

**Tampa Bay Times**

Published Daily

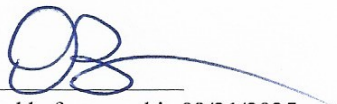
STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter CLK25-129 was published in said newspaper by print in the issues of 09/21/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

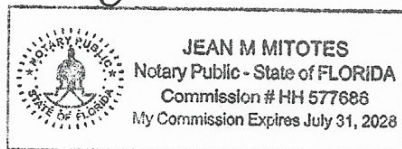
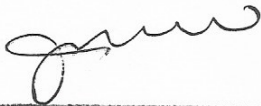


Sworn to and subscribed before me this 09/21/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_



CLK25-129

EXHIBIT A  
OVERVIEW OF EXISTING MUNICIPAL SERVICE BENEFIT UNITS (MSBU)

Florida Statute Chapter 125.02 gives the Board of County Commissioners (BCC) the authority to create special taxing units within the unincorporated areas of Hernando County for the purpose of providing particular services for a specific geographic area. Florida Statute Chapter 197.3632 authorizes the uniform collection and levy of assessments to enable non-ad valorem assessments to be placed on the tax bills and collected in the same manner as ad valorem taxes. In Hernando County, such Municipal Service Benefit Units (MSBUs) have been created to provide street lighting, fire protection, solid waste disposal, road paving, fire hydrants and maintenance of common areas such as subdivision entrances and park areas. The BCC creates MSBUs according to the procedures outlined in BCC Policy #16-1.

Assessments are calculated based upon the total operating cost for the MSBU, including Hernando County's administrative costs, and are divided equally among all units of record. Assessments are levied and collected in the same manner as ad valorem taxes.

The following table is a summary of each of the existing MSBUs in Hernando County as of September 23, 2025.

Count	Fund No.	Phase No.	MSBU Name	Ordinance No.	No. of Units	No. of Lights	Total Budget	Assessment Amount
1	7034	1	Southwest Household Garbage Collection	17-39	45,522.00	N/A	\$13,138,979.00	\$217.37
2	7581	3	Ridge Manor West Street Lighting	93-24	368.00	105	\$25,550.00	\$45.00
3	7591	6	Deerfield Street Lighting	93-23	248.00	66	\$25,900.00	\$55.00
4	7571	7	Lakeside Acres Street Lighting	93-22	132.00	45	\$17,090.00	\$35.00
5	7671	12	Silverthorn Street Lighting	96-23	835.00	266	\$116,400.00	\$95.00
6	7531	28	Ridge Manor Street Lighting	92-17	1,134.50	102	\$16,000.00	\$10.00
7	1661	36	Hernando County Consolidated Fire	99-11	See Detail	N/A	\$62,870,306.00	
							Base Fee-all parcels (108,310.67units)	\$25.36
							Unimproved Land per parcel (21,332.67units)	\$85.81
							acreage (0 units)	\$0.00
							Residence-per unit (91,638 units)	\$337.02
							Commercial Inspection Fee-per business (3,212units)	\$165.03
							Agricultural Building-per SF (14,775units)	\$0.00
							Industrial/Warehouse/Gov-per SF (7,875,320units)	\$0.08
							Churches-per SF/\$309.83 max. (1,533,549units)	\$0.15
							Commercial -per SF (14,199,162 units)	\$0.20
							Hospital/Nursing Home-per SF (799,437 units)	\$1.73
							River Run Club House-per unit (119 units)	\$10.68
							Greenbrier-per unit/Lot (100 units)	\$3.85
							Camp-A-Wyle-per unit/Lot (211 units)	\$16.12
							Government-per SF (111,199 units)	\$0.22
8	7111	40	Hernando Beach Units 13 B-C Street Lighting	91-17	424.00	149	\$26,250.00	\$42.00
9	7121	41	Windridge Street Lighting	91-17	23.00	15	\$9,680.00	\$155.00
10	7211	46	Regency Oaks Multipurpose	91-17	474.00	125	\$69,400.00	\$65.00
11	7231	47	Berkeley Manor Multipurpose	97-24	433.00	116	\$62,900.00	\$75.00
12	7041	48	Spring Hill Street Lighting 33101.50	91-17	32,962.00	4,466	\$699,800.00	\$14.00
13	7081	49	Village at Hill 'N Dale Street Lighting	91-17	80.00	15	\$5,790.00	\$55.00
14	7031	50	River Country Multipurpose	97-22	See Detail	184	\$138,780.00	
					469.00	Residential units		\$151.00
					64.00	Commercial units		\$97.00
15	7201	52	Potterfield Garden Acres Street Lighting	91-17	127.00	17	\$9,270.00	\$25.00
16	7181	55	Seven Hills Street Lighting	97-25	1,280.00	388	\$126,500.00	\$52.00
17	7221	57	Hill 'N Dale Street Lighting	91-17	622.00	178	\$58,175.00	\$32.00
18	7541	61	Damac Estates Street Lighting	92-07	164.00	28	\$11,740.00	\$30.00
19	7312	62	Dogwood Fire Hydrant	97-28	236.50	N/A	\$42,598.00	\$177.86
20	7401	65	Hernando Beach Street Lighting	91-17	2,277.50	31	\$9,830.00	\$2.25
21	7511	69	Hernando Beach Boatlift Maintenance	92-16	943.00	N/A	\$121,800.00	\$35.00
22	7101	80	Braewood Street Lighting	91-17	100.00	11	\$8,675.00	\$30.00
23	7521	89	Weeki Wachee Woodlands Street Lighting	92-18	667.50	86	\$21,550.00	\$15.00
24	4411	99	Solid Waste Disposal (Landfill)	00-01	See Detail	N/A	\$24,387,294.00	
							Single Family Residence-per unit (86,859 units)	\$98.04
							Multi Family Residence/Condo-per unit (1,767 units)	\$98.04
							Class I Solid Waste (per ton)	\$60.50
							Construction & Demolition Debris-per ton	\$76.00
							Yard Trash-per ton	\$54.50
							Tire Disposal/16" and under-per ton	\$150.00
							Tire Disposal/Semi-per ton	\$150.00
							Tire Disposal/Off-Road-per ton	\$200.00
							Travel Trailer/RV without Tires-flat fee	\$230.00
							Travel Trailer/RV with Tires-flat fee	\$255.00
							Single-wide Mobile Home without Tires-flat fee	\$400.00
							Single-wide Mobile Home with Tires-flat fee	\$450.00
							Double-wide Mobile Home without Tires-flat fee	\$790.00
							Double-wide Mobile Home with Tires-flat fee	\$825.00
25	7931	124	Mitchell Heights Street Lighting	00-09	106.00	24	\$10,000.00	\$75.00
26	7901	125	Fort Dade Street Lighting	00-16	164.00	38	\$10,800.00	\$52.00
27	7941	126	The Oaks Grounds Maintenance	00-18	273.00	N/A	\$26,250.00	\$45.00
28	7102	144	Oakwood Acres Street Lighting	04-22	187.00	39	\$15,650.00	\$30.00
29	7032	145	Orchard Park Phase III Multipurpose	04-23	55.00	20	\$17,550.00	\$230.00
30	7042	152	Silver Ridge Street Lighting	06-13	165.00	39	\$24,200.00	\$80.00
31	7044	162	South Brooksville Lighting	09-11	375.34	84	\$17,900.00	\$32.00
32	7992	185	Hancock Lake Road Paving	14-02	0.00	N/A	\$14,100.00	\$0.00
33	7994	187	Crum Road Paving	13-13	0.00	N/A	\$11,600.00	\$0.00
34	7995	188	Eider Road Paving	13-21	0.00	N/A	\$10,395.00	\$0.00
35	7945	191	Royal Highlands 2013- Area B	13-35	839.00	N/A	\$310,500.00	\$220.00
36	7946	192	Royal Highlands 2013-Area C	13-36	0.00	N/A	\$42,000.00	\$0.00
37	7948	193	Royal Highlands 2013-Area E	13-40	0.00	N/A	\$36,000.00	\$0.00
38	7949	194	Royal Highlands 2013-Area F	13-41	0.00	N/A	\$22,000.00	\$0.00
39	7421	195	West Hernando Street Lighting	13-42	3,380.00	1,246	\$362,000.00	\$60.00
40	7950	196	Royal Highlands Area G	14-20	149.00	N/A	\$65,700.00	\$218.00
41	7998	197	Paramount Area Road Paving	14-21	22.50	N/A	\$24,100.00	\$311.00
42	7997	198	Golden Warbler Road Paving	14-23	17.50	N/A	\$19,300.00	\$268.00
43	7932	199	Pine Warbler Road Paving	15-15	49.50	N/A	\$37,400.00	\$283.00
44	7933	200	Maberly Road Paving	15-16	55.00	N/A	\$19,800.00	\$274.00
45	7934	201	Mexican Canary Road Paving	15-17	15.50	N/A	\$18,000.00	\$473.00
46	7951	202	Royal Highlands Area I	15-18	159.50	N/A	\$64,600.00	\$254.00
47	7935	203	Godwit Area Road Paving	15-19	18.00	N/A	\$27,600.00	\$383.00
48	7936	204	Pelican Ave. Road Paving	15-20	12.00	N/A	\$18,000.00	\$401.00
49	7937	205	Furley Ave. Road Paving	15-21	13.50	N/A	\$20,000.00	\$365.00
50	7322	206	Pristine Place Multipurpose	15-22	703.00	201	\$132,300.00	\$70.00
51	7701	207	Carnes Area Road Paving	16-19	54.50	N/A	\$35,000.00	\$402.00
52	7702	208	Painted Bunting Road Paving	16-20	32.00	N/A	\$17,000.00	\$356.00
53	7943	209	RH Area B Driveway Aprons	17-04	35.00	N/A	\$12,300.00	\$271.00
54	7704	210	Jaybird Road Paving	17-09	46.50	N/A	\$38,600.00	\$364.00
55	7707	211	Quill Ave. Road Paving	17-10	7.50	N/A	\$9,600.00	\$424.00
56	7926	212	Taylor Street Millings	17-11	19.50	N/A	\$11,700.00	\$340.00
57	7703	213	Jackdaw Road Paving	17-19	12.00	N/A	\$14,400.00	\$365.00
58	7706	214	Old Squaw Ave. Road Paving	17-20	39.00	N/A	\$28,800.00	\$393.00
59	7939	215	Tinamou Area Road Paving	17-21	53.50	N/A	\$35,600.00	\$443.00
60	7940	216	Alberta Street Road Paving	17-23	20.00	N/A	\$30,800.00	\$598.00
61	7705	217	Kodiak Wren Road Paving	17-24	19.50	N/A	\$16,900.00	\$359.00
62	7938	218	Wood Owl Ave Road Paving	17-25	36.00	N/A	\$33,900.00	\$442.00
63	7927	219	Sweet Gum Road Millings	17-34	31.00	N/A	\$15,600.00	\$340.00
64	7929	220	Nordica Rd Road Paving	17-36	15.50	N/A	\$8,500.00	\$376.00
65	7928	221	Marsh Wren Ave Road Paving	17-35	9.50	N/A	\$16,300.00	\$663.00
66	7930	222	Piping Plover Area Road Paving	17-37	62.00	N/A	\$28,900.00	\$339.00
67	7942	223	White Rd Road Paving	17-38	30.00	N/A	\$34,000.00	\$581.00
68	7960	224	Dolqueib Lane Area	18-03	63.00	N/A	\$30,200.00	\$364.00
69	7980	225	Royal Highlands Area L	18-04	56.00	N/A	\$33,500.00	\$375.00
70	7919	226	Michigan Ave Paving	18-25	38.00	N/A	\$216,300.00	\$447.00
71	7920	228	Hurricane Drive Paving	18-23	23.00	N/A	\$18,900.00	\$733.00
72	7708	229	Pheasant Ave Paving	18-26	135.00	N/A	\$62,000.00	\$412.00
73	7999	230	Mandrake/Canary Rd	20-14	16.50	N/A	\$181,800.00	\$993.00
74	4614	600	Unsafe Structure Abatement	15-02	7.00	N/A	\$58,630.00	\$0.00
75	0011	605	Nuisance Abatement	20-09	22.00	N/A	\$121,574.00	\$0.00
76	7917	236	Penn St/Scaup Duck Paving	22-22	49.50	N/A	\$666,060.00	\$1,532.00
77	7710	237	Kensington Woods Street Lighting	23-13	139.00	28	\$16,000.00	\$85.00



# NOZAR

continued from 36A

## Where do you see Tampa headed in the next few years?

Tampa’s growth is exponential. What we’ve been trying to do is shape the growth that’s already happening. Providing people with an option for more urban, walkable living and working.

Tampa being known and respected as a real working city that’s welcoming to people of all ages and working-age people — that’s just going to continue to accelerate.

I hope we’ll see a lot more employers and job growth that will add to a very well-rounded, diverse economy — from education to medical to the professional services.

## Not everyone is happy about the growth that Tampa is experiencing. What would you say to those people?

I think our responsibility



A rendering shows the proposed Gasworx Park, market, restaurants and offices. (Kettler)

as developers is to listen and to be engaged with the community, understand their wants and needs, and, hopefully, respond to that.

In the case of Gasworx, in the case of Water Street,

for the most part, these were empty, blighted properties. We were able to build a tax base, provide a place for people to live and work and visit that were otherwise very underuti-

lized surface parking lots and empty buildings. So that’s exciting.

But also, there’s challenges that come with that. Transportation, affordable housing.

We hope that by adding more housing downtown, by creating new linkages and access points, that we can help improve the quality of life of those already in town and provide places

for new folks that are inevitably coming to the market to live. Help make it a better place.

Contact Rebecca Liebson at [rliebson@tampabay.com](mailto:rliebson@tampabay.com).

### LEGAL NOTICE

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39	7421	195	West Hernando Street Lighting	13-42	3,380.00	1,246	\$60.00
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55	7707	211	Quill Ave. Road Paving	17-10	7.50	N/A	\$424.00
56	7926	212	Taylor Street Millings	17-11	19.50	N/A	\$340.00
57	7703	213	Jackdaw Road Paving	17-19	12.00	N/A	\$365.00
58	7706	214	Old Squaw Ave. Road Paving	17-20	39.00	N/A	\$393.00
59	7939	215	Tinamou Area Road Paving	17-21	53.50	N/A	\$443.00
60	7940	216	Alberta Street Road Paving	17-23	20.00	N/A	\$598.00
61	7705	217	Kodiak Wren Road Paving	17-24	19.50	N/A	\$359.00
62	7938	218	Wood Owl Ave Road Paving	17-25	36.00	N/A	\$442.00
63	7927	219	Sweet Gum Road Millings	17-34	31.00	N/A	\$340.00
64	7929	220	Nordica Rd Road Paving	17-36	15.50	N/A	\$376.00
65	7928	221	Marsh Wren Ave Road Paving	17-35	9.50	N/A	\$663.00
66	7930	222	Piping Plover Area Road Paving	17-37	62.00	N/A	\$339.00
67	7942	223	White Rd Road Paving	17-38	30.00	N/A	\$581.00
68	7960	224	Dolqueib Lane Area	18-03	63.00	N/A	\$364.00
69	7980	225	Royal Highlands Area L	18-04	56.00	N/A	\$375.00
70	7919	226	Michigan Ave Paving	18-25	38.00	N/A	\$447.00
71	7920	228	Hurricane Drive Paving	18-23	23.00	N/A	\$733.00
72	7708	229	Pheasant Ave Paving	18-26	135.00	N/A	\$412.00
73	7999	230	Mandrake/Canary Rd	20-14	16.50	N/A	\$993.00
74	4614	600	Unsafe Structure Abatement	15-02	7.00	N/A	\$0.00
75	0011	605	Nuisance Abatement	20-09	22.00	N/A	\$0.00
76	7917	236	Penn St/Scaup Duck Paving	22-22	49.50	N/A	\$1,532.00
77	7710	237	Kensington Woods Street Lighting	23-13	139.00	28	\$85.00
9/21/2025 DB							56429-1

## NOTICE OF PUBLIC HEARINGS

The City of Dade City proposes to hear and approve the following ordinances on the following dates and times:

### ORDINANCE 2025-13

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE CITY OF DADE CITY COMPREHENSIVE PLAN, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP, RELATIVE TO CERTAIN REAL PROPERTY, CONTAINING APPROXIMATELY ±68.67 ACRES, LOCATED ON THE SOUTH SIDE OF ST JOE ROAD, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM PASCO COUNTY’S RESIDENTIAL (RES-3) DESIGNATION TO DADE CITY’S LOW DENSITY RESIDENTIAL (LDR) DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

### ORDINANCE 2025-14

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE CITY OF DADE CITY OFFICIAL ZONING MAP TO CHANGE THE ZONING DISTRICT ON CERTAIN REAL PROPERTY, APPROXIMATELY ±68.67 ACRES IN SIZE, GENERALLY LOCATED ON THE SOUTH SIDE OF ST JOE ROAD, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM PASCO COUNTY’S RESIDENTIAL 1 (R1) DISTRICT TO DADE CITY’S SINGLE FAMILY RESIDENTIAL 1 (RS-1) DISTRICT, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041 OF THE FLORIDA STATUTES AND THE DADE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

On October 1, 2025 at 5:30 p.m., the Planning Board, convening as the Local Planning Agency, will hold a public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the below mentioned items.

On October 14, 2025 at 5:30 p.m., the City Commission will hold the transmission hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider future land use amendment and zoning amendment petitions of the below mentioned properties.

Project Name: West Hill Estates

Agent of Record: BARBARA L. WILHITE

**General Location:** The subject area contains approximately 67.68 acres, generally located on the south side of St Joe Road in Dade City Florida. The complete ordinances can be obtained from the City Community and Economic Development office.



Information concerning these matters are on file and available for examination through the Dade City Community and Economic Development office, 38020 Meridian Avenue, Dade City FL 33525, Monday through Friday, during regular business hours, 8 a.m. to 5 p.m. Please contact (352) 523-5050 to request an appointment to view the documents, submit written comments or evidence prior to the public hearing, or to discuss any questions or concerns regarding the proposed FLU or rezoning petition. All affected parties are advised to appear and be heard. Only those persons who have land adjacent to the land subject to the application is an affected party in accordance with the requirements of the Dade City Land Development Regulations shall be qualified as affected parties for the purpose of examining witnesses during the noted public hearings. To view meeting agendas and virtual meeting login information, please visit <https://dadecityfl.civicweb.net/Portal/>.

Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is based pursuant to Section 286.0105, Florida Statutes.

If you are a person with a disability who requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-5050 at least 48 hours prior to the public hearing.