

**Petition to Establish**

**SUNRISE**

**Community Development District**

**March 22, 2024**

**Submitted by:**  
**John M. Vericker, Esq.**  
**STRALEY ROBIN VERICKER**  
**Attorneys at Law**  
**1510 W. Cleveland Street**  
**Tampa, Florida 33606**  
**Telephone: 813-223-9400**

# **Petition to Establish Sunrise Community Development District**

Petitioner, Hawk Sunrise LLC, a Florida limited liability company, (herein referred to as "**Petitioner**"), petitions the Board of County Commissioners of Hernando County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the Sunrise Community Development District (the "**District**"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. **Petitioner and Contact Information.** Petitioner is Hawk Sunrise LLC, a Florida limited liability company, having a mailing address is 2502 N. Rocky Point Dr., Tampa, Florida 33607.

2. **Location and Aerial Maps.** The land area to be served by the District is a parcel of unimproved real property containing approximately 442.5 acres. All of the land in the proposed District is in the unincorporated portion of Hernando County. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit A**.

3. **Legal Description.** A metes and bounds legal description of the external boundaries of the District and a survey and description sketch are attached as **Exhibit B**. There are no parcels within the proposed external boundaries of the District which are to be excluded. Section 190.005(1)(a)1, Florida Statutes.

4. **Landowners Consent.** The written consent to the establishment of the District by the landowners, as defined in section 190.003(14), Florida Statutes, of 100% of the real property to be included in and served by the District, are attached as **Exhibit C**. Section 190.005(1)(a)2, Florida Statutes.

5. **Initial Board of Supervisors.** The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. **Name of the District.** The proposed name of the District is the **Sunrise Community Development District** (hereinafter in the attached exhibits referred to as "**Sunrise CDD**"). Section 190.005(1)(a)4, Florida Statutes.

7. **Existing Utilities.** The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified in **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

8. **Proposed Timetables/Estimated Costs and Proposed Infrastructure Plan.** The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F.** Section 190.005(1)(a)6, Florida Statutes.

9. **Statement of Estimated Regulatory Costs.** The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, is attached as **Exhibit G.** Section 190.005(1)(a)8, Florida Statutes.

10. **Future Land Use Map.** The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Hernando County Land Use Element is attached as **Exhibit H.** Section 190.005(1)(a)7, Florida Statutes.

Consistent with the Hernando County 2040 Comprehensive Plan, development of the District will provide a new residential neighborhood for the County, offering quality growth and additional housing needs and choices to residents while providing for a variety of housing types and flexible development options.

In accordance with Objective 1.04B, Strategy 1.04B(2), of the County Comprehensive Plan, future residential development should be located where the Residential Category predominates the Future Land Use Map. The future land use designation for the area that will comprise the District is "Residential". All services and facilities intended for the District, specifically the roads, street lighting, water/wastewater, recreational facilities, surface water management, and landscape/hardscape, are services and facilities that will support a residential subdivision.

Consistent with Goal 4.01, Strategy 4.01A(2), of the County Comprehensive Plan, development of this subdivision will ensure the availability of new, quality housing options conveniently located to meet the needs of existing and expected County residents.

Consistent with Goal 7.01, Strategy 7.01A(6), of the County Comprehensive Plan, petitioner is requesting additional special powers to provide parks and recreational services, in order to develop neighborhood parks and other like amenities for the District's residents.

11. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State

Comprehensive Plan and all elements of the adopted and approved Hernando County Comprehensive Plan.

(b) The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Hernando County and its residents outside the District by increasing the ad valorem tax base of Hernando County and generating water and wastewater impact fees which will assist Hernando County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

12. The Petitioner is also requesting Hernando County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes and (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes.

As mentioned above, in its plan for development of the District, Petitioner proposes to develop recreational facilities within the area served by the District. Recreational facilities, such as parks and other like amenities, will be perpetually maintained by a District maintenance assessment.


Regarding the requested security powers, Petitioner anticipates including fencing in its development. Additionally, while the District will not exercise any police power, in the future the District may choose to contract with the appropriate local governmental agency to provide enhanced security services within the District's boundaries. To do this, the District will need the Board of County Commissioners to grant security powers in the ordinance establishing the District.

I hereby certify that, to my knowledge, the facts contained in this Petition to Establish Sunrise Community Development District are true and correct.



Respectfully submitted this 13<sup>th</sup> day of March, 2024.

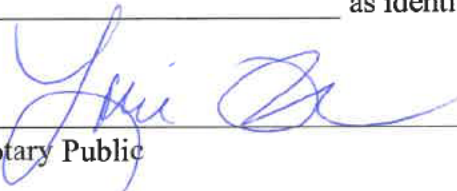
**Hawk Sunrise LLC,**  
A Florida limited liability company

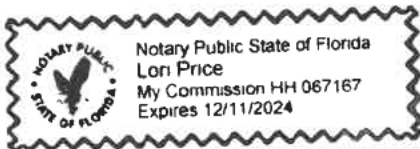
By:   
John M. Ryan  
Manager

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> date of March, 2024 by John M. Ryan as Manager of Hawk Sunrise LLC, a Florida limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

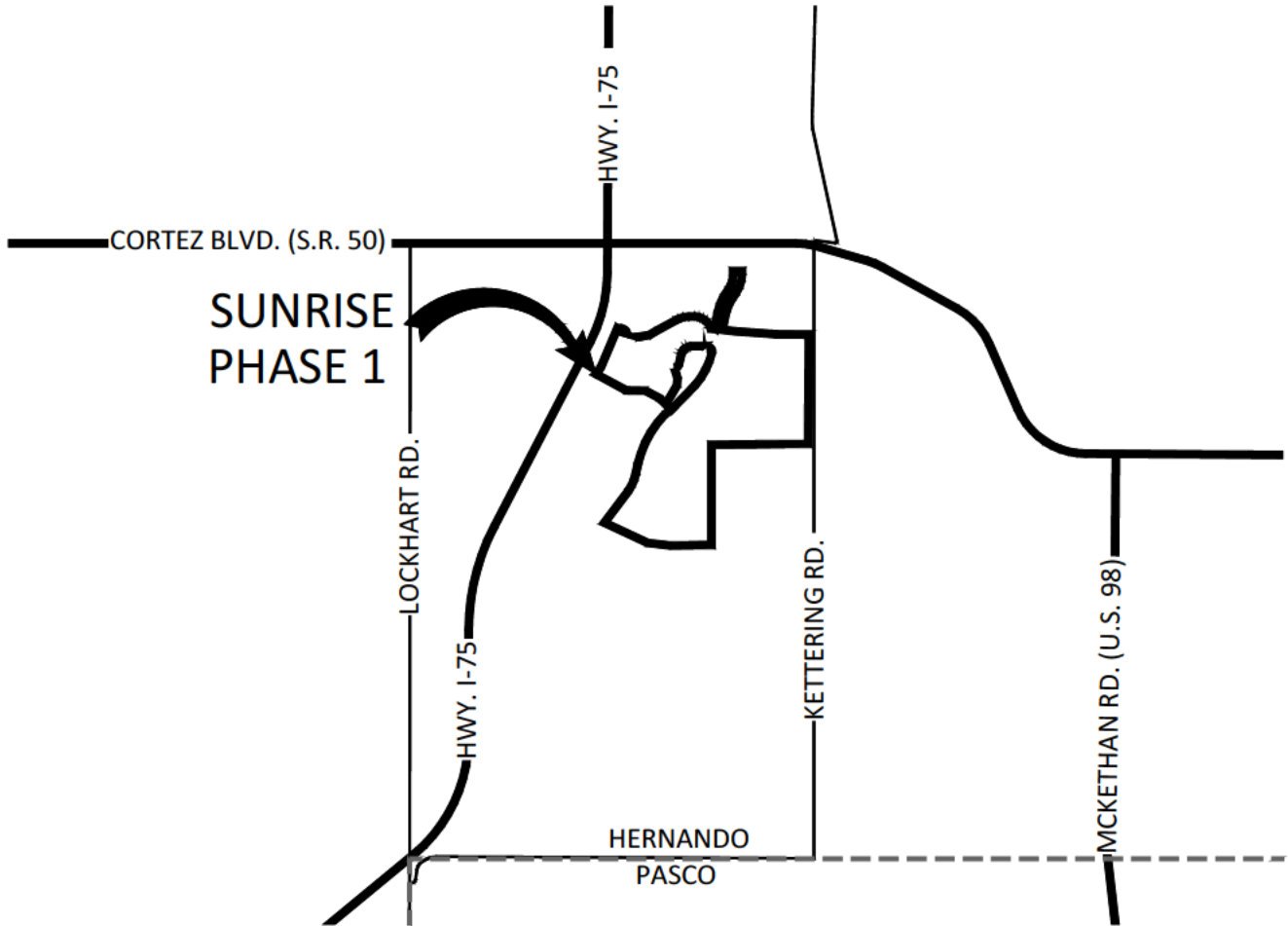
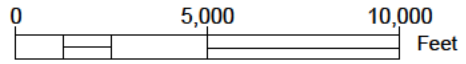
[Notary Seal]

  
Notary Public



\_\_\_\_\_  
Name typed, printed or stamped  
My Commission Expires: \_\_\_\_\_

**Composite Exhibit A  
Location Map and Aerial Map**



**Coastal**  
Engineering  
Planning  
Surveying  
Environmental  
Traffic  
Transportation  
Construction Management  
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601  
(352) 796-9423 - Fax (352) 799-8359  
EB-0000142

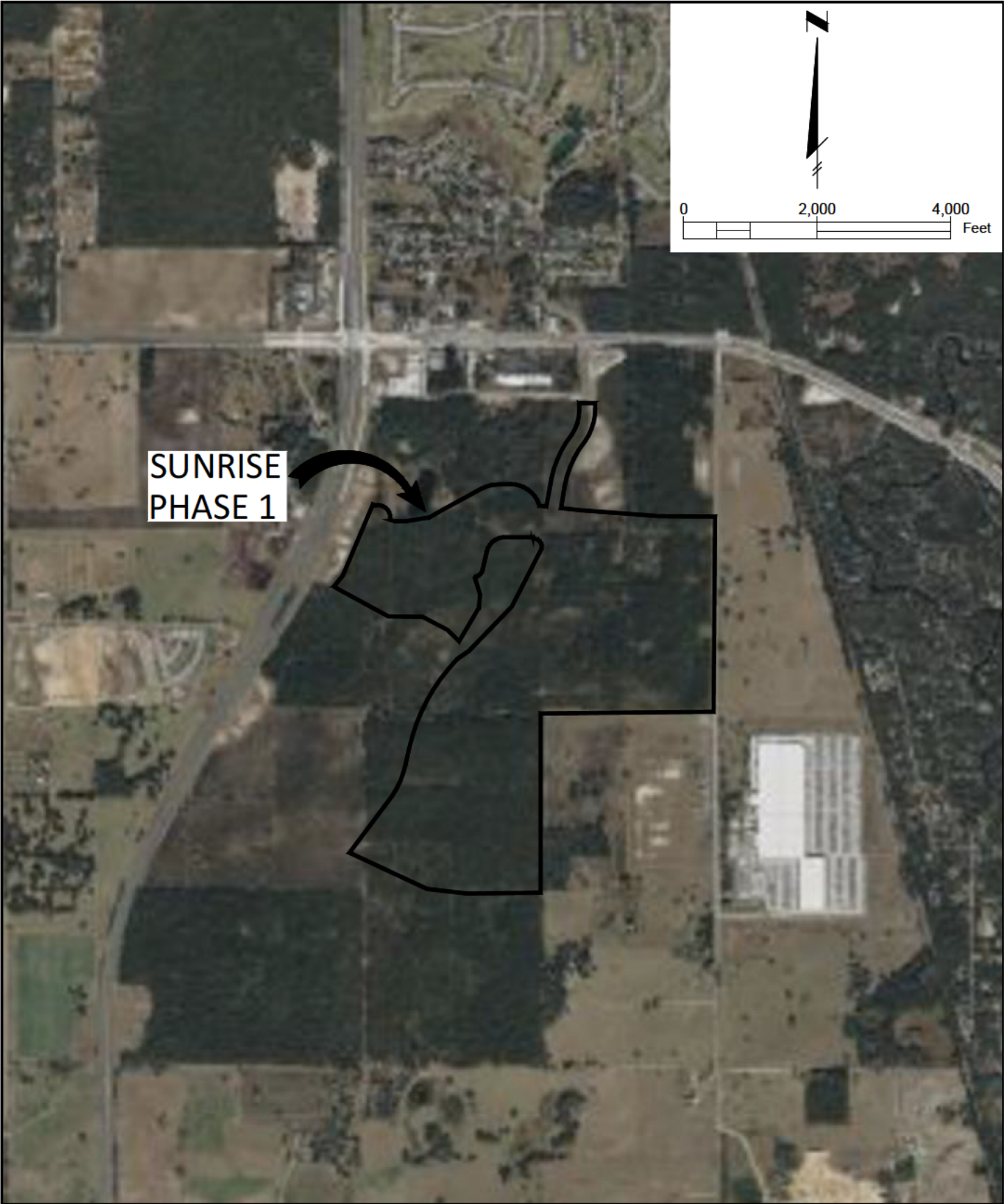
LOCATION MAP

DATE  
2/29/24

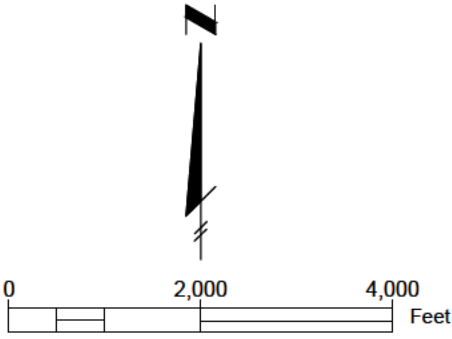
SUNRISE PHASE 1  
COMMUNITY DEVELOPMENT DISTRICT

21026

EX-A



**SUNRISE  
PHASE 1**



**Coastal**  
 Engineering  
 Planning  
 Surveying  
 Environmental  
 Traffic  
 Transportation  
 Construction Management  
 engineering associates, inc.  
 966 Candlelight Boulevard - Brooksville - Florida 34601  
 (352) 796-9423 - Fax (352) 799-8359  
 EB-0000142

<b>AERIAL MAP</b>	DATE 2/29/24
<b>SUNRISE PHASE 1 COMMUNITY DEVELOPMENT DISTRICT</b>	21026 <b>EX-A</b>

**Exhibit B**  
**Legal Description and Sketch**

# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING PART OF SECTION 05 AND 08, TOWNSHIP 23 SOUTH, RANGE 21 EAST OF HERNANDO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°00'24" EAST ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF SECTION 8, A DISTANCE OF 2,616.24 FEET; THENCE NORTH 88°37'19" WEST, A DISTANCE OF 1,259.89 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,420.00 FEET AND A CHORD WHICH BEARS NORTH 72°28'27" WEST, A DISTANCE 789.85 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 800.40 FEET; THENCE NORTH 56°19'35" WEST, A DISTANCE OF 751.76 FEET; THENCE NORTH 33°40'25" EAST, A DISTANCE OF 809.20 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,440.00 FEET AND A CHORD WHICH BEARS NORTH 23°14'45" EAST, A DISTANCE 521.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 524.16 FEET; THENCE NORTH 12°49'05" EAST, A DISTANCE OF 267.12 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,760.00 FEET AND A CHORD WHICH BEARS NORTH 28°27'13" EAST, A DISTANCE 1,487.73 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1,506.36 FEET; THENCE NORTH 44°05'21" EAST, A DISTANCE OF 197.41 FEET TO A POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 447.69 FEET; THENCE NORTH 62°14'04" WEST, A DISTANCE OF 416.30 FEET; THENCE NORTH 89°18'03" WEST, A DISTANCE OF 511.71 FEET; THENCE NORTH 61°16'19" WEST, A DISTANCE OF 769.17 FEET; THENCE NORTH 81°11'05" WEST, A DISTANCE OF 48.46 FEET; THENCE NORTH 61°16'19" WEST, A DISTANCE OF 122.31 FEET TO THE EASTERLY RIGHT OF WAY OF INTERSTATE 75; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 39°04'55" EAST, A DISTANCE OF 238.80 FEET; (2) NORTH 24°25'34" EAST, A DISTANCE OF 768.24 FEET; (3) NORTH 19°45'27" EAST, A DISTANCE OF 385.51 FEET; THENCE SOUTH 69°44'17" EAST, A DISTANCE OF 35.65 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 190.00 FEET AND A CHORD WHICH BEARS SOUTH 43°05'35" EAST AND A DISTANCE OF 326.14 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 392.12 FEET; THENCE NORTH 89°31'48" EAST, A DISTANCE OF 238.51 FEET; THENCE NORTH 81°02'02" EAST, A DISTANCE OF 359.94 FEET; THENCE NORTH 59°21'13" EAST, A DISTANCE OF 211.00 FEET; THENCE NORTH 61°30'33" EAST, A DISTANCE OF 598.69 FEET; THENCE NORTH 59°36'33" EAST, A DISTANCE OF 28.27 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 650.00 FEET AND A CHORD WHICH BEARS NORTH 74°47'51" EAST AND A DISTANCE OF 340.90 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 344.93 FEET; THENCE EAST, A DISTANCE OF 150.05 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 449.99 FEET AND A CHORD WHICH BEARS SOUTH 53°18'37" EAST, A DISTANCE 537.73 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT,

**Legend:**

CONTINUED ON SHEET 2

- CDD COMMUNITY DEVELOPMENT DISTRICT
- LB LICENSED BUSINESS
- LLC LIMITED LIABILITY COMPANY
- No. NUMBER
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT OF WAY

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HAVING A GRID BEARING OF S 89°26'10" W.

AARON J. MURPHY, PSM Date  
 Florida Professional Surveyor & Mapper No. 6768  
 for Hamilton Engineering and Surveying, LLC.  
 Certificate of Authorization No. LB8405

**INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR &  
MAPPER



HAMILTON

ENGINEERING & SURVEYING, LLC

LB #8405 CA #8474

3409 W LEMON ST  
TAMPA, FL 33609  
813 250 3535

2400 N. FORSYTH 106  
ORLANDO, FL 32807  
407 362 5829

8340 CONSUMER CIRCLE  
SARASOTA, FL 32807  
941.377.9178

SUNRISE PHASE I  
COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
05/08-23-21	04238.0001	AS SHOWN	03/07/2024	1/10



# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

CONTINUED FROM SHEET 2

A DISTANCE OF 576.31 FEET; THENCE SOUTH 83°33'54" EAST, A DISTANCE OF 155.87 FEET; THENCE NORTH 09°34'44" EAST, A DISTANCE OF 347.05 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,560.00 FEET AND A CHORD WHICH BEARS NORTH 22°16'20" EAST, A DISTANCE 685.58 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 691.22 FEET; THENCE NORTH 34°57'57" EAST, A DISTANCE OF 85.19 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 690.00 FEET AND A CHORD WHICH BEARS NORTH 17°36'06" EAST, A DISTANCE 411.86 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 418.23 FEET; THENCE NORTH 00°14'14" EAST, A DISTANCE OF 113.61 FEET; THENCE SOUTH 89°45'46" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00°14'14" WEST, A DISTANCE OF 84.76 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 810.00 FEET AND A CHORD WHICH BEARS SOUTH 17°36'06" WEST, A DISTANCE 483.48 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 490.96 FEET; THENCE SOUTH 34°57'57" WEST, A DISTANCE OF 120.30 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,440.00 FEET AND A CHORD WHICH BEARS SOUTH 22°16'20" WEST, A DISTANCE 632.84 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 638.05 FEET; THENCE SOUTH 09°34'44" WEST, A DISTANCE OF 340.46 FEET; THENCE SOUTH 83°33'54" EAST, A DISTANCE OF 355.46 FEET; THENCE SOUTH 85°46'34" EAST, A DISTANCE OF 1,158.24 FEET; THENCE SOUTH 89°33'20" EAST, A DISTANCE OF 846.20 FEET TO THE WESTERLY RIGHT OF WAY OF KETTERING ROAD; THENCE SOUTH 00°26'31" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 2,921.71 FEET TO THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89°26'10" WEST ALONG SAID SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5, A DISTANCE OF 2,588.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,246,225.55 SQUARE FEET OR 464.79 ACRES, MORE OR LESS.

LESS AND EXCEPT

COMMENCE AT REFERENCE POINT "A"; THENCE NORTH 44°05'21" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 214.40 FEET; THENCE NORTH 30°41'28" EAST, A DISTANCE OF 553.13 FEET; THENCE NORTH 24°39'31" EAST, A DISTANCE OF 47.29 FEET; THENCE NORTH 14°15'17" EAST, A DISTANCE OF 34.30 FEET; THENCE NORTH 05°05'15" EAST, A DISTANCE OF 37.62 FEET; THENCE NORTH 04°17'26" WEST, A DISTANCE OF 35.95 FEET; THENCE NORTH 13°11'34" WEST, A DISTANCE OF 33.90 FEET; THENCE NORTH 17°30'45" WEST, A DISTANCE OF 291.16 FEET; THENCE NORTH 72°29'15" EAST, A DISTANCE OF 37.77 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS NORTH 42°37'39" EAST, A DISTANCE 124.47 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 130.29 FEET; THENCE NORTH 12°46'04" EAST, A DISTANCE OF 281.10 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 277.00 FEET AND A CHORD WHICH BEARS NORTH 47°34'50" EAST, A DISTANCE 316.28 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 336.61 FEET; TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 17.00 FEET AND A CHORD WHICH BEARS SOUTH 48°48'12" EAST A DISTANCE OF 25.58 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.96 FEET; THENCE EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH, A DISTANCE OF 2.29 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 16.99 FEET AND A CHORD WHICH BEARS NORTH 45°00'00" EAST AND A DISTANCE OF 24.04 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 26.71 FEET; THENCE EAST, A DISTANCE OF 283.53 FEET; THENCE SOUTH, A DISTANCE OF 12.00 FEET; THENCE EAST, A DISTANCE OF 4.11 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 564.27 FEET AND A CHORD WHICH BEARS SOUTH 85°03'33" EAST AND A DISTANCE OF 93.11 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 93.22 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS SOUTH 33°34'44" EAST AND A DISTANCE OF 182.37 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 204.39 FEET; TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 1,940.00 FEET AND A CHORD WHICH BEARS SOUTH 28°40'34" WEST A DISTANCE OF 1,031.20 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,043.75 FEET; THENCE SOUTH 44°05'21" WEST, A DISTANCE OF 837.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 970,873.46 SQUARE FEET OR 22.29 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

LB #8405 CA #8474

3409 W LEMON ST  
TAMPA, FL 33609  
813.250.3535

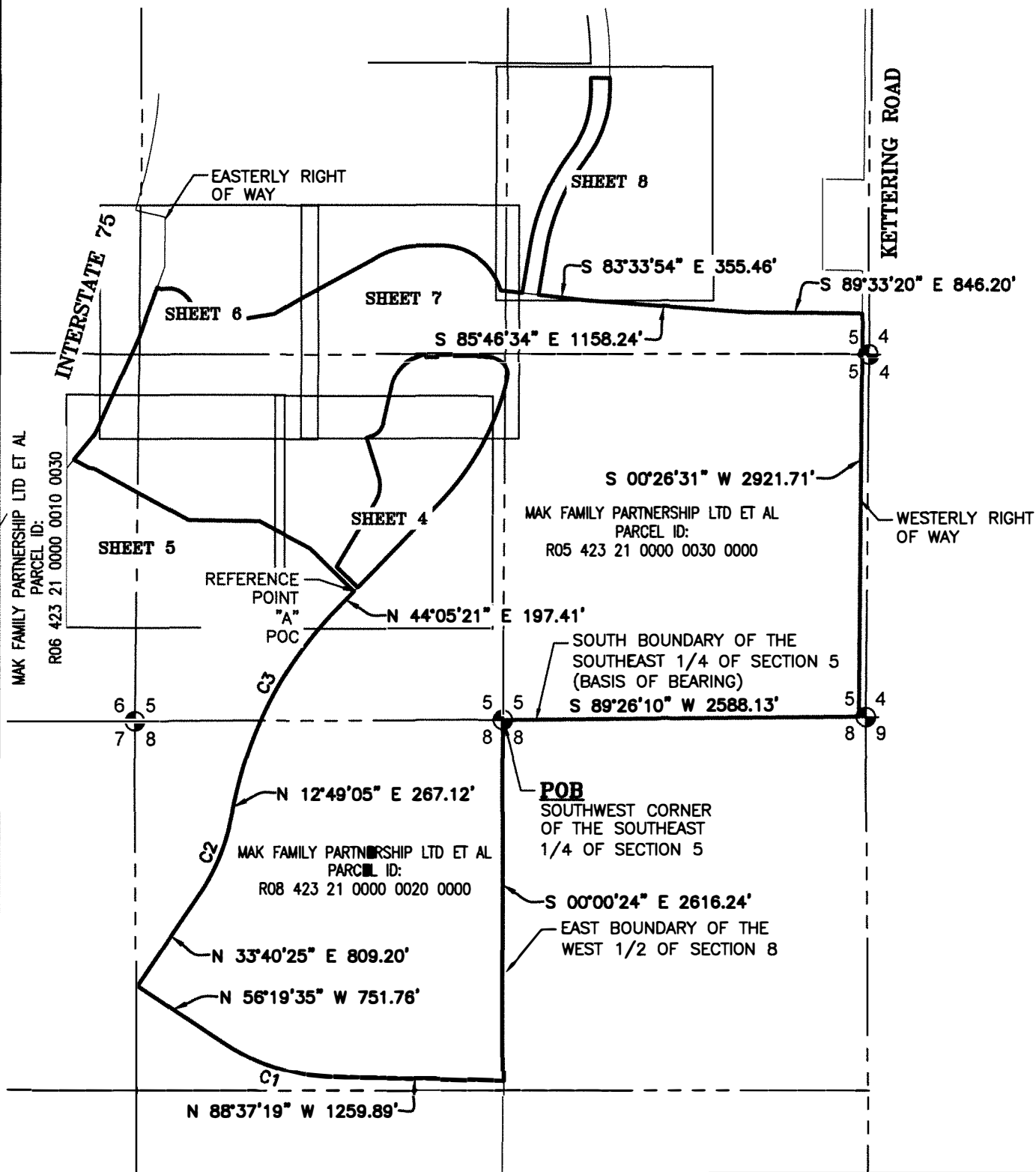
2400 N. FORSYTH 106  
ORLANDO, FL 32807  
407.262.5929

8340 CONSUMER CIRCLE  
SARASOTA, FL 32807  
941.377.9178

**SUNRISE PHASE I**  
**COMMUNITY DEVELOPMENT DISTRICT**

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
05/08-23-21	04238.0001	AS SHOWN	03/07/2024	2/10

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY



INFORMATION NOT COMPLETE WITHOUT ALL SHEETS



**HAMILTON**  
 ENGINEERING & SURVEYING, LLC

LB #8405 CA #8474

3409 W LEMON ST  
 TAMPA, FL 33609  
 813.250.3535

2400 N. FORSYTH 106  
 ORLANDO, FL 32807  
 407.382.5929

8340 CONSUMER CIRCLE  
 SARASOTA, FL 32807  
 941.377.9178

## SUNRISE PHASE I COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE  
 05/08-23-21

JOB NUMBER  
 04238.0001

SCALE  
 AS SHOWN

DATE  
 03/07/2024

SHEET  
 3/10

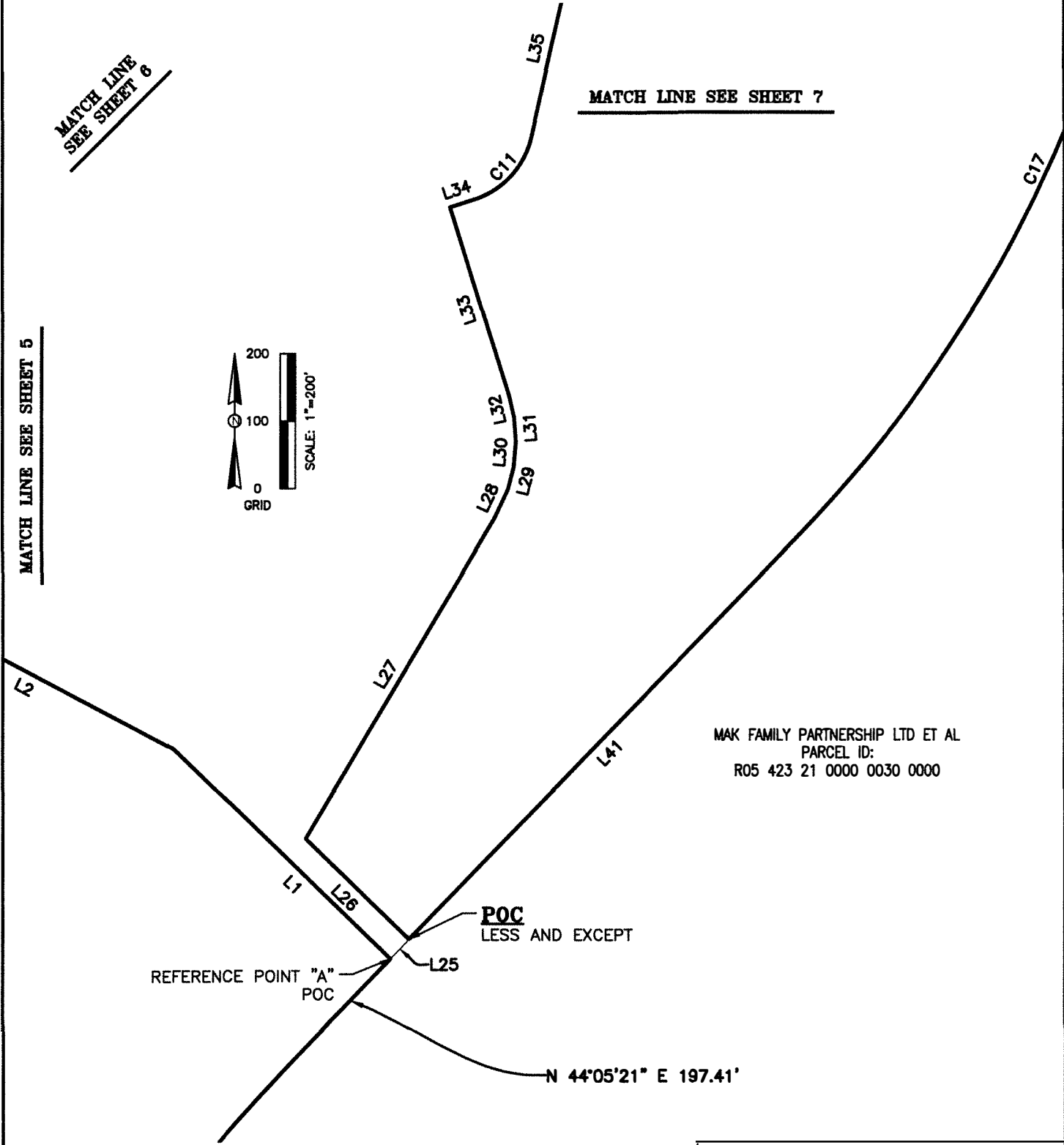
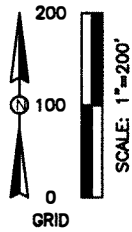


# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

MATCH LINE  
SEE SHEET 6

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5



MAK FAMILY PARTNERSHIP LTD ET AL  
PARCEL ID:  
R05 423 21 0000 0030 0000

INFORMATION NOT COMPLETE  
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**HAMILTON**  
ENGINEERING & SURVEYING, LLC  
LB #8405 CA #8474

3409 W LEMON ST  
TAMPA, FL 33609  
813.250.3535

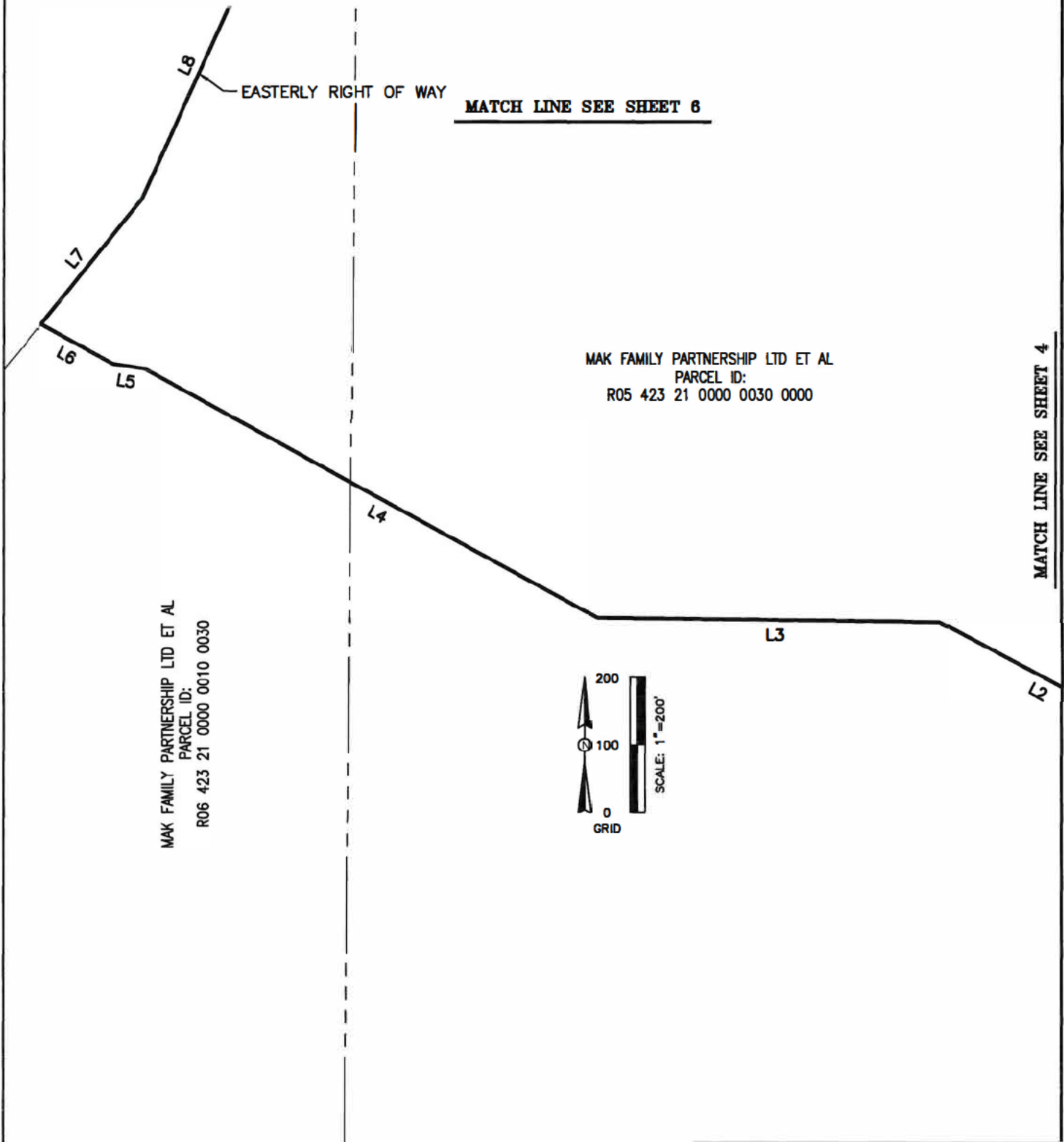
2400 N. FORSYTH 108  
ORLANDO, FL 32807  
407.362.5823

8340 CONSUMER CIRCLE  
SARASOTA, FL 32807  
941.377.9178

## SUNRISE PHASE I COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
05/08-23-21	04238.0001	AS SHOWN	03/07/2024	4/10

**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY**



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**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W LEMON ST  
TAMPA, FL 33609  
813.250.3533

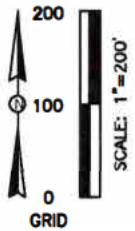
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**SUNRISE PHASE I  
COMMUNITY DEVELOPMENT DISTRICT**

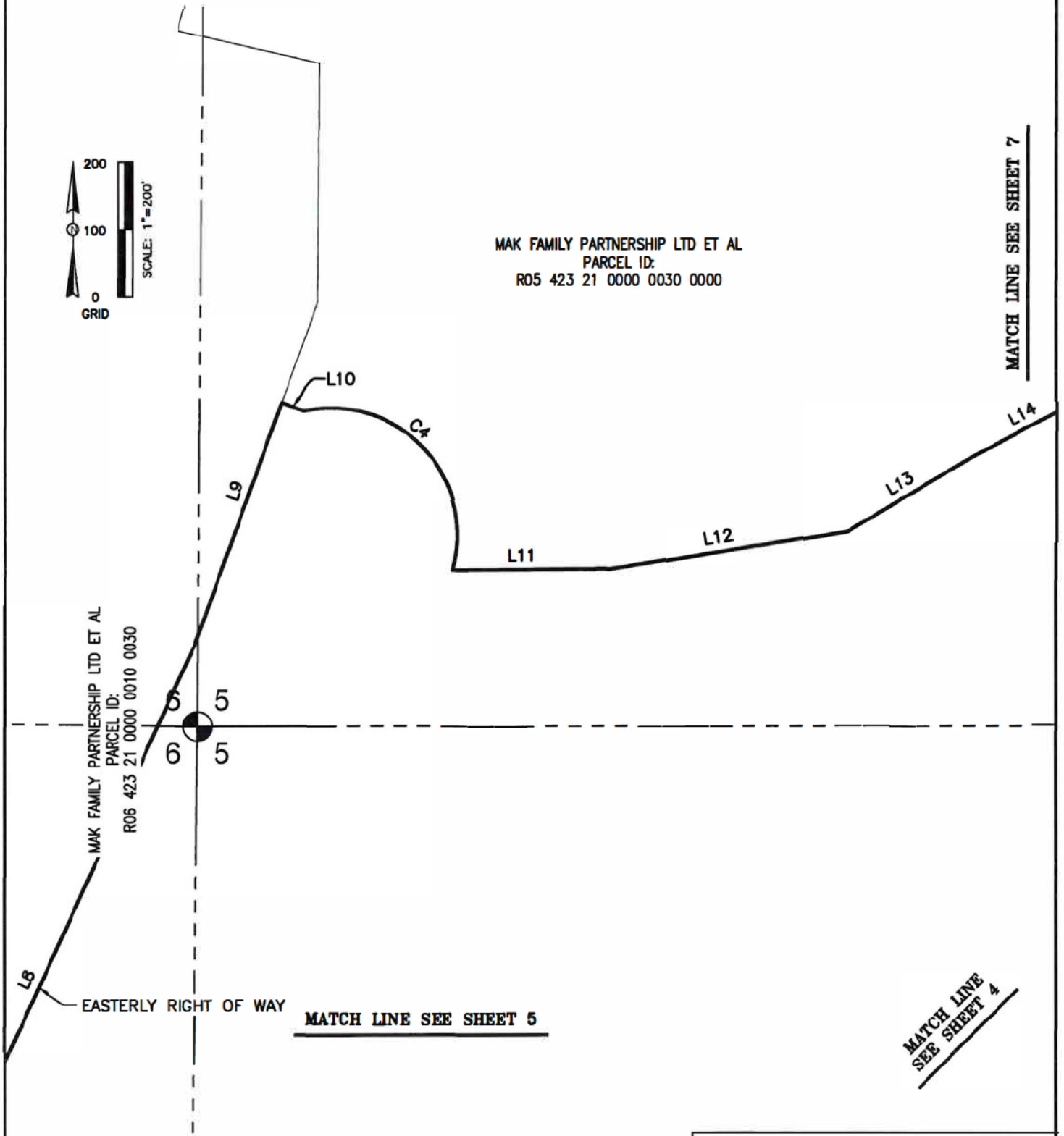
SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
05/08-23-21	04238.000 I	AS SHOWN	03/07/2024	5/10

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY



MAK FAMILY PARTNERSHIP LTD ET AL  
 PARCEL ID:  
 R05 423 21 0000 0030 0000

MATCH LINE SEE SHEET 7



MAK FAMILY PARTNERSHIP LTD ET AL  
 PARCEL ID:  
 R05 423 21 0000 0010 0030

EASTERLY RIGHT OF WAY  
MATCH LINE SEE SHEET 5

MATCH LINE  
 SEE SHEET 4

INFORMATION NOT COMPLETE  
 WITHOUT ALL SHEETS



**HAMILTON**  
 ENGINEERING & SURVEYING, LLC

3409 W LEMON ST TAMPA, FL 33609 813.250.3535  
 2400 N. FORSYTH 106 ORLANDO, FL 32807 407.362.5929  
 8340 CONSUMER CIRCLE SARASOTA, FL 32807 941.377.9178

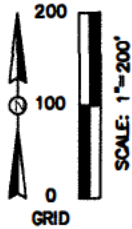
SUNRISE PHASE I  
 COMMUNITY DEVELOPMENT DISTRICT

SECT TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
05/08-23-21	04238.0001	AS SHOWN	03/07/2024	6/10

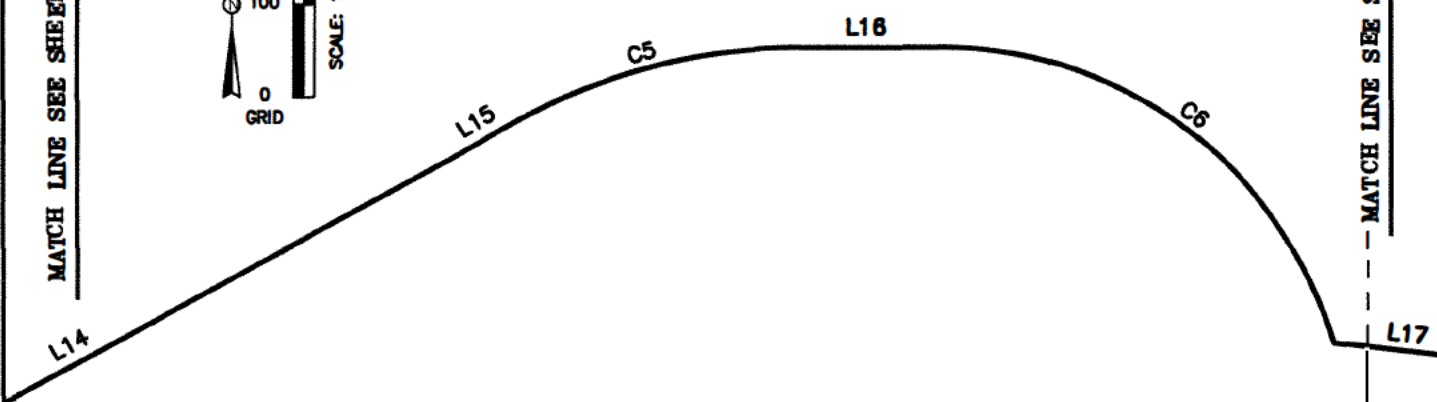
\\hes417\J24\04238 HAWK SUNRISE LLC\0001 SUNRISE PROJECT\SURV\Sketch & Descriptions\Ph 1 Closiny\Sketch And Description\Sunrise PH-1 CDD S&D.dwg (8x11) (6) glancartol Mar 07, 2024 - 7:33am

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

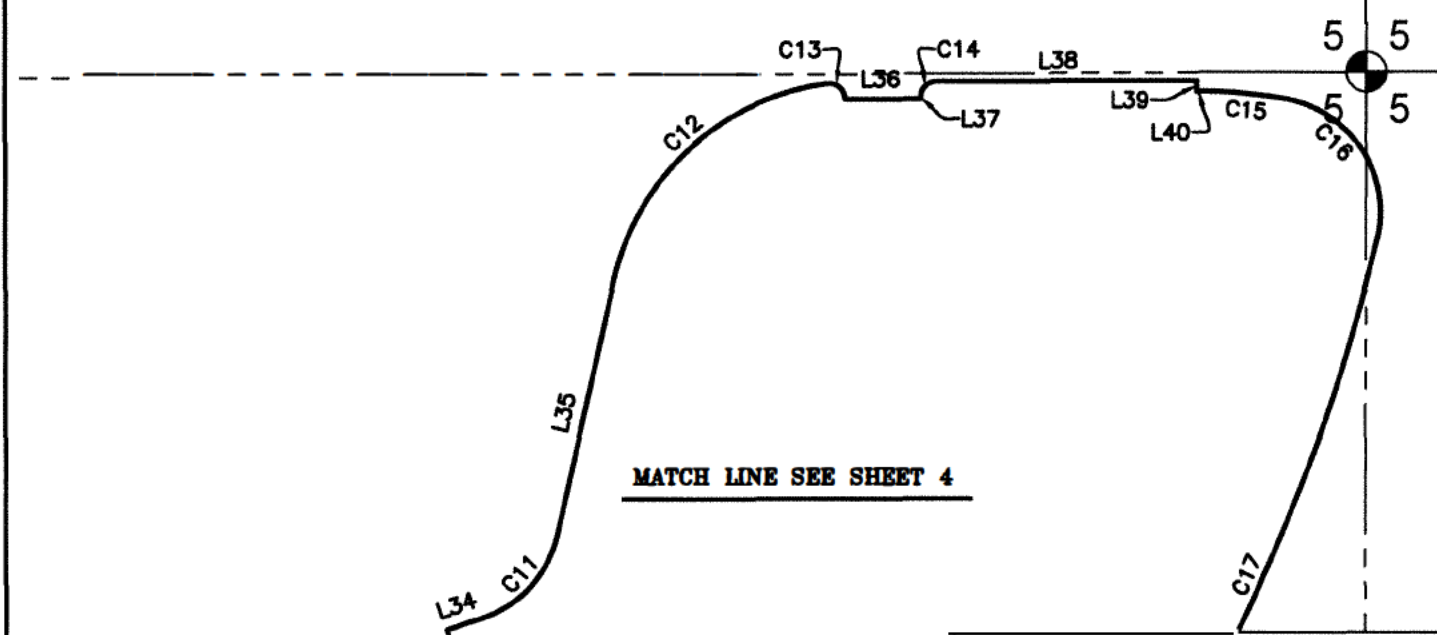
MATCH LINE SEE SHEET 6



MATCH LINE SEE SHEET 8



MAK FAMILY PARTNERSHIP LTD ET AL  
 PARCEL ID:  
 R05 423 21 0000 0030 0000



MATCH LINE SEE SHEET 4

INFORMATION NOT COMPLETE  
 WITHOUT ALL SHEETS



**HAMILTON**  
 ENGINEERING & SURVEYING, LLC

3409 W LEMON ST  
 TAMPA, FL 33609  
 813.250.3535

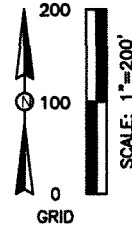
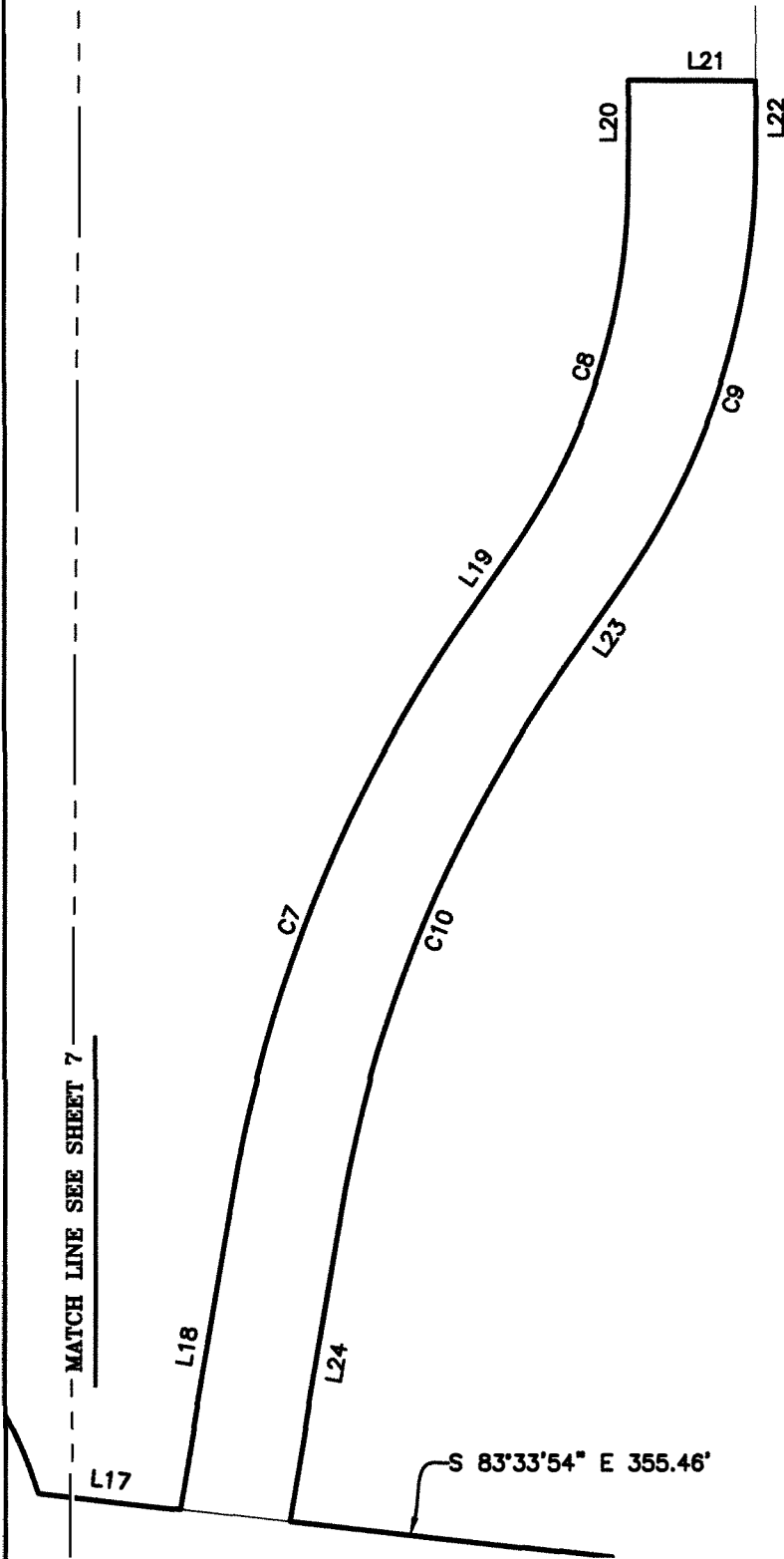
2400 N. FORSYTH 106  
 ORLANDO, FL 32807  
 407.362.5929

8340 CONSUMER CIRCLE  
 SARASOTA, FL 32807  
 941.377.9178

SUNRISE PHASE I  
 COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
05/08-23-21	04238.000 1	AS SHOWN	03/07/2024	7/10

**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY**



MAK FAMILY PARTNERSHIP LTD ET AL  
 PARCEL ID:  
 R05 423 21 0000 0030 0000

INFORMATION NOT COMPLETE  
 WITHOUT ALL SHEETS



**HAMILTON**  
 ENGINEERING & SURVEYING, LLC

3409 W LEMON ST  
 TAMPA, FL 33609  
 813.250.3535

2400 N. FORSYTH 106  
 ORLANDO, FL 32807  
 407.367.5929

8340 CONSUMER CIRCLE  
 SARASOTA, FL 32807  
 941.377.9178

**SUNRISE PHASE I  
 COMMUNITY DEVELOPMENT DISTRICT**

SEC TWP RGE	JOB NUMBER	SCALE	DATE	SHEET
05/08-23-21	04238.0001	AS SHOWN	03/07/2024	8/10

# SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N 45°54'39" W	447.69'
L2	N 62°14'04" W	416.30'
L3	N 89°18'03" W	511.71'
L4	N 61°16'19" W	769.17'
L5	N 81°11'05" W	48.46'
L6	N 61°16'19" W	122.31'
L7	N 39°04'55" E	238.80'
L8	N 24°25'34" E	768.24'
L9	N 19°45'27" E	385.51'
L10	S 69°44'17" E	35.65'
L11	N 89°31'48" E	238.51'
L12	N 81°02'02" E	359.94'
L13	N 59°21'13" E	211.00'
L14	N 61°30'33" E	598.69'
L15	N 59°36'33" E	28.27'
L16	N 90°00'00" E	150.05'
L17	S 83°33'54" E	155.87'
L18	N 09°34'44" E	347.05'
L19	N 34°57'57" E	85.19'
L20	N 00°14'14" E	113.61'
L21	S 89°45'46" E	140.00'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L22	S 00°14'14" W	84.76'
L23	S 34°57'57" W	120.30'
L24	S 09°34'44" W	340.46'
L25	N 44°05'21" E	40.00'
L26	N 45°54'39" W	214.40'
L27	N 30°41'28" E	553.13'
L28	N 24°39'31" E	47.29'
L29	N 14°15'17" E	34.30'
L30	N 05°05'15" E	37.62'
L31	N 04°17'26" W	35.95'
L32	N 13°11'34" W	33.90'
L33	N 17°30'45" W	291.16'
L34	N 72°29'15" E	37.77'
L35	N 12°46'04" E	281.10'
L36	N 90°00'00" E	82.00'
L37	N 00°00'00" E	2.29'
L38	S 90°00'00" E	283.53'
L39	S 00°00'00" W	12.00'
L40	S 90°00'00" E	4.11'
L41	S 44°05'21" W	837.07'

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



HAMILTON

ENGINEERING & SURVEYING, LLC

LB #8405 CA #8474

3409 W LEMON ST  
TAMPA, FL 33609  
813.259.3535

2400 N. FORSYTH 106  
ORLANDO, FL 32807  
407.352.5928

8340 CONSUMER CIRCLE  
SARASOTA, FL 32807  
941.377.9178

## SUNRISE PHASE I COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE  
05/08-23-21

JOB NUMBER  
04238.0001

SCALE  
AS SHOWN

DATE  
03/07/2024

SHEET  
9/10

# SKETCH & DESCRIPTION – NOT A BOUNDARY SURVEY

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	1420.00'	N 72°28'27" W	789.85'	800.40'	32°17'44"
C2	1440.00'	N 23°14'45" E	521.27'	524.16'	20°51'20"
C3	2760.00'	N 28°27'13" E	1487.73'	1506.36'	31°16'16"
C4	190.00'	S 43°05'35" E	326.14'	392.12'	118°14'47"
C5	650.00'	N 74°47'51" E	340.90'	344.93'	30°24'18"
C6	449.99'	S 53°18'37" E	537.73'	576.31'	73°22'46"
C7	1560.00'	N 22°16'20" E	685.58'	691.22'	25°23'13"
C8	690.00'	N 17°36'06" E	411.86'	418.23'	34°43'43"
C9	810.00'	S 17°36'06" W	483.48'	490.96'	34°43'43"
C10	1440.00'	S 22°16'20" W	632.84'	638.05'	25°23'13"
C11	125.00'	N 42°37'39" E	124.47'	130.29'	59°43'11"
C12	277.00'	N 47°34'50" E	316.28'	336.61'	69°37'32"
C13	17.00'	S 48°48'12" E	25.58'	28.96'	97°36'24"
C14	16.99'	N 45°00'00" E	24.04'	26.71'	90°02'19"
C15	564.27'	S 85°03'33" E	93.11'	93.22'	9°27'55"
C16	125.00'	S 33°34'44" E	182.37'	204.39'	93°41'04"
C17	1940.00'	S 28°40'34" W	1031.20'	1043.75'	30°49'33"

INFORMATION NOT COMPLETE  
WITHOUT ALL SHEETS



HAMILTON

ENGINEERING & SURVEYING, LLC

LB #8405 CA #8474

3409 W LEMON ST  
TAMPA, FL 33609  
813.250.3535

2400 N. FORSYTH 106  
ORLANDO, FL 32807  
407.362.6929

8340 CONSUMER CIRCLE  
SARASOTA, FL 32807  
941.377.9178

SUNRISE PHASE I  
COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE  
05/08-23-21

JOB NUMBER  
04238.0001

SCALE  
AS SHOWN

DATE  
03/07/2024

SHEET  
10/10

**Exhibit C**  
**Consent and Joinder of Landowner**



**CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE  
SUNRISE COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Composite Exhibit "A"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that Hawk Sunrise LLC, a Florida limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.


The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officers or persons executing this instrument.

Executed by the landowners on the respective dates set forth below.

**MAK FAMILY PARTNERSHIP, LTD.,**  
a Florida limited partnership

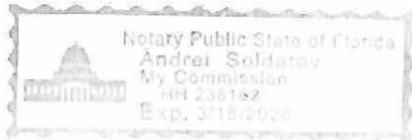
By:   
James H. Kimbrough, Jr., Managing General Partner

STATE OF FLORIDA  
COUNTY OF Herando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 date of March, 2024, by James H. Kimbrough, Jr., as Managing General Partner of MAK Family Partnership, LTD., a Florida limited partnership, on behalf of the company, who is  personally known to me or  has produced FDL REDACTED as identification.

[Notary Seal]

  
Notary Public



Andrei Soldatov  
Name typed, printed or stamped  
My Commission Expires: 03/18/26

**TBF PARTNERS, LTD.,**  
a Texas limited partnership

Through TBF Management, LLC, a Texas limited liability company, its Managing General Partner

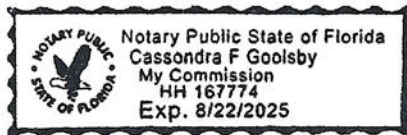
By: J. Thomas Bronson  
J. Thomas Bronson, its Chief Operating Officer

STATE OF FLORIDA  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 date of March, 2024, by J. Thomas Bronson, as Chief Operating Officer for TBF Management, LLC, a Texas limited liability company, which is the Managing General Partner of TBF Partners, LTD., a Texas limited partnership, on behalf of the limited partnership, who is  personally known to me or  has produced \_\_\_\_\_ as identification.


[Notary Seal]

Cassandra F. Goolsby  
Notary Public



Cassandra F. Goolsby  
Name typed, printed or stamped  
My Commission Expires: 8/22/25


**TBF PARTNERS II, LLC,**  
a Texas limited liability company

By:   
J. Thomas Bronson, its Manager

STATE OF FLORIDA  
COUNTY OF   Hernando  

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this   15   date of   March  , 2024, by J. Thomas Bronson, as Manager for TBF Partners II, LLC, a Texas limited liability company, on behalf of the company, who is  personally known to me or  has produced \_\_\_\_\_ as identification.


[Notary Seal]

  
Notary Public



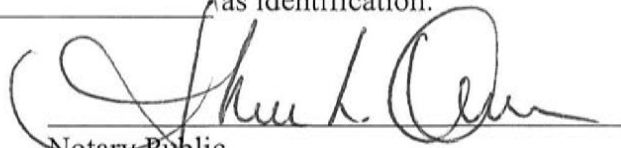
Cassandra F. Goolsby  
Name typed, printed or stamped  
My Commission Expires:   8/22/25

**Robert A. Buckner**, as Trustee under  
that certain Trust Agreement dated March 9, 1989

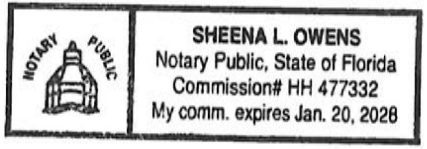
By:   
Robert A. Buckner, Trustee

STATE OF FLORIDA  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 13 date of March, 2024, by Rober A. Buckner, as  
Trustee under that certain Trust dated March 9, 1989, who is  personally known to me or  
 has produced \_\_\_\_\_ as identification.

  
Notary Public

[Notary Seal]



Sheena L. Owens  
Name typed, printed or stamped  
My Commission Expires: January 20, 2028

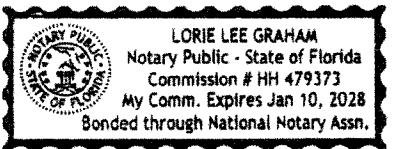
By: Sharon P. McKethan  
Sharon P. McKethan, Individually

STATE OF FLORIDA  
COUNTY OF Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 date of March, 2024, by Sharon P. McKethan, who is  personally known to me or  has produced Drivers license as identification.

[Notary Seal]

Lorie Lee Graham  
Notary Public



Lorie Lee Graham  
Name typed, printed or stamped  
My Commission Expires: \_\_\_\_\_

The Estate of John Hale McKethan

By: [Signature]  
Haley Dowlen, Personal Representative

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 date of MARCH, 2024, by Haley Dowlen, as Personal Representative of The Estate of John Hale McKethan, on behalf of the estate, who is  personally known to me or  has produced FLORIDA LICENSE as identification.

[Notary Seal]

[Signature]  
Notary Public



JESSE OJEDA  
Name typed, printed or stamped  
My Commission Expires: 08-05-2024



Composite Exhibit "A"

doc - 4440, 9.00  
one  
return #  
Alton W. Woodhouse

WARRANTY DEED

THIS INDENTURE, Made this 17th day of May, 1982, between ROBERT D. MEERS and RUBY KATHLEEN MEERS, his wife, of the County of Hillsborough, State of Florida, grantor\*, and JAMES H. KIMBROUGH, RICHARD E. MCGEE, SR., Trustee under the terms of that certain Trust dated January 10, 1980, and known as the Kimbrough Children Trust, T. E. BRONSON, J. HALE MCKETHAN, ROBERT C. BUCKNER, ROBERT A. BUCKNER, JAMES C. BUCKNER and CELIA M. BUCKNER, as their interest appears herein, whose post office address is One East Jefferson Street, Brooksville, Florida 33512, of the County of Hernando, State of Florida, grantees\*,

WITNESSETH, That said grantor, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to James H. Kimbrough, undivided 1/8 interest; Richard E. McGee, Sr., Trustee under the terms of that certain Trust dated January 10, 1980, and known as the Kimbrough Children Trust, undivided 1/8 interest; T. E. Bronson, undivided 1/4 interest; J. Hale McKethan, undivided 1/4 interest; Robert C. Buckner, undivided 1/16 interest; Robert A. Buckner, undivided 1/16 interest; James C. Buckner, undivided 1/16 interest; Celia M. Buckner 1/16 interest, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

PARCEL I: The South 1/4 of the SW 1/4 of the NW 1/4; and the North 1/4 of the SW 1/4; and the SW 1/4 of the SW 1/4 of Section 8, Township 23 South, Range 21 East, lying and being in Hernando County, Florida. Subject to the rights of the public in any part thereof deeded, taken or used for road, street or highway purposes.

PARCEL II: In Section 8, Township 23 South, Range 21 East: The SE 1/4 of the SW 1/4, LESS existing road right of way; and the South 30 feet of the SE 1/4; and the South 30 feet of the SE 1/4 of the SW 1/4, Hernando County, Florida.

The premises conveyed are subject to:

Easements and reverter rights as contained in O.R. Book 230, Page 504, public records of Hernando County, Florida; Mortgage dated June 3, 1977, to The Federal Land Bank of Columbia recorded in O.R. Book 405, Page 1136, public records aforesaid, which the Grantees herein hereby assume and agree to pay under the same terms and conditions as contained therein; and that certain Second Purchase Money Mortgage of even date herewith from the Grantees herein as their interests appear to the Grantor herein as part payment for the above described property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

*Richard E. McGee, Sr.*  
*Robert D. Meers* (SEAL)  
Robert D. Meers  
*Ruby Kathleen Meers* (SEAL)  
Ruby Kathleen Meers

This Instrument Was Prepared By:  
RICHARD E. MCGEE, SR., Attorney  
Hernando State Bank Building  
Brooksville, Florida 33512

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
MAY 17 1982  
999.00  
11232

OFF REC 503 PG 0795



STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ROBERT D. MEERS and RUBY KATHLEEN MEERS, his wife, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17<sup>th</sup> day of May, 1982.

  
Notary Public

My Commission Expires:

3-9-84



FILED FOR RECORD  
HAROLD W. PROWN, CLERK  
HERNANDO COUNTY, FLA.  
82 MAY 17 PH 3 03

009008

R 900  
J 821750

This instrument prepared by  
J HARDIN PETERSON JR  
of Peterson, Myers, Craig, Crews, Brandon & Mann, P.A.  
P. O. Drawer 85  
Lakeland, Fla 33802

PERSONAL REPRESENTATIVES' DEED

THIS PERSONAL REPRESENTATIVES' DEED is made this 1st day of May, 1987, between MIKE B. TOMKOW and DAVID L. TOMKOW, as Co-Personal Representatives of the Estate of MIKE TOMKOW, JR., Deceased, of the County of Polk, State of Florida, as GRANTOR, and JAMES H. KIMBROUGH, an undivided 1/4th interest; T. E. BRONSON, an undivided 1/4th interest; JOHN HALE MCKETHAN, an undivided 1/4th interest; ROBERT C. BUCKNER, an undivided 1/16th interest; BUCKNER SUNRISE, a Florida general partnership, an undivided 1/16th interest; ROBERT A. BUCKNER, an undivided 1/16th interest; and JAMES C. BUCKNER, an undivided 1/16th interest, whose post office address is P. O. Box 156, Brooksville, of the County of Hernando, State of Florida 34298-0156, as Grantee.

Grantor pursuant to power of sale contained in the Last Will and Testament of the above named decedent for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee to Grantor grants, bargains, sells and conveys to Grantee and Grantee's heirs, successors and assigns forever the land situate, lying and being in HERNANDO County, Florida, more particularly described on the attached Exhibit "A".

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the Grantee and to his heirs, successors in interest and assigns in fee simple forever.

AND Grantor does covenant to and with Grantee, that in all things preliminary and to and in and about the sale and this conveyance, the laws of the United States of America and the State of Florida have been followed and complied with.

IN WITNESS WHEREOF, Grantors have set their hands and seals on the date first written above.

Signed, Sealed and Delivered in the presence of:

[Signature]  
Jan Schenenthaler

Mike B. Tomkow (SEAL)  
MIKE B. TOMKOW

David L. Tomkow (SEAL)  
DAVID L. TOMKOW

As Co-Personal Representatives of the Estate of Mike Tomkow, Jr., Deceased,

Documentary Tax Pd. \$ 821.75  
Intangibles Tax Pd. \$  
Harold W. Craze, Clerk Circuit Ct.  
Hernando County, Florida  
By [Signature] D.C.

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing Personal Representatives' Deed was acknowledged before me this 22nd day of May, 1987, by MIKE B. TOMKOW and DAVID L. TOMKOW, as Co-Personal Representatives of the Estate of Mike Tomkow, Jr., Deceased.

(SEAL)  
NOTARY PUBLIC

Lillian J. Schenenthaler  
NOTARY PUBLIC

My Commission Expires:

Notary Public, State Of Florida At Large  
My Commission Expires Feb. 22, 1990

EXHIBIT "A"

PARCEL 1: The E½ of Section 5, Township 23 South, Range 21 East; LESS the East 25.0 feet, AND LESS right-of-way for State Road 50, AKA U.S. Highway 98, containing 323.627 acres.

PARCEL 2: The South 100 acres located in Section 9, Township 23 South, Range 21 East, being more particularly described as follows: Commence at the SW corner of Section 9, Township 23 South, Range 21 East, thence along the South line thereof run N89°51'38"E, 25.0 feet for a POB; thence parallel with the West line of said Section 9 and 25.0 feet distant to same, N00°24'43"W 1284.0 feet, thence N89°51'38"E, 3225.72 feet to the Westerly right-of-way line of the A.C.L. Railroad, thence along said line S15°04'33"E, 1329.46 feet to the South line of said Section 9, thence along said line S89°53'39"W, 948.48 feet to the South 1/4 Section corner, thence continue along the South line of said Section 9, S89°51'38"W 2613.80 feet to the POB; all in Hernando County, Florida, containing 100 acres.

FILED FOR RECORD  
AROLD WILLIAM BROWN, CLERK  
HERNANDO COUNTY, FLA.  
.87 JUN 2 PM 4 35

018135

10.50  
1787.50  
1784.00

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:  
MCGEE, LUCKIE & TYNER, P.A.  
Post Office Box 907  
Brooksville, FL 34605-0907

R

Documentary Tax Pd \$1787.50  
Intangible Tax Pd \$  
Karen Nicolai Clerk of Circuit Court  
Hernando County, Florida  
By Nancy Crenshaw

WARRANTY DEED

THIS INDENTURE, made this 4th day of December, 1989,  
BETWEEN CHARLIE LUCKIE, JR., a married man, of the County of Pasco,  
State of Florida, Grantor, and JAMES H. KIMBROUGH (Social Security  
No. \_\_\_\_\_) as to an undivided one-fourth (1/4)  
interest; T. E. BRONSON (Social Security No. \_\_\_\_\_) as  
to an undivided one-fourth (1/4) interest; J. HALE MCKETHAN (Social  
Security No. \_\_\_\_\_) as to an undivided one-fourth  
(1/4) interest; ROBERT C. BUCKNER (Social Security No.  
\_\_\_\_\_) as to an undivided one-sixteenth (1/16)  
interest; ROBERT A. BUCKNER (Social Security No. \_\_\_\_\_)  
as to an undivided one-sixteenth (1/16) interest; JAMES C. BUCKNER  
(Social Security No. \_\_\_\_\_) as to an undivided one-  
sixteenth (1/16) interest; and WILLIAM M. BUCKNER (Social Security  
No. \_\_\_\_\_) as to an undivided one-sixteenth (1/16)  
interest, whose post office address is Post Office Box 156,  
Brooksville, Florida, 34605-0156.

WITNESSETH: That said Grantor, for and in consideration of the  
sum of TEN AND NO/100 Dollars, and other good and valuable  
considerations to said Grantor in hand paid by said Grantees, the  
receipt whereof is hereby acknowledged, has granted, bargained, and  
sold to the said Grantees, and Grantees' heirs and assigns forever,  
the following described land, situate, lying and being in Hernando  
County, Florida, to-wit:

Commence at the SE corner of Section 8, Township 23  
South, Range 21 East, Hernando County, Florida, thence  
go North 01 degrees 03'54" East along the East line of  
said Section 8, 1661.89 feet for a POINT OF BEGINNING,  
continue North 01 degrees 03'54" East along said East  
line of Section 8, 1025.71 feet, thence North 88 degrees  
26'27" West, 2655.47 feet to the West line of the SE 1/4  
of aforesaid Section 8, thence South 01 degrees 23'27"  
West along said West line 635.56 feet, thence South 88  
degrees, 39'22" East 698.11 feet, thence South 01 degrees  
03'54" West 200 feet, thence South 88 degrees 39'22" East  
1260.91 feet, thence South 01 degrees 03'53" West 200  
feet, thence South 88 degrees 39'22" East 700 feet to the  
POINT OF BEGINNING;

LESS the East 30 feet thereof for road right-of-way.

KEY NUMBER 1047511

THIS IS NOT THE HOMESTEAD OF GRANTOR

and said Grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons  
whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand  
and seal the day and year first above written.

Signed, Sealed and Delivered  
in our Presence:

Nancy Crenshaw  
As to Charlie Luckie, Jr.

Charlie Luckie, Jr. (SEAL)  
CHARLIE LUCKIE, JR.

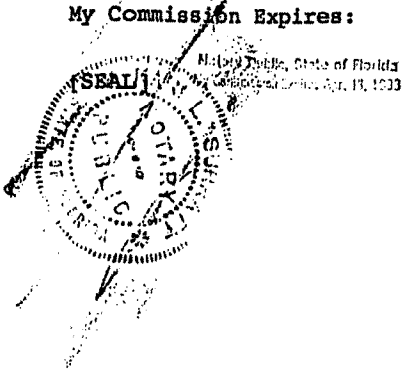
STATE OF FLORIDA  
COUNTY OF HERNANDO

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared CHARLIE LUCKIE, JR., a married man, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 4th day of December, 1989.

*Kari L. Surratt*  
NOTARY PUBLIC

My Commission Expires:



040337

FILED FOR RECORD  
KAREN NICOLAI, CLERK  
HERNANDO COUNTY, FL  
89 DEC -4 PM 4:40

O.R. 759 PG 1476



100.00

WARRANTY DEED

THIS INDENTURE, Made this 1st day of November, 1980, between J. H. KIMBROUGH, Trustee for Sunrise Lands, of the County of Hernando, State of Florida, grantor\*, and JAMES H. KIMBROUGH, T. E. BRONSON, JOHN HALE MCKETHAN and ALFRED A. MCKETHAN, whose post office address is 125 North Avenue, Brooksville, Florida 33512, of the County of Hernando, State of Florida, grantee\*,

WITNESSETH, That said grantor, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, an undivided 1/4 interest to JAMES H. KIMBROUGH, an undivided 1/4 interest to T. E. BRONSON, an undivided 1/4 to JOHN HALE MCKETHAN, and an undivided 1/4 interest to ALFRED A. MCKETHAN in and to the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Parcel No. 1:

The W 1/2 of Section 5, Township 23 South, Range 21 East, less and except the following parcels:

- a. A tract conveyed to Texaco, Inc. by deed dated November 24, 1964, recorded in O.R. Book 107, Page 192, public records of Hernando County, Florida.
- b. A tract conveyed to The Ocala Corporation by deed dated May 31, 1966, recorded in O.R. Book 132, Page 407, public records of Hernando County, Florida.

Parcel No. 2:

All of Section 6, Township 23 South, Range 21 East, East of right-of-way of Interstate 75.

Parcel No. 3:

All of Section 7, Township 23 South, Range 21 East, East of right-of-way of Interstate 75, less the South 30 feet thereof.

Parcel No. 4:

NW 1/4 of Section 8, Township 23 South, Range 21 East, less the S 1/2 of the SW 1/4 of the NW 1/4.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whatsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Olma Lee Vance  
Sheryl A. Roberts

J. H. Kimbrough (SEAL)  
J. H. Kimbrough  
Trustee for Sunrise Lands

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 3rd day of November, A.D., 1980, by J. H. KIMBROUGH, Trustee for Sunrise Lands.

My Commission Expires:  
Notary Public, State of Florida at Large  
My Commission Expires July 19, 1983  
Bonded By American Fire & Casualty Company.

Olma Lee Vance  
Notary Public

McGEE & ALVIL, P.A., ATTORNEYS-AT-LAW, HERNANDO STATE BANK BUILDING, BROOKSVILLE, FLORIDA 33512

TELEPHONE: (904) 796-3564

OFF REC 474 PG 1033

400  
-40  
EX-1812

This Instrument Was Prepared By:  
RICHARD E. MCGEE, SR., Attorney  
of McGEE & ALVIL, P.A.  
Hernando State Bank Building  
Brooksville, Florida 33512

FILED FOR RECORD  
HERNANDO COUNTY, FLA.  
DEC 29 1980  
3:30 PM

025633  
065410  
STATE OF FLORIDA  
DEPT. OF REVENUE  
DOCUMENTARY STAMP TAX  
DEC 29 1980  
11 00.40

Doc 557.90  
Rec 241.00  
557.90

\*\* OFFICIAL RECORDS \*\*  
BK: 1079 PG: 1279

FILE# 96-028366  
HERNANDO COUNTY, FLORIDA

RCD Aug 01 1996 08:40am  
KAREN NICOLAI, CLERK

124.00

Prepared by and return to:  
Charles H. Carver, Esq.  
Kalish & Ward, P.A.  
P.O. Box 71  
Tampa, Florida 33607

DEED DOC STAMPS 557.90  
08/01/96 Deputy Clk



**WARRANTY DEED**

THIS WARRANTY DEED, made and entered into this 3<sup>rd</sup> day of July, 1996, between JAMES H. KIMBROUGH ("Grantor"), and MAK FAMILY PARTNERSHIP, LTD., a Florida limited partnership ("Grantee"), whose post office address is c/o James H. Kimbrough, Jr., Post Office Box 1146, Brooksville, Florida 34605. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and partnerships.)

**W I T N E S S E T H :**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee forever and undivided one-quarter (1/4) interest in and to the following described land, situate, lying and being in Hernando County, Florida, to-wit:

THE REAL PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

This instrument was prepared from information furnished by the parties hereto. Title research or other assurance of title was neither requested from nor performed or given by the preparer of this instrument.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that, subject to and except for (i) ad valorem taxes and other governmental assessments for the year 1996 and subsequent years thereto, (ii) laws, ordinances and governmental regulations (including, but not limited to, building, zoning and land use ordinances) affecting the occupancy, use or enjoyment of said land, and (iii) all covenants, conditions, restrictions, easements and other matters, if any, described on Exhibit "A" attached hereto, Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims and demands of all persons whomsoever.

The property described herein is not the homestead of Grantor for purposes of Article X, Section 4 of the Constitution of the State of Florida.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of:

Bryan C. Parker  
Print Name: Bryan C. Parker

James H. Kimbrough  
JAMES H. KIMBROUGH

3045 Plantation Pines  
Lecanto, Florida 34461

A. Jill Kalish  
Print Name: A. Jill Kalish

STATE OF FLORIDA )  
COUNTY OF Polk )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of JULY, 1996, by JAMES H. KIMBROUGH. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

William Kalish  
Print or Stamp Name: William Kalish  
Notary Public  
My commission expires: \_\_\_\_\_  
My serial number is: \_\_\_\_\_

(NOTARIAL SEAL)

58175  
57158159-62

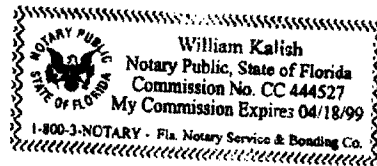




EXHIBIT "A"

Commence at the SE corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida, thence go North 01 degrees 03'54" East along the East line of said Section 8, 1661.89 feet for a POINT OF BEGINNING, continue North 01 degrees 03'54" East along said East line of Section 8, 1025.71 feet, then North 88 degrees 26'27" West, 2655.47 feet to the West line of the SE 1/4 of aforesaid Section 8, thence South 01 degrees 23'27" West along said West line 635.56 feet, thence South 88 degrees 39'22" East 698.11 feet, thence South 01 degrees 03'54" West 200 feet, thence South 88 degrees 39'22" East 1260.91 feet, thence South 01 degrees 03'53" West 200 feet, thence South 88 degrees 39'22" East 700 feet to the POINT OF BEGINNING;

LESS the East 30 feet thereof for road right-of-way.

Parcel 57/WD/JHK/TCM/89

EXHIBIT "A"  
CONTINUED

\*\* OFFICIAL RECORDS \*\*  
BK: 1079 PG: 1282

PARCEL 1:

The E1/2 of Section 5, Township 23 South, Range 21 East; LESS the East 25.0 feet, AND LESS right-of-way for State Road 50, AKA U.S. Highway 98, containing 323.627 acres.

PARCEL 2:

The South 100 acres located in Section 9, Township 23 South, Range 21 East, being more particularly described as follows: Commence at the SW corner of Section 9, Township 23 South, Range 21 East, thence along the South line thereof run N89°51'38"E, 25.0 feet for a POB; thence parallel with the West line of said Section 9 and 25.0 feet distant to same, N00°24'43"W 1284.0 feet, thence N89°51'38"E, 3225.72 feet to the Westerly right-of-way line of the A.C.L Railroad, thence along said line S15°04'33"E, 1329.46 feet to the South line of said Section 9, thence along said line S89°53'39"W, 948.40 feet to the South 1/4 Section corner, thence continue along the South line of said Section 9, S89°51'38"W 2613.80 feet to the POB; all in Hernando County, Florida, containing 100 acres.

Parcel 58/PR/IHK/TC4/87

**EXHIBIT "A"**  
**CONTINUED**

**Parcel No. 1**

The W 1/2 of Section 5, Township 23 South, Range 21 East, less and except the following parcels:

a. A tract conveyed to Texaco, Inc. by deed dated November 24, 1964, recorded in O.R. Book 107, Page 192, public records of Hernando County, Florida.

b. A tract conveyed to The Ocala Corporation by deed dated May 31, 1966, recorded in O.R. Book 132, Page 407, public records of Hernando County, Florida.

**Parcel No. 2**

All of Section 6, Township 23 South, Range 21 East, East of right-of-way of Interstate 75.

**Parcel No. 3**

All of Section 7, Township 23 South, Range 21 East, East of right-of-way of Interstate 75, less the South 30 feet thereof.

**Parcel No. 4**

NW 1/4 of Section 8, Township 23 South, Range 21 East, less and except the S 1/2 of the SW 1/4 of the NW 1/4.

Parcels 59-62/WD/JHK/TC 4/80

LEGIBILITY OF SOME ENTRIES ON THIS DOCUMENT  
ARE OF POOR QUALITY AND MAY NOT BE LEGIBLE

2400

\*\* OFFICIAL RECORDS \*\*  
BK: 1187 PG: 1784

FILE# 98-016186  
HERNANDU COUNTY, FLORIDA

RCD Apr 20 1998 03:56pm  
KAREN NICOLAI, CLERK

Prepared by and return to:  
Charles H. Carver, Esq.  
Kalish & Ward, P.A.  
P.O. Box 71  
Tampa, Florida 33601

R [Signature]

DEED DOC STAMPS 0.70  
04/20/98 Deputy CLK

CORRECTIVE WARRANTY DEED

THIS CORRECTIVE WARRANTY DEED, made and entered into effective as of the 3rd day of July, 1996, between JAMES H. KIMBROUGH ("Grantor"), and MAK FAMILY PARTNERSHIP, LTD., a Florida limited partnership ("Grantee"), whose post office address is c/o James H. Kimbrough, Jr., Post Office Box 1146, Brooksville, Florida 34605. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and partnerships.)

W I T N E S S E T H :

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee forever and undivided one-quarter (1/4) interest in and to the following described land, situate, lying and being in Hernando County, Florida, to-wit:

THE REAL PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED  
HERETO AND INCORPORATED HEREIN BY REFERENCE

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

→ This Corrective Warranty Deed is being made and recorded to correct an error in the legal description set forth on page 4 of that certain Warranty Deed between the Grantor and Grantee named herein recorded in O.R. Book 1079, Page 1279 of the Public Records of Hernando County, Florida.

This instrument was prepared from information furnished by the parties hereto. Title research or other assurance of title was neither requested from nor performed or given by the preparer of this instrument.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that, subject to and except for (i) ad valorem taxes and other governmental assessments for the year 1996 and subsequent years thereto, (ii) laws, ordinances and governmental regulations (including, but not limited to, building, zoning and land use ordinances) affecting the occupancy, use or enjoyment of said land, and (iii) all covenants, conditions, restrictions, easements and other matters, if any, described on Exhibit "A" attached hereto, Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims and demands of all persons whomsoever.

The property described herein is not the homestead of Grantor for purposes of Article X, Section 4 of the Constitution of the State of Florida.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Nancy A. Tooman  
Print  
Name: Nancy A. Tooman

James H. Kimbrough  
JAMES H. KIMBROUGH  
3045 Plantation Pines  
Lecanto, Florida 34461

Randee J. Pollay  
Print  
Name: SANDRA J. POLLAY

STATE OF FLORIDA )  
COUNTY OF HIGHLAND )

The foregoing instrument was acknowledged before me this 10th day of April, 1998, by JAMES H. KIMBROUGH. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

Nancy A. Tooman  
Print or  
Stamp Name: \_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_  
My serial number is: \_\_\_\_\_

(NOTARIAL SEAL)

11283  
11/24/97 82

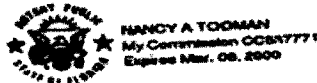


EXHIBIT "A"

\*\* OFFICIAL RECORDS \*\*  
BK: 1187 PG: 1506

Commence at the SE corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida, thence go North 01 degrees 03'54" East along the East line of said Section 8, 1661.89 feet for a POINT OF BEGINNING, continue North 01 degrees 03'54" East along said East line of Section 8, 1025.71 feet, then North 88 degrees 26'27" West, 2655.47 feet to the West line of the SE 1/4 of aforesaid Section 8, thence South 01 degrees 23'27" West along said West line 635.56 feet, thence South 88 degrees 39'22" East 698.11 feet, thence South 01 degrees 03'54" West 200 feet, thence South 88 degrees 39'22" East 1260.91 feet, thence South 01 degrees 03'53" West 200 feet, thence South 88 degrees 39'22" East 700 feet to the POINT OF BEGINNING;

LESS the East 30 feet thereof for road right-of-way.

Page: 57/KD/JRK/TC4/89

EXHIBIT "A"  
CONTINUED

\*\* OFFICIAL RECORDS \*\*  
BK: 1167 PG: 1547

The E1/2 of Section 5, Township 23 South, Range 21 East; LESS the East 25.0 feet, AND 1/8SS right-of-way for State Road 50, AKA U.S. Highway 9A, containing 323.527 acres.

DocId: 50787200/1047



**EXHIBIT "A"**  
**CONTINUED**

Parcel No. 1  
The W 1/2 of Section 5, Township 23 South, Range 21 East, less and except the following parcels:

a. A tract conveyed to Texaco, Inc. by deed dated November 24, 1964, recorded in O.R. Book 107, Page 192, public records of Hernando County, Florida.

b. A tract conveyed to The Ocala Corporation by deed dated May 31, 1966, recorded in O.R. Book 132, Page 407, public records of Hernando County, Florida.

Parcel No. 2  
All of Section 6, Township 23 South, Range 21 East, East of right-of-way of Interstate 75.

Parcel No. 3  
All of Section 7, Township 23 South, Range 21 East, East of right-of-way of Interstate 75, less the South 20 feet thereof.

Parcel No. 4  
NW 1/4 of Section 8, Township 23 South, Range 21 East, less and except the S 1/2 of the SW 1/4 of the NW 1/4.

Parcel No. 5 12/15/1966/10/1/66

Doc. 15.00  
Rec. 27.00

\*\* OFFICIAL RECORDS \*\*  
BK: 1079 PG: 1313

RS-80

FILE# 96-028371  
HERNANDO COUNTY, FLORIDA

RCD Aug 01 1996 08:48am  
KAREN NICOLAI, CLERK

Prepared by and return to:  
Charles E. Carver, Esq.  
Kalish & Ward, P.A.  
P.O. Box 71  
Tampa, Florida 33601 (R)

DEED DOC STAMPS 24.50  
08/01/96 *dp* Deputy Clk

**WARRANTY DEED**

THIS WARRANTY DEED, made and entered into this 3<sup>rd</sup> day of JULY, 1996, between JAMES H. KIMBROUGH ("Grantor"), and MAK FAMILY PARTNERSHIP, LTD., a Florida limited partnership ("Grantee"), whose post office address is c/o James H. Kimbrough, Jr., Post Office Box 1146, Brooksville, Florida 34605. (Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations and partnerships.)

**W I T N E S S E T H :**

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee forever and undivided one-eighth (1/8) interest in and to the following described land, situate, lying and being in Hernando County, Florida, to-wit:

THE REAL PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED  
HERETO AND INCORPORATED HEREIN BY REFERENCE

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining..

This instrument was prepared from information furnished by the parties hereto. Title research or other assurance of title was neither requested from nor performed or given by the preparer of this instrument.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that, subject to and except for (i) ad valorem taxes and other governmental assessments for the year 1996 and subsequent years thereto, (ii) laws, ordinances and governmental regulations (including, but not limited to, building, zoning and land use ordinances) affecting the occupancy, use or enjoyment of said land, and (iii) all covenants, conditions, restrictions, easements and other matters, if any, described on Exhibit "A" attached hereto, Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims and demands of all persons whomsoever.

The property described herein is not the homestead of Grantor for purposes of Article X, Section 4 of the Constitution of the State of Florida.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered the day and year first above written.

Signed, sealed and delivered in the presence of:

Bryan C. Parker  
Print Name: Bryan C. Parker

James H. Kimbrough  
JAMES H. KIMBROUGH  
3045 Plantation Pines  
Lecanto, Florida 34461

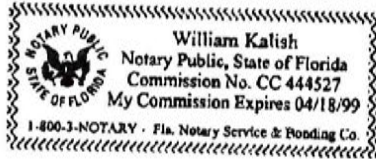
A. Jill Kalish  
Print Name: A. Jill Kalish

STATE OF FLORIDA )  
COUNTY OF Polk )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of JULY, 1996, by JAMES H. KIMBROUGH. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

William Kalish  
Print or Stamp Name: WILLIAM KALISH  
Notary Public  
My commission expires: \_\_\_\_\_  
My serial number is: \_\_\_\_\_

(NOTARIAL SEAL)



**EXHIBIT "A"**

**Parcel I**

The South 1/2 of the SW 1/4 of the NW 1/4; and the North 1/2 of the SW 1/4; and the SW 1/4 of the SW 1/4 of Section 8, Township 23 South, Range 21 East, lying and being in Hernando County, Florida. Subject to the rights of the public in any part thereof deeded, taken or used for road, street or highway purposes.

**Parcel II**

In Section 8, Township 23 South, Range 21 East: The SE 1/4 of the SW 1/4, LESS existing road right of way; and the South 30 feet of the SE 1/4; and the South 30 feet of the SE 1/4 of the SW 1/4, Hernando County, Florida.

Parcels 63-64/WD/IHK (Richard E. McCoc, Sr., Trustee under the terms of that certain Trust dated January 10, 1980)/TC1/8@/82

100  
100  
15.00  
33.00

**\*\* OFFICIAL RECORDS \*\***  
BK: 1079 PG: 1329

115-00

FILE# 96-028376  
HERNANDO COUNTY, FLORIDA

RCD Aug 01 1996 08:52am  
KAREN NICOLAI, CLERK

DEED DOC STAMPS 24.50  
08/01/96 *dl* Deputy Clk

Prepared by and return to:  
Charles H. Carver, Esq.  
Kalish & Ward, P.A.  
P.O. Box 71  
Tampa, Florida 33601

**FEE SIMPLE TRUSTEE'S DEED**

THIS FEE SIMPLE TRUSTEE'S DEED, made this 10th day of July, 1996 between ROBERT BRUCE SNOW, as Trustee of the Kimbrough Children Trust dated January 10, 1980, the successor trustee to RICHARD E. MCGEE, SR. ("Grantor"), and MAX FAMILY PARTNERSHIP, LTD., whose post office address is c/o James H. Kimbrough, Jr., Post Office Box 1146, Brooksville, Florida 34605 ("Grantee"),

**W I T N E S S E T H :**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, grants, bargains, sells and conveys unto the Grantee, its successors and assigns, an undivided one-eighth (1/8) interest in and to the following parcel of land situate in Hernando County, Florida, more particularly described in Exhibit "A," attached hereto and made a part hereof (the "Property").

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging or appertaining, and every right, title or interest, legal or equitable, of the Grantor, of, in and to the same.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, and to its proper use, benefit and behoof forever.

This instrument was prepared from information furnished by the parties hereto. Title research or other assurance of title was neither requested from nor performed or given by the preparer of this instrument.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Emma Jo Reough  
Print  
Name: Emma Jo Reough

Patricia A. Baricko  
Print  
Name: Patricia L. Baricko

Robert Bruce Snow  
ROBERT BRUCE SNOW, as  
Trustee as aforesaid

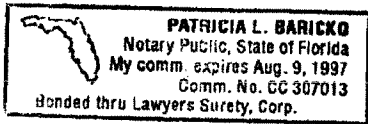
112 North Orange Avenue  
Brooksville, Florida 34601

STATE OF FLORIDA )  
COUNTY OF Hernando )

The foregoing instrument was acknowledged before me this 10th  
day of July, 1996, by ROBERT BRUCE SNOW, as Trustee of the  
Kimbrough Children Trust dated January 10, 1980. He  is  
personally known to me or  has produced \_\_\_\_\_ as  
identification.

(NOTARIAL SEAL)

Patricia A. Baricko  
NOTARY PUBLIC  
Print Name: Patricia L. Baricko  
My Commission Expires: Aug. 9, 1997



**EXHIBIT "A"**

**\*\* OFFICIAL RECORDS \*\***  
**BK: 1079 PG: 1331**

**Parcel I**

The South 1/2 of the SW 1/4 of the NW 1/4; and the North 1/2 of the SW 1/4; and the SW 1/4 of the SW 1/4 of Section 8, Township 23 South, Range 21 East, lying and being in Hernando County, Florida. Subject to the rights of the public in any part thereof deeded, taken or used for road, street or highway purposes.

**Parcel II**

In Section 8, Township 23 South, Range 21 East: The SE 1/4 of the SW 1/4, LESS existing road right of way; and the South 30 feet of the SE 1/4; and the South 30 feet of the SE 1/4 of the SW 1/4, Hernando County, Florida.

Parcels 63-64/WD/JHK (Richard E. McGee, Sr., Trustee under the terms of that certain Trust dated January 10, 1980)/TC1/8@/82



This document prepared by and return to:

Joel R. Tew, Esquire  
Tew, Barnes, & Associates, L.L.P.  
P.O. Box 5124  
Clearwater, FL. 33758

Doc# 2005005128  
Hernando County, Florida  
01/21/2005 11:24AM  
KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND	2.00
BOCC/COURT TECHNOLOGY	6.00
MOB FUND/COURT TECHNOLOGY	5.78
FACE/CCIS	0.38
RECORDING	13.00
DEED DOC STAMP	0.78
01/21/2005	

Deputy Clk

Grantee Tax ID# 74-2989705  
Parcel Tax ID Nos.: RO5-423-21-0000-0030; RO6-423-21-0000-0010;  
RO7-423-21-0000-0010; RO8-423-21-0000-0020;  
RO8-423-21-0000-0030; RO8-423-21-0000-0040; and  
RO8-423-21-0000-0010

3/2

**THIS CONVEYANCE REPRESENTS A DEED OF CONVENIENCE TO FACILITATE A TRANSFER TO A RELATED ENTITY.**

**SPECIAL WARRANTY DEED**

R

THIS INDENTURE, made this 2<sup>nd</sup> day of March, 2004, by and between T. E. BRONSON ("Grantor"), and TBF PARTNERS, LTD., a Texas limited partnership, whose address is 24060 Deer Run Rd., Brooksville, FL 34601 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, as nominal consideration only, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, an undivided 1/8 interest in the following described land in Hernando County, Florida ("Property"):

That certain real property which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with all fixtures, improvements and appurtenances thereunto appertaining;

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except all matters of records; and property taxes for the year of conveyance;

And Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

GRANTOR:

Signed, sealed and delivered  
in the presence of:

Jennifer L. Cox  
Signature of Witness #1

Jennifer L. Cox  
Typed/Printed Name of Witness #1

Sue Clark  
Signature of Witness #2

SUE CLARK  
Typed/Printed Name of Witness #2

T. E. Bronson  
T. E. Bronson

Address: 21355 Snow Hills Rd.  
Bradenville, FL 34901

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 2005,  
by T. E. Bronson. He is personally known to me or has produced  
\_\_\_\_\_ (type of identification) as  
identification.

Jennifer L. Cox  
Signature of Person Taking Acknowledgment

Jennifer L. Cox  
Name of Acknowledger Typed, Printed or Stamped

(NOTARY SEAL)

Notary Public, State of Florida

DT1311448  
Notarial Serial Number

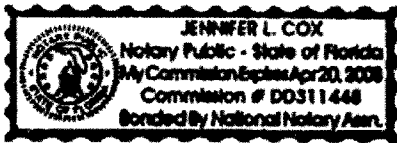


Exhibit A

Subject Property, prepared per this survey

All of Section 5, Township 23 South, Range 21 East, less the East 25.0 feet thereof, and also less right-of-way for State Road 50, also known as U.S. Highway 98; and also LESS AND EXCEPT the following described parcels:

All property contained within the Plat of Sunrise Commercial Plaza, as shown on the plat thereof, as recorded in Plat Book 31, Page 11, of the public records of Hernando County, as well as all property lying North of said plat, bounded on the North by State Road 50, also known as U.S. Highway 98, and on the West by Interstate No. 75, and on the East by Parkland Avenue, all lying and being in the North 1/2 of the Northwest 1/4 of Section 5, Township 23 South, Range 21 East, Hernando County, Florida.

ALSO LESS AND EXCEPT the following parcels conveyed by various Deeds recorded in Official Records Book 509, page 288; Official Records Book 1017, page 619; Official Records Book 1297, page 35; Official Records Book 1544, page 1404; Official Records Book 1640, page 1649; Official Records Book 923, page 986; Official Records Book 868, page 599; and Official Records Book 868, page 605; all of the public records of Hernando County, Florida lying and being in Section 5, Township 23 South, Range 21 East, Hernando County, Florida.

AND

All that part of Section 6, Township 23 South, Range 21 East, lying East of limited access right-of-way for Interstate No. 75, Hernando County, Florida.

AND

All that part of Section 7, Township 23 South, Range 21 East, lying East of limited access right-of-way for Interstate No. 75, Hernando County, Florida.

AND

The Northwest 1/4 of Section 8, Township 23 South, Range 21 East, less and except the South 1/2 of the Southwest 1/4 of the Northwest 1/4, Hernando County, Florida

AND

The South 1/2 of the Southwest 1/4 of the Northwest 1/4; the North 1/2 of the Southwest 1/4; and the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 23 South, Range 21 East, less and except any portion thereof decided or taken for road right-of-way, lying and being in Hernando County, Florida.

AND

The Southeast 1/4 of the Southwest 1/4, and also the South 30 feet of the Southeast 1/4, and the South 30 feet of the Southeast 1/4 of the Southwest 1/4, less existing road right-of-way, all lying and being in Section 8, Township 23 South, Range 21 East, Hernando County, Florida.

AND

Commence at the Southeast corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida, thence go North 01° 03'54" East along the East line of said Section 8, 1661.89 feet for a Point of Beginning; continue North 01° 03'54" East along said East line of Section 8, 1025.71 feet, then North 88° 26'27" West 2655.47 feet to the West line of the Southeast 1/4 of aforesaid Section 8, thence South 01° 23'27" West along said West line 635.56 feet, thence South 88° 39'22" East 698.21 feet, thence South 01° 03'54" West 200 feet, thence South 88° 39'22" East 1260.91 feet, thence South 01° 03'53" West 200 feet, thence S 88° 39'22" East 700 feet to the Point of Beginning. Less and except the East 30 feet thereof for road right-of-way, and also less and except that portion conveyed to Hernando County, a Political Subdivision of the State of Florida, in Official Records Book 868, page 584, of the public records of Hernando County, Florida.

2008042252

ROBIN 2583/1981

OFFICIAL RECORDS  
BK: 2583 PG: 1981

LT1-2-2008042252-1

LT2-2583-1981-2

This Instrument Prepared By:  
Joseph M. Mason, Jr., Esquire  
McGee & Mason, P.A.  
Post Office Box 1900  
Brooksville, Florida 34605-1900  
(352) 796-0795

THIS INSTRUMENT WAS PREPARED FROM  
INFORMATION FURNISHED BY ITS PARTIES.  
TITLE RESEARCH OR OTHER ASSURANCE OF  
TITLE WAS NEITHER REQUESTED FROM NOR  
EITHER PERFORMED OR GIVEN BY THE LAW  
OFFICES OF MCGEE & MASON, P.A.

R  
2/10 225.000

**WARRANTY DEED**

THIS INDENTURE is made effective as of August 1, 2008, between: **SHARON P. McKETHAN**, unmarried, whose address is 16 Beach Lane, Unit 101, Crystal River, Citrus County, Florida 34429, as **GRANTOR**; and **TBF PARTNERS, LTD.**, a Texas limited partnership, whose address is Post Office Box 68, Brooksville, Hernando County, Florida 34605-0068, as **GRANTEE**. The terms "Grantor" and "Grantee" are hereinafter used for masculine, feminine, neuter, singular, or plural, as the context requires.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and 00/100ths DOLLARS (\$10.00), and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged by the Grantor, has granted, bargained, and sold to the Grantee, and to the Grantee's heirs, successors, and assigns forever, a **two and one-half percent (2.5%) undivided interest in and to the land situate**, lying, and being in Hernando County, Florida, and described in the *Legal Description Addendum* attached hereto and incorporated herein (*which land is neither the constitutional homestead of the Grantor nor adjacent thereto*).

The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed this *Warranty Deed* effective as of the day and year first above written.

08/01/2008 4:43PM # Pages 2  
Filed & Recorded in Official Records of  
HERNANDO COUNTY CLERK OF COURT  
KAREN NICOLAI

Signed, sealed, and delivered  
in the presence of:

Susan J. Cerbbs  
Susan J. Cerbbs (Printed Name)

Ruby H. Exum  
Ruby H. Exum (Printed Name)

Sharon P. McKethan  
SHARON P. McKETHAN, Grantor

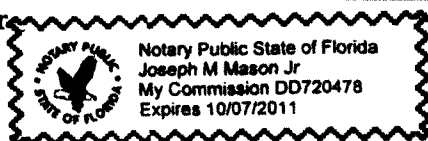
RECORDING FEES \$ 18.50  
DEED DOC STAMP \$ 1,575.00  
08/01/2008 Deputy Clk

STATE OF FLORIDA / COUNTY OF HERNANDO

**BEFORE ME**, the undersigned authority, on August 1, 2008, in the County and State aforementioned, personally appeared **SHARON P. McKETHAN**, the person who, first being by me duly sworn, deposed and said upon the said person's oath that the said person is the person described in and who executed the foregoing *Warranty Deed*, that the said person executed the same for the purposes therein stated, and with the intent to be thereby bound. The said person is either personally known to me or produced identification satisfactory to me (if the said person produced identification, the same is described as follows: PERSONALLY KNOWN).

My Commission Number  
and Expiration Date is:

JMM/re/km/TBF072908.M-1WD



Joseph M. Mason, Jr.  
Joseph M. Mason, Jr. (Printed Name)  
Notary Public, State of Florida

## LEGAL DESCRIPTION ADDENDUM

To: *Warranty Deed* Dated August 1, 2008  
From: Sharon P. McKethan To: TBF Partners, Ltd.

A two and one-half percent (2.5%) undivided interest in and to the following described real estate:

### Parcel 1

All of Section 5, Township 23 South, Range 21 East, less the East 25.0 feet thereof, and also less right-of-way for State Road 50, A/K/A U.S. Highway 98 on the North; and also LESS AND EXCEPT the following described parcels:

All property contained within the Plat of Sunrise Commercial Plaza, as shown on the plat thereof, as recorded in Plat Book 31, Page 11, of the public records of Hernando County, as well as all property lying North of said plat, bounded on the North by State Road 50, also known as U.S. Highway 98, and on the West by Interstate No. 75, and on the East by Parkland Avenue, all lying and being in the North 1/2 of the Northwest 1/4 of Section 5, Township 23 South, Range 21 East, Hernando County, Florida.

ALSO LESS AND EXCEPT the following parcels conveyed by various Deeds recorded in Official Records Book 509, page 288; Official Records Book 1017, page 619; Official Records Book 1297, page 35; Official Records Book 1544, page 1404; Official Records Book 1640, page 1649; Official Records Book 923, page 986, Official Records Book 868, page 599; and Official Records Book 868, page 605; all of the public records of Hernando County, Florida lying and being in Section 5, Township 23 South, Range 21 East, Hernando County, Florida.

**OFFICIAL RECORDS**  
**BK: 2583 PG: 1982**

### AND Parcel 2

All that part of Section 6, Township 23 South, Range 21 East, lying East of limited access right-of-way for Interstate No. 75, Hernando County, Florida.

### AND Parcel 3

All that part of Section 7, Township 23 South, Range 21 East, lying East of limited access right-of-way for Interstate No. 75, Hernando County, Florida.

### AND Parcel 4

The Northwest 1/4 of Section 8, Township 23 South, Range 21 East, less and except the South 1/2 of the Southwest 1/4 of the Northwest 1/4, Hernando County, Florida.

### AND Parcel 5

The South 1/2 of the Southwest 1/4 of the Northwest 1/4; the North 1/2 of the Southwest 1/4; and the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 23 South, Range 21 East, less and except any portion thereof deeded or taken for road right-of-way, lying and being in Hernando County, Florida.

### AND Parcel 6

The Southeast 1/4 of the Southwest 1/4, and also the South 30 feet of the Southeast 1/4, and the South 30 feet of the Southeast 1/4 of the Southwest 1/4, less existing road right-of-way, all lying and being in Section 8, Township 23 South, Range 21 East, Hernando County, Florida.

### AND Parcel 7

Commence at the Southeast corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida, thence go North 01° 03'54" East along the East line of said Section 8, 1661.89 feet for a Point of Beginning; continue North 01° 03'54" East along said East line of Section 8, 1025.71 feet, then North 88° 26'27" West 2655.47 feet to the West line of the Southeast 1/4 of aforesaid Section 8, thence South 01° 23'27" West along said West line 635.56 feet, thence South 88° 39'22" East 698.21 feet, thence South 01° 03'54" West 200 feet, thence South 88° 39'22" East 1260.91 feet, thence South 01° 03'53" West 200 feet, thence S 88° 39'22" East 700 feet to the Point of Beginning. Less and except the East 30 feet thereof for road right-of-way, and also less and except that portion conveyed to Hernando County, a Political Subdivision of the State of Florida, in Official Records Book 868, page 584, of the public records of Hernando County, Florida.

Parcel No. R05-423-21-0000-0030-0000  
R06-423-21-0000-0010-0000  
R07-423-21-0000-0010-0000  
R08-423-21-0000-0020-0000  
R08-423-21-0000-0030-0000  
R08-423-21-0000-0040-0000  
R08-423-21-0000-0010-0000

This Instrument Prepared by:  
Darryl W. Johnston, Esq./j3  
Johnston & Sasser, P.A.  
Post Office Box 997  
Brooksville, FL 34605-0997

**R**

Consideration: \$ - 0 -

**SPECIAL WARRANTY DEED**

**THIS DEED** is made on December \_\_\_\_, 2012, between **T. E. BRONSON**, whose mailing address is: 24060 Deer Run Road, Brooksville, Florida 34601, Grantor, and **TBF PARTNERS II, LLC**, a Florida limited liability company, whose mailing address is: 24060 Deer Run Road, Brooksville, Florida 34601, Grantee;

**GRANTOR**, for and in consideration of the sum of the premises, has granted and conveyed to Grantee, and Grantee's successors and assigns forever, the following property in Hernando County, Florida:

An undivided 1/8 interest in the lands in Sections 5, 6, 7 and 8, Township 23 South, Range 21 East, Hernando County, Florida, as more particularly described on the attached Schedule "A".

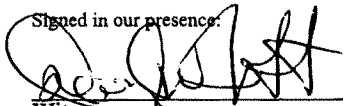
**THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO GUARANTEE OR OPINION ON TITLE HAS BEEN RENDERED BY JOHNSTON & SASSER, P.A.**

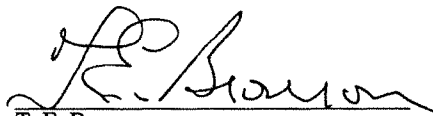
**TOGETHER WITH** all rights belonging to the property.  
**TO HAVE AND TO HOLD** the same in fee simple forever.

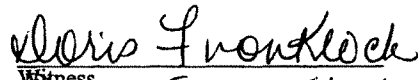
**AND** Grantor covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to convey said land; that Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

(WHEREVER used herein the terms Grantor and Grantee shall include all of the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, and are used for singular or plural, as context requires.)

**IN WITNESS WHEREOF**, Grantor has executed this instrument the day and year first above written.

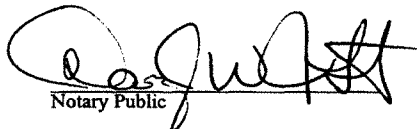
Signed in our presence:  
  
Witness  
Darryl W. Johnston  
(Printed Name of Witness)

  
T. E. Bronson

  
Witness  
Doris F. vonKlock  
(Printed Name of Witness)

STATE OF FLORIDA  
COUNTY OF HERNANDO

THE foregoing instrument was acknowledged before me by T. E. BRONSON, who is personally known to me this 26 day of December, 2012.

  
Notary Public

NOTARY PUBLIC STATE OF FLORIDA  
Darryl W. Johnston  
Commission # DD873787  
Expires: JULY 10, 2013  
BONDED TO THE ATLANTIC BONDING CO., INC.

Re: Bronson/TBF

SCHEDULE "A"

All of Section 5, Township 23 South, Range 21 East, less the East 25.0 feet thereof, and also less right-of-way for State Road 50, also known as U.S. Highway 98; and also LESS AND EXCEPT the following described parcels:

All property contained within the Plat of Sunrise Commercial Plaza, as shown on the plat thereof, as recorded in Plat Book 31, Page 11, of the public records of Hernando County, as well as all property lying North of said plat, bounded on the North by State Road 50, also known as U.S. Highway 98, and on the West by Interstate No. 75, and on the East by Parkland Avenue, all lying and being in the North 1/2 of the Northwest 1/4 of Section 5, Township 23 South, Range 21 East, Hernando County, Florida.

ALSO LESS AND EXCEPT the following parcels conveyed by various Deeds recorded in Official Records Book 509, page 288; Official Records Book 1017, page 619; Official Records Book 1297, page 35; Official Records Book 1544, page 1404; Official Records Book 1640, page 1649; Official Records Book 923, page 986; Official Records Book 868, page 599; and Official Records Book 868, page 605; all of the public records of Hernando County, Florida lying and being in Section 5, Township 23 South, Range 21 East, Hernando County, Florida.

AND

All that part of Section 6, Township 23 South, Range 21 East, lying East of limited access right-of-way for Interstate No. 75, Hernando County, Florida.

AND

All that part of Section 7, Township 23 South, Range 21 East, lying East of limited access right-of-way for Interstate No. 75, Hernando County, Florida.

AND

The Northwest 1/4 of Section 8, Township 23 South, Range 21 East, less and except the South 1/2 of the Southwest 1/4 of the Northwest 1/4, Hernando County, Florida.

AND

The South 1/2 of the Southwest 1/4 of the Northwest 1/4; the North 1/2 of the Southwest 1/4; and the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 23 South, Range 21 East, less and except any portion thereof deeded or taken for road right-of-way, lying and being in Hernando County, Florida.

AND

The Southeast 1/4 of the Southwest 1/4, and also the South 30 feet of the Southeast 1/4, and the South 30 feet of the Southeast 1/4 of the Southwest 1/4, less existing road right-of-way, all lying and being in Section 8, Township 23 South, Range 21 East, Hernando County, Florida.

AND

Commence at the Southeast corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida, thence go North 01° 03'54" East along the East line of said Section 8, 1661.89 feet for a Point of Beginning; continue North 01° 03'54" East along said East line of Section 8, 1025.71 feet, then North 88° 26'27" West 2655.47 feet to the West line of the Southeast 1/4 of aforesaid Section 8, thence South 01° 23'27" West along said West line 635.56 feet, thence South 88° 39'22" East 698.21 feet, thence South 01° 03'54" West 200 feet, thence South 88° 39'22" East 1260.91 feet, thence South 01° 03'53" West 200 feet, thence S 88° 39'22" East 700 feet to the Point of Beginning. Less and except the East 30 feet thereof for road right-of-way, and also less and except that portion conveyed to Hernando County, a Political Subdivision of the State of Florida, in Official Records Book 868, page 584, of the public records of Hernando County, Florida.

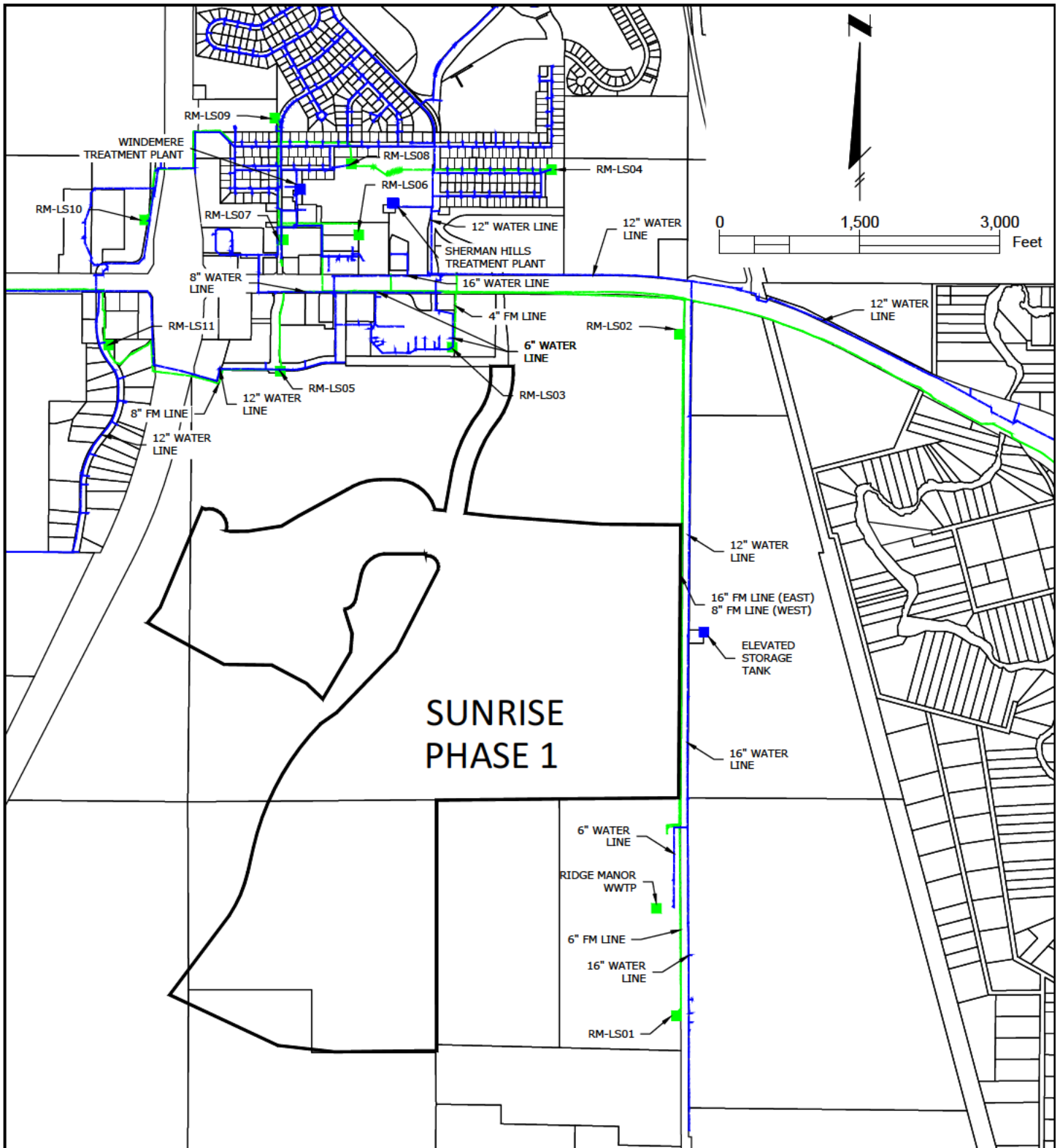


**Exhibit D**  
**Initial Board of Supervisors**

**Initial Board of Supervisors  
Sunrise Community Development District**

1. Michael Lawson  
c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178
  
2. Doug Draper  
c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178
  
3. Lori Price  
c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178
  
4. Christie Ray  
c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178
  
5. Brittany Crutchfield  
c/o Metro Development Group, LLC  
2502 N. Rocky Point Drive  
Suite 1050  
Tampa, FL 33607  
Telephone: (813) 288-8078 / Fax: (813) 288-8178

**Exhibit E**  
**Existing Utilities Map**



**LEGEND**

- EXISTING WATER LINE
- EXISTING FORCEMAIN LINE
- PUMP STATION



966 Candlelight Boulevard - Brooksville - Florida 34601  
 (352) 796-9423 - Fax (352) 799-8359  
 EB-0000142

**EXISTING UTILITIES MAP**

DATE  
2/29/24

**SUNRISE PHASE 1  
COMMUNITY DEVELOPMENT DISTRICT**

21026

**EX-E**

**Composite Exhibit F**  
**Estimated Construction Costs and Timetable**  
**and Proposed Infrastructure Plan**

## SUNRISE CDD

Description	Phase 1 2024	Phases 2-3 2025-2027	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing, Environmental	\$968,976	\$2,480,824	\$3,449,800
Consultant / Management Fees	\$836,457	\$2,141,543	\$2,978,000
Storm Water Management	\$7,828,150	\$20,042,050	\$27,870,200
Roads	\$6,916,473	\$17,707,927	\$24,624,400
Potable Water	\$1,633,760	\$4,182,840	\$5,816,600
Sanitary Sewer	\$3,469,472	\$8,882,728	\$12,352,200
Dry Utilities Trenching	\$473,000	\$1,211,000	\$1,684,000
Recreation Parks and Multi-Purpose Trails	\$280,879	\$719,121	\$1,000,000
Landscaping/Irrigation/Hardscape	\$901,621	\$2,308,379	\$3,210,000
Permit and Other Fees	\$538,698	\$1,379,202	\$1,917,900
Contingency	\$2,038,001	\$5,217,799	\$7,255,800
<b>Total</b>	<b>\$25,885,487</b>	<b>\$66,273,413</b>	<b>\$92,158,900</b>

**SUNRISE  
COMMUNITY DEVELOPMENT DISTRICT**

**Proposed Infrastructure Plan**

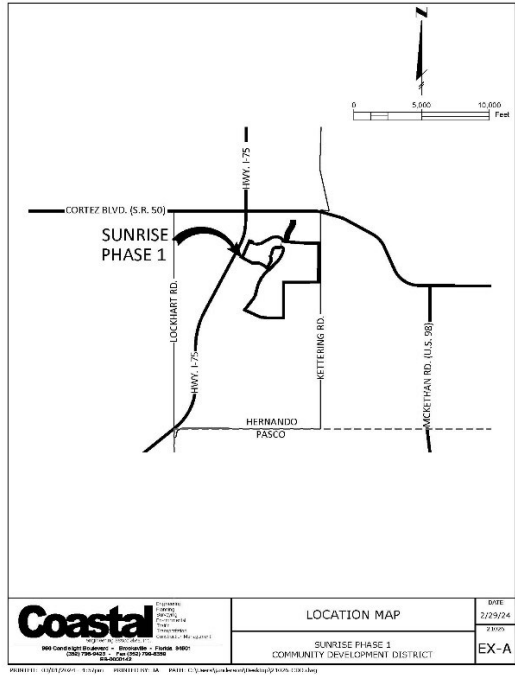
<b><u>Facility</u></b>	<b><u>Construction Funded By</u></b>	<b><u>Ownership</u></b>	<b><u>Capital Financing</u></b>	<b><u>Operation and Maintenance</u></b>
Roads & Street Lighting <sup>1</sup>	CDD	County	Capital Improvement Revenue Bonds	County
Water & Wastewater	CDD	County	Capital Improvement Revenue Bonds	County
Recreational Facilities	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment
Surface Water Management	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment
Landscape & Hardscape	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment

Note 1: The CDD will be responsible for the operation and maintenance of the street lighting. A utility easement will be included in future record plats to accommodate the streetlight installation within the road right of way.



**Exhibit G**  
**Statement of Estimated Regulatory Costs**

**Statement of Estimated Regulatory Costs**  
**For Establishment of the**  
**Sunrise Community Development District**



February 29, 2024

**Prepared by**  
**Breeze**  
 1540 International Parkway, Suite 2000  
 Lake Mary, Florida 32746

**Table of Contents**

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A. EXECUTIVE SUMMARY ..... 2

B. PURPOSE AND SCOPE ..... 2

C. PROPOSED SUNRISE COMMUNITY DEVELOPMENT DISTRICT ..... 3

D. STATUTORY ELEMENTS ..... 4

    1) Impact on economic growth, job creation, business competitiveness, and regulatory costs ..... 5

    2) General description of the types of individuals affected..... 6

    3) Estimated cost to the public entities and anticipated effect on state or local revenues ..... 7

    4) Estimate of transactional costs ..... 8

    5) Impact on small businesses and on small counties ..... 8

    6) Additional information..... 8

E. CONCLUSION ..... 8

Exhibit A: Proposed Infrastructure Plan ..... 9

## A. EXECUTIVE SUMMARY

The Petitioner, Hawk Sunrise, LLC, seeks to establish a community development district to be known as Sunrise Community Development District (the “**District**”). This Statement of Estimated Regulatory Costs (the “**SERC**”) is a component of the petition filed with the Board of County Commissioners of Hernando County, Florida (the “**County**”), to establish the District in accordance with Chapter 190.005, Florida Statutes, and designating the land area for which the District would manage and finance the delivery of basic public services.

With respect to this establishment, this document determines that there are no adverse impacts on state and local revenues, and on small businesses, and there are no additional administrative costs and transactional costs associated with the establishment. Any one-time transactional or administrative expenses associated with this action will be covered by one-time fees paid by the Petitioner.

The establishment of the District will not create any significant economic costs overall for the State of Florida nor for the County. The proposed action of the District may facilitate private development and may result in positive fiscal impacts in the long run.

## B. PURPOSE AND SCOPE

This SERC has been prepared as a component of the petition filed with the County to establish the boundaries of the District in accordance with Chapter 190.005, Florida Statutes, and to provide for the best alternative to deliver community development services and facilities to the proposed community.

Specifically, Section 190.005(1)(a)8, Florida Statutes requires, as part of the petition, a SERC being prepared pursuant to Section 120.541 Florida Statutes. A community development district (“**CDD**”) is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the “**Act**”). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

A CDD cannot regulate land use or issue development orders. Those powers reside with the local general-purpose government. According to Section 190.004(3), Florida Statutes, *“The establishment of an independent community development district as provided in this act is not a development order within the meaning of Chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.”*

In addition, the parameters for the review and evaluation of CDD petitions are set forth in Section 190.002(2)(d), Florida Statutes, as follows: *“That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”*

Therefore, the scope of this SERC is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), Florida Statutes. The purpose

of Chapter 190, Florida Statutes, is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans, which require adequate public facilities and services as a precondition for future development. Refer to Section 163.3177(6)(h), Florida Statutes (the "**Concurrency Requirement**") for details.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public facilities and delivery of public services. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual operations and administrative costs of the CDD will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

### **C. PROPOSED SUNRISE COMMUNITY DEVELOPMENT DISTRICT**

The Petitioner is seeking authority, as outlined in Section 190.012, Florida Statutes, to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that may include, but are not limited to, water management and control, water supply, sewer, wastewater management, District roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, security, waste collection and disposal, or any other project, with or without the boundaries of the District, as required by any PUD issued by the County or subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of public infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds will be through special or non-ad valorem assessments levied against all benefited properties within the District. On-going operation and maintenance for District owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District. Refer to **Exhibit A** for an overview of proposed public facilities and services related to the development of land within the District.

## D. STATUTORY ELEMENTS

Section 120.541(2), Florida Statutes, provides that the SERC must contain the following:

- (a) An economic analysis showing whether the rule directly or indirectly:
  - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
  - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
  - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule;
- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues;
- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule<sup>1</sup>;
- (e) An analysis of the impact on small businesses as defined by s. [288.703](#), and an analysis of the impact on small counties and small cities as defined in s. [120.52](#). The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses;
- (f) Any additional information that the agency determines may be useful.

The following paragraphs summarize the estimated regulatory impacts of the boundary amendment by each of the above listed statutory elements.

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<sup>1</sup> As used in this section, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

1) Impact on economic growth, job creation, business competitiveness, and regulatory costs

The establishment of the District is not likely to have an adverse impact on the items described in (a) 1., (a) 2., and (a) 3. above.

*Economic Growth*

Since the property is currently vacant and in raw land condition, favorable changes in public costs and revenues associated with the development will likely take place. The establishment of the District will likely have no adverse impact in excess of \$1 million. On the contrary, the District will likely induce economic growth over the next 5 years and rising costs of providing public infrastructure and services to the development will be matched by an essentially comparable increase in revenues. This interrelated relationship of costs and revenues will change little over time. So, the District is proposed to be structured on a “pay for itself” basis and has positive direct impact on economic growth.

In addition, the District provides a financing mechanism to (i) fund public infrastructure at a low cost of capital, and (ii) on a timely, “pay for itself” type basis. The District is being used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property, which is paid off over time through a special assessment. The assessment is used to pay debt service on bonds or annual infrastructure maintenance and district operating expenditure, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital as otherwise is available to fund public infrastructure, and supports community development.

Although new development results in increased land value, a larger tax base, and more tax revenue for the community at large, it also creates immediate demand for new streets, water and sewer capacity, and other infrastructure. Consequently, a cash-flow mismatch exists between the upfront costs of public facilities and generation of tax revenue to pay for same. To fill this gap, the District is established to fund infrastructure directly, and developers can fund the public-use components of new neighborhoods before improvements are conveyed to the general-purpose government or municipality. The result is that new growth can “pay for itself” instead of burdening an entire community with its costs.

*Job Creation*

Compared to the property’s existing land use, establishment of the District and subsequent residential development would spur private job creation. In general, changes in the pace of home-building can have major ramifications for many other local industries. A jump in residential construction drives up demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers, such as bricklayers, carpenters, and electricians, increases as well. By one estimate, some 1,500 full-time jobs for every 500 single-family homes under construction are created. In 2014, the National Association of Home Builders (NAHB) estimated that building an average single-family home creates 2.97 jobs and approximately \$26,000 in state and local taxes (including permit, hook-up, impact, and other fees, sales taxes, other business taxes & license fees).<sup>2</sup>

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<sup>2</sup> NAHB (2014) “The Impact of Homebuilding and Remodeling on the U.S. Economy”, Special Studies, May 1, 2014. Retrieved from <https://www.nahb.org/news-and-economics/housing-economics/Housings-Economic-Impact/Impact-of-Home-Building-and-Remodeling-on-the-US-Economy> on February 29, 2024.

*Transactional Costs*<sup>3</sup>

It is not likely that transactional costs in excess of \$1 million in the aggregate within 5 years after the establishment of the District occur. Any transaction costs are covered with one-time fees as described above.

*Competitiveness*

The establishment of the District is not likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building increases the property tax base which generates revenue that supports local schools and community infrastructure, which leads to the creation of a more competitive County.

2) General description of the types of individuals affected

The individuals and entities likely to be required to comply with the ordinance, or affected by the proposed adoption of the establishment of the District are:

- a) THE STATE OF FLORIDA - The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and on-going administration of the District. They will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3 (b) below.
- b) COUNTY AND ITS RESIDENTS - The County and its residents not residing within the boundaries of the District will not incur any compliance costs, or ongoing administrative costs related to the establishment, other than any one-time administrative costs outlined in Section 3 (a) below.
- c) CURRENT PROPERTY OWNERS - The current property owners of the lands subject to the establishment will be affected to the extent that the District allocates assessments and bonded indebtedness for the construction of public infrastructure and undertakes operation and maintenance responsibility for District infrastructure. Any assessments and bonded indebtedness will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit. It would require consent from the owners of land subject to the establishment. The Petitioner anticipates providing full landowner consent to be included as an exhibit to the petition to establish the District.
- d) FUTURE PROPERTY OWNERS – The District is a form of governance which allows landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County’s overall requirements. For the imposition of special assessments to be valid, any assessments will be based on special benefit and will be fairly and reasonably apportioned among the properties that receive the special benefit from the public improvements and services provided by the District.

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<sup>3</sup> As used in this section, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.



3) Estimated cost to the public entities and anticipated effect on state or local revenues

- a) THE COUNTY. The County will not incur any quantifiable on-going costs. The District is not transferring any maintenance or capital expenditures. As previously stated, the District operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The County may, however, choose to review these documents. To offset these one-time administrative costs, the petitioner will submit a petition filing fee of \$15,000.00 to the County.
- b) STATE. The State of Florida will not incur any additional administrative costs as a result of the establishment to review the periodic reports required pursuant to Chapters 190 and 189, Florida Statutes. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175.00 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, Florida Statutes.

Because the District, as defined in Chapter 190, Florida Statutes, is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

- c) DISTRICT. The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services.
- d) IMPACT ON STATE AND LOCAL REVENUES. It is anticipated that approval of this petition will not have any adverse effect on state and local revenues. There is potential for an increase in state sales tax revenue resulting from the establishment and subsequent development of the subject land. It is not possible to estimate this increase with unconditional certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services.

Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. In addition, impact fee and development permit revenues are expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Concerns that a District obligation could become a state, city or county obligation thereby negatively effecting state or local revenues cannot occur as Chapter 190 specifically addresses this issue as follows: *"It is further the purpose and intent of the Legislature that no debt or obligation of a district constitute a burden on any local general-purpose government without its consent."* [Section 190.002(3), Florida Statutes]. Further, *"A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state."* [Section 190.016(15), Florida Statutes]

In summary, the granting of an ordinance establishing the District will not create any significant economic costs for the State of Florida or for the County. It provides potential revenue generation opportunities for local general government. The District is fiscally neutral for the State and the County.

#### 4) Estimate of transactional costs

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. Once the decision is made to issue bonds it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. The property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by County and other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single development. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a District as compared with viable alternatives, the cost impact to landowners is relatively small. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

#### 5) Impact on small businesses and on small counties

The establishment of the District should not have any negative impact on small businesses. Current land use plans provide for residential development. The District must operate according to Florida's Sunshine law and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District. A District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

The County has an estimated population that is greater than 75,000; therefore, the County is not defined as a small County according to Section 120.52(19), Florida Statute.

#### 6) Additional information

Certain data utilized in this report was provided by the developer/Petitioner and represents the best information available at this time. Other data was provided by the District Manager and was based on observations, analysis and experience with private development and other CDD communities in various stages of existence.

### **E. CONCLUSION**

For the above stated reasons, the proposed Sunrise Community Development District will be a beneficial land development in the County and it will not have any material negative impacts to the State or County. This SERC Report provides supporting justification for granting the petition to establish this Community Development District.

**Exhibit A: Proposed Infrastructure Plan**

**SUNRISE**

**COMMUNITY DEVELOPMENT DISTRICT**

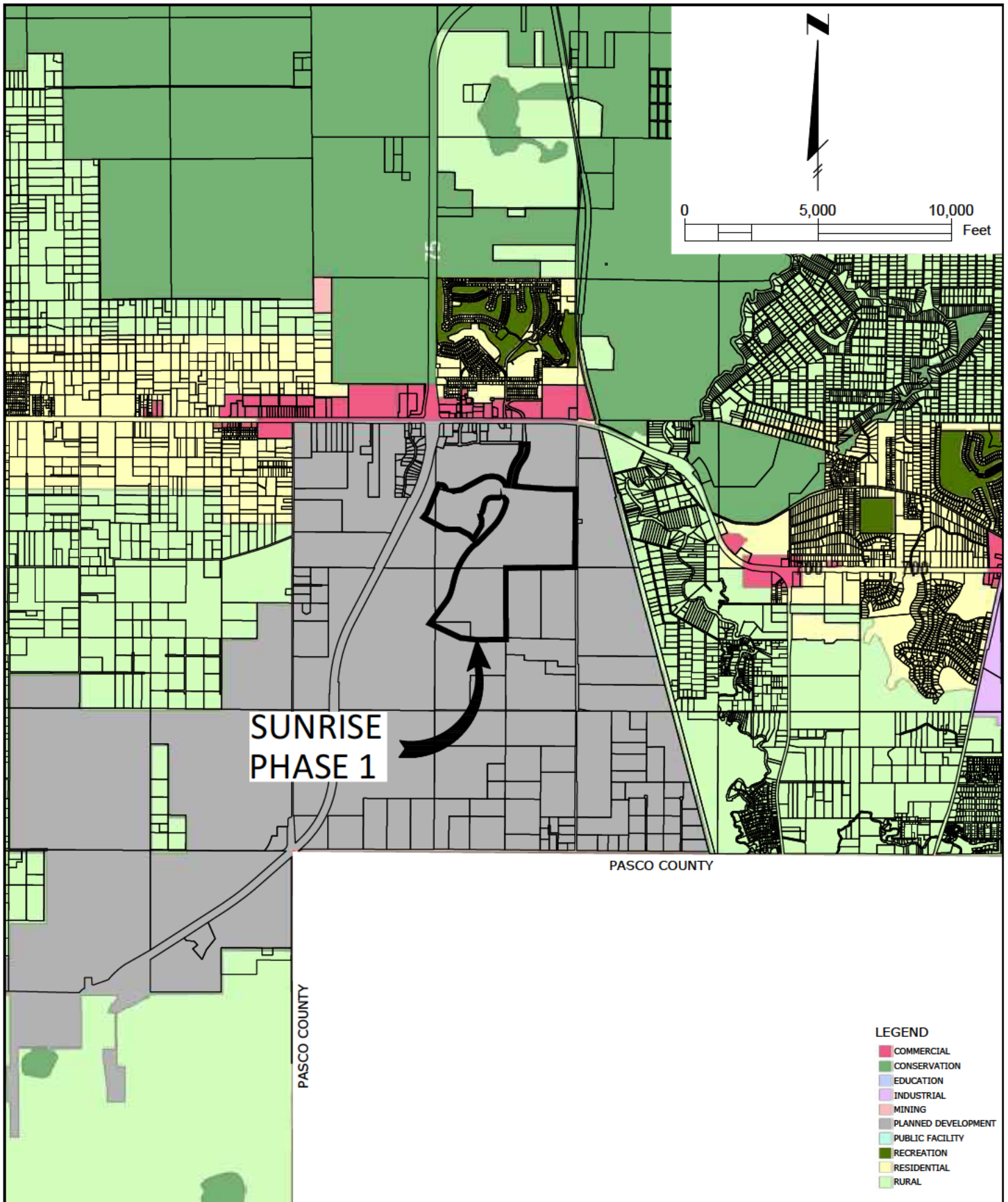
**Proposed Infrastructure Plan**

<b><u>Facility</u></b>	<b><u>Construction Funded By</u></b>	<b><u>Ownership</u></b>	<b><u>Capital Financing</u></b>	<b><u>Operation and Maintenance</u></b>
Roads & Street Lighting <sup>1</sup>	CDD	County	Capital Improvement Revenue Bonds	County
Water & Wastewater	CDD	County	Capital Improvement Revenue Bonds	County
Recreational Facilities	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment
Surface Water Management	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment
Landscape & Hardscape	CDD	CDD	Capital Improvement Revenue Bonds	CDD Maintenance Assessment

Note 1: The CDD will be responsible for the operation and maintenance of the street lighting. A utility easement will be included in future record plats to accommodate the streetlight installation within the road right of way.

*Source: The Petitioner*

**Exhibit H**  
**Future Land Use Map**



**SUNRISE  
PHASE 1**

PASCO COUNTY

PASCO COUNTY

- LEGEND**
- COMMERCIAL
  - CONSERVATION
  - EDUCATION
  - INDUSTRIAL
  - MINING
  - PLANNED DEVELOPMENT
  - PUBLIC FACILITY
  - RECREATION
  - RESIDENTIAL
  - RURAL

**Coastal**  
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Planning  
Surveying  
Environmental  
Traffic  
Transportation  
Construction Management  
engineering associates, inc.

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(352) 796-9423 - Fax (352) 799-8359  
EB-0000142

**FUTURE LAND USE MAP**

**SUNRISE PHASE 1  
COMMUNITY DEVELOPMENT DISTRICT**

DATE  
2/29/24  
21026

**EX-H**

# Draft Ordinance

**ORDINANCE NO. : 2024-\_\_**

AN ORDINANCE ESTABLISHING SUNRISE 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; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hawk Sunrise LLC, a Florida limited liability company ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an ordinance establishing Sunrise Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), 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 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 creation of the District 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 proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. the creation of the District 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 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 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. Creation, Boundaries, and Powers.** There is hereby created the Sunrise Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a) and (d) and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), (2)(a) and (d) and (3), Fla. Stat.

**Section 4. Initial Board.** The following five persons are designated as the initial members of the Board of Supervisors:

1. Mike Lawson
2. Doug Draper
3. Lori Price
4. Christie Ray
5. Brittany Crutchfield

**Section 5. 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 6. 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 7. Conflicting Provisions Repealed.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 8. 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 \_\_\_\_ day of \_\_\_\_\_, 2024.

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

Attest: \_\_\_\_\_  
DOUG CHORVAT, JR.  
Clerk

By: \_\_\_\_\_  
Chairman

Approved for Form and Legal Sufficiency

\_\_\_\_\_  
Acting County Attorney

**Exhibit "A"**

**SUNRISE  
COMMUNITY DEVELOPMENT DISTRICT**

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF SECTION 05 AND 08, TOWNSHIP 23 SOUTH, RANGE 21 EAST OF HERNANDO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°00'24" EAST ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF SECTION 8, A DISTANCE OF 2,616.24 FEET; THENCE NORTH 88°37'19" WEST, A DISTANCE OF 1,259.89 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,420.00 FEET AND A CHORD WHICH BEARS NORTH 72°28'27" WEST, A DISTANCE 789.85 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 800.40 FEET; THENCE NORTH 56°19'35" WEST, A DISTANCE OF 751.76 FEET; THENCE NORTH 33°40'25" EAST, A DISTANCE OF 809.20 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,440.00 FEET AND A CHORD WHICH BEARS NORTH 23°14'45" EAST, A DISTANCE 521.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 524.16 FEET; THENCE NORTH 12°49'05" EAST, A DISTANCE OF 267.12 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,760.00 FEET AND A CHORD WHICH BEARS NORTH 28°27'13" EAST, A DISTANCE 1,487.73 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1,506.36 FEET; THENCE NORTH 44°05'21" EAST, A DISTANCE OF 197.41 FEET TO A POINT TO BE KNOWN AS REFERENCE POINT "A"; ; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 447.69 FEET; THENCE NORTH 62°14'04" WEST, A DISTANCE OF 416.30 FEET; THENCE NORTH 89°18'03" WEST, A DISTANCE OF 511.71 FEET; THENCE NORTH 61°16'19" WEST, A DISTANCE OF 769.17 FEET; THENCE NORTH 81°11'05" WEST, A DISTANCE OF 48.46 FEET; THENCE NORTH 61°16'19" WEST, A DISTANCE OF 122.31 FEET TO THE EASTERLY RIGHT OF WAY OF INTERSTATE 75; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 39°04'55" EAST, A DISTANCE OF 238.80 FEET; (2) NORTH 24°25'34" EAST, A DISTANCE OF 768.24 FEET; (3) NORTH 19°45'27" EAST, A DISTANCE OF 385.51 FEET; THENCE SOUTH 69°44'17" EAST, A DISTANCE OF 35.65 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 190.00 FEET AND A CHORD WHICH BEARS SOUTH 43°05'35" EAST AND A DISTANCE OF 326.14 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 392.12 FEET; THENCE NORTH 89°31'48" EAST, A DISTANCE OF 238.51 FEET; THENCE NORTH 81°02'02" EAST, A DISTANCE OF 359.94 FEET; THENCE NORTH 59°21'13" EAST, A DISTANCE OF 211.00 FEET; THENCE NORTH 61°30'33" EAST, A DISTANCE OF 598.69 FEET; THENCE NORTH

59°36'33" EAST, A DISTANCE OF 28.27 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 650.00 FEET AND A CHORD WHICH BEARS NORTH 74°47'51" EAST AND A DISTANCE OF 340.90 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 344.93 FEET; THENCE EAST, A DISTANCE OF 150.05 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 449.99 FEET AND A CHORD WHICH BEARS SOUTH 53°18'37" EAST, A DISTANCE 537.73 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 576.31 FEET; THENCE SOUTH 83°33'54" EAST, A DISTANCE OF 155.87 FEET; THENCE NORTH 09°34'44" EAST, A DISTANCE OF 347.05 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,560.00 FEET AND A CHORD WHICH BEARS NORTH 22°16'20" EAST, A DISTANCE 685.58 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 691.22 FEET; THENCE NORTH 34°57'57" EAST, A DISTANCE OF 85.19 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 690.00 FEET AND A CHORD WHICH BEARS NORTH 17°36'06" EAST, A DISTANCE 411.86 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 418.23 FEET; THENCE NORTH 00°14'14" EAST, A DISTANCE OF 113.61 FEET; THENCE SOUTH 89°45'46" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00°14'14" WEST, A DISTANCE OF 84.76 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 810.00 FEET AND A CHORD WHICH BEARS SOUTH 17°36'06" WEST, A DISTANCE 483.48 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 490.96 FEET; THENCE SOUTH 34°57'57" WEST, A DISTANCE OF 120.30 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,440.00 FEET AND A CHORD WHICH BEARS SOUTH 22°16'20" WEST, A DISTANCE 632.84 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 638.05 FEET; THENCE SOUTH 09°34'44" WEST, A DISTANCE OF 340.46 FEET; THENCE SOUTH 83°33'54" EAST, A DISTANCE OF 355.46 FEET; THENCE SOUTH 85°46'34" EAST, A DISTANCE OF 1,158.24 FEET; THENCE SOUTH 89°33'20" EAST, A DISTANCE OF 846.20 FEET TO THE WESTERLY RIGHT OF WAY OF KETTERING ROAD; THENCE SOUTH 00°26'31" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 2,921.71 FEET TO THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89°26'10" WEST ALONG SAID SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 5, A DISTANCE OF 2,588.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,246,225.55 SQUARE FEET OR 464.79 ACRES, MORE OR LESS.

LESS AND EXCEPT

COMMENCE AT REFERENCE POINT "A"; THENCE NORTH 44°05'21" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 214.40 FEET; THENCE NORTH 30°41'28" EAST, A DISTANCE OF 553.13 FEET; THENCE NORTH 24°39'31" EAST, A DISTANCE OF 47.29 FEET; THENCE NORTH 14°15'17" EAST, A DISTANCE OF 34.30 FEET; THENCE NORTH 05°05'15" EAST, A DISTANCE OF 37.62 FEET; THENCE NORTH 04°17'26" WEST, A

DISTANCE OF 35.95 FEET; THENCE NORTH 13°11'34" WEST, A DISTANCE OF 33.90 FEET; THENCE NORTH 17°30'45" WEST, A DISTANCE OF 291.16 FEET; THENCE NORTH 72°29'15" EAST, A DISTANCE OF 37.77 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS NORTH 42°37'39" EAST, A DISTANCE 124.47 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 130.29 FEET; THENCE NORTH 12°46'04" EAST, A DISTANCE OF 281.10 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 277.00 FEET AND A CHORD WHICH BEARS NORTH 47°34'50" EAST, A DISTANCE 316.28 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 336.61 FEET; TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 17.00 FEET AND A CHORD WHICH BEARS SOUTH 48°48'12" EAST A DISTANCE OF 25.58 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.96 FEET; THENCE EAST, A DISTANCE OF 82.00 FEET; THENCE NORTH, A DISTANCE OF 2.29 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 16.99 FEET AND A CHORD WHICH BEARS NORTH 45°00'00" EAST AND A DISTANCE OF 24.04 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 26.71 FEET; THENCE EAST, A DISTANCE OF 283.53 FEET; THENCE SOUTH, A DISTANCE OF 12.00 FEET; THENCE EAST, A DISTANCE OF 4.11 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 564.27 FEET AND A CHORD WHICH BEARS SOUTH 85°03'33" EAST AND A DISTANCE OF 93.11 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 93.22 FEET; TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS SOUTH 33°34'44" EAST AND A DISTANCE OF 182.37 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 204.39 FEET; TO A POINT OF COMPOUND CURVATURE, HAVING A RADIUS OF 1,940.00 FEET AND A CHORD WHICH BEARS SOUTH 28°40'34" WEST A DISTANCE OF 1,031.20 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1,043.75 FEET; THENCE SOUTH 44°05'21" WEST, A DISTANCE OF 837.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 970,873.46 SQUARE FEET OR 22.29 ACRES, MORE OR LESS.

# Draft Hearing Notice

# NOTICE OF PUBLIC HEARING

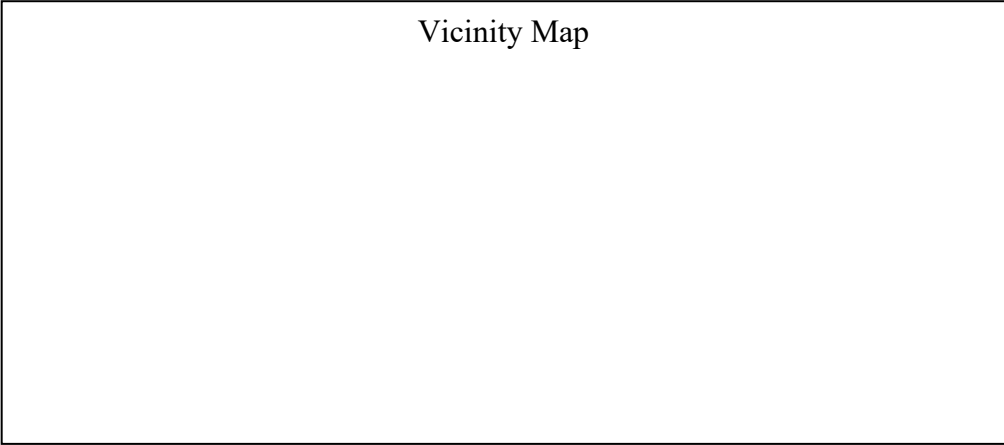
Hernando County Board of County Commissioners  
To Consider the  
Establishment of the Sunrise Community Development District

**DATE:** \_\_\_\_\_, 2024

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

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

Vicinity 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, \_\_\_\_\_, 2024, 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 Sunrise Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE SUNRISE 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; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Sunrise Community Development District is comprised of approximately 442.5 acres, located in unincorporated Hernando County, east of U.S. Hwy I-75, south of Cortez Blvd. (S.R. 50) and west of Kettering Rd. The petitioner has proposed to establish the Sunrise 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 Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the proposed Sunrise Community Development District is as follows:

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 00°00'24" EAST ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF SECTION 8, A DISTANCE OF 2,616.24 FEET; THENCE NORTH 88°37'19" WEST, A DISTANCE OF 1,259.89 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,420.00 FEET AND A CHORD WHICH BEARS NORTH 72°28'27" WEST, A DISTANCE 789.85 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 800.40 FEET; THENCE NORTH 56°19'35" WEST, A DISTANCE OF 751.76 FEET; THENCE NORTH 33°40'25" EAST, A DISTANCE OF 809.20 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,440.00 FEET AND A CHORD WHICH BEARS NORTH 23°14'45" EAST, A DISTANCE 521.27 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 524.16 FEET; THENCE NORTH 12°49'05" EAST, A DISTANCE OF 267.12 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,760.00 FEET AND A CHORD WHICH BEARS NORTH 28°27'13" EAST, A DISTANCE 1,487.73 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 1,506.36 FEET; THENCE NORTH 44°05'21" EAST, A DISTANCE OF 197.41 FEET TO A POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE NORTH 45°54'39" WEST, A DISTANCE OF 447.69 FEET; THENCE NORTH 62°14'04" WEST, A DISTANCE OF 416.30 FEET; THENCE NORTH 89°18'03" WEST, A DISTANCE OF 511.71 FEET; THENCE NORTH 61°16'19" WEST, A DISTANCE OF 769.17 FEET; THENCE NORTH 81°11'05" WEST, A DISTANCE OF 48.46 FEET; THENCE NORTH 61°16'19" WEST, A DISTANCE OF 122.31 FEET TO THE EASTERLY RIGHT OF WAY OF INTERSTATE 75; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 39°04'55" EAST, A DISTANCE OF 238.80 FEET; (2) NORTH 24°25'34" EAST, A DISTANCE OF 768.24 FEET; (3) NORTH 19°45'27" EAST, A DISTANCE OF 385.51



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CONTAINING 970,873.46 SQUARE FEET OR 22.29 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 Omar DePablo, Planning and Zoning Interim Administrator, Hernando County Planning Department, at 352-754-4057 or by email at [planning@co.hernandocounty.us](mailto:planning@co.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 4 successive weeks: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, 2024*