

R.46 SD

R-Laura-Rm. 131

FILED FOR RECORD  
KAREN NICOLA, CLERK  
HERNANDO COUNTY, FL

001251

91 JAN 11 PM 3:11  
ORDINANCE NO. 90-29

AN ORDINANCE CREATING A MUNICIPAL SERVICE BENEFIT UNIT TO BE KNOWN AS THE "BARONY WOODS, PHASES 1-3 SUBDIVISION 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 "BARONY WOODS, PHASES 1-3 SUBDIVISION 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.

SECTION III. GOVERNING BODY

The Governing Body of the BARONY WOODS, PHASES 1-3 SUBDIVISION MUNICIPAL SERVICE BENEFIT UNIT shall be the Board of County Commissioners of Hernando County, Florida.

SECTION IV. ADMINISTRATION

- A. The BARONY WOODS, PHASES 1-3 SUBDIVISION 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 BARONY WOODS, PHASES 1-3 SUBDIVISION 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 BARONY WOODS, PHASES 1-3 SUBDIVISION 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 BARONY WOODS, PHASES 1-3 SUBDIVISION 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**

O.R. 806 PG 1018

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.

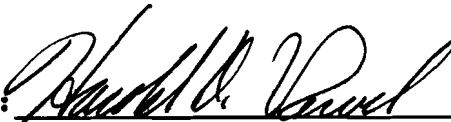
SECTION IX. EFFECTIVE DATE

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 18th day of December, 1990, A.D.

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

By:

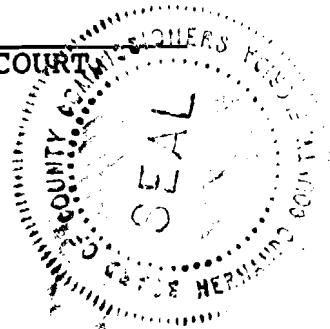


HAROLD D. VARVEL  
CHAIRMAN

Attest:



KAREN NICOLAI, CLERK OF COURT



# LEGAL DESCRIPTION:

STATE OF FLORIDA:

COUNTY OF HERNANDO:

The undersigned owner of the lands shown on this plat to be known as "Barony Woods- Phase 1, a subdivision in a portion of Section 32, Township 23 South, Range 18 East, Hernando county, Florida, being further described as follows:

Commence at the North 1/4 Corner of said Section 32 for a point of beginning; thence South 89 31'01" East, 1638.48 feet along the North boundary line of the Northeast 1/4 of said Section 32, also being the South boundary line of Blocks 653 and 657, Spring Hill Unit 10, as shown on plat recorded in plat book 8, pages 54 thru 66 of the public records of Hernando county, Florida; thence South 00 08'57" West, 458.32 feet; thence North 89 31'01" West, 263.27 feet; thence North 00 28'59" East, 48.31 feet; thence North 89 31'01" West, 1256.18 feet; thence South 00 28'59" West, 235.00 feet; thence North 89 31'01" West, 6.00 feet; thence South 00 28'59" West, 175.00 feet; thence North 89 31'01" West, 135.00 feet; thence South 00 28'59" West, 3.65 feet; thence North 89 31'01" West, 410.00 feet; thence South 00 28'59" West, 26.35 feet; thence North 89 31'01" West, 237.90 feet; thence North 00 17'48" East, 851.53 feet; thence South 89 23'11" East, 669.97 feet along the North boundary line of the Northwest 1/4 of said Section 32, also being the South boundary line of said Block 653, Spring Hill Unit 10 to the point of beginning.

Containing 29.643 Acres more or less:

# DEDICATION:

HAS CAUSED SAID LAND TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON; AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL STREET RIGHTS-OF-WAY AND EASEMENTS 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

O.R. 806 PG 1020

LEGAL DESCRIPTION

STATE OF FLORIDA:  
 COUNTY OF HERNANDO:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS  
 "BARONY WOODS - PHASE 2", A SUBDIVISION IN SECTION 32, TOWNSHIP 23  
 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING FURTHER DESCRIBED  
 AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 32 FOR A POINT OF  
 REFERENCE; THENCE RUN NORTH 89°23'11" WEST, 669.97 FEET ALONG THE NORTH  
 BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32, ALSO BEING THE  
 NORTH BOUNDARY LINE OF BARONY WOODS - PHASE 1, AS SHOWN ON PLAT  
 RECORDED IN PLAT BOOK 23, PAGES 11 AND 12 OF THE PUBLIC RECORDS OF  
 HERNANDO COUNTY, FLORIDA; THENCE SOUTH 00°17'48" WEST, 851.53 FEET  
 ALONG THE WEST BOUNDARY LINE OF SAID BARONY WOODS - PHASE 1 TO THE  
 POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY LINE  
 OF SAID BARONY WOODS - PHASE 1 FOR THE FOLLOWING ELEVEN LINES AND  
 COURSES; SOUTH 89°31'01" EAST, 237.90 FEET; THENCE NORTH 00°28'59" EAST,  
 26.35 FEET; THENCE SOUTH 89°31'01" EAST, 410.00 FEET; THENCE NORTH  
 00°28'59" EAST, 3.65 FEET; THENCE SOUTH 89°31'01" EAST, 135.00 FEET;  
 THENCE NORTH 00°28'59" EAST, 175.00 FEET; THENCE SOUTH 89°31'01" EAST,  
 6.00 FEET; THENCE NORTH 00°28'59" EAST, 235.00 FEET; THENCE SOUTH  
 89°31'01" EAST, 1256.18 FEET; THENCE SOUTH 00°28'59" WEST, 48.31 FEET;  
 THENCE SOUTH 89°31'01" EAST, 263.27 FEET; THENCE SOUTH 00°08'57" WEST,  
 860.64 FEET ALONG THE SOUTH EXTENSION OF THE EAST BOUNDARY LINE OF SAID  
 BARONY WOODS PHASE 1; THENCE NORTH 89°30'26" WEST, 468.08 FEET ALONG  
 THE SOUTH BOUNDARY LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID  
 SECTION 32; THENCE NORTH 00°27'28" EAST, 473.86 FEET; THENCE NORTH  
 89°31'01" WEST, 522.87 FEET; THENCE SOUTH 00°18'11" WEST, 473.78 FEET;  
 THENCE NORTH 89°30'26" WEST, 652.79 FEET ALONG THE SOUTH BOUNDARY LINE  
 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH  
 89°27'58" WEST, 669.38 FEET ALONG THE SOUTH BOUNDARY LINE OF THE  
 NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH  
 00°17'48" EAST, 468.07 FEET ALONG THE WEST BOUNDARY LINE OF THE EAST  
 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO  
 THE POINT OF BEGINNING.  
 CONTAINING 34.622 ACRES MORE OR LESS.

DEDICATION:

O.R. 806 PG 1021

LEGAL DESCRIPTION:

STATE OF FLORIDA )  
 ) ss  
COUNTY OF HERNANDO )

The Undersigned owner of the lands shown on this plat to be known as ~~Barony Woods Phase 3~~, a subdivision of the West 1/2 of the Southeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the West 60.00 feet of the North 250.00 feet of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, all in Section 32, Township 23 South, Range 18 East, Hernando County, Florida, being further described as follows:

Commence at the North 1/4 corner of said Section 32 for a POINT OF REFERENCE; thence run North 89°23'11" West, 669.97 feet along the North boundary line of the Northwest 1/4 of said Section 32, also being the North boundary line of Barony Woods Phase 1, as shown on plat recorded in Plat Book 23, Pages 11 and 12 of the Public Records of Hernando County, Florida; thence South 00°17'48" West, 1319.60 feet along the West boundary line of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Said Section 32, also being the West boundary line of said Barony Woods Phase 1 and Barony Woods Phase 2 as shown on plat recorded in Plat Book 23, Pages 26 and 27 of the Public Records of Hernando County, Florida to the POINT OF BEGINNING; thence South 89°27'58" East, 60.00 feet along the North boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 32, also being the South boundary line of said Barony Woods Phase 2; thence South 00°17'10" West, 250.00 feet; thence North 89°27'58" West, 60.00 feet; thence South 00°17'10" West, 409.79 feet along the East boundary line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 32; thence South 89°30'38" East, 669.09 feet along the North boundary line of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 32; thence South 00°18'42" West, 659.28 feet along the East boundary line of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 32; thence North 89°33'17" West, 1337.58 feet along the South boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 32; thence North 00°15'39" East, 1320.63 feet along the West boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 32; thence South 89°27'58" East, 669.38 feet along the North boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 32 to the POINT OF BEGINNING.

Containing 30.749 acres more or less.

DEDICATION:

Has caused said land to be divided and subdivided as shown hereon; and do hereby dedicate to the perpetual use of the Public and Hernando County, Florida, all street rights-of-way and easements 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 exist; and further do hereby dedicate to 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, lift stations, pumping stations, buildings, plants, other water and sewer systems.

OWNER: NUGEN

Signed, sealed and

Witness for both

ACKNOWLEDGE

STATE OF FLORIDA

COUNTY OF PASCO

I hereby certify that before me personally

to me known who executed the severally acknowledged free act and deed

Witness my hand at the day and year

My commission expires

MORTGAGEE:

MOLL, SR., VICE

O.R. 806 PG 1022

BARONY WOODS LIGHTING DISTRICT  
REVENUE-FUND-73  
1990-1991

FUND ACCOUNT	ACCOUNT#	DESCRIPTION	REVENUE ESTIMATE 1990/91 @ 100%	REVENUE ESTIMATE 1990/91 @ 95%
BARONY WOODS LIGHTING DIST.	73 -361-101-101	INTEREST-SAVINGS	0	0
BARONY WOODS LIGHTING DIST.	73 -361-104-101	INTEREST-ASSESSMENTS	0	0
BARONY WOODS LIGHTING DIST.	73 -363-101-101	ASSESSMENT FEES	5,091	4,837
BARONY WOODS LIGHTING DIST.	73 -369-900-101	MISCELLANEOUS REVENUE	0	0
BARONY WOODS LIGHTING DIST.	73 -399-999-901	BALANCES FWD-CASH-REGULAR	0	0
		TOTAL FUND BALANCE	<u>5,091</u>	<u>4,837</u>
		5% ESTIMATED RECEIPTS	<u>254</u>	
		TOTAL ASSESSMENT PER LOT	<u>\$38.86</u>	
		TOTAL NUMBER OF LOTS	<u>131</u>	

O.R. 806 PG 1023



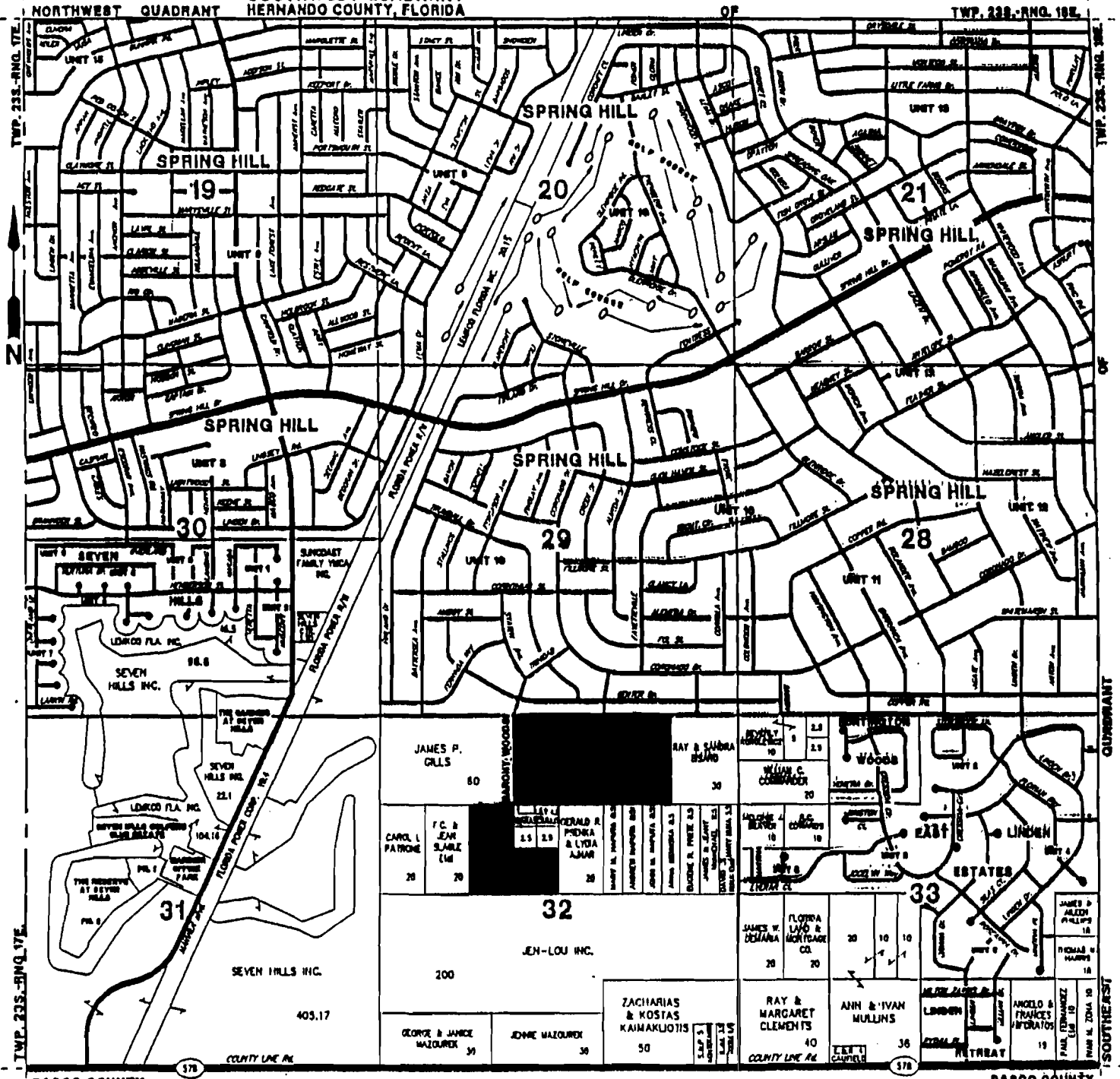
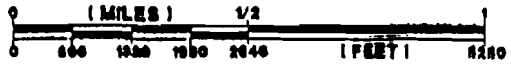
HERNANDO COUNTY  
M.S.B.U.- BARONY WOODS STREET LIGHTING  
M.S.B.U.-BUDGET 1990/1991

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	BUDGET 1990/91
73 -541-34-106-	CONTRACT SERVICE-DATA PROCESSING	43
73 -541-43-101-	UTILITY SERVICE-ELEC/WATER/SEWER	38      4,277
73 -541-46-101-	REPAIR/MAINT-BUILDING & GROUNDS	0
73 -541-49-103-	COMM/FEES/COST-TAX COLLECTOR	135
73 -541-49-113-	ADMINISTRATIVE OVERHEADS CHARGES	131
73 -541-51-1014-	OFFICE SUPPLIES-POSTAGE	50
73 -541-63-101-	IMPROVEMENTS-OTHER THAN BUILDING	0
73 -522-64-101-	EQUIPMENT	0
73 -541-99-101-	RESERVE FOR CONTINGENCIE-REGULAR	200
73 -541-99-901-	RESERVE/CASH TO BE CARRIED FORW.	0
TOTAL EXPENSES		4,837
CASH BALANCE FORWARD		0
DIVIDE THE TOTAL EXPENSES BY 95% TO GET TOTAL DOLLARS FOR BUDGET.		5,091
TOTAL		5,091

O.R. 806 PG 1024

TWP. 23S.-RNG. 18E.

SOUTHWEST QUADRANT  
HERNANDO COUNTY, FLORIDA



BARONY WOODS PHASES 1-3 SHOWN