrace  
Sub

NOTICE OF HEARING TO RE-IMPOSE AND PROVIDE  
FOR AN INCREASE OF THE ASSESSMENT  
OF THE ISTOKPOGA MARSH WATERSHED  
IMPROVEMENT DISTRICT

Notice is hereby given that the Highlands County Board of County Commissioners sitting in its capacity as the Board of Supervisors of the **ISTOKPOGA MARSH WATERSHED IMPROVEMENT DISTRICT** will conduct a public hearing on **August 1, 2023**, to consider the re-imposition and increase of the Istokpoga Marsh Watershed Improvement District Assessment imposed for the purpose of ownership, construction, operation and maintenance of flood, erosion control, reclamation and irrigation facilities, public roads, removal of nuisances, 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 **ISTOKPOGA MARSH WATERSHED IMPROVEMENT 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 1, 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 averbatim 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 **ISTOKPOGA MARSH WATERSHED IMPROVEMENT 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	\$24.00 each acre, or portion of an acre

The above stated Assessment rate may be increased in any incremental amount not exceeding \$3.00, each year, so long as the total annual Assessment rate does not exceed \$30.00, for each acre, or portion thereof, 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 Istokpoga Marsh Watershed Improvement 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 Istokpoga Marsh Watershed Improvement 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.

adno-0012956