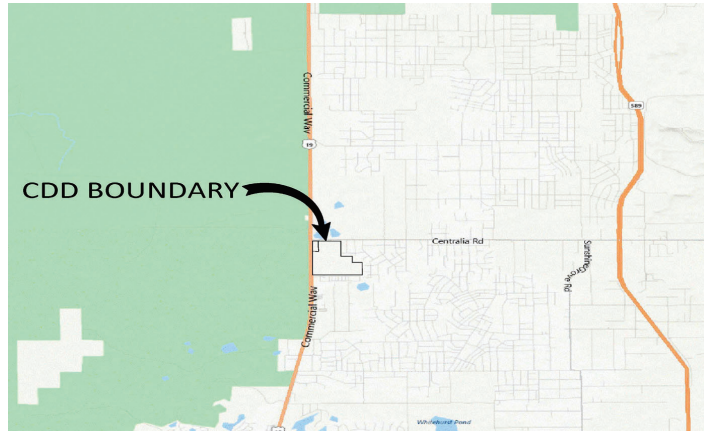


# NOTICE OF PUBLIC HEARING

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

**DATE:** December 12, 2023  
**TIME:** 9:00 a.m.  
**LOCATION:** John Law Ayers County Commission Chambers  
20 North Main Street, Room 160  
Brooksville, Florida 34601



## NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, December 12, 2023, 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 Emerald Creek Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE EMERALD CREEK 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 Emerald Creek Community Development District is comprised of approximately 146.82 acres, located in unincorporated Hernando County, east of US 19/Commercial Way and south of Centralia Road (CR-476). The petitioner has proposed to establish the Emerald Creek 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 Emerald Creek Community Development District is as follows:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE WEST BOUNDARY LINE OF SAID SOUTHWEST 1/4, RUN S00°02'52"W, 54.87 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRALIA ROAD, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF CENTRALIA ROAD, RUN S89°56'57"E, 1314.64 FEET TO THE WEST BOUNDARY LINE OF ROYAL HIGHLANDS, UNIT-6 AS RECORDED IN PLAT BOOK 12, PAGES 67-79 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN S00°05'03"E, 1271.43 FEET; THENCE ALONG THE SOUTH LINE OF SAID ROYAL HIGHLANDS UNIT 6, BLOCK 377, RUN N89°55'18"E, 704.92 FEET TO THE WEST BOUNDARY LINE OF PARCEL 7.0 AS RECORDED IN OFFICIAL RECORDS BOOK 3326, PAGE 850 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN S00°10'57"E, 503.48 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 7.0; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 7.0, RUN N89°54'32"E, 610.64 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG SAID EAST LINE, RUN S00°09'36"E, 1054.04 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31, RUN S89°57'07"W, 1327.25 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, RUN S89°57'22"W, 1305.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, RUN S89°55'50"W, 434.89 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #19; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°10'1"W, 1989.76 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN N90°00'00"E, 128.06 FEET THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 29°10'42", AND A CHORD BEARING AND DISTANCE OF S75°24'35"E, 228.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 228.18 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 39°42'12", AND A CHORD BEARING AND DISTANCE OF N09°40'09"E, 186.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.56 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO EAST, HAVING A RADIUS OF 2025.00 FEET, A CENTRAL ANGLE OF 10°10'57", AND A CHORD BEARING AND DISTANCE OF N05°05'28"W, 359.41 FEET; THENCE ALONG THE ARC OF SAID CURVE 359.88 FEET; THENCE N00°00'00"E, 356.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRALIA ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°56'37"E, 90.37 TO THE POINT OF BEGINNING.

CONTAINING 146.82 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: November 10, 17, 24 and December 1, 2023

3 col x 11.6" tall @ \$7 per col in  
\$243.60 per publication  
Total cost: \$974.40