

D 11/28/97

Room 131 E

ORDINANCE NO. 97-22

** OFFICIAL RECORDS **
BK: 1160 PG: 110

FILED

OCT 30 12 58 PM '97

ESTABLISHING AN ORDINANCE KNOWN AS THE "RIVER COUNTRY ESTATES MULTIPURPOSE MUNICIPAL SERVICE BENEFIT UNIT"; PROVIDING THAT THE PURPOSE OF THE UNIT IS TO PROVIDE STREET LIGHTING AND MAINTENANCE OF RIGHT OF WAY, PARKS, AND COMMON AREAS WITHIN SAID UNIT; PROVIDING FOR CREATION, MAINTENANCE AND OPERATION OF STREET LIGHTING SYSTEM AND A SYSTEM FOR MAINTENANCE OF RIGHTS OF WAY, PARKS AND COMMON AREAS WITHIN SAID UNIT; PROVIDING FOR BOUNDARIES OF SAID UNIT; PROVIDING FOR THE LEVY OF AN EQUITABLE PERCENT SERVICE CHARGE; PROVIDING A METHOD OF LEVY, COLLECTION, AND ENFORCEMENT OF THE AFORESAID SERVICE CHARGE; PROVIDING FOR THE ADMINISTRATION OF SAID UNIT; PROVIDING FOR 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 THE REPEAL OF ORDINANCE 86-10; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

FILE# 97-045965
HERNANDO COUNTY, FLORIDA

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, fire hydrants and right of way and park maintenance are essential services 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 vehicle granting to all counties 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 purposes of providing a street lighting system, maintaining fire hydrants, and maintenance of rights of way, parks, and common areas within the boundaries of said unit.

SECTION II. CREATION OF UNIT

For the purpose of creating, establishing, maintaining, and operating a street lighting system, maintaining fire hydrants, and maintenance of rights of way, parks, and common areas within the area

RCD Nov 24 1997 02:25pm
KAREN NICOLAI, CLERK

described herein and for any other purpose allowed by law there is hereby created a Municipal Service Benefit Unit to be known as the "River Country Estates Multipurpose 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 thereof by reference.

SECTION III. GOVERNING BODY

The Governing Body of the River Country Estates Multipurpose Municipal Service Benefit Unit shall be the Board of County Commissioners of Hernando County, Florida.

SECTION IV. ADMINISTRATION

A. The River Country Estates Multipurpose 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 River Country Estates Multipurpose Municipal Service Benefit Unit shall have the following duties:

1. To establish, maintaining, and operating such street 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 benefitted area.
3. To provide maintenance service of rights of way, parks, and common areas within the boundaries of the unit.
4. To provide maintenance of fire hydrants for the improved and unimproved property within the benefitted area.
5. To establish, maintain, or operate any service, function, structure, facility, or system as permitted by law.

C. The County Administrator shall be responsible for administering the River Country Estates Multipurpose 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 maintenance of rights of way, parks, and common areas.
3. Negotiate and recommend to the Board of County Commissioners contract for maintenance of fire hydrants.
4. Negotiate and recommend to the Board of County Commissioners contracts for the purchase of such capital equipment as necessary
5. Establish rules and regulations for the administration of the unit, not inconsistent with County policy or administrative rule.
6. Negotiate contracts with power companies for the purpose of providing a lighting system.
7. Hire such personnel as are necessary to implement the purposes of this Ordinance.
8. 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 River Country Estates Multipurpose 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 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

Ordinance 86-10 is repealed in its entirety as are all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict. Notwithstanding the above, those lots within the boundaries of the River Country Estates MSBU described and shown in Exhibit A, that are zoned for commercial use shall not have imposed on said properties any costs associated with park maintenance and operation, or maintenance, repairs, or replacement of residential conglomerate mailboxes. Lots zoned or designated commercial shall be responsible for paying their lawful share of all other maintenance or lawful costs of the River Country Estates MSBU

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, 1998, inclusive.

Adopted this 21st day of October 1997, A.D.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By: Paul H. Sullivan
PAUL SULLIVAN, VICE CHAIRMAN

Attest:

Karen Nicolai
KAREN NICOLAI, CLERK

**** OFFICIAL RECORDS ****
BK: 1160 PG: 117

EXHIBIT "A"

All of the plats of River Country Estates as recorded in Plat Book 17, Pages 1-7 of Hernando County, Florida.