

Tampa Bay Times
Published Daily

STATE OF FLORIDA

COUNTY OF Pinellas, Hillsborough, Pasco,
Hernando Citrus

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Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Development Establishment** was published in said newspaper by print in the issues of: **7/31/24, 8/ 7/24, 8/14/24, 8/21/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pinellas, Hillsborough, Pasco, Hernando Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

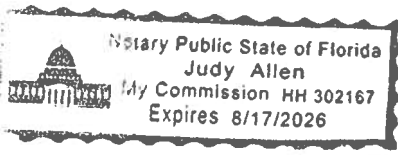
Signature Affiant

Sworn to and subscribed before me this **.08/21/2024**

Signature of Notary Public

Personally known or produced identification

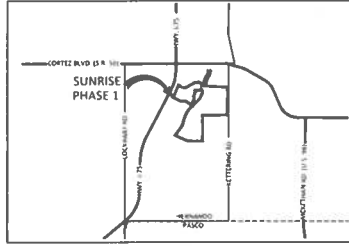
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NOTICE OF PUBLIC HEARING

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

DATE: August 27, 2024
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, August 27, 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; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The proposed Sunrise Community Development District is comprised of approximately 442.5 acres, located in unincorporated Hernando County, east of U.S. Hwy 1-75, 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 NORTH-WESTERLY, 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°11'26" 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.

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 2:00 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 - follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact Hernando County Planning Department, at 352-754-4057 or by email at planning@co.hernandocounty.us.

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.