

ORDINANCE NO. : 2025-11

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.

WHEREAS, the Waterford Community Development District, through its Board of Supervisors, ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an Ordinance expanding the boundaries of the Waterford Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), to bring in the Casitas Parcel, which was previously designated as an expansion parcel in the petition to establish the District in accordance with Section 190.046(1)(h), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to

service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

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

Section 1 Findings of Fact. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The expansion of the District's boundaries is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. The area of land within the expanded District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. The expansion of the District's boundaries is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. The proposed community development services and facilities to be provided by the expanded District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. The area that will be served by the expanded District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;
2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and
3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Expansion of the Boundaries of the District. The Waterford Community Development District is hereby expanded and the boundaries of the expanded District are located in the area of land described in Exhibit A, attached hereto.

Section 4. Severability. It is declared to be the intent of the Board of County Commissioners 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 5. 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 Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “Ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 6. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance's filing with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this 7th day of October, 2025.

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

Attest:

Heidi Pruse, Deputy Clerk
DOUG CHORVAT, JR.
Clerk

By:

Jim Campbell
Chairman
Serry Campbell



Approved for Form and Legal Sufficiency

Michael Cowan
County Attorney's Office

Exhibit "A"

**WATERFORD
COMMUNITY DEVELOPMENT DISTRICT**

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.