

Doc# 2006087440
Hernando County, Florida
11/03/2006 11:52AM
KAREN NICOLAI, Clerk

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ORDINANCE NO. 2006-16

OFFICIAL RECORDS
BK: 2352 PG: 970

AN ORDINANCE CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "DESERT SPARROW ROAD PAVING MUNICIPAL SERVICE BENEFIT UNIT"; PROVIDING FOR THE PURPOSE OF THE UNIT; PROVIDING FOR THE ROAD PAVING IMPROVEMENT WITHIN SAID UNIT; PROVIDING FOR THE ADOPTION OF RULES AND REGULATIONS FOR THE OPERATION OF SAID UNIT; PROVIDING THAT SAID UNIT SHALL BE UNDER THE CONTROL OF THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY; PROVIDING FOR THE ADMINISTRATION OF SAID UNIT; PROVIDING FOR THE LEVY OF AN EQUITABLE PER FRONT FOOT ASSESSMENT; PROVIDING A METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF AFORESAID ASSESSMENT; PROVIDING FOR INCLUSION IN THE COUNTY CODE; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Hernando County, Florida, as follows:

OFFICIAL RECORDS
BK: 2377 PG: 400

FILED
NOV 30 11:52 AM
CLERK OF COUNTY

SECTION I. FINDINGS OF FACT AND PURPOSE

It is hereby found by the Board of County Commissioners of Hernando County, Florida, that road paving improvements are an essential service for the benefit of the health, safety, and welfare of the public. It is further the finding of the Board of County Commissioners that the Legislature has in Section 125.01(1)(q), Florida Statutes, provided for the creation of municipal service benefit units as a fund raising vehicle to grant to all counties the financing flexibility to levy special assessments within the limits fixed for municipal purposes for the furnishing of municipal services within those areas receiving the benefit of such municipal services. It is the purpose of this Ordinance to create a County Municipal Service Benefit Unit for the purpose of providing road paving improvements within the boundaries of said unit, described in Exhibit "A" attached hereto and made a part hereof.

Doc# 2006093460
Hernando County, Florida
11/29/2006 8:21AM
KAREN NICOLAI, Clerk

SECTION II. CREATION OF UNIT

For the purpose of road paving improvements within the area described herein, there is hereby created a Municipal Service Benefit Unit to be known as the "Desert Sparrow Road Paving Municipal Service Benefit Unit" which shall be all the property located in Hernando County, Florida, within the boundaries described in Exhibit "A" attached hereto and made a part hereof by reference, as such property currently exists or as it may be split, subdivided, re-platted or otherwise re-designated by the Hernando County Property Appraiser subsequent to the effective date of this ordinance. The improvements to be constructed are described in Exhibit "B" also attached hereto and made a part hereof by reference.

OFFICIAL RECORDS
BK: 2364 PG: 422

SECTION III. GOVERNING BODY

The Governing Body of the "Desert Sparrow Road Paving Municipal Service Benefit Unit" shall be the Board of County Commissioners of Hernando County, Florida.

Doc# 2006099588
Hernando County, Florida
12/22/2006 2:56PM
KAREN NICOLAI, Clerk

This document is being re-
recorded to correct error
on Exhibit A

SECTION IV. ADMINISTRATION

A. The “**Desert Sparrow Road Paving Municipal Service Benefit Unit**” shall be administered in accordance with the policies and procedures adopted by the Board of County Commissioners for the administration of all County departments, divisions, and operations.

B. The “**Desert Sparrow Road Paving Municipal Service Benefit Unit**” shall have the following duties:

1. To construct or cause to be constructed certain road paving improvements as is necessary to implement the purpose of this Ordinance.
2. To provide road paving improvements which will benefit both improved and unimproved property within the unit.

C. The County Administrator shall be responsible for administering the “**Desert Sparrow Road Paving Municipal Service Benefit Unit**” for the following to the extent necessary to implement the purpose of this Ordinance:

1. Negotiate and recommend to the Board of County Commissioners contracts for providing specific improvements and maintenance services.
2. Negotiate and recommend to the Board of County Commissioners contracts for the purchase of such capital equipment as necessary.
3. Establish rules and regulations for the administration of the unit, not inconsistent with County policy or administrative rule.
4. Negotiate contracts for the purpose of providing road paving improvements.
5. Hire such personnel as are necessary to implement the purposes of this Ordinance.
6. Perform such other acts as are necessary to implement the purpose of this Ordinance to the extent consistent herewith, including but not limited to the acquisition of such interests in property as may be necessary to construct improvements to County standards in compliance with any applicable permitting requirements.

D. The powers to be exercised by the “**Desert Sparrow Road Paving Municipal Service Benefit Unit**” are specifically made subject to all applicable State and County laws.

SECTION V. ASSESSMENTS, LEVY, AND LIEN PROVISIONS

It being recognized that the value of the benefits accrued by virtue of this Ordinance directly benefits equally all parcels, tracts, cooperative parcels and condominium parcels within the Unit, the County Commission is hereby authorized to levy an annual assessment against each parcel, tract, cooperative parcel and condominium parcel within the unit for the purposes set forth herein. The assessment imposed hereunder shall constitute a lien on all real property of the unit as of the date ad valorem taxes become liens. Unless fully paid and discharged or barred by law, said annual assessment shall remain liens equal in rank and dignity with the lien of County ad valorem taxes and superior in rank and dignity to all other liens, encumbrances,

titles and claims in, to or against the real property involved. If the annual assessment levied on a parcel is not paid, a Tax Certificate pertaining to the parcel will be sold by the Tax Collector as set forth in Chapter 197, Florida Statutes.

SECTION VI. REPEAL

All ordinances or parts of ordinance in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION VII. INCLUSION IN THE CODE

It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "section," "article," or other appropriate designation.

SECTION VIII. SEVERABILITY

It is declared to be intent of the Board of County Commissioners of Hernando County, Florida, that if any section, subsection, clause, sentence, phrase, or provision of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

SECTION IX. EFFECTIVE DATE

A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk of the Board within ten (10) days after adoption of this Ordinance, said Ordinance shall take effect on January 1, 2007, inclusive.

ADOPTED this 24th day of October, 2006, A.D.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By: *Diane Rowden*
DIANE ROWDEN, CHAIRPERSON

Attest: *Karen Nicolai*
KAREN NICOLAI, CLERK



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY *[Signature]*
County Attorney's Office

EXHIBIT "A"

**LEGAL DESCRIPTION FOR DESERT SPARROW ROAD PAVING
MUNICIPAL SERVICE BENEFIT UNIT**

The following described parcels in Hernando County, Florida as identified by parcel numbers below per the existing records of the Hernando County Property Appraiser and as further depicted on the attached sketch (Exhibit C):

Lots 13 – 23, Block 125, Royal Highlands Unit 9
Lots 1 - 3, Block 126, Royal Highlands Unit 9
Lots 5 - 11, Block 126, Royal Highlands Unit 9
Lots 7 & 8, Block 128, Royal Highlands Unit 9
Lots 1 - 3, Block 132, Royal Highlands Unit 9
Lots 6 – 10, Block 132, Royal Highlands Unit 9
Lots 12 – 16, Block 129, Royal Highlands Unit 9

The Desert Sparrow Road Paving MSBU shall include all of the foregoing parcels as presently constituted, as well as any additional or re-designated parcels that may come into existence at a future date by parcel split, subdivision, re-plat, transfer of ownership, or any other process or means occurring on or after the effective date of this ordinance.

OFFICIAL RECORDS
BK: 2352 PG: 974

EXHIBIT "B"

OFFICIAL RECORDS
BK: 2364 PG: 426

PROPOSED IMPROVEMENTS FOR DESERT SPARROW ROAD PAVING
MUNICIPAL SERVICE BENEFIT UNIT

Proposed improvements consist of regrading swales, address drainage concerns, preparation of existing limerock as sub-base, application of six inches (6") prepared limerock base covered with 1 1/2" of asphalt, sodding, seeding and mulching, as required to meet Limited County Standards.

OFFICIAL RECORDS
BK: 2377 PG: 404



EXHIBIT C

DESERT SPARROW ROAD PAVING MSBU



Prepared by the Maricopa County Planning Department

15.3.52

Legend
[Orange Box] Lots within MSBU



This map was prepared by the Maricopa County Planning Department on 15.3.52. It is based on the Official Records of the State of Arizona, Book 2352, Page 975. The map shows the location of the Desert Sparrow Road Paving MSBU. The map is not to scale. The map is for informational purposes only. It does not constitute a contract or any other legal instrument. The map is subject to change without notice. The map is the property of the Maricopa County Planning Department and is loaned to you. It is to be returned to the Maricopa County Planning Department when you are finished with it. The map is not to be used for any other purpose. The map is not to be reproduced or distributed in any form without the prior written consent of the Maricopa County Planning Department. The map is not to be used for any other purpose. The map is not to be reproduced or distributed in any form without the prior written consent of the Maricopa County Planning Department.

