

Sherry Crum

From: County Ordinances <CountyOrdinances@dos.myflorida.com>
Sent: Thursday, November 21, 2013 9:05 AM
To: Sherry Crum
Cc: County Ordinances
Subject: RE: Transmittal of Ordinance No. 2013-36
Attachments: Hernando 2013-36 - Ack.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Sherry Crum [mailto:scrum@co.hernando.fl.us]
Sent: Thursday, November 21, 2013 7:46 AM
To: County Ordinances
Subject: Transmittal of Ordinance No. 2013-36

Sender Full Name:	Sherry Crum
Sender Phone number:	352-754-4970
County Name:	Hernando
Ordinance Number:	2013-36

Sherry L. Crum

Deputy Clerk

Hernando County Clerk of Circuit Court & Comptroller

20 N. Main Street, Room 131

Brooksville, FL 34601

Phone: (352) 540-6209

Fax: (352) 754-4239

scrum@hernandocounty.us

Please note: Florida has a very broad Public Records Law. Most written communications to or from the Clerk's Office are public records available to anyone upon request. Your e-mail, including your e-mail address, may therefore, be subject to public disclosure.

@ItsWorkingFL



The Department of State is leading the commemoration of Florida's 500th anniversary in 2013. For more information, please go to <http://www.vivaflorida.org>

The Department of State is committed to excellence.
Please take our [Customer Satisfaction Survey](#).



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

November 21, 2013

Honorable Don Barbee Jr.
Clerk of the Circuit Court
Hernando County
Room 131, 20 North Main Street
Brooksville, Florida 34601-2800

Attention: Ms. Ashley Hofecker, Deputy Clerk

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. 2013-36, which was filed in this office on November 21, 2013.

Sincerely,

Liz Cloud
Program Administrator

LC/elr

Enclosure

ORDINANCE NO. 2013- 36

AN ORDINANCE CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "ROYAL HIGHLANDS 2013-AREA C 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 LOT 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 "**Royal Highlands 2013-Area C 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 "**Royal Highlands 2013-Area C Road Paving Municipal Service Benefit Unit**" shall be the Board of County Commissioners of Hernando County, Florida.

SECTION IV. ADMINISTRATION

A. The "**Royal Highlands 2013-Area C 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 "**Royal Highlands 2013-Area C 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 "**Royal Highlands 2013-Area C 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 "**Royal Highlands 2013-Area C 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.

ADOPTED this 19th day of November, 2013, A.D.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

[Signature]
BY: _____
D. D. RUSSELL, JR., CHAIRPERSON

[Signature]
BY: _____
DONALD C. BARBEE, JR., CLERK



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY: _____
County Attorney's Office

EXHIBIT "A"

**LEGAL DESCRIPTION FOR ROYAL HIGHLANDS 2013-
AREA C ROAD PAVING MUNICIPAL SERVICE
BENEFIT UNIT**

The following described parcels in Hernando County, Florida as identified below: All lots in the Royal Highlands 2013-Area C - Includes:

- Macross Ct (From Marsh Hawk Rd. to the end)
- Maginn Court (From Marbled Godwit Rd. to the end)
- Maleo (entire length)
- Manistee (From Centralia Rd to the end)
- Marbled Godwit (From Centralia Rd to Marsh Hawk Rd.)
- Maribou Court (From Neeld St. to the end)
- Marsh Hawk (From Centralia Rd to the end)
- Moneta (From Maleo Rd. to the end)
- MotMot (From Centralia Rd. to Mountain Dove Rd.)
- Mottled Duck (From Centralia Rd. to Piquero Ave.)
- Mountain Dove (From Oregon Rd. to the end)
- Mountain Plover (From Maleo Rd. to Orgegn Rd.)
- Neeld Street (From Maleo Rd. to the end)
- Penhall Ave. (From MotMot Rd. to Oregon Rd.)
- Persimmon Ave (From Marbled Godwit Rd. to MotMot Rd.)
- Phyllis Ave (From Moneta Rd to end)
- Piquero (From Marbled Godwit Rd. to the end)
- Titanic Court (From Mountain Plover Rd. to the end)

GEHRINGER SUB CLASS 1 N1/4 OF W1/2 OF E1/2 OF NE1/4 AKA TR 4 IN (S-99-008), ORB 1339 PG 1898, WITHIN SECTION 6 TOWNSHIP 22 RANGE 18 WITHIN HERNANDO COUNTY, FLORIDA

GEHRINGER - CLASS 1 SUB N1/4 OF E1/4 OF NE1/4 AKA TR 8 IN (S-99-008), WITHIN SECTION 11 TOWNSHIP 21 RANGE 18, HERNANDO COUNTY, FLORIDA

W 1/2 OF NE 1/4 OF NW ¼ OF NE 1/4 LESS 15 FT FOR ROAD, WITHIN SECTION 06 TOWNSHIP 22 RANGE 18, HERNANDO COUNTY, FLORIDA

NW1/4 OF NW1/4 OF NE1/4 LESS N 15 FT OF E 220FT FOR RD, ORB 1227 PG 1179, ORB 1772 PG 770, WITHIN SECTION 6 TOWNSHIP 22 RANGE 18, HERNANDO COUNTY, FLORIDA

SE1/4 OF SW1/4 LESS THE N503 FT OF E610 FT THEREOF DES IN, ORB 685 PG 1721, WITHIN SECTION 6 TOWNSHIP 22 RANGE 18, HERNANDO COUNTY, FLORIDA

ROYAL HIGHLAND UNIT 6 BLK 376 LOTS 1-3 & 5-7, BLK 377 LOTS 1-15, BLK 378 LOTS 1-8, BLK 379 LOTS 1-16, BLK 380 LOTS 1-6, BLK 381 LOTS 1, 12-24, BLK 382 LOTS 1-21, BLK 383 LOTS 1-14, BLK 384 LOTS 1 & 3-7, BLK 386 LOTS 1-14, BLK 387 LOTS 1-7, 9-18, BLK 388 LOTS 1-18, BLK 389 LOTS 1-20, BLK 390 LOTS 1 & 5-11, BLK 391 LOTS 1-9, BLK 392 LOTS 1-4, BLK 393 LOTS 1-6, BLK 394 LOTS 1-14, BLK 395 LOTS 1-7, BLK 396 LOTS

BLK 397 LOTS 1-12, BLK 398 LOTS 1-12, AS RECORDED IN PB 12 PGS 73-75

The Royal Highlands 2013-Area C 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 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.



Legend

- Area C Roads
- ▭ Assessment Boundary

Royal Highlands
Area "C"
Proposed MSBU

Scale: 1" = 500'
Map by: City of Royal Oak Engineering Dept.
Map Date: 7/11/2017



Michigan County Geographic Information System (GIS)
© 2017 City of Royal Oak
This information is provided as a public service. It is not intended to constitute a warranty of any kind, and the City of Royal Oak is not responsible for any errors or omissions. The information is provided "as is" and the user assumes all responsibility for its use. For more information, please contact the City of Royal Oak GIS Department at (248) 371-1000.

EXHIBIT "B"

PROPOSED IMPROVEMENTS FOR ROYAL HIGHLANDS 2013-
AREA C 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 1-½" of asphalt, sodding, seeding and mulching, as required to meet Limited County Standards.