

From: [County Ordinances](#)
To: [Heidi Kurppe](#); [County Ordinances](#)
Subject: RE: Hernando County Ordinance No. 2022-08 - Adopted on March 8, 2022
Date: Wednesday, March 9, 2022 10:55:34 AM
Attachments: [Hernando20220309_Ordinance2022_08_Ack.pdf](#)

Hi Heidi,

No worries, got it, thanks again

Linda Bryant, Accountant I
Florida Department of State
Administrative Code and Register
500 South Bronough Street
Tallahassee, Florida 32399-0250

From: Heidi Kurppe <hkurppe@hernandoclerk.org>
Sent: Wednesday, March 9, 2022 10:46 AM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Subject: RE: Hernando County Ordinance No. 2022-08 - Adopted on March 8, 2022

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Hi Linda,

I apologize for missing that attachment!
It's attached now

Heidi Kurppe
Administrative Services | Deputy Clerk
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: (352)754-4201 | Email: hkurppe@hernandoclerk.org
20 N Main Street, Brooksville, FL 34601

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NOTICE:

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From: County Ordinances <CountyOrdinances@dos.myflorida.com>
Sent: Wednesday, March 9, 2022 10:37 AM
To: Ordinances <ord@hernandoclerk.org>; County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Darlene Christensen <dchristensen@hernandoclerk.org>; Heidi Kurppe <hkurppe@hernandoclerk.org>
Subject: RE: Hernando County Ordinance No. 2022-08 - Adopted on March 8, 2022

Linda Bryant, Accountant I
Florida Department of State
Administrative Code and Register
500 South Bronough Street
Tallahassee, Florida 32399-0250

From: Ordinances <ord@hernandoclerk.org>
Sent: Tuesday, March 8, 2022 4:35 PM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Darlene Christensen <dchristensen@hernandoclerk.org>; Heidi Kurppe <hkurppe@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2022-08 - Adopted on March 8, 2022

EMAIL RECEIVED FROM EXTERNAL SOURCE

Sender Full Name:	Heidi Kurppe
Sender Phone number:	352-754-4970
County Name:	Hernando
Ordinance Number:	2022-08

Thank You,

Heidi Kurppe
Administrative Services | Deputy Clerk
Office of Doug Chorvat Jr., Clerk of Circuit Court and Comptroller
Phone: (352)754-4970 | Email: ord@hernandoclerk.org
20 N Main Street, Brooksville, FL 34601

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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 9, 2022

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

Attention: Ms. Heidi Kurppe, Deputy Clerk

Dear Mr. Chorvat:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2022-08, which was filed in this office on March 9, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

ORDINANCE NO. 2022- 08

AN ORDINANCE CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "WARBLER 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 "**Warbler 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, replatted 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 "**Warbler Road Paving Municipal Service Benefit Unit**" shall be the Board of County Commissioners of Hernando County, Florida.

SECTION IV. ADMINISTRATION

A. The "**Warbler 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 "**Warbler 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 construct or cause to be constructed certain road paving improvements as is necessary to implement the purpose of this Ordinance.

C. The County Administrator shall be responsible for administering the "Warbler 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 "**Warbler 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 8th day of March, 2022, A.D.

Attest: Heidi Kruger, D.C.
for DOUGLAS CHORVAT, JR.
Clerk of Court

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By: [Signature]
STEVE CHAMPION, Chairman

Approved for Form and Legal Sufficiency

[Signature]
County Attorney



EXHIBIT "A"

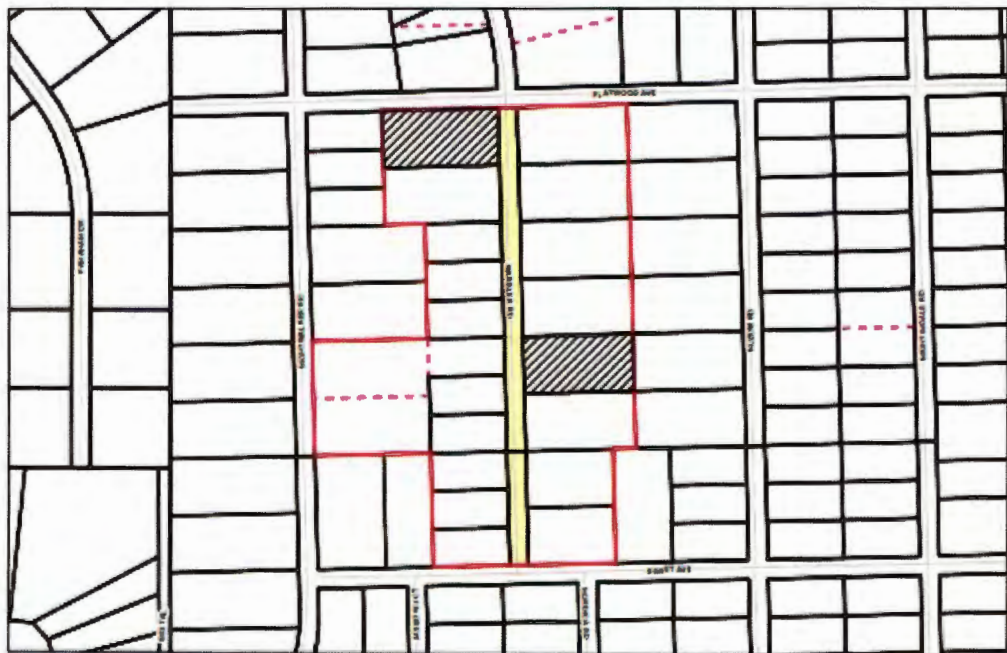
LEGAL DESCRIPTION FOR WARBLER ROAD PAVING MUNICIPAL SERVICE BENEFIT UNIT

The following described parcels in Hernando County, Florida as identified below: All lots along **Warbler Road Paving Municipal Service Benefit Unit** as described in legal description below:

ROYAL HIGHLANDS UNIT 2	BLOCK	LOT
	20	10-16, 18-20
	22	1-4, 6-8

The **Warbler Road Paving Municipal Service Benefit Unit** 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 seventeen (17) 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**
- Assessment Boundary
 - County Cleared
 - Project Limits
 - Parcels

Warbler Road Road Paving MSBU

Scale - Not To Scale
Prepared by: Sigurd Public Works Engineering, Inc.
Map Date: 05-2024



This map is a reproduction of the original map on file with the County Clerk's Office. It is not a survey and should not be used for legal purposes. The County Clerk's Office is not responsible for any errors or omissions in this map.

EXHIBIT "B"

PROPOSED IMPROVEMENTS FOR WARBLER ROAD PAVING MUNICIPAL SERVICE BENEFIT UNIT

The proposed improvements consist of the preparation of existing lime rock base covered with 1 ¾ inch 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.