

FIRST INSERTION

BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT NOTICE OF RULEMAKING FOR WATER UTILITY RATES

A public hearing will be conducted by the Babcock Ranch Community Independent Special District ("District") on the following date, time and place:

Time & Date: January 26, 2023, at 1:00 p.m. Location: The Hatchery - East Conference Room 42881 Lake Babcock Drive, 2nd Floor Punta Gorda, Florida 33982.

The public hearing will be a rulemaking hearing and will provide an opportunity for the public to address proposed rules that set policies, fees and charges related to the District's water utilities. The purpose and effect of the proposed rules is to provide for efficient and effective District operations, and to provide sufficient revenues to meet expenses and provide services within the boundaries of the District. The proposed rules adopt updates and amendments to the District's existing water utility rates as follows:

Water Utility Rates

A. INITIAL FEES - CONNECTION FEES/AFPI, DEPOSIT FEES, TAP IN, ROAD PUSH

RESIDENTIAL PROPOSED

INITIAL FEES - CONNECTION FEES/AFPI, TAP IN, ROAD PUSH

Table with 2 columns: Description and Amount. Includes Account Setup fee, Potable Water connection fees, and Private Fire Protection connection fees.

Table with 2 columns: Description and Amount. Lists various flow rates for Private Fire Protection (0-50 GPM to 3001-4500 GPM).

RESIDENTIAL (continued) PROPOSED

Table with 2 columns: Description and Amount. Lists Meter Installation Fee and Wastewater connection fees.

Table with 2 columns: Description and Amount. Lists Wastewater connection fees and Irrigation Water connection fees.

Table with 2 columns: Description and Amount. Lists Irrigation Water connection fees and Wastewater connection fees.

* Or Actual Cost + 3% whichever is greater

NON- RESIDENTIAL PROPOSED

INITIAL FEES - CONNECTION FEES/AFPI, TAP IN, ROAD PUSH

Table with 2 columns: Description and Amount. Lists Account Setup fee, Potable Water connection fees, and Irrigation Water connection fees.

NON- RESIDENTIAL (continued) PROPOSED

Table with 2 columns: Description and Amount. Lists Private Fire Protection connection fees, Wastewater connection fees, and Irrigation Water connection fees.

Table with 2 columns: Description and Amount. Lists Wastewater connection fees, Irrigation Water connection fees, and Irrigation connection fees.

* Or Actual Cost + 3% whichever is greater

B. MONTHLY USE AND COMMODITY FEES - WATER, WASTEWATER AND IRRIGATION RESIDENTIAL PROPOSED

Residential - Applicable to single-family Customers or multi-family Customers which are individually metered

Table with 2 columns: Description and Amount. Lists Water and Wastewater commodity charges.

Table with 2 columns: Description and Amount. Lists Fire Protection Service commodity charges.

Table with 2 columns: Description and Amount. Lists Wastewater commodity charges.

Table with 2 columns: Description and Amount. Lists Irrigation commodity charges.

RESIDENTIAL (continued) PROPOSED

Multi-Family Residential - Applicable to multi-family Customers and mobile home park Customers which are being served by a water meter.

MONTHLY USE AND COMMODITY FEES

Table with 2 columns: Description and Amount. Lists Account Setup fee, Water, and Fire Protection Service commodity charges.

Table with 2 columns: Description and Amount. Lists Fire Protection Service commodity charges.

Table with 2 columns: Description and Amount. Lists Wastewater commodity charges.

Table with 2 columns: Description and Amount. Lists Irrigation commodity charges.

NON- RESIDENTIAL PROPOSED

Non-Residential - Applicable to non-residential commercial, office, civic, mixed use master meter or other Customer for which no other rate applies.

MONTHLY USE AND COMMODITY FEES

Table with 2 columns: Description and Amount. Lists Water and Wastewater commodity charges.

Table with 2 columns: Description and Amount. Lists Fire Protection Service commodity charges.

Table with 2 columns: Description and Amount. Lists Wastewater commodity charges.

Table with 2 columns: Description and Amount. Lists Irrigation commodity charges.

Table with 2 columns: Description and Amount. Lists Irrigation commodity charges.

Table with 2 columns: Description and Amount. Lists Raw Water commodity charges.

C. MISCELLANEOUS FEES

Violation of District Policies may lead to discontinuation of Utility Service, assessment of fees and fines, as well as inspection charges and fees to reconnect services once the violation has been resolved. Any work performed between 3:00 pm and 8:00 pm shall be considered after normal working hours.

MISCELLANEOUS FEE PROPOSED

Table with 2 columns: Description and Amount. Lists various miscellaneous fees including disconnection, reconnection, and service relocation fees.

Construction and Inspection Fee (Developer)

Table with 2 columns: Description and Amount. Lists Re-Inspection Fee, Plan Review Fee, and Development Project Admin Fee.

Table with 2 columns: Description and Amount. Lists Administrative Fee, Copy of Check Fee, and Document Recording Fee.

Table with 2 columns: Description and Amount. Lists Fire Flow Test, Request for Third Party Meter Testing, and Request for Field Meter Testing.

Table with 2 columns: Description and Amount. Lists Request for Field Meter Test Testing and Backflow Prevention- Device Repair and/or Certification.

Table with 2 columns: Description and Amount. Lists Cross-Connection Service Policy Related Fees and Non-Compliant Irrigation System Fine.

Table with 2 columns: Description and Amount. Lists Non-Compliant Industrial Discharge Fine and Grease Trap Inspections.

Table with 2 columns: Description and Amount. Lists Grease Trap Violations (1st, 2nd, 3rd, 4th Occurrence).

Table with 2 columns: Description and Amount. Lists Lien Search Request Fee, Utility Relocations Fee, Traffic Bearing Meter Box, and Televising Sewer Laterals.

MISCELLANEOUS FEE (continued) PROPOSED

The District reserves the right to impose additional fees for the following to the extent not covered above, including cost for rental of any equipment not otherwise listed in the Tariff, plus a 10% markup.

Table with 2 columns: Description and Amount. Lists Labor Classification fees for various roles like Unskilled Laborer, Plant / System Operator, etc.

Labor Classification Proposed

Table with 2 columns: Description and Amount. Lists Labor Classification fees for various roles like Unskilled Laborer, Plant / System Operator, etc.

Equipment Type Proposed

Table with 2 columns: Description and Amount. Lists Equipment Type fees for Backhoe, Loader, Track-hoe, Dump Truck, etc.

D. INDUSTRIAL DISCHARGE AND APPROVAL FEES

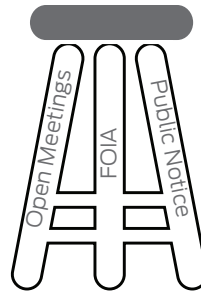
Table with 2 columns: Description and Amount. Lists Industrial Wastewater Discharge Approval fees.

INDUSTRIAL DISCHARGE AND APPROVAL PROPOSED

Table with 2 columns: Description and Amount. Lists Industrial Wastewater Discharge Approval Annual Fees for various flow rates.

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

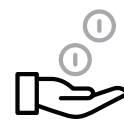


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

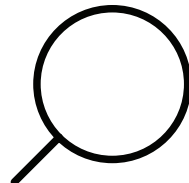


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

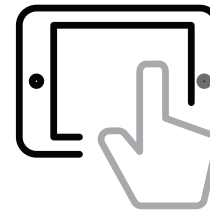
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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SUBSEQUENT INSERTIONS

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001607
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001766
NOTICE IS HEREBY GIVEN that Savvy FL LLC First Horizon Collateral Assignee the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001551
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001743
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001741
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001774
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001423
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001771
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001631
NOTICE IS HEREBY GIVEN that Shaheen Q Syed Zb Stars LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001620
NOTICE IS HEREBY GIVEN that Fransosa Certificates LLC Ocean Bank the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001770
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001772
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR LEE COUNTY, FLORIDA
CASE No.: 22-CA-004201
HERITAGE ENTERPRISES FL LLC, Plaintiff, vs.
IMMANUELA I. DANIEL, and all others claiming by, through and under IMMANUELA I. DANIEL, JOHN ELLIOTT, individually and as trustee of THE JOHN M. ELLIOTT REVOCABLE TRUST d/t/d MAY 23RD 2011, EQUITY TRUST CO AS CUST FBO MARIANNE WILLIAMS IRA, IVAN BUCIK, and all others claiming by, through and under IVAN BUCIK, GABRIELA BUCIK, and all others claiming by, through and under GABRIELA BUCIK AND YYP 5TH TER LLC, Defendant,
TO: IMMANUELA I. DANIEL, and all others claiming by, through and under IMMANUELA I. DANIEL
JOHN ELLIOTT, individually and as trustee of THE JOHN M. ELLIOTT REVOCABLE TRUST d/t/d MAY 23RD 2011
941 Kiefer Trails Dr. D Ballwin, MO 63021
IVAN BUCIK, and all others claiming by, through and under IVAN BUCIK
5869 N. Lansing Ave. Chicago, IL 60646-5646
GABRIELA BUCIK, and all others claiming by, through and under GABRIELA BUCIK
14374 N 91st Pl Scottsdale, AZ 85260-7016
YOU ARE NOTIFIED that an action to quiet the title on the following real properties in Lee County, Florida:
Parcel 1:

Lot 55, Block 2654A, Cape Coral Unit 38, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 87 through 99, inclusive, of the Public Records of Lee County, Florida a/k/a 526 Diplomat Pkwy W, Cape Coral, FL 33993 ("Parcel 1").
Parcel 3:
Lot (s) 28 and 29, Block 2370, Cape Coral, Unit 35, according to the map or plat thereof, as recorded in Plat Book 16, Page(s) 100 through 111, inclusive, of the Public Records of Lee County, Florida a/k/a 461 NE Juanita Place, Cape Coral, FL 33909 ("Parcel 3")
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before January 18, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
DATED this 9 day of December 2022.
Kevin Karnes
Clerk of the Circuit Court
(SEAL) By: M. Nixon
As Deputy Clerk
J.D. Manzo, of
Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
Dec. 23, 30, 2022;
Jan. 6, 13, 2023 22-04664L

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001778
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001746
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001747
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Tax Deed #:2022001778
NOTICE IS HEREBY GIVEN that Morning Star One LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon.

CHECK OUT YOUR LEGAL NOTICES
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1V20890_37

