

RESOLUTION NO: 2012-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA RELATED TO THE IMPACT OF BREACH OF SURETY PERFORMANCE BONDS AND PUBLIC POLICY CONCERNS REGARDING CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO; PROVIDING AN EFFECTIVE DATE.

WHEREAS, this Resolution pertains to that certain real property described as set forth on the attached Exhibit A; and,

WHEREAS, the City of Brooksville hereby expresses concerns about the public policy implications of the recent U.S. Circuit Court ruling in *Westchester Fire Insurance Company v. City of Brooksville*, Federal Judge Steven D. Merryday, presiding; and,

WHEREAS, historically cities and counties have been able to rely on surety performance bonds when developers fail to complete required improvements; and,

WHEREAS, the City of Brooksville relied on a surety performance bond in lieu of completion by a developer for infrastructure improvements to the real property situated in the City of Brooksville and described on the attached Exhibit A which is incorporated herein as if set forth *in haec verba* (Affected Lands) prior to final plat approval; and,

WHEREAS the reliance on surety performance bonds by the City of Brooksville is founded in a City's financial limitations to fund the completion of the infrastructure improvements in the event a developer defaults on its obligations to complete the required improvements; and,

WHEREAS, due to financial constraints, the City is not in a financial position to fund completion of improvements to the Affected Lands without use of proceeds from surety performance bonds issued to secure the completion of said improvements; and the expenditure of public funds on private infrastructure, i.e. roads, etc., is prohibited by the State Constitution; and,

WHEREAS, the City has been adversely affected by the failure of recent developers to perform infrastructure improvements as represented and the failure of performance bond sureties to remit the necessary funds which are a basic prerequisite to the City's ability to complete said infrastructure improvements within the Affected Lands; and,

WHEREAS, specifically, the City of Brooksville approved Annexation Ordinance #633, recorded in Official Record Book 1673, Page 795, Public Records of Hernando County, Florida, for the annexation of 1600 acres for the Southern Hills Plantation Planned Development Project and said annexation includes the Affected Lands; and,

WHEREAS, the City of Brooksville approved a Development Agreement with Hampton Ridge Developers, LLC, recorded in Official Record Book 1673, Page 803, Public Records of Hernando County, Florida; and,

WHEREAS, Levitt & Sons caused Westchester Fire Insurance Company to issue Bond #K07314541 in the sum of Two Million One Hundred Nine Thousand Seven Hundred Sixty One Dollars and Seventy Five Cents (\$2,109,761.75) on behalf of Developer in favor of the City of Brooksville as obligee in connection with the Project Phase Two Storm/Water/Reclaimed/Sanitary Sewer for the benefit of the Affected Lands; and,

WHEREAS, Developer caused Westchester Fire Insurance Company to issue Bond #K0731453A in the sum of Three Million Two Hundred Fifty Six Thousand Six Hundred Ninety Three Dollars (\$3,256,693.00) on behalf of Developer in favor of the City of Brooksville as obligee in connection with the Project, Phase Two General Conditions/Roadwork/Earthwork for the benefit of the Affected Lands; and,

WHEREAS, the City of Brooksville approved Ordinance # 675-C, amending Ordinance # 675 as it related to The Cascades development in Southern Hills Plantation including the Affected Lands; and,

WHEREAS, Key Bank filed a mortgage foreclosure action against Levitt & Sons of Hernando County, LLC in the Circuit Court of the Fifth Judicial Circuit of Florida, Hernando County, Florida, Case No. H-27-CA-2007-2556 and was granted a Judgment of Foreclosure of the lien on the Affected Lands on August 27, 2008; and,

WHEREAS, Key Bank assigned the foreclosure judgment to OREO Corp. of Ohio; in the assignment recorded in Official Record Book 2621, Page 470, Public Records of Hernando County, Florida; and,

WHEREAS, OREO entered into a Amended and Restated Utility Service Agreement with the City of Brooksville on July 29, 2009, recorded in Official Record Book 2674, Page 917, Public Records of Hernando County, Florida; and,

WHEREAS, on July 31, 2009, OREO Corp. of Ohio sold the property including the Affected Lands, known as Cascades of Southern Hills Plantation, Phase One to CaSHP Homes, LLC, by Special Warranty Deed recorded in Official Record Book 2674, Page 941, Public Records of Hernando County, Florida; and Cascades of Southern Hills Plantation Phase Two to CaSHP 2, LLC, by Special Warranty Deed recorded in Official Record Book 2674, Page 947, Public Records of Hernando County, Florida; and,

WHEREAS, all the foregoing was in reliance upon and in anticipation that the developers and sureties would perform their contractual agreements completing the improvements to the Affected Lands as represented to the City; and,

WHEREAS, a Lis Pendens was filed on May 26, 2011 in Hernando County Circuit Court in the matter of SHP II CDD vs. CASHP 3 and the Southern Hills Plantation Homeowners Association foreclosing the lien for special assessments (Case No. CA-11-989); and,

WHEREAS, the City of Brooksville was then notified that Westchester Fire Insurance Company refused to pay the City of Brooksville as it had contracted to do pursuant to the aforesaid Bonds # K07314541 and #K0731453A issued to the City of Brooksville, resulting in a lawsuit styled *Westchester Fire Insurance Company v. City of Brooksville*; initially filed in Federal Court in Tampa, Florida, Judge Merryday presiding; and,

WHEREAS Judge Merryday ruled that the City of Brooksville could not enforce the payment obligations against Westchester Fire Insurance Company; and,

WHEREAS, the City of Brooksville appealed Judge Merryday's ruling to the U. S. 11th District Circuit Court; and,

WHEREAS, the U.S. Circuit Court ruled that the City of Brooksville could not enforce the payment obligations against Westchester Fire Insurance Company; and,

WHEREAS, the City of Brooksville appealed the U. S. Circuit Court decision to the United States Supreme Court, and the petition was denied on October 29, 2012; and,

WHEREAS, the City of Brooksville hereby expresses concern about the public policy implications of the recent rulings in *Westchester Fire Insurance Company v. City of Brooksville*; and,

WHEREAS the adverse rulings by the Federal Court, the U.S. Circuit Court, and the U.S. Supreme Court have left the City of Brooksville without the ability to complete any improvements to the Affected Lands which the developer failed to perform and for which the Surety breached its obligation to pay under the terms of the Bond obligations; and,

WHEREAS, the City repealed and amended Ordinance 129 by adopting Ordinance 826 on October 17, 2011; and,

WHEREAS, the City of Brooksville desires to put its citizens and all affected persons forever more on notice of its inability to complete road, water, sewer, infrastructure or other improvements within the Affected Lands unless and until a developer or Surety performs said improvements or pays the amounts as described in the aforesaid Bond obligations.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, that:

SECTION 1. INCORPORATION OF PREAMBLE. The foregoing recitals are true and correct and are incorporated herein as if set forth in haec verba.

SECTION 2. POLICY STATEMENT. The City is extremely concerned about the public policy implications of the Court rulings in *City of Brooksville v. Westchester Fire Insurance Company* and the rulings on appeal. The City of Brooksville does not have the financial ability to complete the infrastructure improvements to the Affected Lands. Further, the City may no longer rely on a performance bond when granting final plat approval to another developer in the Affected Lands and therefore may no longer afford such developers an option of posting a surety performance bond in lieu of completing the required improvements prior to granting final plat approval for any future development of the Affected Lands.

SECTION 3. DIRECTION FOR DISTRIBUTION. The City Clerk is hereby directed by the City of Brooksville to record this Resolution in the Public Records in and for Hernando County, Florida to put all persons on notice that the City of Brooksville is without the ability to perform or pay for the completion of improvements within said Affected Lands; that there should be no expectation of entitlement to any water, sewer, roads, infrastructure or other improvements within the Affected Lands and that said Affected Lands should be acquired caveat emptor and subject to this Resolution.

SECTION 4. EFFECTIVE DATE. This resolution shall be effective upon adoption by the City Council.

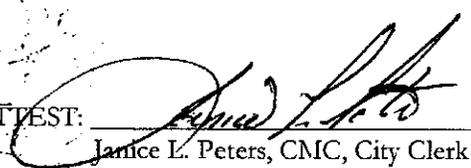
PASSED AND ADOPTED this 5th day of November, 2012, A.D.

City of Brooksville

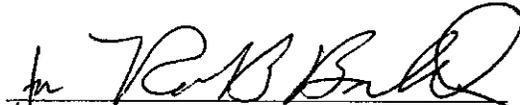
EM KOC

Joseph E. Johnston, III, Mayor

ATTEST:


Janice L. Peters, CMC, City Clerk

APPROVED AS TO FORM FOR THE RELIANCE OF THE CITY OF BROOKSVILLE ONLY:


Thomas S. Hogan, The Hogan Law Firm, LLC
City Attorney

VOTE OF COUNCIL:

Bernardini
Bradburn
Burnett
Hohn
Johnston

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CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

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STATE OF FLORIDA
COUNTY OF HERNANDO

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of said County of Hernando, Florida, this _____ day of _____, 20____.

Notary Public for Florida

CONSENT TO SUBDIVISION

I, _____, the owner of the above described land, do hereby consent to the subdivision of the same as shown on the plat of subdivision attached hereto, and to the recording of the same in the public records of this county.

Owner

GENERAL ORDER

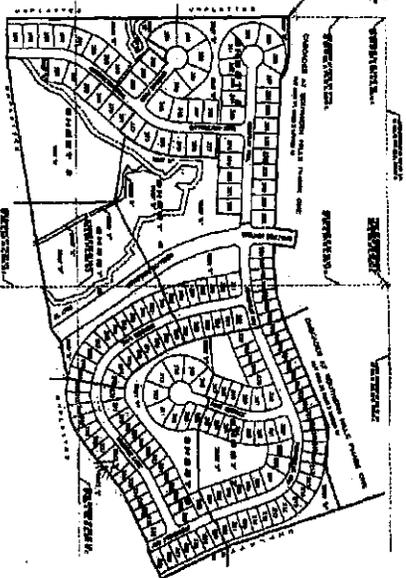
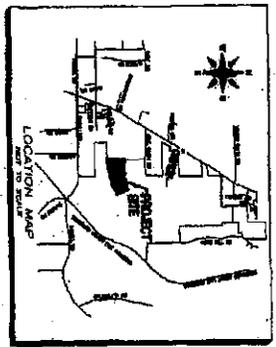
ORDERED, that the subdivision of the above described land as shown on the plat of subdivision attached hereto, and the recording of the same in the public records of this county, be and the same are hereby approved.

County Clerk

NOTICE TO CREDITORS

Notice is hereby given that the undersigned, _____, has filed for protection under Chapter 11 of the United States Bankruptcy Code in the United States Bankruptcy Court for the District of Florida, Southern District of Florida, Case No. _____.

Debtor



KEY MAP
NOT TO SCALE

NOTICE TO CREDITORS

Notice is hereby given that the undersigned, _____, has filed for protection under Chapter 11 of the United States Bankruptcy Code in the United States Bankruptcy Court for the District of Florida, Southern District of Florida, Case No. _____.

Debtor



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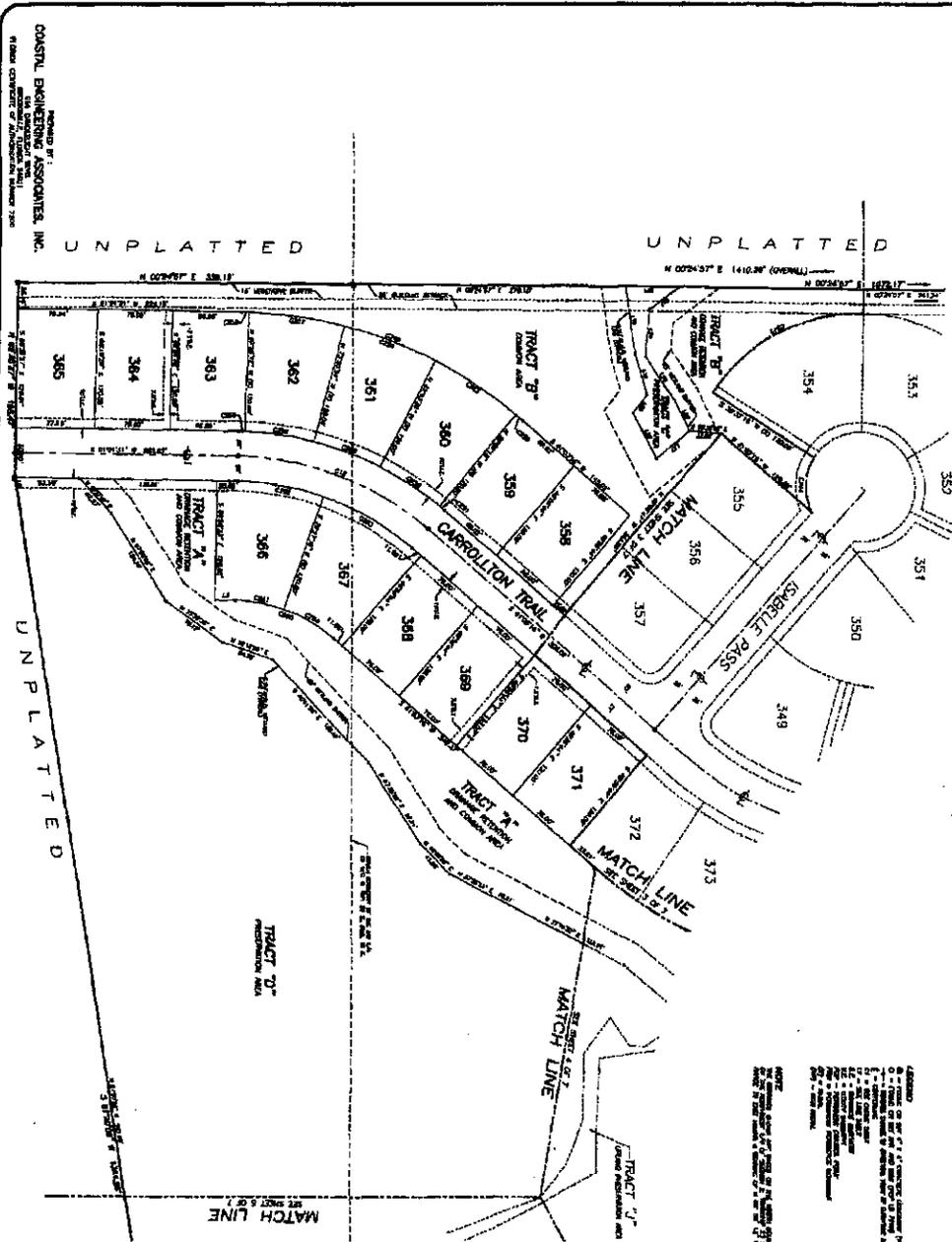
COASTAL EQUITY ASSOCIATES, INC. HERNANDO COUNTY, FLORIDA



CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

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PAGE 39



DESIGNED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
 1000 UNIVERSITY BLVD.
 SUITE 100
 MIAMI BEACH, FLORIDA 33139
 PHONE: (305) 531-1111
 FAX: (305) 531-1112
 PROJECT NO. 2000-0001

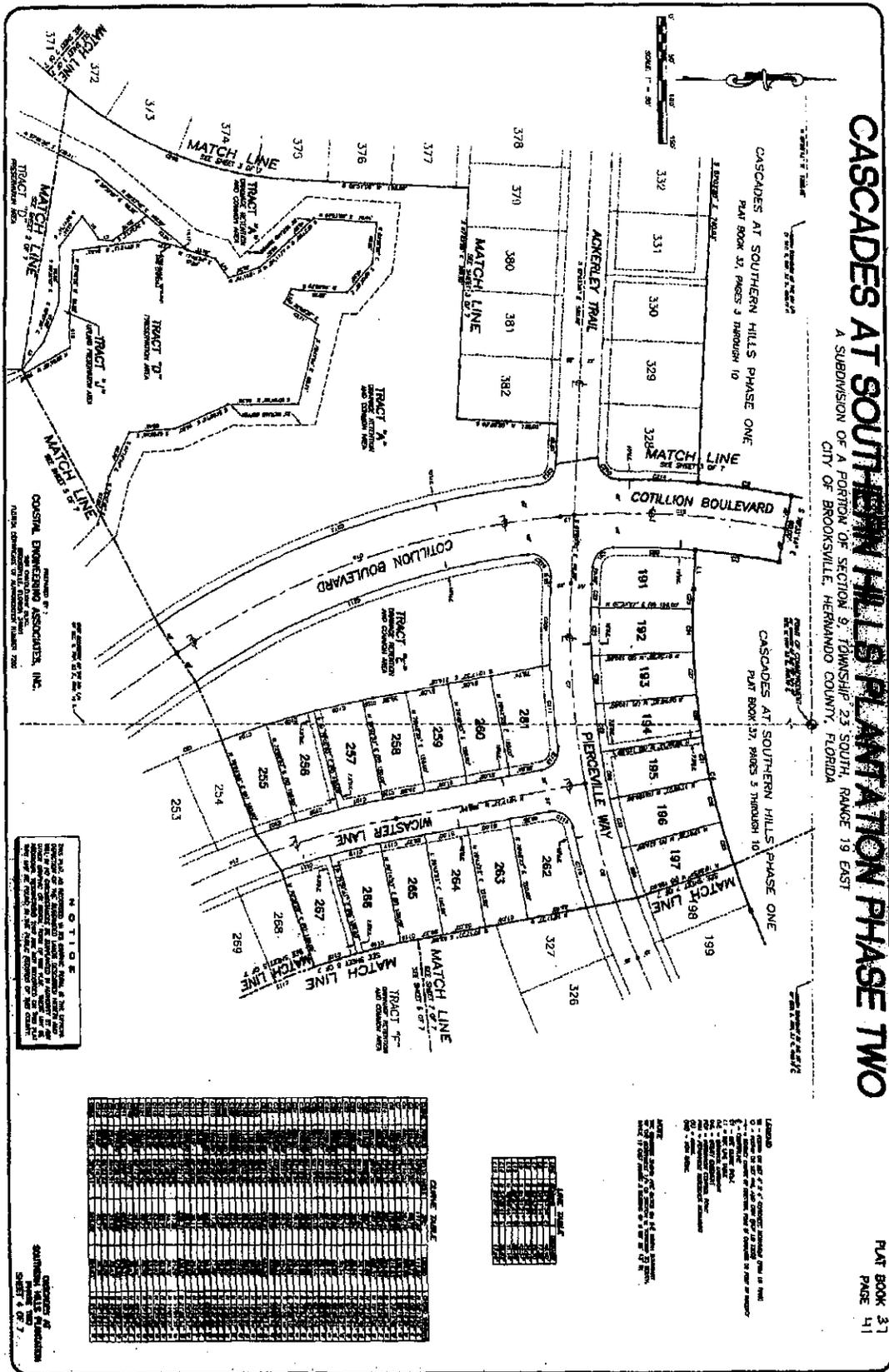
NOTICE
 THE AREA OF THIS SUBDIVISION IS THE PROPERTY OF SOUTHERN HILLS PLANTATION, INC. AND IS SUBJECT TO THE RESTRICTIONS AND COVENANTS SET FORTH IN THE DEEDS AND INSTRUMENTS RECORDING IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. THE BUYER OF ANY LOT IN THIS SUBDIVISION SHALL BE DEEMED TO HAVE ACCEPTED THESE RESTRICTIONS AND COVENANTS AND TO HAVE AGREED TO BE BOUND BY THEM.

OWNER:
SOUTHERN HILLS PLANTATION, INC.
 SHEET 2 OF 7

CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

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NOTICE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT. ANY VIOLATION OF THIS NOTICE SHALL BE AT THE RISK OF THE USER.

LEGEND

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO BE GIVEN IN FEET AND INCHES.

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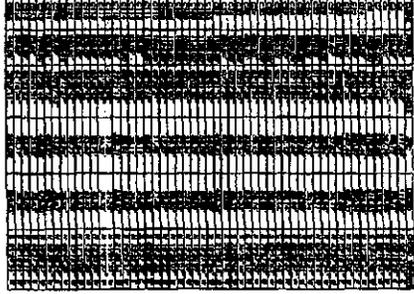
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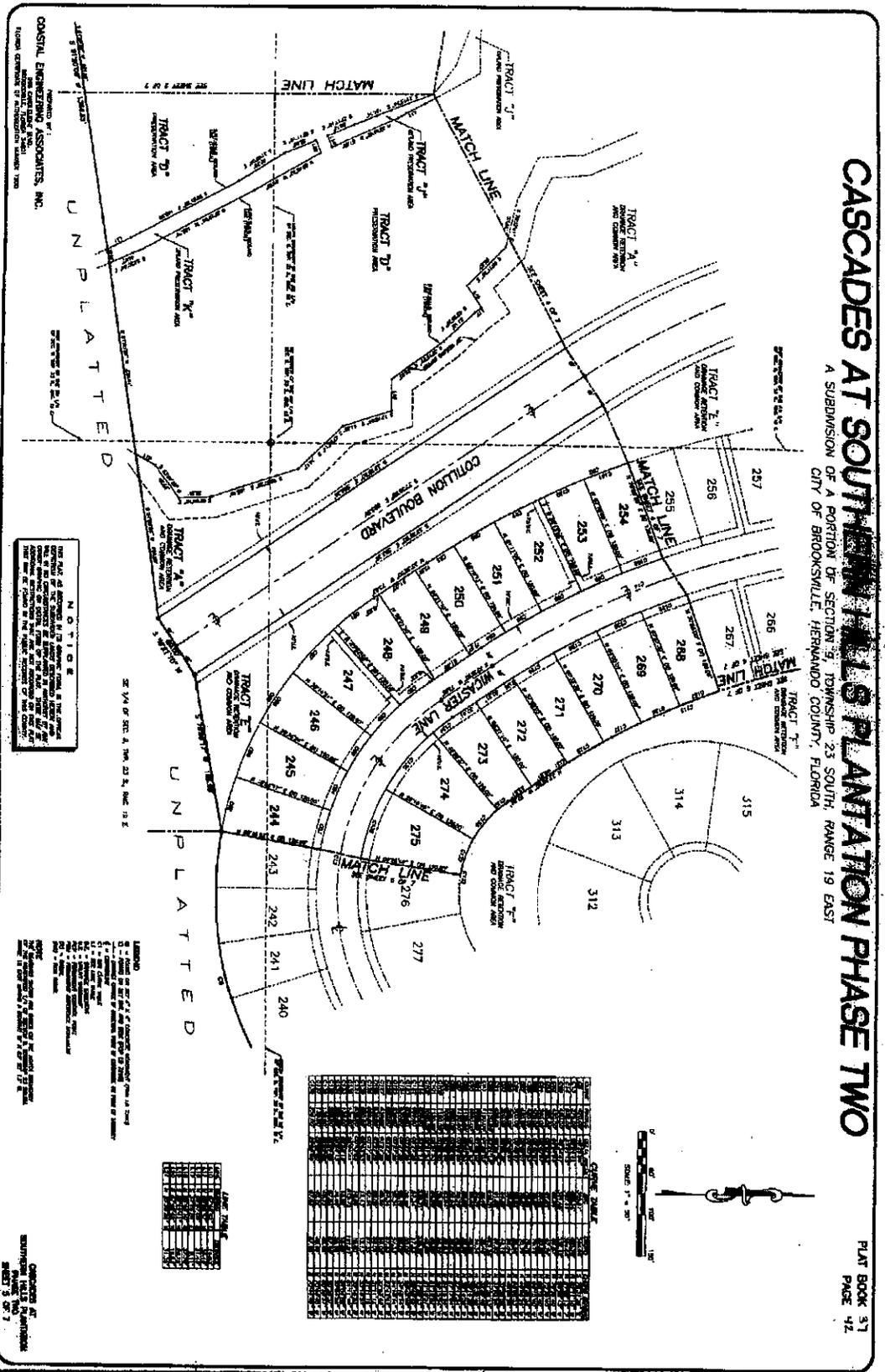
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CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 19 EAST, CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

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PAGE 42



CONSULT ENGINEERING ASSOCIATES, INC.
 14000 UNIVERSITY BLVD., SUITE 200
 TAMPA, FLORIDA 33613

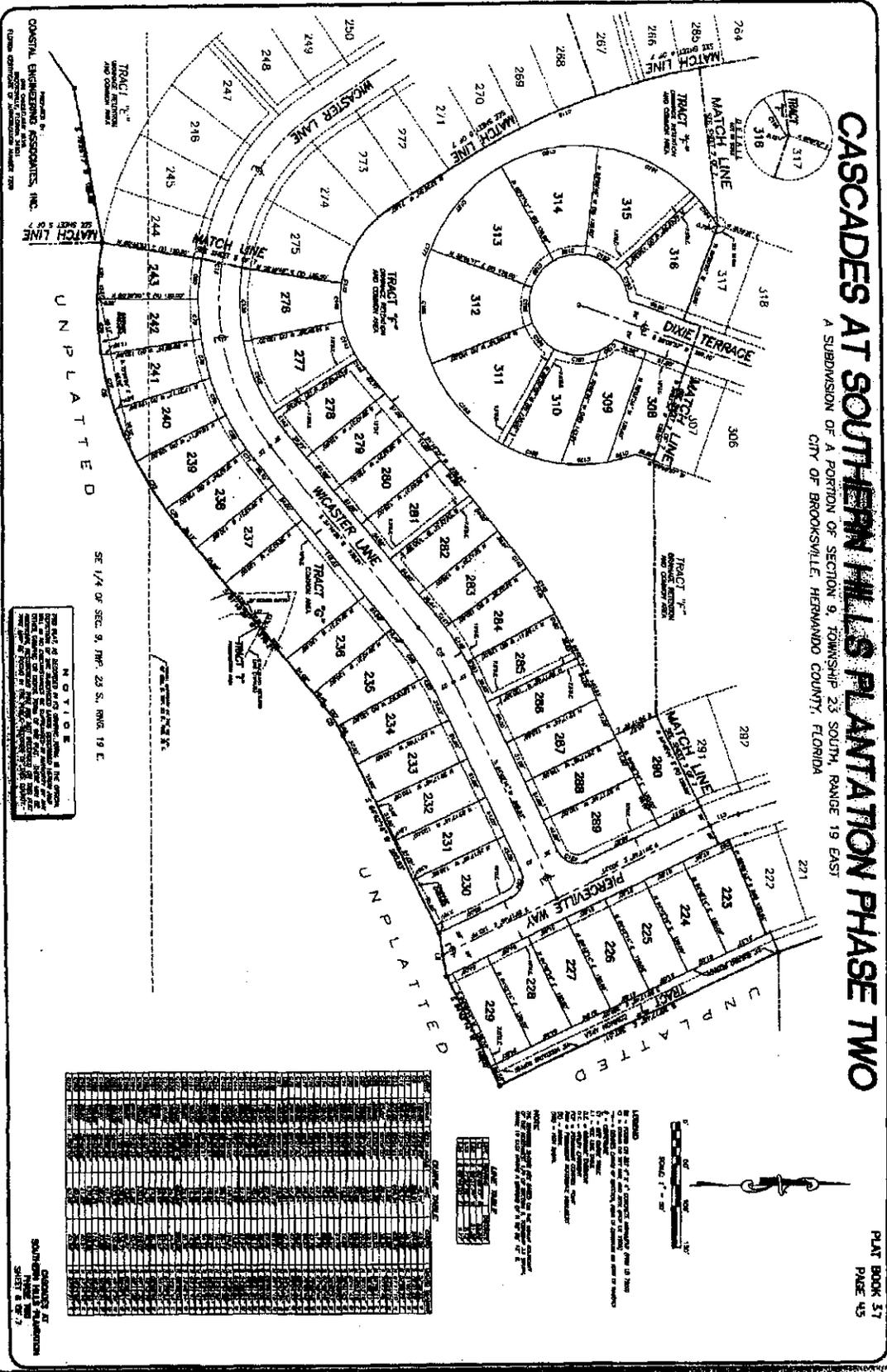
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 SOUTHERN HILLS PLANTATION
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CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

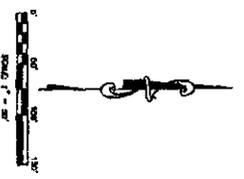


Prepared by
COASTAL ENGINEERING ASSOCIATES, INC.
 10000 W. U.S. HIGHWAY 90, SUITE 100
 TAMPA, FLORIDA 33613
 (813) 834-1111
 (FLORIDA LICENSE NO. 12000)

NOTICE
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT A FINAL PLAN. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF BROOKSVILLE AND THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS. THE CITY OF BROOKSVILLE AND THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS ARE NOT GUARANTEEING THE ACCURACY OF THIS PLAN.

OWNER'S AT
 SOUTHERN HILLS PLANTATION
 SHEET 8 OF 7

SE 1/4 OF SEC. 9, TWP. 23 S., RANG. 19 E.



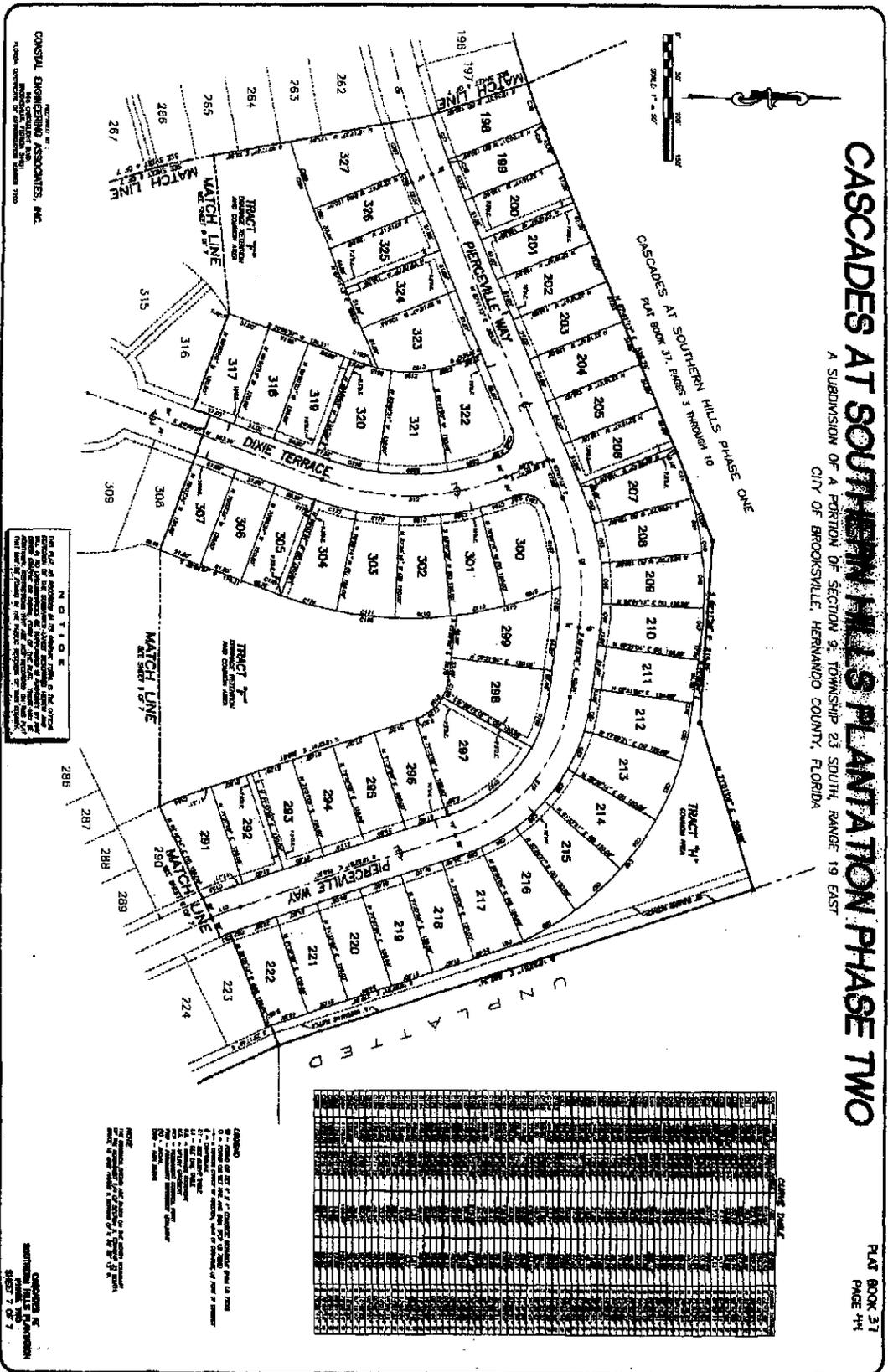
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CASCADES AT SOUTHERN HILLS PLANTATION PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

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PAGE 44



DESIGNED BY
CASUAL ENGINEERING ASSOCIATES, INC.
 14001 UNIVERSITY BLVD., SUITE 200
 MIAMI, FLORIDA 33187
 PHONE: (305) 551-1100

NOTICE
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