

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.*

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

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 Arlene Tuck
Commissioner Kevin J. Roberts	Commissioner Don Elwell
Commissioner Scott A. Kirouac	

Also, present: Laurie Hurner, 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 Arlene Tuck
Commissioner Kevin J. Roberts	Commissioner Don Elwell
Commissioner Scott A. Kirouac	

Also, present: Laurie Hurner, 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 Hurner 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.

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**

CHRIS CAMPBELL, CHAIRMAN

ATTEST:

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**

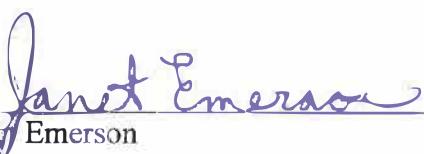
**STATE OF FLORIDA,
COUNTY OF HIGHLANDS**

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

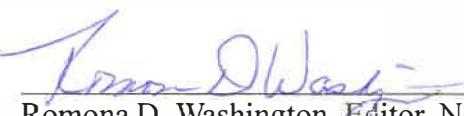
Affiant further says that the Highlands News-Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

SIGNED:



Janet Emerson

Sworn to and subscribed before me this 13th 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



NOTARY PUBLIC
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

Pacifico 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

DEED | 6C

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.

1000 REAL ESTATE



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**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.**

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

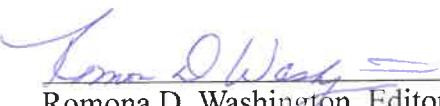
Affiant further says that the Highlands News-Sun newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

SIGNED:



Janet Emerson

Sworn to and subscribed before me this 13th 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



NOTARY PUBLIC
* STATE OF FLORIDA *
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 Kaoze 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 Pessoia 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'N Lakes 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 Druzbicki, \$350,000, L4 Pt L3 Villa Florcita
May 17
David A Anderson Sr to Stephen Weeks, \$222,596, L62 Avon Acres Unit 11
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 Fermín 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 Stoc 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, \$3,630, L6 Blk 8 Highlands Park Est Sec K Marcos A Rivera to Champagne Investment Enterprises, \$6,000, L3 Blk 94 Placid Lakes Sec 19 Roger to Champagne Investment Enterprises, \$3,630, L6 Blk 8 Highlands Park Est Sec K 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 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 **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.