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ORDINANCE NO. 2007-19

AN ORDINANCE CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "RIVER RUN/THE WATERS OF WEEKI WACHEE FORCE MAIN SEWER SYSTEM MUNICIPAL SERVICE BENEFIT UNIT"; PROVIDING FOR THE PURPOSE OF THE UNIT; PROVIDING FOR THE FORCE MAIN SEWER SYSTEM 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 LOT/ PARCEL ASSESSMENT; PROVIDING A METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF AFORESAID ASSESSMENT; PROVIDING FOR INCLUSION IN THE COUNTY CODE; PROVIDING FOR AN EFFECTIVE DATE.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2007 NOV 15 PM 2:52

FILED

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

SECTION I. FINDINGS OF FACT AND PURPOSE



It is hereby found by the Board of County Commissioners of Hernando County, Florida, that force main sewer system 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 force main sewer system improvements within the boundaries of said unit, described in Exhibit "A" attached hereto and made a part hereof.


SECTION II. CREATION OF UNIT

For the purpose of force main sewer system improvements within the area described herein, there is hereby created a Municipal Service Benefit Unit to be known as the "**River Run/The Waters of Weeki Wachee Force Main Sewer System 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. The improvements to be constructed are described in Exhibit "B" also attached hereto and made a part hereof by reference.

11/28/2007 10:24AM # Pages 5
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

SECTION III. GOVERNING BODY

The Governing Body of the "**River Run/The Waters of Weeki Wachee Force Main Sewer System Municipal Service Benefit Unit**" shall be the Board of County Commissioners of Hernando County, Florida.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY  KW 10/24/07
County Attorney's Office

SECTION IV. ADMINISTRATION

A. The **“River Run/The Waters of Weeki Wachee Force Main Sewer System 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 **“River Run/The Waters of Weeki Wachee Force Main Sewer System Municipal Service Benefit Unit”** shall have the following duties:

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

C. The County Administrator shall be responsible for administering the **“River Run/The Waters of Weeki Wachee Force Main Sewer System 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 force main sewer system 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.

D. The powers to be exercised by the **“River Run/The Waters of Weeki Wachee Force Main Sewer System 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, parcels, cooperative parcels and condominium parcels within the Unit, the County Commission is hereby authorized to levy an annual assessment against each lot, tract, parcel, 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, 2008, inclusive.

ADOPTED this 6th day of November, 2007, A.D.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By: 
JEFF STABINS, CHAIRPERSON

Attest: 
KAREN NICOLAIS, CLERK



EXHIBIT "A"

LEGAL DESCRIPTION FOR RIVER RUN/THE WATERS OF WEEKI WACHEE
FORCE MAIN SEWER SYSTEM
MUNICIPAL SERVICE BENEFIT UNIT

The legal description for the proposed River Run/The Waters of Weeki Wachee Force Main Sewer System MSBU shall include a stipulation that transfers the MSBU requirements to all land within the MSBU regardless of any parcel or parcel split, re-plat or any transfer of ownership after the adoption date of the MSBU described as follows:

The following described parcels within River Run/The Waters of Weeki Wachee subdivisions in Hernando County, Florida.

All Properties

EXHIBIT "B"

PROPOSED IMPROVEMENTS FOR RIVER RUN/THE WATERS OF WEEKI
WACHEE FORCE MAIN SEWER SYSTEM
MUNICIPAL SERVICE BENEFIT UNIT

Proposed improvements consist of a 4 inch PVC force main to serve the River Run/The Waters of Weeki Wachee communities; it includes design, permitting and construction of 7240 feet of 4 inch PVC force main (2000 feet of which will be directional drilled under the existing wetlands), valves and appurtenances, pump station, pavement and landscape restoration.