



## Legislation Details (With Text)

<b>File #:</b>	10901	<b>Status:</b>	Adopted
<b>Type:</b>	Ordinance	<b>In control:</b>	Board of County Commissioners
<b>File created:</b>	8/2/2022	<b>Final action:</b>	8/23/2022
<b>On agenda:</b>	8/23/2022	<b>Enactment #:</b>	ORD-2022-020
<b>Enactment date:</b>	8/23/2022		
<b>Title:</b>	Ordinance Creating Hernando County Septic to Sewer Conversion District A Municipal Service Benefit Unit		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Ordinance MSBU - Hernando County Septic to Sewer Conversion District A, 2. Comment Cards from Open House 8.10.22, 3. Affidavit of Publication of Legal Ad CLK22-141, 4. Approved Ordinance No. 2022-20		

Date	Ver.	Action By	Action	Result
8/23/2022	1	Board of County Commissioners	adopted	Pass

### TITLE

Ordinance Creating Hernando County Septic to Sewer Conversion District A Municipal Service Benefit Unit

### BRIEF OVERVIEW

After the State Legislature passed the Florida Springs and Aquifer Protection Act in 2016, the Florida Department of Environmental Protection (FDEP) developed the Weeki Wachee Basin Management Action Plan (BMAP) in response to water quality testing showing the springs and river are impaired by high nitrogen. This plan requires Hernando County to reduce the amount of nitrogen discharged to ground water within the BMAP area.

FDEP funded the County's "Septic to Sewer Conversion Study" (2016) and "OSTDS Remediation Feasibility Analysis Report" (2020). To comply with the state mandated BMAP, septic-to-sewer conversion projects were determined necessary to achieve the required nitrogen reduction. The area identified as Hernando County Septic To Sewer Conversion District A is closest to the springs and will have the most immediate impact on reducing nitrogen.

Local and State funds have been obtained to pay for approximately 90% of the estimated project costs required for design, permitting and construction of sewer system improvements and connections. The remaining 10% will be paid by the owners of the properties which will be connected to and benefit from the sewer service. Once the project costs have been finalized, the property owners will have the option to pay their portion in one lump sum or financed over a period of 10 years, with interest and administrative fees. The Ordinance establishes the framework for funding and collecting the portion of the project costs from the benefitted properties.

The Ordinance creates the Hernando County Septic To Sewer Conversion District A Municipal

Service Benefit Unit (MSBU) for the purpose of providing sewer system improvements and connections within the boundaries of the unit. The MSBU encompasses all properties within the unincorporated area of Spring Hill generally located south of Cortez Boulevard, west of Sand Hill Scout Reservation, north of Elgin Boulevard, and east of Commercial Way.

The MSBU Ordinance contains standard language relating to the governing body and administration of the unit, authorizing the levy of a per lot or per parcel assessment, and providing for levy, collection and enforcement of the assessment. The assessment will be imposed by a resolution adopted by the Board of County Commissioners at a subsequent public hearing with notice mailed to each property owner specifying the amount of the assessment.

### **FINANCIAL IMPACT**

No financial impact at this time.

### **LEGAL NOTE**

The Board has the authority to approve this item pursuant to Chapter 125, Florida Statutes.

### **RECOMMENDATION**

It is recommended that the Board hold a public hearing and approve and authorize the Chairman's signature on the attached Ordinance creating the Municipal Service Benefit Unit for Hernando County Septic To Sewer Conversion District A.