

1 A bill to be entitled
 2 An act relating to the Spring Hill Fire Rescue and
 3 Emergency Medical Services District, Hernando County;
 4 amending chapter 2009-261, Laws of Florida; revising
 5 district boundaries; providing that the district may not
 6 levy a tangible personal property tax; providing an
 7 effective date.

8
 9 Be It Enacted by the Legislature of the State of Florida:

10
 11 Section 1. Subsection (2) of section 2 and subsection (1)
 12 of section 6 of chapter 2009-261, Laws of Florida, are amended
 13 to read:

14 Section 2. Creation; status; charter amendments;
 15 boundaries; district purposes.—

16 (2) The lands to be included within the district are the
 17 following described lands of Spring Hill, in Hernando County, to
 18 wit:

19
 20 For a Point of Beginning (POB), commence at the
 21 intersection of the East Section line of Section 34,
 22 Township 23, Range 18 East projected South and the
 23 Centerline of the Right-of-Way of County Line Road.

24
 25 Thence; Go Northerly along the aforementioned East
 26 Section line of Section 34, Township 23, Range 18
 27 East, Section 27, Township 23, Range 18 East.

28

29 Thence; proceed East along the North Section line of
30 Section 26, Township 23, Range 18 East, terminating at
31 the North East corner of the West 1/2 of Section 26,
32 Township 23, Range 18 East.

33
34 Thence; proceed Northerly along the East lines of the
35 West 1/2 of Sections 23 and 14, Township 23, Range 18
36 East terminating at the intersection of said line and
37 the southwest corner of a parcel described in ORB 612
38 page 589.

39
40 Thence proceed easterly along the south boundary line
41 of said parcel continuing to the intersection of that
42 line with the Centerline of Spring Hill Drive.

43
44 Thence; Easterly along the Centerline of the Right-of-
45 Way of Spring Hill Drive to a point of intersection
46 constructed by extending the East boundary of Candy
47 Road, in a Southerly direction.

48
49 Thence; Northerly along the Eastern boundary of Candy
50 Lane to the limits of the plat of Quail Meadows, Phase
51 I.

52
53 Thence; Southwesterly along the rear property lines of
54 Lots 13 - 22 inclusive of Quail Meadows, Phase I, to
55 the Northern boundary of Atwater Drive.

56

57 Thence; Westerly along said Northern boundary of
 58 Atwater Drive to the limits of the plat of Quail
 59 Meadows, Phase I, said point being the West Section
 60 line of Section 13, Township 23 South, Range 18 East.

61
 62 Thence; Northerly along said West Section line to the
 63 North.

64
 65 Thence; Northerly along the aforementioned West
 66 Section line to a point of intersection with the
 67 Centerline of Powell Road and said Section line.

68
 69 Thence; Westerly along Powell Road to a point of
 70 intersection with the East line of the West 1/2 of
 71 Section 10, Township 23 South, Range 18 East.

72
 73 Thence; Northerly along aforementioned Section line
 74 terminating at the North line of said Section 10,
 75 Township 23 South, Range 18 East.

76
 77 Thence; Westerly along the North Section line of
 78 Section 10, Township 23 South, Range 18 East
 79 continuing Westerly along the South Section line of
 80 Section 4, Township 23 South, Range 18 East;
 81 terminating at a point, constructed by the
 82 intersection of said Section line and the East
 83 Boundary line of Spring Hill Unit 18, 19, 20; Plat

84 | Book 17, Page 30, sheet 2 of 6 as recorded in the
 85 | Public Records of Hernando County;
 86 |
 87 | Thence; Northerly along the East Boundary line of the
 88 | aforementioned Plat.
 89 |
 90 | Thence; Northerly along the East Boundary line of Plat
 91 | Book #17, Page 69 as :recorded in Hernando County
 92 | Public Records.
 93 |
 94 | Thence; Northerly along the East Boundary line as
 95 | shown in Plat Book 9, Page 69, Spring Hill Unit 20.
 96 |
 97 | Thence; Easterly along the South Boundary line as
 98 | shown in Plat Book 9, Sheet 9, of Spring Hill Unit 20.
 99 |
 100 | Thence; Run Northerly along the West Right-of-Way line
 101 | of the Florida Power Corporation Easement as shown on
 102 | Sheet 9, Sheet 10, and Sheet 12, Plat Book 9; Spring
 103 | Hill Unit 20, as recorded in Hernando County Public
 104 | Records.
 105 |
 106 | Thence; Run S89°38'00"W, a distance of 377.25 feet
 107 | from. the North East corner of the Platted Boundary as
 108 | recorded in Plat Book 9, Page 76.
 109 |
 110 | Thence; N00°07'10"W, a distance of 944.51 feet.
 111 |

112 Thence; N89°44'10"W, a distance of 1,324.27 feet.

113

114 Thence; N00°06'12"E; 942.14 feet along the East line
 115 of the West 1/2 of Section 33, Township 22 South,
 116 Range 18 East.

117

118 Thence; N00°05'42"W, 1,848.49 feet to the South Right-
 119 of-Way line of State Road #50.

120

121 Thence; Westerly along the South Right-of-Way line of
 122 State Road #50; S89°31'17"W a distance of 1,322.86
 123 feet.

124

125 Thence; S00°02'58"E, a distance of 916.82 feet;
 126 S89°50'34"W, a distance of 1,323.56 feet; S00°00'12"E,
 127 a distance of 909.40 feet to the Centerline of the
 128 Florida Power Corp. Right-of-way.

129

130 Thence; Westerly along the South centerline of a
 131 Florida Power Right-of-Way line as described in O.R.
 132 Book #713, Pages 20 & 22.

133

134 Thence; Northerly along the West Boundary line of
 135 aforementioned O.R. Book #713, to the South Right-of-
 136 Way line of State Road #50.

137

138 Thence; Approximately 1,015.00 feet, Westerly along
 139 the South Right-of-Way line of State Road #50.

140
 141 Thence; South approximately 750.00 feet.
 142
 143 Thence; West approximately 2,500.00 feet.
 144
 145 Thence; North approximately 750 feet to the South
 146 Right-of-Way line of State Road #50.
 147
 148 Thence; In a Westerly direction follow the South
 149 Right-of-Way line of State Road #50 to the
 150 intersection of said line and the easterly boundary of
 151 a parcel described in ORB 301 page 72.
 152
 153 Thence proceed southerly, along the eastern perimeter
 154 of said parcel to its intersection with a parcel
 155 described in ORB 732 page 1907.
 156
 157 Thence proceed easterly, southwesterly, west and
 158 northerly around the outer perimeter of said parcels
 159 to the intersection of said line and State Road #50.
 160
 161 Thence proceed westerly following the South Right-of-
 162 Way line of State Road #50 to the intersection of said
 163 line with the East Section line of Section 2, Township
 164 23 South, Range 17 East.
 165
 166 Thence; Run Southerly along the aforementioned East
 167 Section line to the North Boundary line of Spring Hill

168 Unit 22, Replat, Block 1484, Plat Book 12, Page 81, as
 169 recorded in Hernando County Public Records.

171 Thence; Westerly along the aforementioned Boundary
 172 line to the East Right-of-Way line of U.S. 19.

174 Thence; Southerly along the East Right-of-Way line of
 175 U.S. 19, to the Centerline of the Right-of-Way of
 176 Northcliffe Boulevard.

178 Thence; Southerly along the Centerline of the Right-
 179 of-Way of Northcliffe Boulevard to the West Boundary
 180 line of Spring Hill Unit #26.

182 Thence; Southerly along the West Boundary line of
 183 Spring Hill Unit #26, terminating at the Southeast
 184 corner of Section 10, Township 23 South, Range 17
 185 East.

187 Thence west along the aforesaid south section line to
 188 the south west comer of section 9.

190 Thence proceed south along the west boundary of
 191 section 16 to the southwest corner of said section.

193 Thence proceed west along the northern section line of
 194 section 20 to the northwest corner of said section.

195

196 | Thence proceed south along the west line of section 20
 197 | and section 29 to its intersection with the boundary
 198 | of the South Hernando US #19 Commerce Center as
 199 | recorded in plat book 17, pages 11-16.

201 | Thence proceed south westerly along said boundary to
 202 | its intersection with the north section line of
 203 | section 31.

205 | Thence proceed west along said northern section line
 206 | to the northwest corner of said section.

208 | Thence proceed southerly along the west boundary line
 209 | of said section to the southwest corner of said
 210 | section 31.

212 | Thence proceed east along the south boundaries of
 213 | Township 23 South Ranges 17 and 18 East to the
 214 | intersection of the East Section line of Section 34,
 215 | Township 23, Range 18 East projected South and the
 216 | Centerline of the Right-of-Way of County Line Road
 217 | (POB).

219 | ~~For a Point of Beginning (P.O.B.), commence at the~~
 220 | ~~intersection of the East Section line of Section 34,~~
 221 | ~~Township 23, Range 18 East projected South and the~~
 222 | ~~Centerline of the Right-of-Way of County Line Road.~~

223

224 ~~Thence; Go Northerly along the aforementioned East~~
 225 ~~Section line of Section 34, Township 23, Range 18~~
 226 ~~East, Section 27, Township 23, Range 18 East.~~

227
 228 ~~Thence; East along the North Section line of Section~~
 229 ~~26, Township 23, Range 18 East, terminating at the~~
 230 ~~North East comer of the West V2 of Section 26,~~
 231 ~~Township 23, Range 18 East.~~

232
 233 ~~Thence; Northerly along the East Section line of the~~
 234 ~~West 1/2 of Section 23, Township 23, Range 18 East~~
 235 ~~terminating at the intersection of that line and the~~
 236 ~~centerline of the Right-of-Way of Spring Hill Drive.~~

237
 238 ~~Thence; Easterly along the centerline of the Right-of-~~
 239 ~~Way of Spring Hill Drive to a point of intersection~~
 240 ~~constructed by extending the East boundary of Candy~~
 241 ~~Road, in a Southerly direction.~~

242
 243 ~~Thence; Northerly along the Eastern boundary of Candy~~
 244 ~~Lane to the limits of the plat of Quail Meadows, Phase~~
 245 ~~I.~~

246
 247 ~~Thence; Southwesterly along the rear property lines of~~
 248 ~~Lots 13-22 inclusive of Quail Meadows, Phase I, to the~~
 249 ~~Northern boundary of Atwater Drive.~~

250

251 ~~Thence; Westerly along said Northern boundary of~~
 252 ~~Atwater Drive to the limits of the plat of Quail~~
 253 ~~Meadows, Phase I, said point being the West Section~~
 254 ~~line of Section 13, Township 23 South, Range 18 East.~~

255
 256 ~~Thence; Northerly along said West Section line to the~~
 257 ~~North.~~

258
 259 ~~Thence; Northerly along the aforementioned West~~
 260 ~~Section line to a point of intersection with the~~
 261 ~~centerline of Powell Road and said Section line.~~

262
 263 ~~Thence; Westerly along Powell Rd. to a point of~~
 264 ~~intersection with the East line of the West 1/2 of~~
 265 ~~Section 10, Township 23 South, Range 18 East.~~

266
 267 ~~Thence; Northerly along aforementioned Section line~~
 268 ~~commencing at the North line of said Section 10,~~
 269 ~~Township 23 South, Range 18 East.~~

270
 271 ~~Thence; Westerly along the North Section line of~~
 272 ~~Section 10, Township 23 South, Range 18 East~~
 273 ~~continuing Westerly along the South Section line of~~
 274 ~~Section 4, Township 23 South, Range 18 East;~~
 275 ~~terminating at a point, constructed by the~~
 276 ~~intersection of said Section line and the East~~
 277 ~~Boundary line of Spring Hill Unit 18-2; Plat Book 17,~~

278 | ~~Page 30, sheet 2 of 6 as recorded in the Public~~
 279 | ~~Records of Hernando County;~~
 280 |
 281 | ~~Thence; Northerly along the East Boundary line of the~~
 282 | ~~aforementioned Plat Book 17, Page 30;~~
 283 |
 284 | ~~Thence; Northerly along the East Boundary line of Plat~~
 285 | ~~Book #17, Page 69 as recorded in Hernando County~~
 286 | ~~Public Record. (To PB9-65-80)~~
 287 |
 288 | ~~Thence: Northerly along the East Boundary line as~~
 289 | ~~shown in Plat Book 9, Page 69, Spring Hill Unit 20.~~
 290 |
 291 | ~~Thence; Easterly along the South Boundary line as~~
 292 | ~~shown in Plat Book 9, Sheet 9, of Spring Hill Unit 20.~~
 293 |
 294 | ~~Thence; Run Northerly along the West Right-of-Way line~~
 295 | ~~of the Florida Power Corporation Easement as shown on~~
 296 | ~~Sheet 9, Sheet 10, and Sheet 12, Plat Book 9; Spring~~
 297 | ~~Hill Unit 20, as recorded in Hernando County Public~~
 298 | ~~Records.~~
 299 |
 300 | ~~Thence; Run S89°38'00"W, a distance of 377.25 feet~~
 301 | ~~from the North East corner of the Platted Boundary as~~
 302 | ~~recorded in Plat Book 9, Page 76.~~
 303 |
 304 | ~~Thence; N00°07'10"W, a distance of 944.51 feet,~~
 305 |

306 ~~Thence; N89°44'10"W, a distance of 1,324.27 feet~~
 307
 308 ~~Thence; N00°06'12"E; 942.14 feet along the East line~~
 309 ~~of the West 1/2 of Section 33, Township 22 South,~~
 310 ~~Range 18 East.~~
 311
 312 ~~Thence; N00°05'42"W, 1,848.49 feet to the South Right-~~
 313 ~~of-Way line of State Road #50.~~
 314
 315 ~~Thence; Westerly along the South Right-of-Way line of~~
 316 ~~State Road #50; S89°31'17"W a distance of 1,322.86~~
 317 ~~feet.~~
 318
 319 ~~Thence; S00°02'58"E, a distance of 916.82 feet;~~
 320 ~~S89°50'34"W, a distance of 1,323.56 feet; S00°00'12"E,~~
 321 ~~a distance of 909.40 feet to the Centerline of the~~
 322 ~~Florida Power Corp. Right-of-way.~~
 323
 324 ~~Thence; Westerly along the South centerline of a~~
 325 ~~Florida Power Right-of-Way line as described in O.R.~~
 326 ~~Book #713, Pages 20 & 22. (Attached)~~
 327
 328 ~~Thence; Northerly along the West Boundary line of~~
 329 ~~aforementioned O.R. Book #713, to the South Right-of-~~
 330 ~~Way line of State Road #50.~~
 331
 332 ~~Thence; Approximately 1,015.00 feet, Westerly along~~
 333 ~~the South Right-of-Way line of State Road #50.~~

334
 335 ~~Thence; South approximately 750.00 feet.~~
 336
 337 ~~Thence; West approximately 2,500.00 feet.~~
 338
 339 ~~Thence; North approximately 750 feet to the South~~
 340 ~~Right-of-Way line of State Road #50.~~
 341
 342 ~~Thence; In a Westerly direction follow the South~~
 343 ~~Right-of-Way line of State Road #50 to the~~
 344 ~~intersection of said line and the East Section line of~~
 345 ~~Section 2, Township 23 South, Range 17 East.~~
 346
 347 ~~Thence; Run Southerly along the aforementioned East~~
 348 ~~Section line to the North Boundary line of Spring Hill~~
 349 ~~Unit 22, Replat, Block 1484, Plat Book 12, Page 81, as~~
 350 ~~recorded in Hernando County Public Records.~~
 351
 352 ~~Thence; Westerly along the aforementioned Boundary~~
 353 ~~line to the East Right-of-Way line of U.S. 19.~~
 354
 355 ~~Thence; Southerly along the East Right of Way line of~~
 356 ~~U.S. 19, to the Centerline of the Right-of-Way of~~
 357 ~~Northeliffe Boulevard.~~
 358
 359 ~~Thence; Southerly along the centerline of the Right-~~
 360 ~~of-Way of Northeliffe Boulevard to the West Boundary~~
 361 ~~line of Spring Hill Unit #26.~~

362
 363 ~~Thence; Southerly along the West Boundary line of~~
 364 ~~Spring Hill Unit #26, commencing at the South Section~~
 365 ~~line of Section 10, Township 23 South, Range 117 East.~~

366
 367 ~~Thence; West along the aforementioned South Section~~
 368 ~~line, Westerly to the centerline of the Right-of-Way~~
 369 ~~of U.S. 19.~~

370
 371 ~~Thence; South along the centerline of the Right-of-Way~~
 372 ~~of U.S. 19 to a point, constructed by extending the~~
 373 ~~Centerline of Greenleaf Way and the aforementioned~~
 374 ~~centerline of Right-of-Way of U.S. 19.~~

375
 376 ~~Thence; Westerly from said point to the West Boundary~~
 377 ~~line of Weeki Wachee Woodlands Unit 2, Plat Book #7,~~
 378 ~~Page 10.~~

379
 380 ~~Thence; Southerly along the said West Boundary line to~~
 381 ~~the North Boundary line of Weeki Wachee Acres Unit 2,~~
 382 ~~Plat Book 6; Page 46;~~

383
 384 ~~Thence; Westerly along aforementioned North Boundary~~
 385 ~~line;~~

386
 387 ~~Thence; Southerly along the West Boundary line of~~
 388 ~~aforementioned Weeki Wachee Acres Unit 2;~~

389

390 ~~Thence; 240.00 feet East, to the centerline of the~~
 391 ~~Right-of-Way of U.S. 19.~~
 392
 393 ~~Thence; South along the centerline of the Right-of-Way~~
 394 ~~of U.S. 19 to the Intersection of said Right-of-Way~~
 395 ~~and Trenton Avenue.~~
 396
 397 ~~Thence; Southerly along Trenton Avenue to a point on~~
 398 ~~the South Section line of Section 20, Township 23~~
 399 ~~South, Range 17 East;~~
 400
 401 ~~Thence; Westerly along said Section line to the~~
 402 ~~centerline of the Right-of-Way of U.S. 19.~~
 403
 404 ~~Thence; South along the centerline of the Right-of-Way~~
 405 ~~of U.S. 19, to a point of Intersection with the North~~
 406 ~~Boundary line of South Hernando U.S. 19, Commerce~~
 407 ~~Center; Plat Book #17, Pages 11 through 15.~~
 408
 409 ~~Thence; West from the aforementioned point; to the~~
 410 ~~West Boundary line of South Hernando U.S. 19, Commerce~~
 411 ~~Center.~~
 412
 413 ~~Thence; Southerly along the West Boundary line, to the~~
 414 ~~S.W. corner of aforementioned Plat;~~
 415
 416 ~~Thence: Easterly to the centerline of the Right-of-Way~~
 417 ~~of U.S. 19.~~

418
 419 ~~Thence; South along the centerline of the Right-of-Way~~
 420 ~~of U.S. 19, to a point of intersection with the North~~
 421 ~~Boundary of South Hernando U.S. 19 Commerce Center~~
 422 ~~Plat Book #17, Pages 11 thru 16.~~

423
 424 ~~Thence; Westerly from said point, along the North~~
 425 ~~Boundary line.~~

426
 427 ~~Thence; Southerly along the West Boundary line of the~~
 428 ~~aforementioned Plat;~~

429
 430 ~~Thence; Easterly along the South Boundary line of said~~
 431 ~~Plat terminating at the centerline of the Right-of-Way~~
 432 ~~of U.S. #19.~~

433
 434 ~~Thence; Southerly along the centerline of the Right-~~
 435 ~~of-Way of U.S. 19 terminating at the Intersection of~~
 436 ~~said Right-of-Way and the centerline of the Right-of-~~
 437 ~~Way of County Line Road.~~

438
 439 ~~Thence; Easterly from aforementioned said point along~~
 440 ~~the centerline of the Right-of-Way of County Line~~
 441 ~~Road.~~

442
 443 ~~Thence; Easterly, from the aforementioned terminus,~~
 444 ~~along the centerline of the Right-of-Way of County~~

445 | ~~Line Road, to a point of Intersection of the West~~
 446 | ~~Boundary line of Arkays Park Subdivision.~~
 447 |
 448 | ~~Thence; Northerly along the aforementioned West~~
 449 | ~~Boundary line.~~
 450 |
 451 | ~~Thence; Easterly along the aforementioned North~~
 452 | ~~Boundary line,~~
 453 |
 454 | ~~Thence; Southerly along the East Boundary line of the~~
 455 | ~~aforementioned Plat terminating at the intersection of~~
 456 | ~~that line and the centerline of the Right-of-Way of~~
 457 | ~~County Line Road.~~
 458 |
 459 | ~~Thence; Easterly, from that terminus point, along the~~
 460 | ~~centerline of the Right-of-Way of County Line Road and~~
 461 | ~~returning to the Point of Beginning. P.O.B.~~
 462 |
 463 | ~~LESS:~~
 464 |
 465 | ~~West 11.5A of Northwest 1/4 of Northwest 1/4 Section~~
 466 | ~~4, Township 23, Range 8~~
 467 |
 468 | ~~Southwest 1/4 of Southwest 1/4 less North 292 feet of~~
 469 | ~~East 825 feet, Section 29, Township 23, Range 17~~
 470 |
 471 | ~~5 acres in Northwest 1/4 of Northeast 1/4 of Section~~
 472 | ~~32, Township 23, Range 17~~

CS/HB 1483

2010

473 Section 6. Ad valorem taxes.—

474 (1) The board shall have the authority to levy ad valorem
475 taxes annually against all taxable property, except tangible
476 personal property, within the district to provide funds for the
477 purposes of the district only upon the approval by a majority
478 vote of those qualified electors of the district voting in a
479 referendum election authorizing the use of ad valorem taxation
480 not to exceed 2.5 mills.

481 Section 2. This act shall take effect upon becoming a law.