

ORDINANCE NO.: 2026-____

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.

WHEREAS, Park Square Enterprises, LLC, a Delaware limited liability company ("**Petitioner**"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County, Florida ("**County**"), adopt an ordinance establishing the **Canopy South Community Development District** ("**District**") pursuant to Chapter 190, Florida Statutes, and designating the real property described and attached hereto as "**EXHIBIT A**", 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), Florida Statutes; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

SECTION 1. Findings of Fact. The Board of County Commissioners of Hernando County, Florida, hereby finds and determines the following pursuant to the factors set forth in Section 190.005(1)(e), Florida Statutes:

- (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, Florida Statutes;
- (2) The County has jurisdiction pursuant to Section 190.005(2), Florida Statutes; and
- (3) The granting of the Petition complies with the dictates of Chapter 190, Florida Statutes.

SECTION 3. Creation, Boundaries, and Powers. There is hereby created the Canopy South Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, Florida Statutes, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), Florida Statutes, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Florida Statutes.

SECTION 4. Initial Board. The following five (5) persons are designated as the initial members of the Board of Supervisors of the District:

- (1) Achal Aggarwal
- (2) Maria Perez
- (3) Brooks Norton
- (4) Cally Kushmer
- (5) Linda Kepfer

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 Chapter 10.5, Article II 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 immediately upon receipt of official acknowledgment from the Florida Secretary of State that this ordinance has been filed with said office.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

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

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
By: 
County Attorney's Office

EXHIBIT A

Legal Description of Canopy South Community Development District

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 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEGREES 42 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 90 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 82 DEGREES 29 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 69 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 63 DEGREES 33 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, 129.16 FEET) THENCE SOUTH 88 DEGREES 34 MINUTES 03 SECONDS WEST, 184.93 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 54 MINUTES 43 SECONDS WEST, 79.58 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 74 DEGREES 21 MINUTES 11 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 00 SECONDS (CHORD BEARING NORTH 78 DEGREES 23 MINUTES 44 SECONDS WEST, 210.72 FEET); THENCE NORTH 81 DEGREES 24 MINUTES 08 SECONDS WEST, 58.40 FEET; THENCE NORTH 48 DEGREES 56 MINUTES 35 SECONDS WEST, 105.26 FEET; THENCE SOUTH 41 DEGREES 03 MINUTES 37 SECONDS WEST, 1381.42 FEET; THENCE NORTH 53 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 35 MINUTES 18 SECONDS WEST, 13.25 FEET) TO A POINT OF TANGENCY; THENCE NORTH 56 DEGREES 47 MINUTES 47 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 36 SECONDS (CHORD BEARING NORTH 49 DEGREES 45 MINUTES 59 SECONDS WEST, 82.00 FEET); THENCE SOUTH 79 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 67 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 CHASSAHOWITZKA NATIONAL WILDLIFE REFUGE AS 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 46 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 26 SECONDS WEST, 209.69 FEET; (9) NORTH 33 DEGREES 39 MINUTES 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 31 MINUTES 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 89 DEGREES 49 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 40 MINUTES 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.