

AN ORDINANCE CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "HUNTINGTON WOODS MUNICIPAL SERVICE BENEFIT UNIT"; PROVIDING FOR THE PURPOSE OF THE UNIT; PROVIDING FOR THE CREATION, MAINTENANCE AND OPERATION OF A STREET LIGHTING SYSTEM WITHIN SAID UNIT; PROVIDING FOR THE BOUNDARIES OF SAID UNIT; PROVIDING FOR THE LEVY OF AN EQUITABLE PER LOT ASSESSMENT; PROVIDING A METHOD OF LEVY, COLLECTION AND ENFORCEMENT OF AFORESAID ASSESSMENT; PROVIDING FOR THE ADMINISTRATION OF SAID UNIT; PROVIDING FOR THE ADOPTION OF RULES AND REGULATIONS FOR THE OPERATION OF SAID UNIT; PROVIDING THAT THE SAID UNIT SHALL BE UNDER THE CONTROL OF THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA; PROVIDING FOR INCLUSION IN THE COUNTY CODE; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Hernando County, Florida, as follows:

SECTION I. FINDINGS OF FACT AND PURPOSE

It is hereby found by the Board of County Commissioners of Hernando County, Florida, that street lighting is an essential service for the benefit of the health, safety and welfare of the public. It is further the finding of the Board of County Commissioners that the Legislature has in Section 125.01(1)(q), Florida Statutes, provided for the creation of municipal service benefit units as a taxing vehicle to grant to all counties that taxing flexibility to levy special service charges within the limits fixed for municipal purposes for the furnishing of municipal services within those areas receiving the benefit of such municipal services in order to solve the controversy of double taxation between residents of the incorporated and unincorporated areas. It is the purpose of this Ordinance to create a County Municipal Service Benefit Unit for the purpose of creating, establishing, maintaining and operating a lighting system, within the area described in Exhibit "A".

SECTION II. CREATION OF UNIT

For the purpose of creating, establishing, maintaining and operating a lighting system, within the area described herein, there is hereby created a Municipal Service Benefit Unit to be known as the "HUNTINGTON WOODS MUNICIPAL SERVICE BENEFIT UNIT", which shall be all the property located in Hernando County, Florida, within the boundaries described in Exhibit "A", attached hereto and made a part hereof by reference.

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL

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SECTION III. GOVERNING BODY

The Governing Body of the HUNTINGTON WOODS MUNICIPAL SERVICE BENEFIT UNIT shall be the Board of County Commissioners of Hernando County, Florida.

SECTION IV. ADMINISTRATION

- A. The HUNTINGTON WOODS MUNICIPAL SERVICE BENEFIT UNIT shall be administered in accordance with the policies and procedures adopted by the Board of County Commissioners for the administration of all County departments, divisions and operations.
- B. The HUNTINGTON WOODS MUNICIPAL SERVICE BENEFIT UNIT shall have the following duties:
1. To establish, maintain and operate such lighting system as is necessary to implement the purpose of this Ordinance.
 2. To provide a lighting system to improved and unimproved property within the benefited area.
- C. The County Administrator shall be responsible for administering the HUNTINGTON WOODS MUNICIPAL SERVICE BENEFIT UNIT for the following to the extent necessary to implement the purpose of this Ordinance:
1. Negotiate and recommend to the Board of County Commissioners contracts for providing specific maintenance services.
 2. Negotiate and recommend to the Board of County Commissioners contracts for purchase of such capital equipment as necessary.
 3. Establish rules and regulations for the administration of the unit, not inconsistent with County policy or administrative rule.
 4. Negotiate contracts with power companies for the purpose of providing a lighting system.
 5. Hire such personnel as are necessary to implement the purposes of this Ordinance.
 6. Perform such other acts as are necessary to implement the purposes of this Ordinance to the extent consistent herewith.

D. The powers to be exercised by the HUNTINGTON WOODS MUNICIPAL SERVICE BENEFIT UNIT are specifically made subject to all applicable State and County laws.

SECTION V. ASSESSMENTS, LEVY AND LIEN PROVISIONS

It being recognized that the value of the benefits accrued by virtue of this Ordinance directly benefits equally all lots, tracts, parcels, cooperative parcels and condominium parcels within the Unit, the County Commission is hereby authorized to levy an annual service charge against each lot, tract, parcel, cooperative parcel and condominium parcel within the unit for the purposes set forth herein. The service charge imposed hereunder shall constitute a lien on all real property of the unit as of the date ad valorem taxes become liens. Unless fully paid and discharged or barred by law, said annual service charges shall remain liens equal in rank and dignity with the lien of County ad valorem taxes and superior in rank and dignity to all other liens, encumbrances, titles and claims in, to or against the real property involved. If the annual assessment levied on a lot is not paid, a Tax Certificate pertaining to the lot will be sold by the Tax Collector as set forth in Chapter 197 Florida Statutes.

SECTION VI. REPEAL

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION VII. INCLUSION IN THE CODE

It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "Ordinance" may be changed to "section", "article", or other appropriate designation.

SECTION VIII. SEVERABILITY

It is declared to be the intent of the Board of County Commissioners of Hernando County, Florida, that if any section, subsection, clause, sentence, phrase or provision of this Ordinance is for any reason held unconstitutional or invalid, the

invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

SECTION IX. EFFECTIVE DATE

A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk of the Board within ten (10) days after adoption of this Ordinance, said Ordinance shall take effect on October 1, 1991, inclusive.

ADOPTED this 24th day of July, 1990, A.D.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By: Henry D. Ledbetter

HENRY D. LEDBETTER
CHAIRMAN

Attest:

Karen Nicolai
KAREN NICOLAI, CLERK OF COURT

EXHIBIT "A"

DEDICATION:

STATE OF FLORIDA:
COUNTY OF HERNANDO:

RESOURCE DEVELOPMENT GROUP INC., OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE HUNTINGTON WOODS, A SUBDIVISION OF A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION HUNTINGTON WOODS

THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST, THENCE N 89° 50' 34" W ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 33, A DISTANCE OF 1311.92 FEET TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4, THENCE S 00° 02' 35" W ALONG THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 A DISTANCE OF 1322.23 FEET TO THE SW CORNER OF THE NE 1/4 OF THE NW 1/4, SAID CORNER BEING THE NORTHWEST CORNER OF EAST LINDEN ESTATES UNIT 3, AS RECORDED IN PLAT BOOK 22, PAGES 18 AND 19, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE S 89° 39' 51" E ALONG THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 AND ALONG THE NORTH LINE OF SAID UNIT 3, AND THE NORTH LINE OF EAST LINDEN ESTATES UNIT 2, AS RECORDED IN PLAT BOOK 21, PAGES 24 THROUGH 27, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, A DISTANCE OF 1314.65 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NW 1/4, THENCE ALONG THE WEST LINE OF SAID EAST LINDEN ESTATES UNIT 2, N 00° 04' 29" W ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 33, A DISTANCE OF 1326.33 FEET TO THE POINT OF BEGINNING.

OR

(40.03 ACRES) (5.1 units)
HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL STREET RIGHTS OF WAY, DRAINAGE RETENTION AREAS, PUBLIC PLACES, AND EASEMENTS AS SHOWN AND DEPICTED HEREON; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWAGE DISPOSAL PLANTS, OTHER WATER AND SEWER SYSTEM PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT; AND DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, WATER AND SEWER SYSTEM IMPROVEMENTS AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES, AND APPURTENANCES, IS ASSUMED BY HERNANDO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVE, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VACATED, VOIDED OR INVALIDATED.

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DATED THIS 12TH DAY OF DECEMBER, 1988, A.D.

OWNER: Gregory Cecil
GREGORY CECIL
PRESIDENT

Rudolph Bruni
RUDOLPH BRUNI
SECRETARY

Lari Cecil
Denna J. Kessler
WITNESS FOR BOTH

Lari Cecil
Denna J. Kessler
WITNESS FOR BOTH