



HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

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

Before the undersigned authority, Brandon Bressner , personally appeared, who under oath, says he/she is a registered representative of Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of advertisement, being a
Municipal - Public Hearing

in the matter of
NOTICE OF PUBLIC HEARING Hernando County Board of County Commissioners to Consider the Establishment of the Canopy South Community Development District

was published in said newspaper by print in the issue(s) of:
April 3, 10, 17, 24, 2026

and by publication on the newspaper's publicly available website, if authorized, on April 3, 10, 17, 24, 2026

(Clipping Attached)

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

(Signature of Affiant)

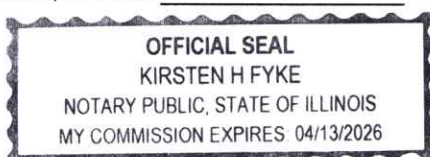
Sworn to and subscribed before me this
This 24th day of April, 2026.

(Signature of Notary Public)

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

Personally known X or produced identification

Type of identification produced



NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners to Consider the
Establishment of the Canopy South Community Development District

Date: Tuesday, May 5, 2026

Time: 9:00 a.m.

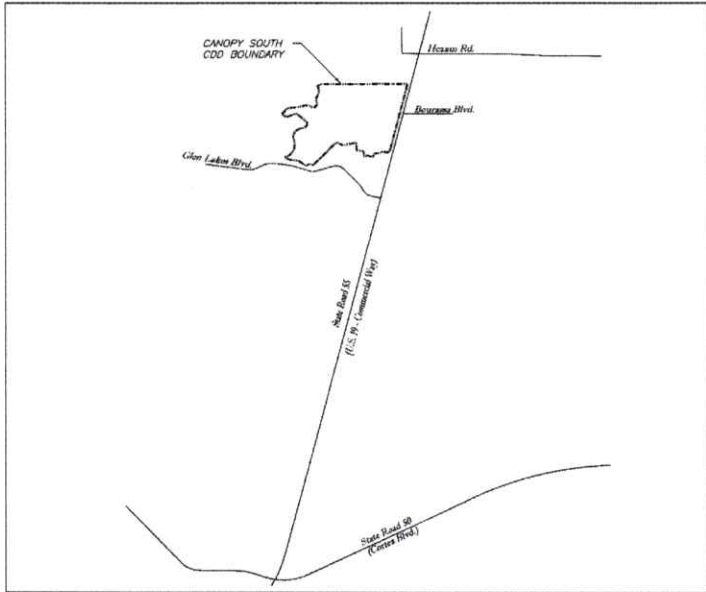
Location of Hearing:

Hernando County Government Center

John Law Ayers County Commission Chambers 20 N. Main St, Rm 160

Brooksville, Florida 34601

A map showing clearly the area covered by the Canopy South Community Development District:



NOTICE IS HEREBY GIVEN that the Hernando County Board of County Commissioners beginning at 9:00 a.m., or short thereafter, on Tuesday, May 5, 2026, at the Hernando County Government Center 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 Canopy South Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE CANOPY SOUTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR POWERS OF THE DISTRICT DESIGNATING FIVE (5) PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CHAPTER 10.5, ARTICLE II OF THE HERNANDO COUNTY CODE OF ORDINANCES; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES, the proposed Canopy South Community Development District is comprised of approximately 263,638 acres, located in unincorporated Hernando County, West of U.S. 1 North of Glen Lakes Blvd. and South of Hexam Road. The petitioner has proposed to establish the Canopy South 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 (c) and (3), Florida Statutes. The legal description of the proposed Canopy South Community Development District is as follows:

A PARCEL OF LAND LYING IN SECTIONS 11, 12, 13 AND 14 TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1 TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEGREES 1 MINUTES 11 SECONDS EAST, (BASIS OF BEARING - GRID BEARINGS, NAD83) 368.77 FEET ALONG THE NORTH BOUNDARY OF NORTHEAST 1/4 OF SAID SECTION 13 TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AND THE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 40 MINUTES 49 SECONDS WEST, 1811.13 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 00 SECONDS (CHORD BEARING S. 57 DEGREES 40 MINUTES 49 SECONDS WEST, 35.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 19 MINUTES 11 SECONDS WEST, 111.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 229.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 40 DEGREES 22 MINUTES 58 SECONDS (CHORD BEARING SOUTH 29 DEGREES 19 MINUTES 19 SECONDS WEST, 224.35 FEET) TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 240.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 39 DEGREES 17 MINUTES 55 SECONDS (CHORD BEARING SOUTH 81 DEGREES 56 MINUTES 48 SECONDS WEST, 235.38 FEET); THENCE SOUTH 07 DEGREES 30 MINUTES 00 SECONDS WEST, 171.29 FEET TO A POINT ON A CURVE THENCE CONTINUE WESTERLY, 184.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 521.00 FEET AND A CENTRAL ANGLE OF 20 DEGREES 16 MINUTES 39 SECONDS (CHORD BEARING NORTH 36 DEGREES 36 MINUTES 39 SECONDS WEST, 183.43 FEET); THENCE NORTH 71 DEGREES 32 MINUTES 42 SECONDS WEST, 34.51 FEET; THENCE SOUTH 78 DEGREES 21 MINUTES 56 SECONDS WEST, 59.72 FEET; THENCE SOUTH 33 DEGREES 11 MINUTES 12 SECONDS WEST, 53.35 FEET; THENCE SOUTH 53 DEGREES 02 MINUTES 29 SECONDS WEST, 54.78 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST, 187.33 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, 142.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 94.00 FEET AND A CENTRAL ANGLE OF 86 DEGREES 47 MINUTES 36 SECONDS (CHORD BEARING NORTH 45 DEGREES 43 MINUTES 22 SECONDS WEST, 129.18 FEET) THENCE SOUTH 88 DEGREES 34 MINUTES 03 SECONDS WEST, 184.43 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 37 SECONDS WEST, 326.30 FEET TO A POINT OF CURVATURE THENCE NORTHWESTERLY, 92.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 105 DEGREES 28 MINUTES 12 SECONDS (CHORD BEARING NORTH 52 DEGREES 43 MINUTES 43 SECONDS WEST, 79.58 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 21 MINUTES

SECONDS WEST, 364.44 FEET TO A POINT ON A CURVE; THENCE WESTERLY, 221.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 203.00 FEET AND A CENTRAL ANGLE OF 62 DEGREES 32 MINUTES SECONDS (CHORD BEARING NORTH 78 DEGREES 23 MINUTES 44 SECONDS WEST, 210.72 FEET); THENCE NORTH DEGREES 24 MINUTES 08 SECONDS WEST, 58.40 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 35 SECONDS WEST, 105.26 FEET; THENCE SOUTH 41 DEGREES 03 MINUTES 37 SECONDS WEST, 1381.42 FEET; THENCE NORTH DEGREES 59 MINUTES 50 SECONDS WEST, 101.46 FEET; THENCE SOUTH 84 DEGREES 50 MINUTES 39 SECONDS WEST, 114.99 FEET TO A POINT ON A CURVE; THENCE WESTERLY, 218.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 178 DEGREES 52 MINUTES 53 SECONDS (CHORD BEARING SOUTH 86 DEGREES 10 MINUTES 45 SECONDS WEST, 139.99 FEET) TO A POINT OF REVERSE CURVATURE THENCE NORTHWESTERLY, 13.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 24 MINUTES 58 SECONDS (CHORD BEARING NORTH 30 DEGREES 18 MINUTES 18 SECONDS WEST, 13.25 FEET) TO A POINT OF TANGENCY; THENCE NORTH 56 DEGREES 47 MINUTES SECONDS WEST, 172.04 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 82.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 14 DEGREES 03 MINUTES SECONDS (CHORD BEARING NORTH 49 DEGREES 45 MINUTES 59 SECONDS WEST, 82.00 FEET); THENCE SOUTH DEGREES 30 MINUTES 33 SECONDS WEST, 38.77 FEET; THENCE NORTH 72 DEGREES 50 MINUTES 22 SECONDS WEST, 82.03 FEET; THENCE NORTH 67 DEGREES 49 MINUTES 43 SECONDS WEST, 77.84 FEET; THENCE SOUTH DEGREES 46 MINUTES 08 SECONDS WEST, 59.32 FEET; THENCE NORTH 76 DEGREES 55 MINUTES 28 SECONDS WEST, 39.67 FEET; THENCE NORTH 64 DEGREES 36 MINUTES 15 SECONDS WEST, 268.43 FEET TO A POINT ON A CURVE; THENCE ALONG THE EASTERLY BOUNDARY OF THE CHASSAHOVITZKA NATIONAL WILDLIFE REFUGE / RECORDED IN OFFICIAL RECORDS BOOK 1017, PAGE 234 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THE FOLLOWING NINETEEN (19) COURSES: (1) NORTHEASTERLY, 830.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 80 DEGREES 41 MINUTES 21 SECONDS (CHORD BEARING NORTH 29 DEGREES 50 MINUTES 17 SECONDS EAST, 763.91 FEET) TO A POINT OF TANGENCY; (2) NORTH 10 DEGREES 30 MINUTES 17 SECONDS WEST, 227.39 FEET TO A POINT OF CURVATURE; (3) NORTHEASTERLY, 520.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 81 DEGREES 39 MINUTES 21 SECONDS (CHORD BEARING NORTH 30 DEGREES 18 MINUTES 44 SECONDS EAST, 477.27 FEET) TO A POINT OF TANGENCY; (4) NORTH 71 DEGREES 08 MINUTES 22 SECONDS EAST, 287.86 FEET; (5) NORTH 01 DEGREES 55 MINUTES 01 SECONDS WEST, 223.90 FEET; (6) NORTH 48 DEGREES 22 MINUTES 40 SECONDS WEST, 539.87 FEET; (7) SOUTH 67 DEGREES 02 MINUTES 14 SECONDS WEST, 398.51 FEET; (8) NORTH 65 DEGREES 12 MINUTES 28 SECONDS WEST, 209.69 FEET; (9) NORTH 33 DEGREES 38 SECONDS EAST, 81.92 FEET; (10) NORTH 33 DEGREES 35 MINUTES 50 SECONDS EAST, 279.55 FEET; (11) NORTH 81 DEGREES 58 MINUTES 31 SECONDS EAST, 451.97 FEET; (12) NORTH 74 DEGREES 19 MINUTES 49 SECONDS EAST, 301.98 FEET; (13) SOUTH 67 DEGREES 56 MINUTES 50 SECONDS EAST, 310.72 FEET; (14) NORTH 39 DEGREES 10 SECONDS EAST, 181.53 FEET; (15) NORTH 11 DEGREES 29 MINUTES 38 SECONDS WEST, 246.27 FEET; (16) NORTH 21 DEGREES 54 MINUTES 26 SECONDS EAST, 352.26 FEET; (17) NORTH 12 DEGREES 17 MINUTES 53 SECONDS WEST, 304.07 FEET; (18) NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST, 96.08 FEET TO THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST; (19) NORTH 00 DEGREES 02 MINUTES 52 SECONDS WEST, 70.06 FEET ALONG THE WEST BOUNDARY THEREOF TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH DEGREES 48 MINUTES 36 SECONDS EAST, 1328.49 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS EAST, 1330.50 FEET ALONG THE NORTH BOUNDARY OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS EAST, 672.75 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE SOUTH 12 DEGREES 49 SECONDS WEST, 1354.46 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 263,638 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. to 3:30 p.m., Monday through Friday, legal holidays excepted. Such documents may also be viewed prior to the hearing via the County's website at www.hernandocounty.us - follow the Agenda and Minutes link to the specified public hearing before the Board of County Commissioners. For further information please contact, Hernando County Planning Department, at 352-754-4057 or by email at planning@co.hernandocounty.us.

YOU HAVE A RIGHT to appear and be heard at this public meeting and/or to send any written objections to the County Commissioners at 15470 Flight Path Dr, Brooksville, FL 34604.

YOU ARE FURTHER ADVISED that 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. A 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 testimony and evidence upon which the appeal is to be based.

ALL INTERESTED PERSONS AND AFFECTED UNITS OF GENERAL-PURPOSE LOCAL GOVERNMENT in the above map are invited to attend and be heard.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodations to participate in this proceeding should contact Maryellen Waite, Risk Management Manager, 15470 Flight Path Dr, Brooksville, Florida 34604 Telephone 352-540-6289. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA

/s/
(SEAL)
Douglas A. Chorvat, Jr., Clerk
By:
Deputy Clerk
7679-340968
Apr. 3, 10, 17, 24, 2026