

**RESOLUTION No. 2022 - \_\_\_\_\_**

**A RESOLUTION ADOPTING THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS PURSUANT TO CHAPTER 197, FLORIDA STATUTES.**

**WHEREAS**, the Florida Legislature has in Chapter 125.01, Florida Statutes, provided counties the authority to create municipal service taxing and benefit units and had granted counties the ability to levy non- ad valorem assessments to fund the municipal services provided; and

**WHEREAS**, the Florida Legislature has, in Chapter 197.3632, Florida Statutes, provided for a uniform method for the levy, collection, and enforcement of non-ad valorem assessments.

**NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:**

**SECTION 1.** Hernando County hereby adopts the uniform method for levy, collection, and enforcement of non-ad valorem assessments, pursuant to Chapter 197.3632, Florida Statutes, for the following municipal service benefit units. Such assessments are to be collected annually on a recurring basis.

NAME	ORDINANCE NUMBER	LEGAL DESCRIPTION
• Blackberry Court Road Paving MSBU	2022-07	Exhibit "A"
• Warbler Road Paving MSBU	2022-08	Exhibit "B"
• Holland Springs Industrial Park Street Lighting MSBU	2022-21	Exhibit "C"
• Penn State Rd and Scaup Duck Ave Paving MSBU	2022-22	Exhibit "D"

**ADOPTED** this \_\_\_\_\_ of \_\_\_\_\_ 2022, A.D.

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

**Attest:** \_\_\_\_\_  
**DOUGLAS A. CHORVAT, JR.**  
Clerk

**By:** \_\_\_\_\_  
**STEVE CHAMPION**  
Chairman

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**  
BY \_\_\_\_\_  
County Attorney's Office

## EXHIBIT "A"

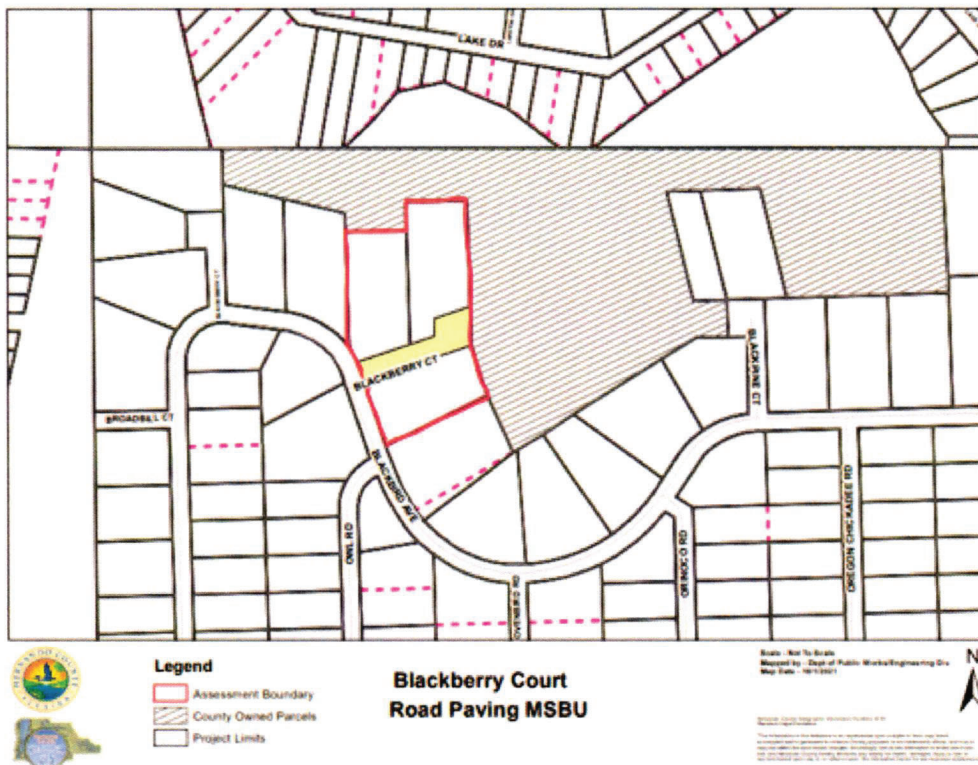
### LEGAL DESCRIPTION FOR BLACKBERRY COURT PAVING MUNICIPAL SERVICE BENEFIT UNIT

The following described parcels in Hernando County, Florida as identified below: All lots along Blackberry Court Paving Municipal Service Benefit Unit as described in legal description below.

ROYAL HIGHLANDS UNIT 9	<u>BLOCK</u>	<u>LOT</u>
	149	7-8
	150	1

The **Blackberry Court 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 3 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.



## EXHIBIT "B"

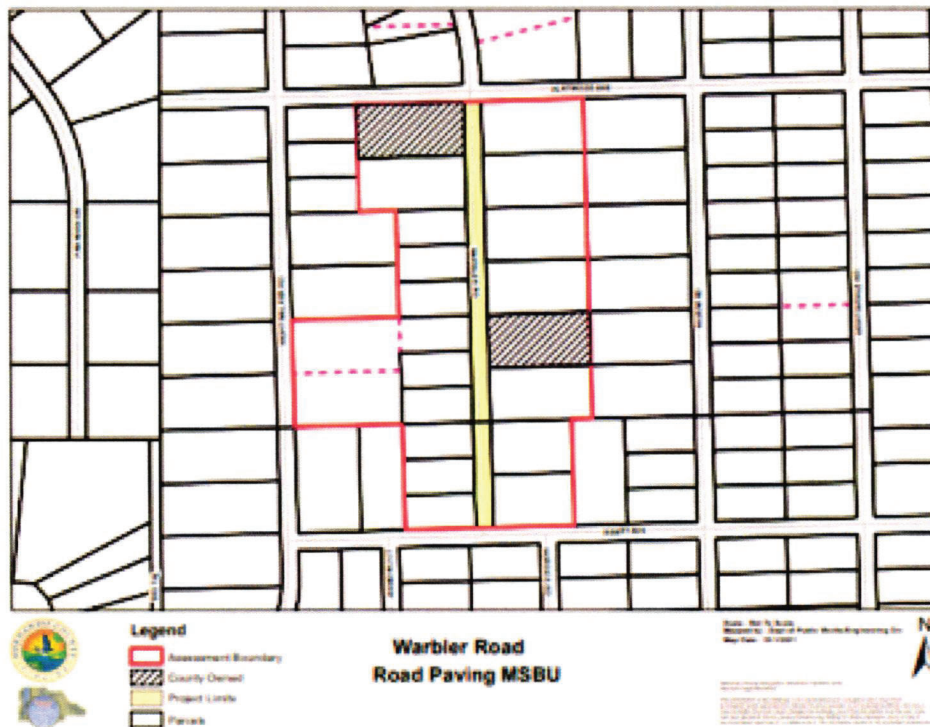
### LEGAL DESCRIPTION FOR WARBLER ROAD PAVING MUNICIPAL SERVICE BENEFIT UNIT

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	<u>BLOCK</u>	<u>LOT</u>
	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 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.



**EXHIBIT "C"**

**LEGAL DESCRIPTION FOR  
HOLLAND SPRINGS INDUSTRIAL PARK STREET LIGHTING  
MUNICIPAL SERVICE BENEFIT UNIT**

The following described parcels in Hernando County, Florida as identified below:

Holland Spring Industrial Park Unit 1, Township 23 South, Range 18 East, as recorded in Plat Book 19, Page 50, Official Records of Hernando County, Florida; AND

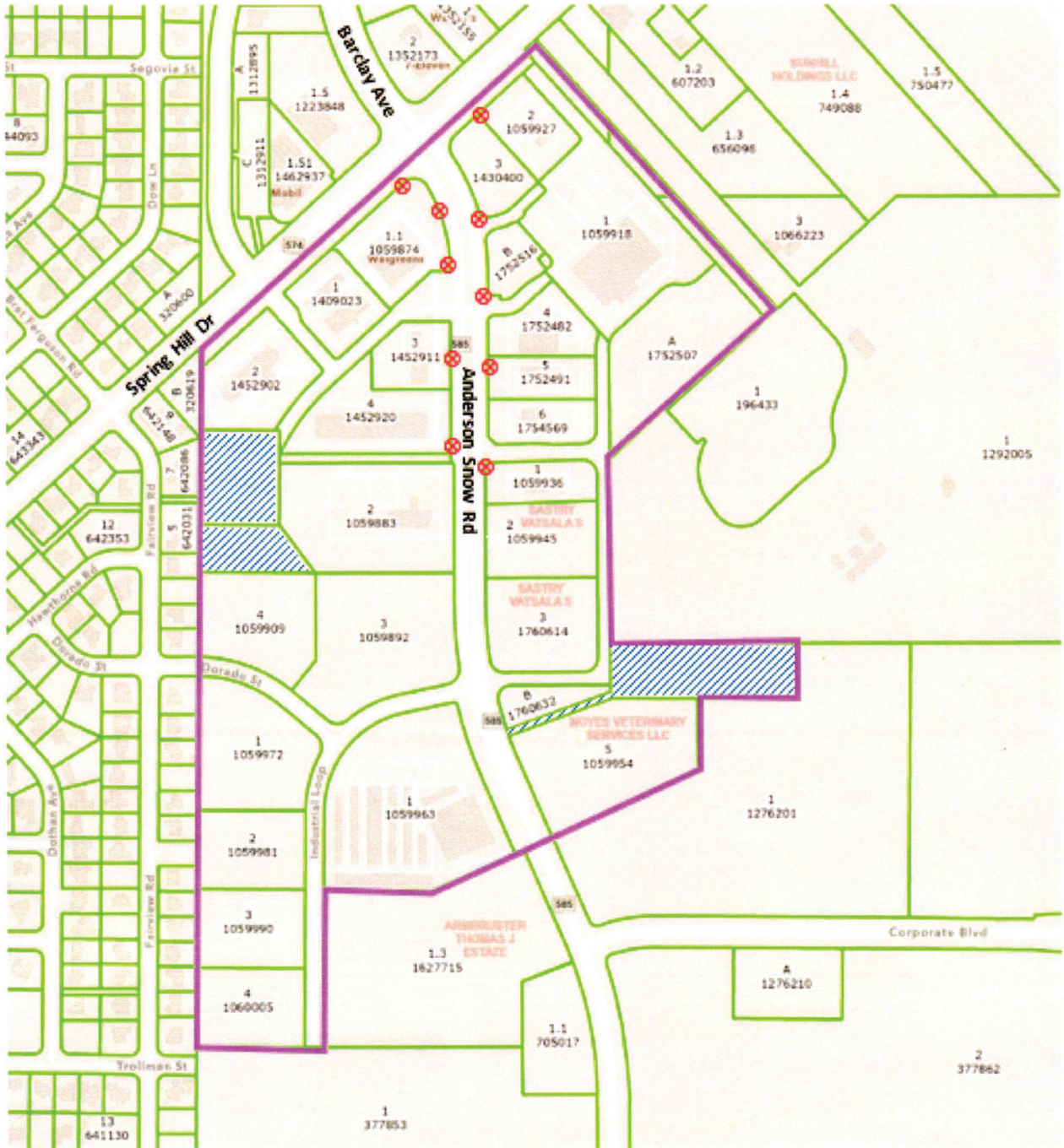
The following described acreage parcels:

Key #	PARCEL
1059874	R22 223 18 2586 0001 0011
1059883	R22 223 18 2586 0001 0020
1059892	R22 223 18 2586 0001 0030
1059909	R22 223 18 2586 0001 0040
1059954	R22 223 18 2586 0002 0050
1059963	R22 223 18 2586 0003 0010
1059972	R22 223 18 2586 0004 0010
1059981	R22 223 18 2586 0004 0020
1059990	R22 223 18 2586 0004 0030
1060005	R22 223 18 2586 0004 0040
1409023	R22 223 18 3591 0000 0010
1452902	R22 223 18 3591 0000 0020
1452911	R22 223 18 3591 0000 0030

Key #	PARCEL
1452920	R22 223 18 3591 0000 0040
1059918	R22 223 18 4800 0000 0010
1059927	R22 223 18 4800 0000 0020
1430400	R22 223 18 4800 0000 0030
1752507	R22 223 18 4800 0000 00A0
1752516	R22 223 18 4800 0000 00B0
1754569	R22 223 18 4801 0000 0060
1752491	R22 223 18 4801 0000 0050
1752482	R22 223 18 4801 0000 0040
1059936	R22 223 18 4802 0000 0010
1059945	R22 223 18 4802 0000 0020
1760614	R22 223 18 4802 0000 0030
1760632	R22 223 18 4802 0000 00B0

The **Holland Springs Industrial Park Street Lighting 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 **26** benefitting properties for the street lighting is an equal per lot assessment as described in the plat recorded in public records. All government properties are exempt from being assessed.



Holland Springs Industrial Park Street Lighting MSBU

**EXHIBIT "D"**

**LEGAL DESCRIPTION FOR  
PENN STATE RD AND SCAUP DUCK AVE PAVING  
MUNICIPAL SERVICE BENEFIT UNIT**

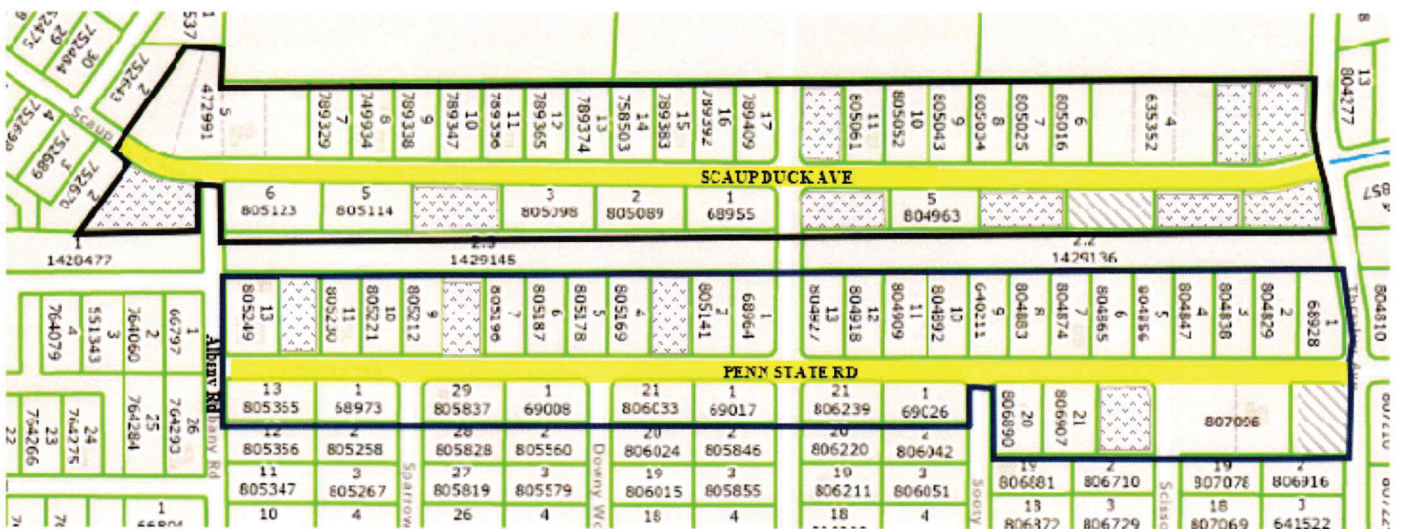
The following described parcels in Hernando County, Florida as identified below: All lots along Penn State Rd and Scaup Duck Ave Paving Municipal Service Benefit Unit as described in legal description below.

ROYAL HIGHLANDS UNIT 8	<u>BLOCK</u>	<u>LOT</u>	<u>BLOCK</u>	<u>LOT</u>
	443	3-17	685	1, 13
	680	1-13	688	1, 29
	681	1-6	689	1, 21
	682	1-12	690	1, 21
	683	1-6	695	1, 20, 21
	684	1-13	696	1, 20, 21

ROYAL HIGHLANDS UNIT 7	<u>BLOCK</u>	<u>LOT</u>
	444	1

The **Penn State Rd and Scaup Duck Ave 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 65 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. Eligible property owners who execute a Covenant to Maintain Unity of Title further reduces the number of assessable units. All government properties are exempt from being assessed. This methodology results in **51** assessable units.



**Penn State Rd and Scaup Duck Ave Paving MSBU**