



Wrathell, Hart, Hunt and Associates, LLC

Building client relationships one step at a time...

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June 29, 2007



Mr. Ronald F. Pianta
Planning Director
20 North Main Street
Room 262
Brooksville, Florida 34601

Subject: Petition for Establishment of the Huntington Hammocks
Community Development District

Dear Mr. Pianta:

I would like to notify you, the Board of County Commissioners of Hernando County, and all appropriate County Staff that a local public hearing on the petition to establish the Huntington Hammocks Community Development District has been scheduled for Monday, **August 6, 2007**, at **10:00 AM**, at the Brooksville City Hall Council Chambers, 201 Howell Avenue, Brooksville, Florida. The hearing will be conducted by Honorable Donald R. Alexander, Administrative Law Judge with the Florida Division of Administrative Hearings.

In accordance with the requirements of Section 190.005, Florida Statutes, the Petitioner will publish a notice of the local public hearing in the Hernando Times edition of the St. Petersburg Times on July 9, July 16, July 23 and July 30, 2007.

Please contact me if I may be of service.

Sincerely,

WRATHELL, HART, HUNT AND ASSOCIATES, LLC

Michal Szymonowicz
Director of Financial Services

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LEGAL NOTICE

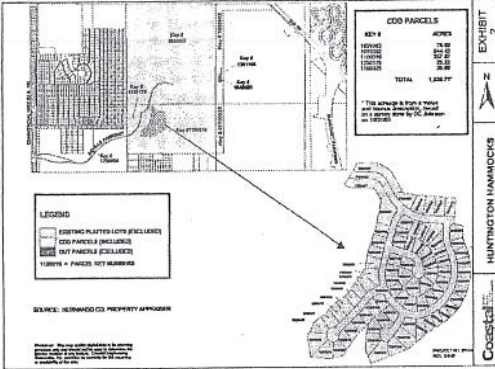
LEGAL NOTICE

NOTICE OF LOCAL PUBLIC HEARING ON PETITION TO ESTABLISH THE HUNTINGTON HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that a public hearing will be held on the 6th day of August, 2007, at 10:00 a.m. in the Brooksville City Hall, Council Chambers, 201 Howell Avenue, Brooksville, Florida 34601-2041, to consider the elements of a Petition filed by Seville, LLC with the Florida Land and Water Adjudicatory Commission ("Commission") requesting adoption of a Rule establishing a uniform community development district to be known as Huntington Hammocks Community Development District as authorized and provided for in Chapter 190, Florida Statutes. The hearing is being held by Administrative Law Judge Donald R. Alexander of the State of Florida Department of Administrative Hearings in accordance with Section 190.005(1)(d), Florida Statutes and will be conducted in conformance with the Administrative Procedure Act (Chapter 120, Florida Statutes). The information presented at this hearing will be used to afford the Petitioner, any affected units of local government, and the general public, a fair and adequate opportunity to appear and present oral and written comments regarding the establishment of the district.

The specific legal authority for the establishment of the district is Section 190.004 and Section 190.005, Florida Statutes.

The land area to be served by the district is located in unincorporated Hernando County, Florida and comprises approximately 1,036.71 acres. The site is generally located in Northern Hernando County, with its Northern boundary comprised of the Hernando County/Citrus County line, and is further located West of US 98 and East of US 19. The boundaries of the properties to be serviced by the proposed Huntington Hammocks Community Development District are outlined in the map depicted in this notice. There are a total of 83 parcels of real property located within the boundaries of the district which will be excluded from the district as shown in the map depicted in this notice.



If adopted, the Rule will establish a uniform community development district and designate the land to be serviced by the district. A community development district government is a mechanism to ensure the provision of infrastructure subject to state and local regulatory requirements governing the lawful use and development of the property. Establishment of a district pursuant to Chapter 190, Florida Statutes, is not a development order under Chapter 380, Florida Statutes. All planning, permitting and other regulatory requirements pertaining to development within the land area will be in accordance with general and special law and applicable ordinances.

On May 15th, 2007, Seville, LLC filed a copy of the Petition to Establish the Huntington Hammocks Community Development District with Hernando County in accordance with Section 190.005(1)(b)2, Florida Statutes. On May 21st, 2007, Seville, LLC officially submitted and filed its Petition with the Commission. The purpose of this hearing is to consider the relationship of the Petition as submitted by Seville, LLC to the factors listed in Section 190.005(1)(e), Florida Statutes.

An independent statement of estimated regulatory costs prepared by Wrathell, Hart, Hunt and Associates, LLC was submitted with the Petition to address the requirements of Section 120.541, Florida Statutes.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact Wrathell, Hart, Hunt and Associates, (877) 276-0889,

at least forty-eight (48) hours prior to the date of the meeting.

HUNTINGTON HAMMOCKS CDD DESCRIPTION

For a point of beginning, commence at the northwest corner of section 5, township 21 south, range 18 east, Hernando County, Florida; thence along the north boundary of the northwest 1/4 of said section 5, s 89° 28' 53" e a distance of 2670.36 Feet to the north 1/4 corner of said section 5; thence along the north boundary of the northeast 1/4 of said section 5, s 89° 28' 59" e a distance of 2670.56 feet to the northeast corner of said section 5, said corner also being the northwest corner of section 4, township 21 south, range 18 east; thence along the north boundary of the northwest 1/4 of said section 4, n 89° 50' 36" e a distance of 2653.73 feet to the north 1/4 corner of said section 4, thence along the north boundary of the northeast 1/4 of said section 4, n 89° 51' 11" e a distance of 475.59 feet to the westerly right of way line of u.s. Highway 98 (State road 700); thence along said right of way, s 48° 03' 06" e a distance of 372.01 feet; thence leaving said right of way, s 41° 58' 02" e a distance of 135.66 feet; thence s 89° 51' 11" e a distance of 660.63 feet; thence s 89° 50' 36" w a distance of 2215.40 feet to the east line of a 100' florida power corporation easement as described in o.R. Book 611, page 299 of the public records of Hernando County, Florida; thence along the easterly boundary of said easement, s 00° 04' 37" e a distance of 121.56 feet; thence s 00° 04' 41" e a distance of 1208.50 feet; thence s 00° 04' 51" e a distance of 1468.56 Feet; thence s 00° 04' 24" e a distance of 1287.99 Feet; thence s 00° 04' 22" e a distance of 1172.87 feet; thence s 00° 05' 12" e a distance of 1447.85 feet; thence s 00° 05' 04" e a distance of 896.24 feet; thence along the easterly boundary of said Florida Power Corporation easement, n 89° 28' 45" w a distance of 467.06 feet to the southeast corner of the northeast 1/4 of section 8, township 21 south, range 18 east; thence n 89° 39' 35" w a distance of 5283.96 Feet to the southwest corner of the northwest 1/4 of said section 8; thence along the west boundary of the northwest 1/4 of said section 8, n 00° 16' 57" w a distance of 916.24 feet to the southerly right of way line of Seville Parkway as shown on the plat of Seville Parkway phase one as recorded in plat book 27, pages 24 through 26 of the public records of Hernando County, Florida, said point being on a curve that is concave to the northwest, said curve having a radius of 1121.35 feet, a delta of 81° 22' 52", a chord distance of 1462.18 feet, and a chord bearing of n 0° 35' 29' 09" e; thence along the arc of said curve a distance of 1592.73 feet to a point of reverse curvature of a curve that is concave to the southeast, said curve having a radius of 25.00 feet, a delta of 80° 19' 53", a chord distance of 32.25 feet, and a chord bearing of n 34° 57' 16" e; thence along the arc of said curve a distance of 35.05 feet to a point of reverse curvature of a curve that is concave to the north, said curve having a radius of 357.40 feet, a delta of 14° 57' 05", a chord distance of 93.00 feet, and a chord bearing of n 67° 38' 17" e; thence along the arc of said curve a distance of 93.26 feet to a point of compound curvature of a curve that is concave to the northwest, said curve having a radius of 820.29 feet, a delta of 18° 40' 34", a chord distance of 266.20 feet, and a chord bearing of n 50° 49' 33" e; thence along the arc of said curve a distance of 267.38 feet to the southwest corner of tract "b" of seville golf community the barcelona, unit 1, as recorded in plat book 27, pages 27 and 28 of the public records of Hernando County, Florida, said point being on a curve that is concave to the north, said curve having a radius of 255.00 Feet, a delta of 30° 17' 41", a chord distance of 133.26 feet, and a chord bearing of s 76° 14' 31" e; thence along the boundary of Seville Golf Community The Barcelona, unit 1 and the arc of said curve, a distance of 134.83 feet to a point of tangency; thence n 89° 39' 00" e a distance of 128.39 feet to a point of curvature of a curve that is concave to the south, said curve having a radius of 45.00 feet, a delta of 60° 11' 28", a chord distance of 45.13 feet, and a chord bearing of s 61° 15' 16" e; thence along the arc of said curve a distance of 47.27 feet to a point of tangency; thence s 31° 09' 32" e a distance of 95.47 feet; thence s 12° 05' 27" w a distance of 220.97 feet; thence s 20° 03' 07" w a distance of 238.21 feet; thence s 09° 44' 09" w a distance of 118.55 feet; thence s 36° 55' 25" w a distance of 269.59 feet; thence s 55° 30' 50" w a distance of 224.29 feet; thence s 10° 33' 46" e a distance of 117.09 feet; thence s 86° 38' 25" e a distance of 191.11 feet; thence n 77° 39' 54" e a distance of 114.43 feet; thence n 37° 31' 34" e a distance of 215.98 feet; thence n 49° 34' 26" e a distance of 77.73 feet to the point of curvature of a curve that is concave to the northwest, said curve having a radius of 1001.77 feet, a delta of 04° 09' 48", a chord distance of 72.77 feet, and a chord bearing of n 47° 29' 32" e; thence along the arc of said curve a distance of 72.79 feet; thence s 19° 26' 03" w a distance of 74.29 feet; thence s 04° 52' 55" w a distance of 156.26 feet; thence s 25° 04' 23" e a distance of 124.08 feet; thence n 71° 20' 57" e a distance of 385.82 feet; thence n 54° 02' 05" e a distance of 225.98 feet; thence n 60° 37' 56" e a distance of 165.64 feet; thence s 25° 04' 23" e a distance of 124.08 feet; thence n 71° 20' 57" e a distance of 385.82 feet; thence n 54° 02' 05" e a distance of 225.98 feet, and a chord bearing of n 19° 10' 24" e; thence along the arc of said curve a distance of 723.59 feet to a point of tangency; thence n 22° 17' 08" w a distance of 88.87 feet; thence n 01° 32' 35" e a distance of 103.63 feet; thence n 86° 00' 51" w a distance of 81.81 feet; thence n 03° 59' 09" e a distance of 221.27 feet to the northeast corner of lot 78 of said plat of Seville Golf Community The Barcelona, unit 1; thence continuing along the boundary of said plat, n 86° 00' 51" w a distance of 366.31 feet; thence n 79° 10' 56" w a distance of 126.10 feet; thence n 31° 09' 32" w a distance of 144.82 feet to a point of curvature of a curve that is concave to the south, said curve having a radius of 255.00 feet, a delta of 60° 11' 28", a chord distance of 255.74 feet, and a chord bearing of n 61° 15' 16" w; thence along the arc of said curve a distance of 267.89 feet to a point of tangency; thence s 88° 39' 00" w a distance of 132.92 feet to the northwest corner of tract "a" of said Plat of Seville Golf Community The Barcelona, unit 1, said point being on the easterly right of way of Seville Parkway; thence along said right of way line along a curve that is concave to the west, said curve having a radius of 820.29 feet, a delta of 09° 38' 01", a chord distance of 137.76 feet, and a chord bearing of n 21° 37' 42" e; thence along the arc of said curve a distance of 137.92 feet to a point of tangency; thence n 16° 48' 51" e a distance of 570.09 feet to a point of curvature of a curve that is concave to the southeast, said curve having a radius of 760.29 feet, a delta of 86° 05' 11", a chord distance of 1037.87 feet, and a chord bearing of n 59° 51' 26" e; thence along the arc of said curve a distance of 1142.33 feet to a point of tangency; thence s 77° 05' 59" e a distance of 339.76 feet; thence n 12° 54' 01" e a distance of 60.00 feet; thence n 77° 05' 59" w a distance of 339.76 feet to a point of curvature of a curve that is concave to the southeast, said curve having a radius of 820.29 feet, a delta of 86° 05' 09", a chord distance of 1119.77 feet, and a chord bearing of s 59° 51' 26" w; thence along the arc of said curve a distance of 1232.47 feet to a point of tangency; thence s 16° 48' 51" w a distance of 570.09 feet to a point of curvature of a curve that is concave to the northwest, said curve having a radius of 760.29 feet, a delta of 43° 20' 53", a chord distance of 561.59 feet, and a chord bearing of s 38° 29' 18" w; thence along the arc of said curve a distance of 575.21 feet to a point of compound curvature of a curve that is concave to the north, said curve having a radius of 297.40 feet, a delta of 14° 57' 00", a chord distance of 77.38 feet, and a chord bearing of s 67° 38' 17" w; thence along the arc of said curve a distance of 77.60 feet to a point of reverse curvature of a curve that is concave to the southeast, said curve having a radius of 85.00 Feet, a delta of 80° 18' 49", a chord distance of 109.63 feet, and a chord bearing of s 34° 57' 16" w; thence along the arc of said curve a distance of 119.15 feet to a point of reverse curvature of a curve that is concave to the northwest, said curve having a radius of 1061.35 feet, a delta of 80° 36' 05", a chord distance of 1372.96 feet, and a chord bearing of s 35° 05' 40" w; thence along the arc of said curve a distance of 1493.06 feet to a point on the west boundary of the northwest 1/4 of section 8, township 21 south, range 18 east; thence along the west boundary of the northwest 1/4 of said section 8, n 00° 16' 57" w a distance of 1674.34 feet to the northwest corner of said section 8, said point also being the southwest corner of section 5, township 21 south, range 18 east; thence along the west boundary of said section 5, n 00° 17' 09" w a distance of 2656.41 feet to the west 1/4 corner of said section 5; thence continue along the west boundary of said section 5, n 00° 17' 09" w a distance of 2656.15 feet to the northwest corner of said section 5 and the point of beginning.

LESS AND EXCEPT THE FOLLOWING PARCEL: (R04 421 18 0000 0010 0030)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN N 00° 17' 12" E ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4, 1389.40 FEET; THENCE RUN S 89° 42' 48" E A DISTANCE OF 185.34 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89° 55' 36" E A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST BOUNDARY OF A 100 FOOT FLORIDA POWER CORPORATION EASEMENT; THENCE RUN S 00° 04' 24" E ALONG SAID WEST BOUNDARY 240.00 FEET; THENCE RUN S 89° 55' 36" W A DISTANCE OF 180.00 FEET; THENCE RUN N 00° 04' 24" W A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (R04 421 18 0000 0010 0020)

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN N 00° 17' 12" E ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 4 A DISTANCE OF 1449.92 FEET; THENCE RUN S 89° 42' 48" E A DISTANCE OF 214.95 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89° 55' 36" E A DISTANCE OF 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A FLORIDA POWER CORPORATION POWERLINE EASEMENT AS PER OFFICIAL RECORDS BOOK 611, PAGE 299 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 00° 04' 24" W ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 465.36 FEET; THENCE S 89° 55' 36" W A DISTANCE OF 60.00 FEET; THENCE S 00° 04' 24" E A DISTANCE OF 315.36 FEET; THENCE S 89° 55' 36" W A DISTANCE OF 90.00 FEET; THENCE S 00° 04' 24" E A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1 DESCRIPTION CONTAINS 1036.71 ACRES, MORE OR LESS