

From: [County Ordinances](#)
To: [Ordinances](#); [County Ordinances](#)
Cc: [Darlene Christensen](#); [Heidi Kurppe](#)
Subject: RE: Hernando County Ordinance No. 2022-11 - Adopted on April 26, 2022
Date: Tuesday, April 26, 2022 4:45:39 PM
Attachments: [Hernando20220426_Ordinance2022_11_Ack.pdf](#)

Good afternoon

Please find attached the acknowledgment letter of receipt of the Hernando County Ordinance No. 2022-11, which was filed in this office on April 26, 2022.

Respectfully,

County Ordinances
Florida Administrative Code and Register
Room 701 The Capitol | Tallahassee, Florida
(850)245-6208

From: Ordinances <ord@hernandoclerk.org>
Sent: Tuesday, April 26, 2022 3:47 PM
To: County Ordinances <CountyOrdinances@dos.myflorida.com>
Cc: Darlene Christensen <dchristensen@hernandoclerk.org>; Heidi Kurppe <hkurppe@hernandoclerk.org>
Subject: Hernando County Ordinance No. 2022-11 - Adopted on April 26, 2022
Importance: High

EMAIL RECEIVED FROM EXTERNAL SOURCE

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

Sender Full Name:	Darlene Christensen
Sender Phone number:	352-754-4970
County Name:	Hernando
Ordinance Number:	2022-11

Thank You,

[Darlene Christensen](#)



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 26, 2022

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

Attention: Darlene Christensen, Deputy Clerk

Dear Honorable Doug Chorvat Jr.:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2022-11, which was filed in this office on April 26, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/mas

ORDINANCE NO. 2022 - 11

AN ORDINANCE ESTABLISHING THE BENTON HILLS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hernando 195, LLC, a Florida limited liability company ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County, Florida ("County") adopt an Ordinance establishing the Benton Hills Community Development District pursuant to Chapter 190, *Florida Statutes* ("District"), and designating the real property described in **EXHIBIT A**, attached hereto, as the area of land for which the District is authorized to manage and finance applicable service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **EXHIBIT A**, attached hereto, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Section 1. Findings of Fact.

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance.

2. All statements contained in the Petition are true and correct.

3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan.

4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*.

2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*.

3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

Section 3. Creation, Boundaries, and Powers. There is hereby created the Benton Hills Community Development District for the area of land described in **EXHIBIT A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006 through 190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

1. Martha Schiffer
2. Chris Torres
3. Garth Noble
4. Chris Babcock
5. Jerry Tomberlin

Section 5. Severability. It is the intention 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 6. 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 part of Article II, Chapter 10.5, of the Code of Ordinances, 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 any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective immediately upon receipt of

acknowledgment from the office of the Secretary of State that this Ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, in Regular Session this 26th day of APRIL, 2022.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: *Darlene M. Chuteusey, D.C.*
for DOUGLAS A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: 
STEVE CHAMPION
Chairman



Approved for Form and Legal Sufficiency

Shannon Eller
County Attorney's Office

EXHIBIT A

**BENTON HILLS
COMMUNITY DEVELOPMENT DISTRICT**

LEGAL DESCRIPTION FOR BENTON HILLS CDD BOUNDARY:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17 N89°42'41"W, 1340.57 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 N00°01'52"E, 79.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF POWERLINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°42'30"W, 1340.73 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE RUN ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 N00°10'04"E, 2574.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17 N00°03'26"E, 1324.86 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17 S89°39'00"E, 2631.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF KETTERING ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°00'12"W, 1324.87 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S00°01'41"E, 1325.66 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE RUN N89°39'40"W, 1298.59 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 S00°03'11"W, 1246.93 FEET TO THE NORTH RIGHT-OF-WAY LINE OF POWERLINE ROAD AND THE POINT OF BEGINNING.

CONTAINING 198.59 ACRES MORE OR LESS.