

Marguerite DiBattista

From: Kerce, Whitley L. <Whitley.Kerce@dos.myflorida.com>
Sent: Wednesday, December 12, 2018 11:07 AM
To: Ordinances
Cc: County Ordinances
Subject: Hernando20181212_Ordinance2018_26_Ack.pdf
Attachments: Hernando20181212_Ordinance2018_26_Ack.pdf

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FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 12, 2018

Honorable Don Barbee Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Attention: Darlene Christensen

Dear Mr. Barbee:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2018-26, which was filed in this office on December 12, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2018- 26

AN ORDINANCE CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "PHEASANT AREA 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 PLATTED 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.

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 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.

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 "**Pheasant Area 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.

SECTION III. GOVERNING BODY

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

SECTION IV. ADMINISTRATION

A. The "**Pheasant Area 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 "**Pheasant Area 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 "**Pheasant Area 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 "**Pheasant Area Road Paving Municipal Service Benefit Unit**" are specifically made subject to all applicable State and County laws.

E. The County intends to use legally available non-ad valorem revenues from the Constitutional Gas Tax Fund to finance the project costs on an interim basis. The County intends to reimburse itself for the expenditure of such revenues from a draw upon the County's line of credit upon the completion of the project, which amount of such draw shall equal the cost of the project less any payments made by residents.

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 platted lots, parcels, tracts, cooperative parcels and condominium

parcels within the Unit, the County Commission is hereby authorized to levy an annual assessment against each platted lot, 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.

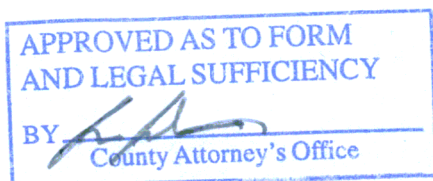
SECTION VIII. SEVERABILITY

It is declared to be the 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.

ADOPTED this 11th day of December, 2018, A.D.



BOARD OF COUNTY
COMMISSIONERS HERNANDO
COUNTY, FLORIDA

By:

STEVE CHAMPION, CHAIRPERSON

Attest:

for DONALD C. BARBEE, JR., CLERK

EXHIBIT "A"

LEGAL DESCRIPTION FOR PHEASANT AREA ROAD PAVING MUNICIPAL SERVICE BENEFIT UNIT

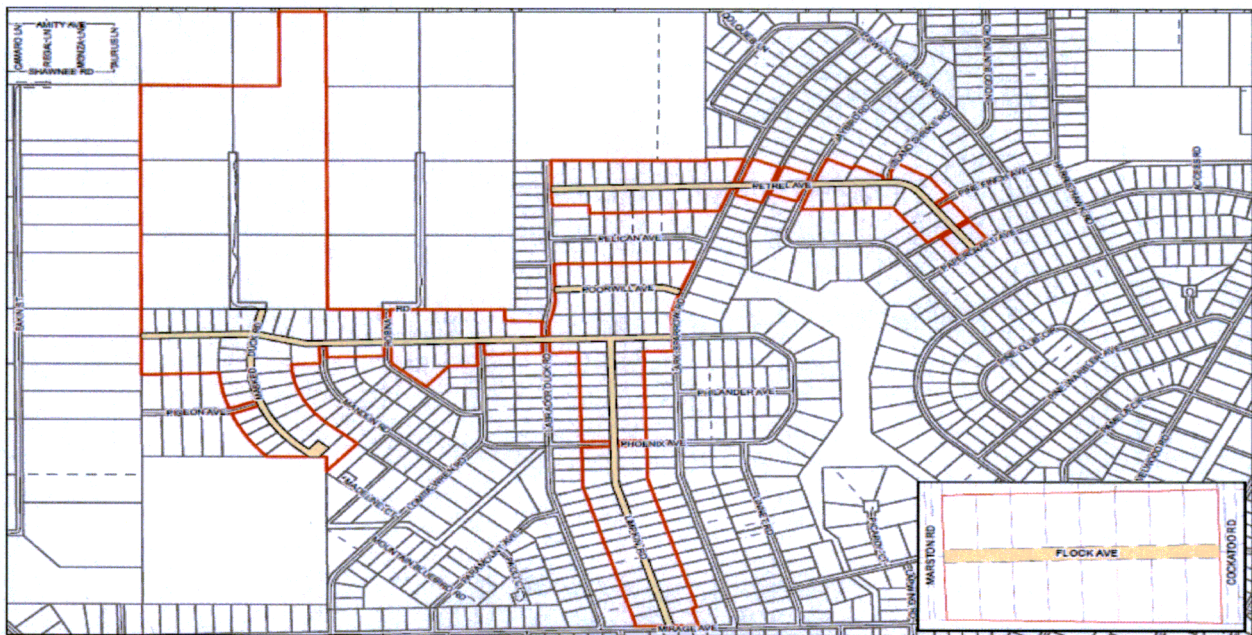
The following described parcels in Hernando County, Florida as identified below: All lots in Pheasant Area Road Paving MSBU.

SOUTHWORTH-CLASS 1 SUB TR 1-3, E1/2 OF NE1/4 OF NW1/4 OF NE1/4 & SE1/4 OF NW1/4 of TR 4, SE1/4 OF SW1/4 OF NE1/4 LESS W30 FT LESS E194 FT OF W224 FT of TR4, TR 5.

ROYAL HIGHLANDS UNIT 2 BLK 58 LOTS 9-16, BLK 61 LOTS 1-8. ROYAL HIGHLANDS UNIT 4 BLK 183 LOTS 1, 10-18; BLK 185 LOTS 21-32; BLK 186 LOTS 1-14; BLK 187 LOTS 1-9 & 18; BLK 188 LOTS 1-12, 15-16; BLK 189 LOTS 11-19; BLK 190 LOTS 1-10; BLK 191 LOTS 1-13; BLK 195 LOT 1 & 27; BLK 196 LOT 1; BLK 202 LOTS 1 & 19; BLK 203 LOTS 1-2, 4-11; BLK 204 LOTS 1; BLK 208 LOTS 1 & 13; BLK 211 LOTS 1 & 16. ROYAL HIGHLANDS UNIT 5 BLK 185 LOTS 17-19, BLK 186 LOTS 15-16. ROYAL HIGHLANDS UNIT 6 BLK 182 LOTS 6-14; BLK 366 LOTS 1-8; BLK 367 LOTS 1-10; BLK 368 LOTS 6-10; BLK 369 LOTS 1-8; BLK 370 LOTS 1-9 & 28; BLK 371 LOTS 1&23; BLK 372 LOTS 1-6 & 12; BLK 373 LOTS 1&18.

The Pheasant Area 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.

The recommended method for assessing the **195** benefitting properties for the paving improvement is an equal per lot assessment as described in the plat recorded in public records, or as those lots have been split into a separate residential lot/parcel, as well as non-platted acreage parcels and corner lots/parcels, unless corner lots abut two or more unimproved roadways for which they will receive one-half assessment for each improved road. All government properties are exempt from being assessed.



Legend

- Project Limits
- Assessment Boundary

Pheasant Area Road Paving MSBU

Scale - Not To Scale
Map Date - 10/2019



Hernando County Geographic Information System (GIS)
The information on this document is an electronic copy of a document that has been scanned into a digital format. It is not a substitute for the original document. The information on this document is subject to change without notice. The information on this document is provided for informational purposes only. It is not intended to be used as a legal document. The information on this document is provided for informational purposes only. It is not intended to be used as a legal document.

EXHIBIT "B"

**PROPOSED IMPROVEMENTS FOR PHEASANT AREA
ROAD PAVING MUNICIPAL SERVICE BENEFIT UNIT**

The proposed improvements consist of the preparation of existing lime rock base covered with 1 ¾ of asphalt, sodding, seeding and mulching, as required to meet Limited County Standards (Ord. No. 88-5 Sec. 24-3). Existing permitted driveways will receive a five-foot asphalt apron with a maximum width of twenty feet per County Standards.