

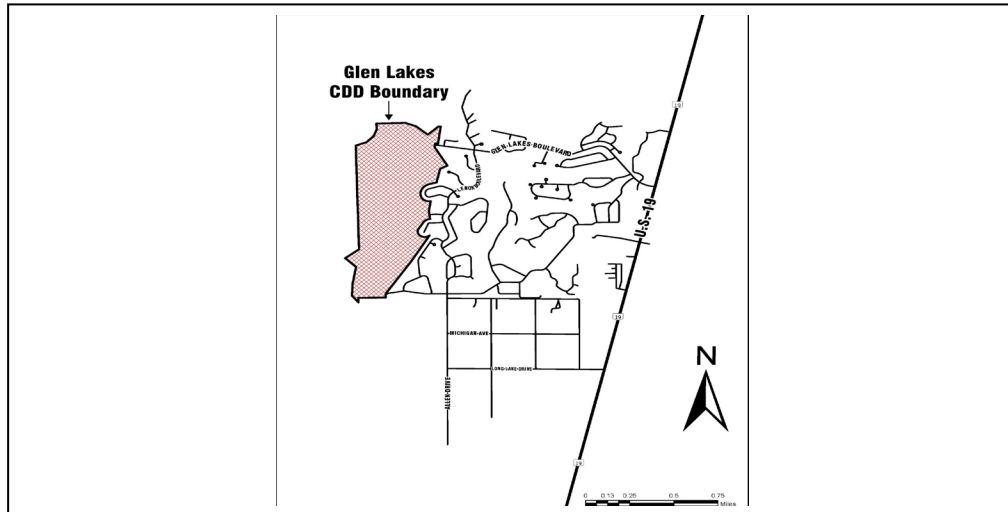
NOTICE OF PUBLIC HEARING

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

DATE: _____

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, _____, 2025, 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 GlenLakes Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE GLENLAKES 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 OF ORDINANCES, HERNANDO COUNTY, FL; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The proposed GlenLakes Community Development District is comprised of approximately 285.07 acres, located in unincorporated Hernando County, north of Cortez Blvd. and west of U.S. 19. The petitioner has proposed to establish the GlenLakes 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 GlenLakes Community Development District is as follows:

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88

degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"EW., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle

of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40"W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 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.

Publish 4 successive weeks: _____, _____, _____, _____, 2025