



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION  
STATE OF FLORIDA  
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a CLK25-117 Notice of Public Hearing on October 7, 2025

**Please see Notice on Pages 2 - 3**

in the matter of  
Hernando County Board of County Commissioners to Consider the Expansion of the Boundaries of the Waterford Community Development District

was published in said newspaper by print in the issue(s) of:  
September 12, 19, 26, October 3, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on September 12, 19, 26, October 3, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

  
\_\_\_\_\_  
(Signature of Affiant)

Sworn to and subscribed before me  
This 6th day of October, 2025.

  
\_\_\_\_\_  
(Signature of Notary Public)



LISA M. MACNEIL  
Commission # HH 254975  
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known  or  
produced identification \_\_\_\_\_  
Type of identification produced \_\_\_\_\_

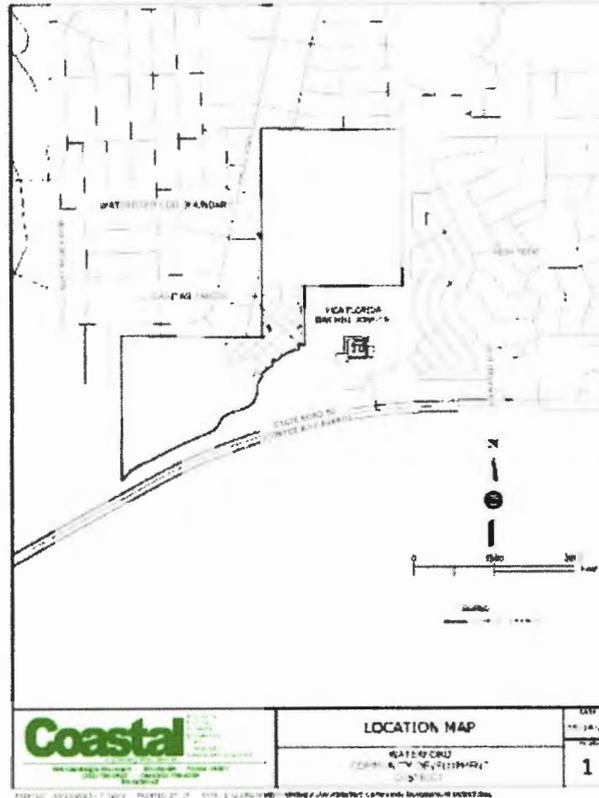
# NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners to Consider the Expansion of the Boundaries of the Waterford Community Development District

**DATE:** October 7, 2025

**TIME:** 9:00 a.m.

**LOCATION:** John Law Ayers County Commission Chambers  
20 North Main Street, Room 160  
Brooksville, Florida 34601



## 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, October 7, 2025, 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 expand the boundaries of the Waterford Community Development District. The title of the proposed Ordinance is as follows:

**AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2022-12, EXPANDING THE BOUNDARIES OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; 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; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.**

The Waterford Community Development District is currently comprised of approximately 296.39 acres, more or less, generally located in unincorporated Hernando County, north of State Road 50/Cortez Blvd., west of Sunshine Grove Road, and east of U.S. 19/Commercial Way. The petitioner has proposed to expand the boundaries of the Waterford Community Development District by bringing into the District the Casitas Parcel, which was previously designated in the Petition to Establish, which consists of approximately 27.36 acres, more or less. After the boundary has been expanded, the District will be comprised of approximately 323.97 acres, more or less.

The District has the authority 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 Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the expanded boundaries of the Waterford Community Development District shall be as follows:

LEGAL DESCRIPTION FOR TOTAL WATERFORD PARCEL.

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 TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°39'03", AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.12 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 65°56'48", 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 A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 41°14'55" 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 A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'56", 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 RADIUS OF 11804.97 FEET, A CENTRAL ANGLE OF 07°36'57", 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 RADIUS OF 666.30 FEET, A CENTRAL ANGLE OF 28°01'39", 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 ALONG THE WEST LINE OF SAID NORTHWEST 1/4, RUN N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN 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 LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06'45"W, 2667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 323.97 ACRES 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 7:30 a.m. and 4:00 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, Hernando County Planning Department, at 352-754-4057, or by email at [planning@co.hernandocounty.us](mailto:planning@co.hernandocounty.us), or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

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 Rebecca Hines, Hernando County Procurement Department, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-754-4020 Extension 20122, 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.

Published: September 12, 19, 26, October 3, 2025