

RESOLUTION NO. 2023-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, AMENDING THE SOLIVITA PHASE IV A SPECIAL STREET LIGHTING ASSESSMENT AREA; PROVIDING AUTHORITY, PROVIDING DEFINITIONS; PROVIDING FINDINGS; PROVIDING LIGHTING SERVICES; PROVIDING METHOD OF APPORTIONMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the Master Street Lighting Assessment Ordinance (Ordinance 18-066), Article VIII, Section 1, Florida Constitution, Chapter 125, Florida Statutes, the Polk County Home Rule Charter, and other applicable provisions of law.

SECTION 2. DEFINITIONS. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Master Street Lighting Assessment Ordinance.

SECTION 3. GENERAL FINDINGS. It is hereby ascertained, determined and declared that:

- (A) Pursuant to Article VIII, Section 1 of the Florida Constitution, and sections 125.01 and 125.66, Florida Statutes, and other applicable provisions of law, the Board has all powers of local self-government to perform county functions and to render county services except when prohibited by law and such power may be exercised by the enactment of legislation in the form of County ordinances.
- (B) Pursuant to Section 125.01(1)(q), Florida Statutes, the Board has an enumerated county power to establish, merge, and abolish municipal service benefit units for any part or all of the county within which may be provided street lighting services,

facilities, and programs with funds provided from special assessments. The Street Lighting Assessment Areas are municipal service benefit units within the meaning and intent of Section 125.01(1)(q), Florida Statutes.

- (C) Polk County created the SOLIVITA PHASE IV A Special Street Lighting District in 2003 pursuant to Polk County Ordinance No. 03-71 for the purpose of providing continued street lighting in the District. (Polk County Ordinance No. 03-71 was subsequently amended by Polk County Ordinance No. 2016-065 to revise the legal description to add additional lots to the street lighting district, and the ordinance, as amended, was repealed and replaced by the Master Street Lighting Assessment Ordinance, and the District is now referred to as the Solivita Phase IV A Street Lighting Assessment Area, as a result (the “SLAA”).
- (D) The property located in SOLIVITA PHASE 7G-1, as recorded in Plat Book 143, Page 13, of the Public Records of Polk County, Florida, directly benefits from the streetlighting provided in the SLAA, and the Developer has requested that said property be added to the SLAA to create an amended SOLIVITA PHASE IV A STREET LIGHTING ASSESSMENT AREA (the “Amended SLAA”).
- (E) The owners who own over 75% percent of the properties to be included in the Amended SLAA have petitioned for the legal descriptions of the SLAA to be amended to incorporate the platted development known as SOLIVITA PHASE 7G-1 to create the Amended SLAA.
- (F) The Board has enacted the Master Street Lighting Assessment Ordinance to provide for the creation and amending of Street Lighting Assessment Areas, authorize the

imposition of Street Lighting Assessments to fund the Street Lighting Service Cost to benefitted property located therein.

- (G) It is consistent with the Florida Supreme Court case of City of Winter Springs v. State, 776 So. 2d 255 (Fla. 2001), that street lighting provides a special benefit to property by enhancing the aesthetics, safety, value and the use and enjoyment of property.
- (H) The Street Lighting Services will provide a special benefit to all Tax Parcels of Assessed Property by protecting and enhancing the value, use and enjoyment of such property. The provision of street lights and the operation and maintenance of those lights will provide better and easier nighttime recognition and identification, which enhances safety and access to property; provide enhanced roadway lighting that is intended to produce quick, accurate, and comfortable seeing at night that will safeguard, facilitate, and encourage vehicular and pedestrian traffic on the roadways abutting and serving the Assessed Property; provide a reduction in nighttime accidents occurring on or adjacent to Assessed Property resulting from the proper use of nighttime lighting; aid to public safety services (such as police, fire & rescue) in responding to the Assessed Property; provide better property identification and recognition of property; will enhance the aesthetics, value, use, enjoyment, safety and access to Assessed Property; and facilitate traffic flow to and from the Assessed Property during nighttime hours.
- (I) It is consistent with City of Winter Springs v. State that the benefit received by non-assessment area residents en route to other parts of the County is incidental to the benefits received by the properties within the assessment area.

(J) The imposition and levy of an annual Street Lighting Assessment is the most equitable and efficient method of allocating and apportioning the costs of the streetlights within the Street Lighting Assessment Area.

SECTION 4. AMENDMENT OF STREET LIGHTING ASSESSMENT AREA.

The SOLIVITA PHASE IV A Street Lighting Assessment Area is hereby amended and shall include the lands described as:

Lots 1 through 92, Solivita Phase IV A, as recorded in Plat Book 120, Pages 13 through 17, Public Records of Polk County, Florida, being in Section 14, 15, 22 and 23, Township 27 South, Range 28 East, Polk County, Florida;

AND

Lots 623 through 630, Solivita Phase 5 J, as recorded in Plat Book 157, Pages 10 and 11, Public Records of Polk County, Florida, being in Section 15, Township 27 South, Range 28 East, Polk County, Florida;

AND

Lots 204 through 208, Solivita Phase 7G-1, as recorded in Plat Book 143, Pages 13 through 15, Public Records of Polk County, Florida, being in Section 22, Township 27 South, Range 28 East, Polk County, Florida.

SECTION 5. LIGHTING SERVICES.

- (A) The street lighting poles, lights and related equipment located and currently installed, operated and maintained within the SOLIVITA PHASE IV A Street Lighting Assessment Area, as amended by this Resolution, shall remain the same and shall not be affected by this amending Resolution.
- (B) Changes to the Lighting Services can be made in accordance with the Master Street Lighting Assessment Ordinance.

SECTION 6. Method of Apportionment.

- (A) The Street Lighting Assessments shall generally be levied equally upon each Assessment Unit assigned to each Tax Parcel provided with Street Lighting Services as shown on the Property Appraiser's tax roll.

(B) The standard Assessment Unit for the Street Lighting Assessment Area shall be a Lot.

(C) The annual Street Lighting Assessments shall generally be calculated for each Tax Parcel, excluding the Excluded Parcels, in the following manner:

1) ANNUAL SERVICE COMPONENT. The Annual Service Component shall be calculated for each Fiscal Year for each Tax Parcel by dividing the number of Assessment Units attributable to such Tax Parcel by the total number of Assessment Units attributable to all Tax Parcels within Street Lighting Assessment Area, and multiplying the result by the estimated Street Lighting Assessed Cost.

2) ASSESSMENT COLLECTION COST. The Assessment Collection Cost shall be computed each Fiscal Year for each Tax Parcel by (1) dividing (a) the Annual Service Component for such Tax Parcel by (b) the Street Lighting Assessed Cost and (2) multiplying the result by the Assessment Collection Cost.

3) STATUTORY DISCOUNT AMOUNT. The Statutory Discount Amount shall be computed for each Tax Parcel by deducting (1) the sum of (a) the Annual Service Component and (b) the Assessment Collection Cost, from (2) the amount computed by dividing (a) the sum of (i) the Annual Service Component and (ii) the Assessment Collection Cost, by (b) the factor of 0.95.

4) STREET LIGHTING ASSESSMENT. The annual Street Lighting Assessment for each Tax Parcel shall be computed as the sum of (1) the Annual Service Component, (2) the Assessment Collection Cost, and (3) the Statutory Discount Amount.

SECTION 7. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall remain in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 21st day of November, 2023.

ATTEST:
STACY M. BUTTERFIELD, CPA,
CLERK

BOARD OF COUNTY COMMISSIONERS
POLK COUNTY, FLORIDA

By _____
Deputy Clerk

By _____
_____, Chair