

Dysoto County Board
County Commission
201 East Oak Street, Suite 201
Arcadia, FL 34266

Date: August 27, 2025

Subject: Opposition to Proposed Fire Protection Fee

Dear Commissioners,

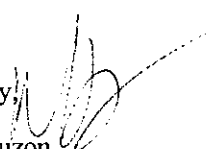
I am writing in response to your request for public input regarding the proposed \$69 Fire Protection fee. I respectfully wish to state that I do not agree with this proposal for the following reasons:

1. My parcel of land currently has no street access, no defined location, and no infrastructure that would allow the delivery of such services.
2. I am already paying property taxes despite the lack of development, maintenance, or basic services in this area.
3. It is unreasonable to add additional fees for fire protection or related services when the county has not provided the fundamental improvements necessary for property owners to benefit from them.

Before imposing new charges on property owners, the county should first ensure proper access, road development, and clear parcel definition. Only then would it be fair to consider additional fees.

Please record my objection to this proposed fee.

Sincerely,


María Luzon

21506 Glendale Ave
Port Charlotte, FL 33952

DeSoto County Board of County Commissioners
201 East Oak Street, Suite 201
Arcadia, Florida 34266

20
6 - 7908

LUZON MARIA
21506 GLENDALE AVE
PORT CHARLOTTE FL 33952-4417



Parcel Tax ID: 35-38-24-0116-0380-0110
Sequence Number: 7,053
Legal: FLORACADIA LOTS 11 & 12 BLK 38
INST:201714004466 INST:202214003278

DESOTO COUNTY, FLORIDA

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF FIRE PROTECTION NON-AD VALOREM
ASSESSMENTS

NOTICE DATE AUGUST 18, 2025

***** NOTICE TO PROPERTY OWNER *****

As required by Section 197.3632, Florida Statutes, and the direction of DeSoto County, notice is hereby given that DeSoto County will consider the continued imposition of a special assessment for fire protection services using the tax bill collection method which may be levied on your property. The use of the annual special assessment to fund fire protection services benefiting property located within the DeSoto County Municipal Service Benefit Unit for Fire Protection Services consisting of the entire unincorporated area of the County (the "MSBU") in the past has proven to be a fair, efficient and effective method of funding these essential public services.

The total annual fire protection assessment revenue to be collected within the County is estimated to be \$4,148,753.00 for fiscal year October 1, 2025 – September 30, 2026.

The annual fire protection assessment is based on the classification of each parcel of property and number of billing units contained therein. The above listed parcel has the following units:

| Category | Type and Number of Billing Units | Rate per Unit | Fiscal Year 25-26 Assessment | Maximum Assessment |
|------------------|----------------------------------|---------------|------------------------------|--------------------|
| FIRE | 1 - COUNTY VACANT | \$61.00 | \$61.00 | \$69.00 |
| Total Assessment | | | \$61.00 | \$69.00 |

The maximum annual Fire Protection Assessment for the above parcel for Fiscal Year 2025-26 is \$61.00. The maximum annual Fire Protection Assessment that can be imposed without further notice for future fiscal years for the above parcel is \$69.00.

A public hearing will be held at 6:30 p.m. on September 8, 2025, in the County Commission Chambers, 201 E. Oak Street, First Floor, Arcadia, Florida, for the purpose of receiving public comment on the proposed assessment. You and all other affected property owners have a right to appear at the hearing and to file written objections with the Board within 20 days of this notice. If you decide to appeal any decision made by the Board with respect to any matter considered at the hearing, you 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 made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County at (863) 993-4800 at least two (2) business days before the hearing. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD).

Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

Copies of the Master Service Assessment Ordinance, the Amended and Restated Initial Assessment Resolution (Resolution No. 2025-57), and the updated assessment roll for the upcoming fiscal year are available for inspection at the Office of the County Administrator in the DeSoto County Administration Building located at 201 E Oak Street, Suite 201, Arcadia, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

The assessments for tax parcels in the MSBU will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The assessments imposed against government leasehold property not reflected on the tax roll shall be collected by a separate bill to be sent by the County.

If there is a mistake on this notice, it will be corrected. If you have any questions, please contact the County Administrator's Office at (863) 993-4800, Monday through Friday between 8:30 a.m. and 5:00 p.m.

***** THIS IS NOT A BILL *****

DeSoto County Property Appraiser

David A. Williams, CFA

Parcel: << 35-38-24-0116-0380-0110 (14041) >>

2025 Preliminary Values

updated: 9/4/2025

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|--|--------------|----------|
| Owner | LUZON MARIA 21506 GLENDALE AVE PORT CHARLOTTE, FL 33952 | | |
| Site | SW PABLO AVE, ARCADIA | | |
| Description* | FLORACADIA LOTS 11 & 12 BLK 38 INST:201714004466 INST:202214003278 | | |
| Area | 0 AC | S/T/R | 35-38-24 |
| Use Code** | VACANT (0000) | Tax District | 7 |

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

| 2024 Certified Values | | 2025 Preliminary Values | |
|-----------------------|------------------------------|-------------------------|------------------------------|
| Mkt Land | \$6,000 | Mkt Land | \$6,000 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$6,000 | Just | \$6,000 |
| Class | \$0 | Class | \$0 |
| Appraised | \$6,000 | Appraised | \$6,000 |
| SOH/10% Cap | \$500 | SOH/10% Cap | \$0 |
| Assessed | \$6,000 | Assessed | \$6,000 |
| Exempt | \$0 | Exempt | \$0 |
| Total | county:\$5,500 | Total | county:\$6,000 |
| Taxable | other:\$5,500 school:\$6,000 | Taxable | other:\$6,000 school:\$6,000 |

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|--------------|------|-----|-----------------------|-------|
| 4/19/2022 | \$1,000 | 202214003278 | SW | V | U | 37 |
| 8/29/2017 | \$0 | 201714004466 | TD | V | U | 11 |
| 9/27/1989 | \$0 | 263 / 1152 | WD | V | U | |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|----------|---------|-----------|------------|
| NONE | | | | | |

Extra Features & Out Buildings (Codes)

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE | | | | | |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value | * Zoning |
|------|---------------|---------------------|-------------------------|-------------|------------|----------|
| 0000 | VAC RES (MKT) | 1.000 UT (0.000 AC) | 1.0000/1.0000 1.0000/ / | \$6,000 /UT | \$6,000 | RM |

* The Property Appraiser's Office is NOT responsible for the zoning codes. For more information about Zoning, please contact the appropriate Planning & Zoning office for your area. City of Arcadia office: 863-494-4114 -or- DeSoto County office: 863-993-4806

Search Result: 1 of 1

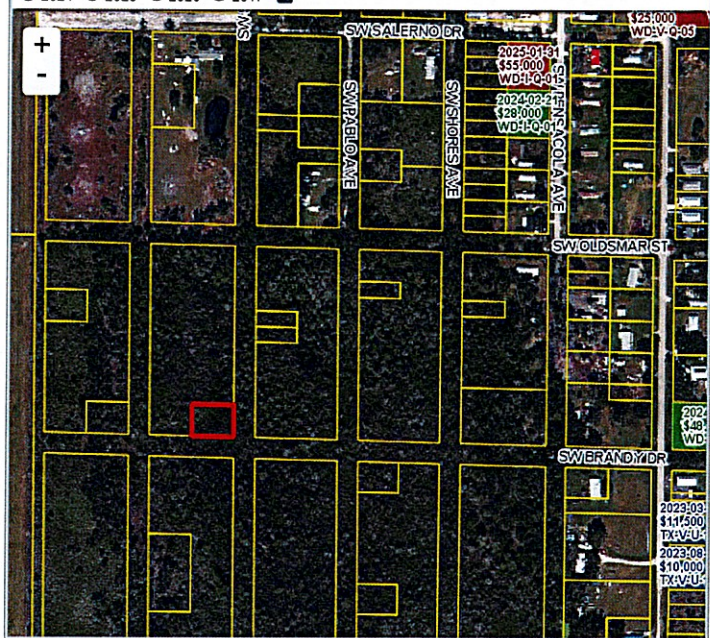
© DeSoto County Property Appraiser | David A. Williams, CFA | Arcadia, Florida | 863-993-4866

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the DeSoto County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 9/4/2025 and may not reflect the data currently on file at our office.

Aerial Viewer Building Photo Google Maps

2024 2023 2020 2017 Sales



Sylvia Altman

From: Keith Pedersen <kap271964@gmail.com>
Sent: Wednesday, August 27, 2025 10:40 AM
To: Sylvia Altman
Subject: Fwd: Fire and EMS

----- Forwarded message -----

From: **Keith Pedersen** <kap271964@gmail.com>
Date: Wed, Aug 27, 2025, 10:06 AM
Subject: Fire and EMS
To: Sylvia Altman <s.altman@desotobocc.com>

Good morning Ms. Sylvia,

Hope all is good with you and the family.

Ms. Mandy directed me to email you in regards of the Commissioner's meeting on September the 8th about the increases on Fire and EMS.

For the record, my name is Keith Pedersen and my wife and I own the property at 11731 SW Pine Ave, Arcadia, FL 34269.

The proposal for the increase for Fire and EMS we object. Let me share with you why.

The inflation rate for Florida last year was at 3.3% and is predicted to be about the same this year. The increase for Fire has it stands now is 31.31% and EMS is 131.25% giving a overall increase in our taxes 72% which is unacceptable and crazy.

We are low income folks, we set money aside each month just to be able to pay our taxes and with this kind of increase for this year, there is no way we can pay it.

There are other ways to fund Fire and EMS and here are some. Impact fees on new development. The way y'all have been approving new development and killing off old DeSoto county there should be no problem gaining the money to fund Fire and EMS.

Now that Advent has bought the hospital y'all could use the increase in our sales tax to help.

These are just a few examples of increasing funding instead of hurting the residence/homeowners.

It's bad enough that FPL and just about everything else is going up in pricing. Folks like us who live on a fixed income which is below low income can't afford it. How are folks like us supposed to own our home?

If y'all do approve a increase we hope it will be reasonable and allow folks like us time to plan for it.

When I say reasonable, I mean no more than 10% overall. Anything higher we will appeal it and I'm sure a lot of other folks will to.

I'm sorry that we were unable to attend the meeting. My wife is in a wheelchair and it's difficult to be present which I hope y'all understand.

Thank you for your time and consideration on this matter and may the Good Lord direct y'all's decision.

Keith and Rebecca Pedersen