

ORDINANCE NO. 678

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, ESTABLISHING THE SOUTHERN HILLS PLANTATION III COMMUNITY DEVELOPMENT DISTRICT WITHIN A PARCEL OF LAND LYING IN SECTIONS 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, AND SECTIONS 33 AND 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, IN HERNANDO COUNTY, FLORIDA (332.77 ACRES, MORE OR LESS, GENERALLY DESCRIBED AS LYING EAST OF U.S. HWY. 41, SOUTH OF STATE ROAD 50 AND NORTH OF PINE CABIN ROAD, THE SAME BEING MORE PARTICULARLY DESCRIBED IN SECTION 2 HEREOF), PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, HAMPTON RIDGE DEVELOPERS, LLC, (the "Petitioner") has submitted a petition with the City Council of the City of Brooksville, Florida (the "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish the Southern Hills Plantation III Community Development District ("CDD"), and designating the land area for which the CDD would manage and finance the delivery of basic infrastructure services; and

WHEREAS, pursuant to Chapter 190 Florida Statutes the City conducted a public hearing to consider oral and written comments on the petition on August 2, 2004; and

WHEREAS, the proposed District complies with the requirements of law, is in the best interest and promotes the health, safety and welfare of the citizens of the City of Brooksville;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, AS FOLLOWS:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Southern Hills Plantation III Community Development District is hereby established, the administration of which shall be subject to the provisions of Chapter 190, Florida Statutes, as amended from time to time, and the boundaries of which are more particularly described in Exhibit "A" attached hereto.

SECTION 3. The five (5) initial members of the Board of Supervisors of the CDD are:

SECTION 13. This ordinance shall take effect immediately upon its adoption by the Brooksville City Council.

ADOPTED IN REGULAR SESSION THIS 2nd DAY OF August, 2004, A.D.

CITY OF BROOKSVILLE, FLORIDA

By: Mary A. Staib
Mary A. Staib, Mayor

ATTEST:

Karen M. Phillips
Karen M. Phillips, CMC, City Clerk

PASSED on First Reading July 12, 2004

PASSED on Second and Final Reading August 2, 2004

Approved as to form and content for the reliance of the City of Brooksville only:

David La Croix
David La Croix, City Attorney

VOTE OF COUNCIL:

Bernardini	<u>AYE</u>
Johnston	<u>AYE</u>
Lewis	<u>AYE</u>
Staib	<u>AYE</u>
Wever	<u>AYE</u>

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A DISTANCE OF 848.04 FEET; THENCE S 09° 16' 01" W A DISTANCE OF 323.29 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2560.00 FEET, A DELTA OF 05° 20' 01", A CHORD DISTANCE OF 238.22 FEET AND A CHORD BEARING OF N 84° 41' 31" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 238.30 FEET TO THE POINT OF TANGENCY; THENCE N 82° 01' 30" W A DISTANCE OF 180.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1060.00 FEET, A DELTA OF 21° 58' 10", A CHORD DISTANCE OF 403.96 FEET AND A CHORD BEARING OF N 71° 02' 25" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 406.45 FEET; THENCE S 72° 47' 15" W A DISTANCE OF 5.74 FEET; THENCE S 05° 39' 10" E A DISTANCE OF 53.89 FEET; THENCE S 01° 17' 12" E A DISTANCE OF 56.61 FEET; THENCE S 26° 19' 35" E

A DISTANCE OF 31.31 FEET; THENCE N 89° 47' 39" W A DISTANCE OF 968.09 FEET; THENCE S 00° 23' 31" W A DISTANCE OF 661.11 FEET; THENCE N 89° 48' 09" W A DISTANCE OF 320.93 FEET; THENCE N 00° 15' 57" E A DISTANCE OF 661.16 FEET; THENCE N 89° 46' 32" W A DISTANCE OF 1304.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 7527.44 FEET, A DELTA OF 01° 49' 21", A CHORD DISTANCE OF 239.41 FEET AND A CHORD BEARING OF N 25° 18' 39" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 239.42 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N 26° 13' 19" E A DISTANCE OF 494.11 FEET; THENCE S 89° 48' 06" E

A DISTANCE OF 327.59 FEET; THENCE N 00° 19' 59" E A DISTANCE OF 661.11 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH BOUNDARY S 89° 48' 46" E A DISTANCE OF 1987.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 332.77 ACRES, MORE OR LESS.