



DEPARTMENT OF PUBLIC WORKS

ENGINEERING ♦ FACILITIES ♦ REAL PROPERTY ♦ ROADS/BRIDGES ♦ STORMWATER ♦ TRAFFIC ♦ TRANSIT

1525 EAST JEFFERSON STREET ♦ BROOKSVILLE, FLORIDA 34601
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NOTICE OF PUBLIC HEARING

May 1, 2024

Keys: 1100793, 130717, 130708, 1342434, 347146

LUCKY LANE HOLDINGS LLC
1409 TECH BLVD SUITE 1
TAMPA FL 33619-7830

Dear Property Owner,

Notice is hereby given that the Board of County Commissioners of Hernando County has scheduled a public hearing to consider adoption of the annual non-ad valorem assessment rate for the **Kensington Woods Street Lighting Municipal Service Benefit Unit (MSBU)**.

A public hearing will be held **Tuesday, May 28, 2024** beginning at 9:00 a.m. or soon thereafter as agenda items may be heard in the Hernando County Government Center, 20 N. Main Street, Room 160, Brooksville, Florida for the purpose of receiving public comment on the proposed assessment. All affected property owners have a right to appear at the hearing and/or file written comments with the Board of County Commissioners within 20 days. If a person decides to appeal any decision made by the Commission, agency, or board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based. In accordance with the American with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the County Administrator's Office at 352-754-4002, at least three days prior to the date of the hearing.

The proposed Fiscal Year 2025 assessment is \$88.00 per platted lot to provide for the maintenance and operation of 28 streetlights. The MSBU contains 139 units and the estimated annual assessment revenue to be collected is \$11,600.00 based on 95% collection. A maximum assessment is proposed at \$90.00 per unit.

The assessment will be collected on the ad-valorem tax bill to be mailed in November 2024, as well as collected on subsequent years' bills upon Board certification, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title.

Questions regarding this notice should be directed to the Department of Public Works at 352-754-4060.

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

