

RESOLUTION NO. 2023 - 249

A RESOLUTION ADOPTING THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM ASSESSMENTS PURSUANT TO CHAPTER 197, FLORIDA STATUTES.

WHEREAS, the Florida Legislature has in Chapter 125.01, Florida Statutes, provided counties the authority to create municipal service taxing and benefit units and had granted counties the ability to levy non- ad valorem assessments to fund the municipal services provided; and

WHEREAS, the Florida Legislature has, in Chapter 197.3632, Florida Statutes, provided for a uniform method for the levy, collection, and enforcement of non-ad valorem assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION I. Hernando County hereby adopts the uniform method for levy, collection, and enforcement of non-ad valorem assessments, pursuant to Chapter 197.3632, Florida Statutes, for the following municipal service benefit units. Such assessments are to be collected annually on a recurring basis.

NAME	ORDINANCE NUMBER	LEGAL DESCRIPTION
• West Hernando Street Lighting MSBU	2023-06	Exhibit "A"
• Kensington Woods Street Lighting MSBU	2023-13	Exhibit "B"

ADOPTED this 12 of Dec 2023, A.D.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Hildi Kuyper Deputy Clerk
DOUGLAS A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: E. Narverud
Elizabeth Narverud, Chairperson

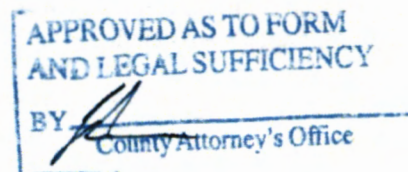


EXHIBIT "A"

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.

Amidon Woods:

A Subdivision in Section 25, Township 23 South, Range 17 East, Hernando County, Florida, as recorded in Plat Book 24 Pages 44-45; and,

Also as described in original Amidon Woods Street Lighting Ordinance 89-24 adopted December 12, 1989.

Barony Woods:

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

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

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

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

Barony Woods East:

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

Also as described in original Barony Woods East Street Lighting Ordinance 90-30 adopted December 18, 1990.

Castle Court:

A Subdivision in Section 17, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 21 Pages 30-31; and,

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

Chadbrook Subdivision:

A Subdivision in Section 35, Township 22 South, Range 17 East, Hernando County, Florida, as recorded in Plat Book 23 Page 30; and,

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

Dry Creek:

A Subdivision of a portion of Sections 34 & 35, Township 21 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 18, Pages 27-28; and,

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

East Linden Estates:

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

A Subdivision in Section 33, Township 23 South, Range 17 East, Hernando County, Florida, as recorded in Plat Book 22 Pages 18-19; and,

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

Eastwood Estates:

A Subdivision in Section 33, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 31 Pages 40-41; and,

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

Elwood Acres:

A Subdivision in Section 9, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 22 Pages 25-26; and,

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

Forest Oaks:

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

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

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

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

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

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

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

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

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

Holland Spring Industrial Park:

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

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

Holland Spring/Village Van Gogh:

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

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

Horizon North (Phase I, II & Phase III):

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

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

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

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

Huntington Woods:

Section 33, Township 23 South, Range 18 East, Hernando County, Florida; as recorded in Plat Book 23 Pages 3-4; and,

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

Linden Retreats:

A Subdivision in Section 33, Township 23 South, Range 18 East in Hernando County, Florida as recorded in Plat Book 23 Pages 33-34; and,

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

Lindenwood:

The Subdivision of Lindenwood is described as the Northwest ¼ of the Southwest ¼ of Section 27, Township 23 South, Range 18 East in Hernando County, Florida, as recorded in Plat Book 23 Pages 48-49; and,

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

Lindsey Acres:

A portion of Section 23, Township 22 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 20, Page 35; and,

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

The Oaks (Units One thru Six):

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

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

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

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

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

A subdivision in Section 3, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 25, Pages 11-12 (Units 6); and,

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

Orchard Park:

A subdivision in Section 24, Township 23 South, Range 17 East, Hernando County, Florida, as recorded in Plat Book 19, Pages 82-83 inclusive in the public records of Hernando County, Florida; and,

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

Rainbow Hills Estates:

A subdivision of land lying in Section 35, Township 23 South, Range 17 East, Hernando County, Florida, as recorded in Plat Book 19, Pages 43-45; and,

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

Rainbow Woods:

Being a subdivision of land lying within Section 17, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 21 Pages 7-14; and,

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

Royal Highland Unit 2:

A subdivision of portions of Section 24, Township 22 South, Range 17 East and Section 19, Township 22 South, Range 18 East in Hernando County, Florida as recorded in Plat Book 11 Page 63; and,

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

Skyland Pines:

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

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

Springwood Estates Unit 2:

A subdivision of a portion of Section 14, Township 23 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 22 Pages 40-43; and,

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

Springwood Estates Units 4 & 5:

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

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

Sutton Place:

A subdivision in Section 24, Township 23 South, Range 17 East, Hernando County, Florida, as recorded in Plat Book 24 Pages 34-35 and described as; and,

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

Trails at Rivard:

The Trails at Rivard Phases I, II and VI, a subdivision in Sections 19 & 20, Township 23 South, Range 19 East, Hernando County, Florida, as recorded in Plat Book 31, Pages 3-6; and,

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

Waterfall Place:

A Subdivision in Section 24, Township 23 South, Range 17 East, Hernando County, Florida, as recorded in Plat Book 20 Pages 8-9; and,

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

West Linden Estates:

A Subdivision of a portion of Section 32 & 33, Township 23 South, Range 18 East in Hernando County, Florida as recorded in Plat Book 20 Page 8; and,

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

Woodland Waters:

A subdivision in Section 24, Township 22 South, Range 17 East and Section 18, Township 22 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 24 Pages 8-11 (Phase One); and,

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

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

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

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

Woodland Waters Phase 6:

A subdivision of a portion of Sections 17 & 18, Township 22 South, Range 18 East, Hernando County, Florida, as recorded in Plat Book 40 Pages 1-3; and,

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

EXHIBIT "B"

LEGAL DESCRIPTION FOR KENSINGTON WOODS STREET LIGHTING MUNICIPAL SERVICE BENEFIT UNIT

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

A parcel of land as described in Official Records Book 3538, Page 508, Book 3538, Page 511, Book 3513, Page 1764 and Book 3513, Page 1766 of the public records of Hernando County, Florida, said parcel of land also lying in Section 34, Township 22 South, Range 18 East, Hernando County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Section 34, Township 22 South, Range 18 East, Hernando County, Florida; thence along the East line of the Southeast 1/4 of Section 34, Township 22 South, Range 18 East, North 00°19'09" East for a distance of 1913.35 feet to the Point of Beginning, being the Southeast corner of the Northeast 1/4 of Section 34, Township 22 South, Range 18 East; thence along the South line of the Northeast 1/4 of Section 34, Township 22 South, Range 18 East, North 89°59'08" West for a distance of 1314.42 feet to the East line of a parcel described in Official Records Book 3777, Page 1282; thence along said East line, North 00°23'23" East for a distance of 173.07 feet to the North line of said parcel described in Official Records Book 3777, Page 1282; thence along said North line and the South line of the South 20 feet of Tract 19 (unrecorded B&S Subdivision), North 89°40'38" West for a distance of 629.83 feet to the East right-of-way of Lucky Lane (50 foot public right-of-way); thence along said East right-of-way of Lucky Lane, North 00°14'26" East for a distance of 358.51 feet to the North right-of-way of Lucky Lane (50 foot public right-of-way); thence along said North right-of-way of Lucky Lane, North 89°46'14" West for a distance of 127.41 feet to the South Easterly line of a parcel described in Official Records Book 2900, Page 922; thence along said South Easterly line, North 65°43'35" East for a distance of 258.45 feet to the East line of a parcel described in Official Records Book 2900, Page 922; thence along said East line, North 00°06'32" West for a distance of 310.37 feet to the South line of a parcel described in Official Records Book 1976, Page 16; thence along said South line, North 88°52'50" East for a distance of 193.65 feet to the East line of a parcel described in Official Records Book 1976, Page 16; thence along said East line, North 00°05'26" East for a distance of 82.27 feet to the South line of parcels described in Official Records Book 1976, Page 16 and Official Records Book 3874, Page 662; thence along said South line, North 89°42'05" East for a distance of 296.09 feet; thence along the South line of Parcels described in Official Records Book 3874, Page 662, Official Records Book 2516, Page 1275, Official Records Book 1012, Page 1294, Official Records Book 1012, Page 1292, and Official Records Book 2698, Page 95, North 89°39'13" East for a distance of 600.76 Feet; thence along the South line of a parcel described in Official Records Book 3123, Page 433, North 89°31'00" East for a distance of 91.27 feet to the West line of a parcel described in Official Records Book 3123, Page 433; thence along said West line, South 00°39'39" West for a distance of 88.48 feet to the West line of a parcel described in Official Records Book 1670, Page 1324; thence along said West line, South 00°18'33" West for a distance of 624.89 feet to the South line of Official Records Book 1670, Page 1324; thence along said South line, South 89°58'28" East for a distance of 658.14 feet to the East line of the Northeast 1/4 of Section 34, Township 22 South, Range 18 East; thence along the East line of the Northeast 1/4 of Section 34, Township 22 South, Range 18 East, South 00°16'57" West for a distance of 330.94 feet to the Southeast corner of the Northeast 1/4 of Section 34, Township 22 South, Range 18 East and the Point of Beginning.

Said parcel of land containing 31.88 acres, more or less.

The **Kensington Woods Street Lighting Municipal Service Benefit Unit** shall include all of the foregoing parcels as presently constituted, as well as any additional or re-designated parcels that may come into existence at a future date by parcel split, subdivision, re-plat, transfer of ownership, or any other process or means occurring on or after the effective date of this ordinance.