

1 **ORDINANCE NO.: 2023 -\_\_**

2 AN ORDINANCE MERGING THE HOLLAND SPRINGS MULTI-PURPOSE,  
3 THE BARONY WOODS EAST STREET LIGHTING, AND THE HOLLAND  
4 SPRING INDUSTRIAL PARK STREET LIGHTING MUNICIPAL SERVICES  
5 BENEFIT UNITS INTO THE WEST HERNANDO STREET LIGHTING  
6 MUNICIPAL SERVICES BENEFIT UNIT; PROVIDING FOR THE  
7 INCORPORATION OF RECITALS; REPEALING TO-BE-MERGED MUNICIPAL  
8 SERVICES BENEFIT UNITS; AMENDING THE LEGAL DESCRIPTION OF THE  
9 WEST HERNANDO STREET LIGHTING MUNICIPAL SERVICES BENEFIT  
10 UNIT; PROVIDING FOR THE TRANSFER/REFUND OF REMAINING FUNDS;  
11 PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE  
12 CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND  
13 PROVIDING FOR AN EFFECTIVE DATE.

14  
15 WHEREAS, a recent analysis performed by the Department of Public Works has revealed  
16 that due to rising operational costs and the depletion of reserves, the amount of the annual  
17 assessments to be levied by the Holland Springs Multi-Purpose, the Barony Woods East Street  
18 Lighting, and the Holland Spring Industrial Park Street Lighting Municipal Services Benefit Units  
19 (“MSBU’s) will have to increase sharply in the near future; and,

20 WHEREAS, the Department of Public Works’ analysis found the best way to limit the future  
21 assessment increases on the parcels within the above-referenced MSBU’s is to merge those small  
22 MSBU’s into the much larger West Hernando Street Lighting MSBU.

23 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
24 COMMISSIONERS OF HERNANDO COUNTY:

25 **Section 1. Incorporation of Recitals.** The foregoing recitations are hereby incorporated by  
26 reference as if fully set forth herein.

**Section 2. Repeal of the To-Be Merged MSBU's.** Hernando County Code §§ 24-421 through 24-427 (creating the Holland Springs Multi-Purpose MSBU), 24-536 through 24-540 (creating the Barony Woods East Street Lighting MSBU), and 24-2045 through 24-2049 (creating the Holland Spring Industrial Park Street Lighting MSBU) are hereby repealed.

**Section 3. Amending the West Hernando Street Lighting MSBU's Boundaries.** The legal description that is incorporated into Ordinance No. 2013-42, as Exhibit “A” thereto, is hereby amended to read as follows:

LEGAL DESCRIPTION FOR  
WEST HERNANDO STREET LIGHTING MUNICIPAL SERVICE BENEFIT UNIT

The following described parcels in Hernando County, Florida as identified below:

**Amber Woods:**

A subdivision in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 20 Pages 19-20 (Phase I); and,

A subdivision in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 20 Page 42-43 (Phase II); and,

A subdivision in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 20 Page 44-45 (Phase III); and,

A subdivision in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 21 Pages 19-20 (Phase IV); and,

Also as described in original Amber Woods Street Lighting Ordinance 87-29, adopted June 30, 1987, and amended with Ordinance 88-12 adopted May 11, 1988, Ordinance 90-07 adopted May 1, 1990, and Ordinance 91-17 adopted March 26, 1991.

1           **Amidon Woods:**

2  
3           A Subdivision in Section 25, Township 23 South, Range 17 East, Hernando County,  
4           Florida, as recorded in Plat Book 24 Pages 44-45; [and](#),

5  
6           Also as described in original Amidon Woods Street Lighting Ordinance 89-24  
7           [adopted December 12, 1989.](#)

8  
9           **Barony Woods:**

10  
11           Being a portion of Section 32, Township 23 South, Range 18 East, Hernando County,  
12           Florida, as recorded in Plat Book 23 Pages 11-12 (Phase 1); [and](#),

13  
14           Being a portion of Section 32, Township 23 South, Range 18 East, Hernando County,  
15           Florida, as recorded in Plat Book 23 Pages 26-27 (Phase 2); [and](#),

16  
17           Being a portion of Section 32, Township 23 South, Range 18 East, Hernando County,  
18           Florida, as recorded in Plat Book 24 Pages 21-22; [and](#),

19  
20           Also as described in original Barony Woods Street Lighting Ordinance 90-29  
21           adopted December 18, 1990 and amended with Ordinance 91-17 adopted March 26,  
22           1991.

23  
24           **[Barony Woods East:](#)**

25  
26           [A subdivision in section 27, Township 23 South, Range 18 East, Hernando County,](#)  
27           [Florida, as recorded in Plat Book 25, Pages 25-26; and](#),

28  
29           [Also as described in original Barony Woods East Street Lighting Ordinance 90-30](#)  
30           [adopted December 18, 1990.](#)

31  
32           **Castle Court:**

33  
34           A Subdivision in Section 17, Township 23 South, Range 18 East, Hernando County,  
35           Florida, as recorded in Plat Book 21 Pages 30-31; [and](#),

36  
37           Also as described in original Castle Court Street Lighting Ordinance 91-36 adopted  
38           December 10, 1991.

39

1           **Chadbrook Subdivision:**

2  
3           A Subdivision in Section 35, Township 22 South, Range 17 East, Hernando County,  
4           Florida, as recorded in Plat Book 23 Page 30; [and](#).

5  
6           Also as described in original Chadbrook Street Lighting Ordinance 89-12 adopted  
7           July 18, 1989 and amended by Ordinance 90-07 adopted May 1, 1990 and Ordinance  
8           91-17 adopted March 26, 1991.

9  
10           **Dry Creek:**

11  
12           A Subdivision of a portion of Sections 34 & 35, Township 21 South, Range 18 East,  
13           Hernando County, Florida, as recorded in Plat Book 18, Pages 27-28; [and](#).

14  
15           Also as described in original Dry Creek Street Lighting Ordinance 90-16 adopted  
16           August 21, 1990 and amended by Ordinance 91-17 adopted March 26, 1991.

17  
18           **East Linden Estates:**

19  
20           A Subdivision of a portion of Section 33, Township 23 South, Range 18 East,  
21           Hernando County, Florida, as recorded in Plat Book 21 Pages 2-3 & Pages 24-27,  
22           Plat Book 23 Pages 1-2, Pages 8-10, Pages 17-19, Pages 28-29; [and](#).

23  
24           A Subdivision in Section 33, Township 23 South, Range 17 East, Hernando County,  
25           Florida, as recorded in Plat Book 22 Pages 18-19; [and](#).

26  
27           Also as described in original East Linden Estates Street Lighting Ordinance 88-19  
28           adopted May 11, 1988 and amended by Ordinance 89-14 adopted August 15, 1989,  
29           Ordinance 90-07 adopted May 1, 1990 and Ordinance 91-17 adopted March 26,  
30           1991.

31  
32           **Eastwood Estates:**

33  
34           A Subdivision in Section 33, Township 23 South, Range 18 East, Hernando County,  
35           Florida, as recorded in Plat Book 31 Pages 40-41; [and](#).

36  
37           Also as described in original Eastwood Estates Street Lighting Ordinance 98-30  
38           adopted November 24, 1998.

1           **Elwood Acres:**

2  
3           A Subdivision in Section 9, Township 23 South, Range 18 East, Hernando County,  
4           Florida, as recorded in Plat Book 22 Pages 25-26; [and](#).

5  
6           Also as described in original Elwood Acres Street Lighting Ordinance 89-18 adopted  
7           September 5, 1989 and amended by Ordinance 90-07 adopted May 1, 1990 and  
8           Ordinance 91-17 adopted March 26, 1991.

9  
10           **Forest Oaks:**

11  
12           A portion of the Northeast ¼ of Section 15, and a portion of the Northwest ¼ of  
13           Section 14, Township 23 South, Range 17 East, Hernando County, Florida, as  
14           recorded in Plat Book 19 Pages 10-12 (Unit 1); [and](#).

15  
16           A portion of the Northeast ¼ of Section 15, Township 23 South, Range 17 East,  
17           Hernando County, Florida, as recorded in Plat Book 19 Pages 34-35 (Unit 2); [and](#).

18  
19           A portion of the Northeast ¼ of Section 15, Township 23 South, Range 17 East,  
20           Hernando County, Florida, as recorded in Plat Book 20 Pages 12-13 (Replat of Unit  
21           2); [and](#).

22  
23           A portion of the Northwest ¼ of Section 14, and a portion of the Northeast ¼ of  
24           Section 15, Township 23 South, Range 17 East, Hernando County, Florida, as  
25           recorded in Plat Book 19 Pages 62-67 (Unit 3); [and](#).

26  
27           A portion of the Northwest ¼ of Section 14, Township 23 South, Range 17 East,  
28           Hernando County, Florida, as recorded in Plat Book 20 Pages 1-4 (Unit 4); [and](#).

29  
30           A portion of the Northwest ¼ of Section 14, Township 23 South, Range 17 East,  
31           Hernando County, Florida, as recorded in Plat Book 20 Pages 17-18 (Unit 5); [and](#).

32  
33           A portion of the Northwest ¼ of Section 14, Township 23 South, Range 17 East,  
34           Hernando County, Florida, as recorded in Plat Book 20 Pages 37-38 (Unit 6); [and](#).

35  
36           A portion of the Northwest ¼ of Section 14, Township 23 South, Range 17 East,  
37           Hernando County, Florida, as recorded in Plat Book 25 Pages 18-19 (Unit 7); [and](#).

1 Also as described in Ordinance 85-9 adopted March 26, 1985 and amended  
2 Ordinance 90-07 adopted May 1, 1990 and Ordinance 91-17 adopted March 26,  
3 1991.

4  
5 **Holland Spring Industrial Park:**

6  
7 Holland Spring Industrial Park Unit 1, Township 23 South, Range 18 East, as  
8 recorded in Plat Book 19, Page 50, Official Records of Hernando County, Florida;  
9 and,

10  
11 Also described in original Holland Spring Industrial Park Street Lighting Ordinance  
12 22-21 adopted September 13, 2022.

13  
14 **Holland Spring/Village Van Gogh:**

15  
16 A parcel of land lying in Sections 9 and 10, Township 23 South, Range 18 East,  
17 Hernando County, Florida, as recorded in Plat Book 24, Page 6-7; and,

18  
19 Also described in original Holland Spring Multi-Purpose Ordinance 91-37 adopted  
20 December 10, 1991 and amended by Sterling Hill Community Development District  
21 Ordinance 03-04 adopted March 12, 2003, Holland Spring Multi-Purpose Ordinance  
22 05-02 adopted March 1, 2005, and Holland Spring Multi-Purpose Ordinance 07-03  
23 adopted March 20, 2007.

24  
25 **Horizon North (Phase I, II & Phase III):**

26  
27 A subdivision of a portion of Section 24, Township 23 South, Range 17 East,  
28 Hernando County, Florida, as recorded in Plat Book 20, Page 7 (Phase I); and,

29  
30 A subdivision of a portion of Sections 24 & 25, Township 23 South, Range 17 East,  
31 Hernando County, Florida, as recorded in Plat Book 20, Pages 14 (Phase II); and,

32  
33 A subdivision of a portion of Section 24, Township 23 South, Range 17 East,  
34 Hernando County, Florida, as recorded in Plat Book 20, Pages 39 (Phase III); and,

35  
36 Also as described in original Horizon North Street Lighting Ordinance 86-24 adopted  
37 October 28, 1986 and amended by Ordinance 87-3 adopted February 3, 1987,  
38 Ordinances 88-10 and 88-11 adopted May 11, 1988, Ordinance 90-07 adopted May  
39 1, 1990 and Ordinance 91-17 adopted March 26, 1991.

1           **Huntington Woods:**

2  
3           Section 33, Township 23 South, Range 18 East, Hernando County, Florida as  
4           recorded in Plat Book 23 Pages 3-4; [and](#),

5  
6           Also as described in original Huntington Woods Street Lighting Ordinance 90-11  
7           adopted July 24, 1990 and amended by Ordinance 91-17 adopted March 26, 1991.

8  
9           **Linden Retreats:**

10  
11           A Subdivision in Section 33, Township 23 South, Range 18 East in Hernando  
12           County, Florida as recorded in Plat Book 23 Pages 33-34; [and](#),

13  
14           Also as described in original Linden Retreats Street Lighting Ordinance 89-23  
15           adopted December 12, 1989 and amended by Ordinance 91-17 adopted March 26,  
16           1991.

17  
18           **Lindenwood:**

19  
20           A portion of the Northwest ¼ of the Southwest ¼ of Section 27, Township 23 South,  
21           Range 18 East in Hernando County, Florida, as recorded in Plat Book 23 Pages  
22           48-49; [and](#),

23  
24           Also as described in original Lindenwood Street Lighting Ordinance 90-12 adopted  
25           July 24, 1990 and amended by Ordinance 91-17 adopted March 26, 1991.

26  
27           **Lindsey Acres:**

28  
29           A portion of Section 23, Township 22 South, Range 18 East, Hernando County,  
30           Florida, as recorded in Plat Book 20, Page 35; [and](#),

31  
32           Also as described in original Lindsey Acres Street Lighting Ordinance 91-33 adopted  
33           November 12, 1991.

34  
35           **The Oaks (Units One thru Six):**

36  
37           A subdivision in a portion of Sections 3 & 4, Township 23 South, Range 18 East,  
38           Hernando County, Florida, as recorded in Plat Book 20, Pages 21-22 (Unit One); [and](#),

1 A subdivision in a portion of Sections 3 & 4, Township 23 South, Range 18 East,  
2 Hernando County, Florida, as recorded in Plat Book 21, Pages 17-18 (Unit Two);  
3 [and](#).

4  
5 A subdivision in Section 3, Township 23 South, Range 18 East, Hernando County,  
6 Florida, as recorded in Plat Book 21, Pages 28-29 (Unit Three); [and](#).

7  
8 A subdivision in Section 3, Township 23 South, Range 18 East, Hernando County,  
9 Florida, as recorded in Plat Book 22, Pages 44-45 (Unit 4); [and](#).

10  
11 A subdivision in Sections 3 & 4, Township 23 South, Range 18 East, Hernando  
12 County, Florida, as recorded in Plat Book 23, Pages 50-51 (Unit 5); [and](#).

13  
14 A subdivision in Section 3, Township 23 South, Range 18 East, Hernando County,  
15 Florida, as recorded in Plat Book 25, Pages 11-12 (Unit 6); [and](#).

16  
17 Also as described in original The Oaks Street Lighting Ordinance 00-17 adopted  
18 December 19, 2000.

19  
20 **Orchard Park:**

21  
22 A subdivision in Section 24, Township 23 South, Range 17 East, Hernando County,  
23 Florida, as recorded in Plat Book 19, Pages 82-83 inclusive in the public records of  
24 Hernando County, Florida; [and](#).

25  
26 Also as described in original Orchard Park Street Lighting Ordinance 86-15 adopted  
27 July 29, 1986 and amended by Ordinance 88-13 adopted May 11, 1988, Ordinance  
28 90-07 adopted May 1, 1990 and Ordinance 91-17 adopted March 26, 1991.

29  
30 **Rainbow Hills Estates:**

31  
32 A subdivision of land lying in Section 35, Township 23 South, Range 17 East,  
33 Hernando County, Florida, as recorded in Plat Book 19, Pages 43-45; [and](#).

34  
35 Also as described in original Rainbow Hills Street Lighting Ordinance 86-11 adopted  
36 June 10, 1986 and amended by Ordinance 90-07 adopted May 1, 1990 and Ordinance  
37 91-17 adopted March 26, 1991.



1           **Rainbow Woods:**

2  
3           Being a subdivision of land lying within Section 17, Township 23 South, Range 18  
4           East, Hernando County, Florida, as recorded in Plat Book 21 Pages 7-14; [and](#),

5  
6           Also as described in original Rainbow Woods Street Lighting Ordinance 89-04  
7           adopted April 4, 1989 and amended by Ordinance 90-07 adopted May 1, 1990 and  
8           Ordinance 91-17 adopted March 26, 1991.

9  
10          **Royal Highlands Unit 2:**

11  
12          A subdivision of portions of Section 24, Township 22 South, Range 17 East and  
13          Section 19, Township 22 South, Range 18 East in Hernando County, Florida as  
14          recorded in Plat Book 11 Page 63; [and](#),

15  
16          Also as described in original Woodland Waters Street Lighting Ordinance 90-13  
17          adopted July 24, 1990 and amended by Ordinance 91-17 adopted March 26, 1991.

18  
19          **Skyland Pines:**

20  
21          A replat of Tract "A", Spring Hill, Unit 22; a subdivision lying in Section 36,  
22          Township 22 South, Range 17 East and Section 1, Township 23 South, Range 17  
23          East, Hernando County, Florida as recorded in Plat Book 22 Page 46 and Plat Book  
24          10, Page 39; [and](#),

25  
26          Also as described in original Skyland Pines Street Lighting Ordinance 90-26 adopted  
27          December 4, 1990 and amended by Ordinance 91-17 adopted March 26, 1991.

28  
29          **Springwood Estates Unit 2:**

30  
31          A subdivision of a portion of Section 14, Township 23 South, Range 18 East,  
32          Hernando County, Florida, as recorded in Plat Book 22 Pages 40-43; [and](#),

33  
34          Also as described in original Springwood Estates Unit 2 Street Lighting Ordinance  
35          95-19 adopted November 21, 1995.

36  
37          **Springwood Estates Units 4 & 5:**

38

1 A subdivision of a portion of Section 14, Township 23 South, Range 18 East,  
2 Hernando County, Florida, as recorded in Plat Book 37 Pages 1 and 25; [and](#).

3  
4 Also as described in original Springwood Estates Units 4 & 5 Street Lighting  
5 Ordinance 10-05 adopted March 9, 2010.

6  
7 **Sutton Place:**

8  
9 A subdivision in Section 24, Township 23 South, Range 17 East, Hernando County,  
10 Florida, as recorded in Plat Book 24 Pages 34-35; [and](#).

11  
12 Also as described in original Sutton Place Street Lighting Ordinance 89-22 adopted  
13 December 12, 1989 and amended by Ordinance 91-17 adopted March 26, 1991.

14  
15 **Trails at Rivard:**

16  
17 The Trails at Rivard Phases I, II and VI, a subdivision in Sections 19 & 20, Township  
18 23 South, Range 19 East, Hernando County, Florida, as recorded in Plat Book 31,  
19 Pages 3-6; [and](#).

20  
21 Also as described in original Trails at Rivard Street Lighting Ordinance 98-29  
22 adopted November 24, 1998.

23  
24 **Waterfall Place:**

25  
26 A Subdivision in Section 24, Township 23 South, Range 17 East, Hernando County,  
27 Florida, as recorded in Plat Book 20 Pages 8-9; a [and](#).

28  
29 Also as described in original Waterfall Place Street Lighting Ordinance 88-16  
30 adopted May 11, 1988 and amended by Ordinance 90-07 adopted May 1, 1990 and  
31 Ordinance 91-17 adopted March 26, 1991.

32  
33 **West Linden Estates:**

34  
35 A Subdivision of a portion of Section 32 & 33, Township 23 South, Range 18 East  
36 in Hernando County, Florida as recorded in Plat Book 20 Page 8; [and](#).

37  
38 Also as described in original West Linden Estates Street Lighting Ordinance 98-21  
39 adopted August 11, 1998.

1           **Woodland Waters:**

2  
3           A subdivision in Section 24, Township 22 South, Range 17 East and Section 18,  
4           Township 22 South, Range 18 East, Hernando County, Florida, as recorded in Plat  
5           Book 24 Pages 8-11 (Phase One); [and](#).

6  
7           A subdivision in the South ½ of Section 18, Township 22 South, Range 18 East, and  
8           the Southeast ¼ of Section 13, Township 22 South, Range 17 East, Hernando  
9           County, Florida, as recorded in Plat Book 28 Pages 6-9 (Phase 2); [and](#).

10  
11           A portion of Section 24, Township 22 South, Range 17 East, Hernando County,  
12           Florida, as recorded in Plat Book 31 Page 42 (Enclave of Woodland Waters); [and](#).

13  
14           A subdivision of a portion of Section 18, Township 22 South, Range 18 East,  
15           Hernando County, Florida, as recorded in Plat Book 32 Page 36-37 (Phase Four);  
16           [and](#).

17  
18           A subdivision of a portion of Section 18, Township 22 South, Range 18 East,  
19           Hernando County, Florida, as recorded in Plat Book 33 Page 33 (Phase Five).

20  
21           **Woodland Waters Phase 6:**

22  
23           A subdivision of a portion of Sections 17 & 18, Township 22 South, Range 18 East,  
24           Hernando County, Florida, as recorded in Plat Book 40 Pages 1-3; [and](#).

25  
26           Also as described in original Woodland Waters Phase 6 Street Lighting Ordinance  
27           06-14 adopted October 3, 2006.

28  
29           **Section 4. Remaining Funds; Refund.** All remaining funds that were collected by the

30           Holland Springs Multi-Purpose, the Barony Woods East Street Lighting, and the Holland Spring

31           Industrial Park Street Lighting MSBU's, if any, shall be transferred to their successor-in-interest, the

32           West Hernando Street Lighting MSBU; provided, that funds collected by the repealed MSBU's from

33           parcels that are not included within the West Hernando Street Lighting MSBU, as it boundaries are

1 amended by this ordinance, shall be refunded to the current owners of those parcels on a pro rata  
2 basis.

3           **Section 5. Severability.** It is declared to be the intent of the Board of County  
4 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
5 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the  
6 validity of the remaining portions of this ordinance.

7           **Section 6. Inclusion in the Code.** It is the intention of the Board of County Commissioners  
8 of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall  
9 become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the  
10 sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that  
11 the word “ordinance” may be changed to “section,” “article,” or any other appropriate designation.

12           **Section 7. Conflicting Provisions Repealed.** All ordinances or parts of ordinances in  
13 conflict with the provisions of this ordinance are hereby repealed.

14           **Section 8. Effective Date.** This ordinance shall take effect immediately upon receipt of  
15 official acknowledgment from the office of the Secretary of State of Florida that this ordinance has  
16 been filed with said office.

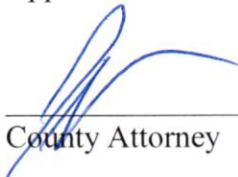
1 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO  
2 COUNTY in Regular Session this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

3  
4 **BOARD OF COUNTY COMMISSIONERS**  
5 **HERNANDO COUNTY, FLORIDA**  
6

7  
8  
9 Attest: \_\_\_\_\_  
10 DOUGLAS CHORVAT, JR.  
11 Clerk and Comptroller

By: \_\_\_\_\_  
JOHN ALLOCCO  
Chairman

12  
13 Approved for Form and Legal Sufficiency

14   
15 \_\_\_\_\_  
16 County Attorney  
17