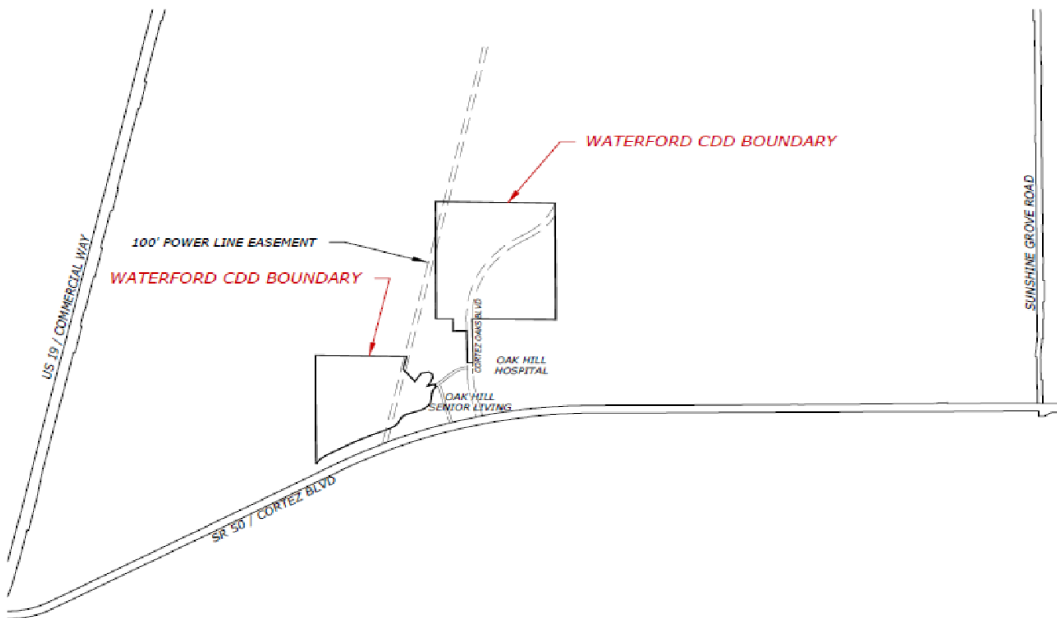


# NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners  
to consider the  
Establishment of the Waterford Community Development District

**DATE:** May 10, 2022  
**TIME:** 9:00 a.m.  
**LOCATION:** John Law Ayers County Commission Chambers  
20 North Main Street, Room 160  
Brooksville, Florida 34601

## CDD BOUNDARY MAP



## NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, May 10, 2022, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to establish the Waterford Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Waterford Community Development District is comprised of approximately 296.39 acres, located in unincorporated Hernando County, and generally located east of U.S. 19/Commercial Way, west of Sunshine Grove Road, north of S.R. 50/Cortez Boulevard, and more specifically, between Nightwalker Road and George Hurt Lane. The petitioner has proposed to establish the Waterford Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Sections 190.012(1), (2)(a) and (2)(d), Florida Statutes. The legal description of the proposed Waterford Community Development District is as follows:

### TRACT-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00'00"W, 302.12 FEET; THENCE N00°00'00"W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING. CONTAINING 187.01 ACRES MORE OR LESS.

### TRACT-2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E, 72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 109.38 ACRES MORE OR LESS.

TOTAL ACRES 296.39 MORE OR LESS.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at [www.hernandocounty.us](http://www.hernandocounty.us) - follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact Ron Pianta, Director, Hernando County Planning Department, at 352-754-4057 or by email at [rpianta@hernandocounty.us](mailto:rpianta@hernandocounty.us).

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Jessica Wright, Hernando County Administration, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-540-6452 no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Publish: April 15, 2022, April 22, 2022, April 29, 2022, May 6, 2022