Hernando County

Board of County Commissioners

Land Use Meeting

Minutes

September 2, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, September 2, 2025, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

Attendee Name	Title
Brian Hawkins	Chairman
Jerry Campbell	Vice Chairman
John Allocco	Second Vice Chairman
Ryan Amsler	Commissioner
Steve Champion	Commissioner
Omar DePablo	Development Services Director
Paul Hasenmeier	Public Safety Director/Fire Chief
Jon Jouben	County Attorney
Jeffrey Rogers	County Administrator
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Jerry Campbell
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

CONSENT AGENDA

School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and GTC, LLLP, a Florida Limited Liability Limited Partnership, for Rolling Rock Townhomes

Motion
Agenda Item

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

CORRESPONDENCE TO NOTE

Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on August 11, 2025

PUBLIC HEARINGS

Proofs of publication of Notices of Public Hearing were noted for the scheduled public hearings.

Ex Parte Communications

Chairman Hawkins and Comms. Campbell, Allocco, Amsler and Champion announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion
To approve.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Petition Submitted by Joseph Indimine, Jr. and Nicole I. Indimine to Vacate Utility and Drainage Easements Located in Woodland Waters

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-143).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Petition Submitted by Legendary Construction & Remodeling, Inc., to Vacate Utility and Drainage Easements Located in Spring Hill

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-144).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Petition Submitted by Lisa A. Tejera Along With Maylen Tejera and Evelyn Justine Purvis, as Joint Tenants With Right of Survivorship to Vacate Utility and Drainage Easements Located in Ridge Manor Estates

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-145).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Petition Submitted by Maronda Homes, LLC, of Florida to Vacate Utility and Drainage Easements Located in Royal Highlands

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-146).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Rezoning Petition Submitted by Casey Cane, Trustee for 6191 Lockhart Road Land Trust for Property Located on Lockhart Road (H2520)

The Board accepted public input on this matter.

Motion
To deny (Resolution No. 2025-147).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Rezoning Petition Submitted by John P. Shank and Jo Ann Shank for Property Located on Jacqueline Road (H2518)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-148).

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Rezoning Petition Submitted by Karen B. Leveritt Trustee of Karen B. Leveritt Family Trust U/A/D March 2, 2010, for Property Located on Lake Lindsey Road (H2517)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-149).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Rezoning Petition Submitted by Greater Tampa Bay Area Council, Inc., Boy Scouts of America to Establish Public Service Facility Overlay District for Electric Utility Operations Center for Withlacoochee River Electric Cooperative (H2514)

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-150).

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Hawkins, Campbell, Allocco and Champion
NAYES:	Amsler

RECESS/RECONVENE

The Board recessed at 10:10 a.m. and reconvened at 10:20 a.m.

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

Petition Submitted by Kempton Williams on Behalf of Williams Land & Cattle Company for Family Hardship Relief From Subdivision Regulations

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Resolution No. 2025-151).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

PUBLIC SAFETY DIRECTOR/FIRE CHIEF PAUL HASENMEIER

Documents to Effectuate Consolidation of Fire Rescue and Emergency Services With City of Brooksville

Comm. Amsler made the following Motion.

Motion
To approve the staff recommendation.

Comm. Champion seconded the Motion.

Comm. Amsler revised his Motion as follows:

Revised Motion
To approve with right of first refusal added to the lease agreement.

RESULT:	**ADOPTED**
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 12:30 p.m.

Board of County Commissioners

AGENDA ITEM

Meeting: 09/02/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16319
Legal Request Number: LR2025-267-1
Bid/Contract Number:

TITLE

School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and GTC, LLLP, a Florida Limited Liability Limited Partnership, for Rolling Rock Townhomes

BRIEF OVERVIEW

GTC, LLLP submitted an application for a Conditional Plat for Rolling Rock Townhomes (Application No. 1498214) for 76 townhome units to be constructed on Parcel Key No. 01747024. The conditional plat was reviewed by various County agencies and found to be consistent with County standards.

During the School Board of Hernando County, Florida, review of the School Concurrency application, it was found that, based on the adopted Level of Service Standards, adequate school capacity for four (4) high school students projected to be generated by the development is not available within the school Concurrency Service Area(s) in which the Proposed Development is located nor within any contiguous school Concurrency Service Area(s). Additionally, adequate school capacity was found not to be in place or under actual construction within three (3) years after the Local Government's approval of the Proposed Development.

Hernando County, the School Board of Hernando County, and GTC, LLLP must enter into the attached School Concurrency Proportionate Share Agreement to provide mitigation options to satisfy the deficit in available school capacity and allow the Certificate of Concurrency to be issued for the subject development.

FINANCIAL IMPACT

There is no financial impact for the subject agreement.

LEGAL NOTE

The Board may consider the associated agreement in accordance with Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board approve and authorize the Chairman's signature on the Proportionate Share Mitigation Agreement.

REVIEW PROCESS

Michelle Miller	Approved	08/15/2025 3:32 PM
Omar DePablo	Approved	08/18/2025 2:19 PM
Albert Bertram	Approved	08/19/2025 10:12 AM
Pamela Hare	Approved	08/26/2025 4:04 PM
Jon Jouben	Approved	08/26/2025 4:58 PM

Heidi Prouse	Approved	08/28/2025 10:33 AM
Toni Brady	Approved	08/28/2025 11:03 AM
Jeffrey Rogers	Approved	08/28/2025 11:21 AM
Colleen Conko	Approved	08/28/2025 11:26 AM

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

After recording return to:
Hernando County Public Schools
Attn: Facilities and Construction Department
8016 Mobley Road
Brooksville, Florida, 34601

SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

ROLLING ROCK TOWNHOMES

THIS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT ("**Agreement**"), is made by and among **HERNANDO COUNTY,** a political subdivision of the State of Florida, whose address is 20 North Main St., Brooksville, Florida 34601;, hereinafter referred to as **"Local Government"**; **THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA**, a body corporate of the State of Florida, hereinafter referred to as the "**School Board**", whose address is 919 North Broad St., Brooksville, FL 34601; and **GTC, LLLP, a Florida limited liability limited partnership,** hereinafter referred to as the **"Applicant"** whose address is 6915 SR 54, New Port Richey, Florida, 34653; and

WHEREAS, the **Applicant** is **THE FEE SIMPLE OWNER** of an **approximately 6.91 acre** parcel of real property located in Hernando County and generally located at on Rolling Rock Drive near the 12200 block of Cortez Boulevard **("Project Site"),** the complete legal description for which is attached hereto as EXHIBIT "A." The Project Site is illustrated with a map appearing in EXHIBIT "B"; and

WHEREAS the **Applicant** has applied for **CONDITIONAL PLAT** approval from the **Local Government** pursuant to **Application No. 1498214** and to allow **seventy-six (76)** new single family dwelling units to be constructed on the Project Site ("**Proposed Development**"); and

WHEREAS, the **Local Government** has determined the Proposed Development is consistent with the future land use designation of its Comprehensive Plan and pertinent portions of the Comprehensive Plan; and

WHEREAS, the **Local Government** and School Board utilize data and methodologies contained in Florida Statutes, Department of Education, and the Hernando County Educational Facilities Impact Fee, as periodically updated; and

WHEREAS, the **Local Government** and the **School Board** have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards, as defined in the

Interlocal Agreement ("Standards" or "Level of Service" or "Level of Service Standards") and consistent with the terms of the current Interlocal Agreement for Public School Facility Planning between the School Board and the Local Governments, as may be amended from time to time (the "Interlocal Agreement") and the Local Government's public school facilities element, and capital improvement elements of the respective comprehensive plans; and

WHEREAS, at the adopted Level of Service Standards, adequate school capacity for **four (4) high school** students projected to be generated by the development is not available within the school Concurrency Service Area(s) ("Concurrency Service Area(s)")shall have the meaning as set forth in the Interlocal Agreement) in which the Proposed Development is located nor within any contiguous school Concurrency Service Area(s); and adequate school capacity will not be in place or under actual construction within three (3) years after the Local Government's approval of the Proposed Development; and

WHEREAS, authorizing these new residential dwelling units without the mitigation provided for in this Agreement would result in a failure of the Level of Service Standard for public school facilities in one or more applicable school Concurrency Service Area(s); and

WHEREAS, the parties agree that public school concurrency shall be satisfied by the **Applicant's** execution of this legally binding Agreement and payment of a mitigation amount proportionate to the demand for public school facilities to be created by these new residential dwelling units ("**Proportionate Share Mitigation**"); and

WHEREAS, it is the policy of the State of Florida that public educational facilities and services needed to support new residential development shall be available concurrently with the impact of such new residential development; and

WHEREAS, an appropriate mitigation option necessary to satisfy public school concurrency is payment of a Proportionate Share Mitigation for the Proposed Development, as more specifically described herein; and

WHEREAS, the **Local Government** has authority to issue a Certificate of Concurrency ("COC") for the Proposed Development contingent upon the payment of Proportionate Share Mitigation being guaranteed in an enforceable development agreement; and

WHEREAS, the **Applicant** is eligible for Educational Facilities Impact Fee credits for the payment of the Proportionate Share Mitigation for the Proposed Development in such amounts as are authorized by Hernando County Ordinance 2024-10, § IV (Ex. A).

NOW, THEREFORE, in consideration of the foregoing described Proportionate Share Mitigation, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. **INCORPORATION OF RECITALS:** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. **PARTIES:** The **Local Government**, the **School Board** and the **Applicant** shall be collectively referred to as the "parties."

3. **LEGALLY BINDING COMMITMENT:** This Agreement constitutes a legally binding commitment by the **Applicant** to provide Proportionate Share Mitigation for the deficiency of school capacity needed for the number and type of new residential dwelling units on the Project Site for the Proposed Development sought to be approved by the **Local Government**.

4. **DESCRIPTION OF DEVELOPMENT USES:** The Proposed Development shall be developed to include a maximum of **SEVENTY SIX SINGLE FAMILY DWELLING UNITS**. Construction of the dwelling units within the Proposed Development is anticipated to begin in the year **2025** and is anticipated to be complete in the year **2027.**

5. **PROPORTIONATE SHARE MITIGATION:**
   a. The **parties** agree the formula to calculate the total amount of the Proportionate Share Mitigation shall be: $p = (s - a) \times (c + (c \times f)$, where
      i. p = Proportionate Share Mitigation Amount, and
      ii. s = Students (by school type) that will be generated by the Proposed Development (by housing type), and
      iii. a = Available FISH capacity (by school type) or *zero* if no capacity is available, and
      iv. c = Total Facility Cost per Student Station for **four (4) high school high** school level, as published in the Educational Facilities Impact Fee Update Study adopted by the School Board and in effect at the time when the Proportionate Share Mitigation is accepted plus authorized ancillary facility costs per student, and
      v. f = Student Station Cost Adjustment Factor (indexed to 2022=100) for the year in which the Proportionate Share Mitigation is accepted, as published by the Florida Legislative Office of Economic and Demographic Research (EDR).

   b. The **parties** agree that the payment of a Proportionate Share Mitigation in the total amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND EIGHT HUNDRED SEVENTY-THREE AND 00/100 DOLLARS ($178,873) for the Proposed Development, is proportionate to the demand for public school facilities to be created by the actual development of the property and based on existing and actual school capacity deficit as determined pursuant to the Amended and Restated Interlocal Agreement.

6. **SCHOOL CONCURRENCY ANALYSIS:** Upon the final execution of this Agreement, the Superintendent shall provide the **Local Government** with a *Finding of Available School Capacity*, encumbering capacity for **6 Elementary, 3 Middle, and 4 high school** students for the Proposed Development.

7. **TIMING:** The execution of this Agreement shall be a condition of the Conditional Plat approval, Site Plan approval, or its functional equivalent. The payment of the Proportionate Share Mitigation in full shall occur at the time of, and shall be a condition of the final plat approval, or its functional equivalent for the Proposed Development, but in no event later than the issuance of the first building permit. This payment shall be made directly to the **School Board**.

8. **EDUCATIONAL FACILITIES IMPACT FEE CREDIT:**
   a. In accordance with Section 163.3180(6)(h)(2)(b) and 163.31801(5)(a), Florida Statutes, as consideration for the payment of the Proportionate Share Mitigation as described in Section 5 above, the **Parties** agree that the **School Board** shall provide the **Applicant** a credit on a dollar-for-dollar credit basis at fair market value, in the amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND EIGHT HUNDRED SEVENTY-THREE AND 00/100 DOLLARS ($178,873) toward Educational Facilities impact fees ("Impact Fee Credits") in the form of the Hernando County Educational Facilities Impact Fee Voucher attached hereto as Exhibit "C" (the "Voucher"). The number of units set forth in the Voucher will be based upon the rate of Impact Fees at the time of the Proportionate Share Mitigation payment and shall be rounded down to the nearest unit. In no event will the dollar amount of the Proportionate Share Mitigation exceed the dollar amount of the Impact Fees due for the Proposed Development.
      i. As an example, the Educational Impact Fee as of July 1, 2025, is $6,135.00 per single family home. Assuming the payment is in the amount of $350,000.00, it would result in a voucher for 57.04 single family home units, which would be rounded down to 57 units and the actual payment would be $349,695. If the impact fee rate is increased after the issuance of the Voucher, the Voucher would nevertheless be valued at 57 single family residential units. The same calculation method would apply to other housing types, such as multi-family.
   b. **Applicant** may assign the Voucher, in whole or in part, pursuant to Section 163.31801(10). To accomplish said transaction, the School Board shall, within thirty (30) days of receipt of a written request from the Applicant, reassign the Voucher in whole or in part, to any other development or parcel within the school district. Should, at any time, the total number of units set forth in the Proposed Development exceed the number of units set forth in Voucher(s) issued, the **Applicant** shall pay the then current impact fee amount for each unit above the total amount of units in the issued vouchers. The **Applicant** shall provide the Voucher(s) to the **Local Government** at the time of impact fee payment.

9. **SCHOOL CAPACITY IMPROVEMENT:** The **School Board** agrees to apply the Proportionate Share Mitigation contributed by the **Applicant** toward a school capacity improvement identified in its 5-year Educational Facilities Work Program and if no project has been identified, the **School Board** shall set aside the funds, and not spend same until an improvement has been identified which satisfies the demands created by the Development Proposal in accordance with this Agreement.

10. **IMPACT FEES**. The payment of Educational Facilities impact fees shall be the responsibility of the **Applicant** for each dwelling unit constructed on the Property and shall be due at the time of building permit issuance. The **Applicant's** payment of Educational Facilities impact fees shall be collected, transmitted, and reported in conformance with and according to the Educational Facilities Impact Fee Ordinance, and as set forth on EXHIBIT "D" attached hereto and incorporated herein by reference.

11. **TERMINATION.** This Agreement shall terminate, and **Applicant** shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the **School Board** agrees to an extension of this Agreement, if one of the following occurs:
    a. Upon final approval of the conditional plat, the developer shall have two (2) years to be granted construction plan approval. In no case shall the conditional plat be valid for more than five (5) years from the original date of approval; or
    b. Applicant fails to fully pay the Proportionate Share Mitigation Payment when due hereunder and such breach remains uncured for a period of thirty (30) days; or
    c. The **Applicant** fails to obtain at least one building permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the site plan, or its equivalent. In such case, unless for good cause shown by the **Applicant**, this Agreement shall be terminated and, other than capacity associated with a payment of Proportionate Share Mitigation, any encumbered or reserved school capacity shall be returned to its applicable capacity bank.
    d. The **Applicant** shall not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement prior to termination.

12. **NO GUARANTEE OF LAND USE/ZONING:** Nothing in the Agreement shall require the **Local Government** to approve any land use amendment or rezoning application associated with the Project Site.

13. **EFFECTIVE DATE:** This Agreement shall become effective immediately upon the occurrence of all the following:
    a. Signatory execution by the **Applicant**
    b. Adoption and approval of this Agreement by the **Local Government**;
    c. Adoption and approval of this Agreement by the **School Board**;
    d. The recordation of a fully executed original of this Agreement in the official records of Hernando County, Florida, at the expense of **Applicant**; and
    e. The expiration of any and all appeal periods for any challenge to the approval of this Agreement.

14. **TERM:** This Agreement shall automatically terminate and expire upon the first occurrence of any of the following:
    a. The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Agreement.
    b. The execution of a written agreement by all **parties**, or their successors in interest, providing for the cancellation and termination of this Agreement.

c. The expiration or termination of either the COC or permitted authorization of related horizontal or vertical construction.
d. Ten (10) years from the Effective Date.

15. **DEFAULT:** If any party to this Agreement materially defaults under the terms hereof, then the **Local Government or School Board** shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the **Applicant** of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the COC, issued based upon payment and/or performance hereunder, this Agreement shall be voided and the **Applicant** and the property described herein shall lose their right to school concurrency under this Agreement and their right to any Educational Facilities Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property site dependent upon such COC shall cease and no further permits shall be issued by the Local Government, until and unless the agreement is reinstated or the default is cured or capacity becomes available and a new COC is issued. Should the **Local Government** or the **School Board** fail to timely cure a default in meeting their obligations set forth herein, **Applicant** may seek any and all remedies available to it by law.

16. **VENUE; CHOICE OF LAW:** Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the jurisdiction of the Circuit Court of Hernando County, Florida, and shall be governed by the laws of the State of Florida.

17. **RELEASE**. Upon the performance of all obligations of all Parties hereto, the School Board and the Local Government shall release the Applicant from this Agreement, and the Applicant shall release the School Board and the Local Government from all future claims, costs or liabilities arising out of the provision of Proportionate Share Mitigation in accordance with this Agreement. These releases shall be recorded at the Applicant's expense in the Official Records of Hernando County, Florida, evidencing such performance.

18. **CAPTIONS AND PARAGRAPH HEADINGS:** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

19. **NO WAIVER:** No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

20. **EXHIBITS:** All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

21. **FURTHER ASSURANCES:** The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances

and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.

22. **AMENDMENTS:** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective, unless contained in a written document prepared with the same or similar formality as this Agreement and executed be all the parties to this Agreement.

23. **ASSIGNMENT:** This Agreement runs with the land. The **Applicant** may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property. Any such assignment shall be in writing and shall require the prior acknowledgement of all of the parties. At the election of the **School Board**, such acknowledgement may be conditioned upon the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the parties with a copy of the written assignment within ten (10) days of the date of execution of same.

24. **NO THIRD-PARTY BENEFICIARIES:** This Agreement is made for the sole benefit and protection of the parties, their successors and assigns, and no other persons shall have any right of action hereunder.

25. **COUNTERPARTS:** This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.

26. **RECORDING OF THIS AGREEMENT:** The **Applicant** shall record this Agreement, at its expense in the Hernando County Public Records. The Applicant shall provide a copy to the **Local Government** and the **School Board**.

27. **MERGER CLAUSE:** This Agreement sets forth the entire agreement among the parties, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the parties.

28. **SEVERABILITY:** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of this Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

29. **STATUTORY COMPLIANCE:** This Agreement satisfies the requirements for a binding Proportionate Share Mitigation Agreement in Section 163.3180(6)(h), Florida Statutes (2024), as amended from time to time.

30. **NOTICES:** Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for who it is intended at the place last specified, delivered via overnight mail signature required

(FEDEX), or via electronic mail with delivery receipt provided. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the parties designate the following as the respective places for giving notice:

FOR HERNANDO COUNTY:	County Administrator 15470 Flight Path Drive Brooksville, FL 34604
FOR SCHOOL BOARD:	Superintendent Hernando County School District 919 North Broad Street Brooksville, FL 34601
With a Copy to:	School Board Attorney School Board of Hernando County 919 North Broad Street Brooksville, FL 34601
	Manager of Planning, Design & Construction Hernando County School District 8016 Mobley Road Brooksville, FL 34601
FOR APPLICANT:	GTC, LLLP 6915 SR 54 New Port Richey, FL, 34653

[Intentionally Blank – Signature Page to Follow]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates above each signature:

SCHOOL DISTRICT

Signed, witnessed, executed, and acknowledged on this___day of_____, 202_.

WITNESSES:	**SCHOOL DISTRICT OF HERNANDO COUNTY, FLORIDA, a body corporate and politic existing under the laws of the State of Florida**
_____ Print Name:_____ Address_____ _____ _____ Print Name:_____ Address_____ _____	_____ Shannon Rodriguez Title: School Board Chair

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical present or ☐ online notarization, this _____day of _____, 202__, by_____
,_____

{AFFIX NOTARY STAMP}

Notary Public of Florida

_____
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known _____
OR Produced Identification _____
Type of Identification Produced_____

APPLICANT

Signed, witnessed, executed, and acknowledged on this 19th day of August, 2025

WITNESSES:

Vicki L. Clark
Print Name: Vicki L Clark
Address 6915 State Road 54
New Port Richey, FL 34653

Jacqueline L Olsen
Print Name: Jacqueline L Olsen
Address 6915 S.R. 54
New Port Richey, FL 34653

APPLICANT:

GTC, LLLP

By: BLACKWELL MANAGEMENT, LLC

By: _____
Print: Gary L. Blackwell
Title: Manager

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical present or ☐ online notarization, this 19th day of August, 2025, by Gary L Blackwell Manager.

{AFFIX NOTARY STAMP}

VICKI LYNN CLARK
MY COMMISSION # HH 636788
EXPIRES: May 19, 2029

Notary Public of Florida

Vicki Lynn Clark
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known ✓
OR Produced Identification _____
Type of Identification Produced _____

LOCAL GOVERNMENT

Signed, witnessed, executed, and acknowledged on this___day of_____, 202_.

HERNANDO COUNTY,
a political subdivision of the
State of Florida

ATTEST:

By: _____
Douglas A. Chorvat, Jr., Clerk

By: _____
Bryan Hawkins, Chairman

WITNESSES:	**APPROVED AS TO FORM AND LEGAL SUFFICIENCY:**
_____ **Print Name:**_____ **Address**_____ _____ _____ **Print Name:**_____ **Address**_____ _____	_____ **County Attorney's Office**

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical present or ☐ online notarization, this _____day of _____, 202__, by_____
,_____.

{AFFIX NOTARY STAMP}

Notary Public of Florida

_____
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known _____
OR Produced Identification _____
Type of Identification Produced_____

Exhibit "A"

Parcel ID# and Description

Parcel ID: R29 222 18 3735 0000 0070
Parcel Key: 01747024

Lots 6 and 7, of VISTA PARK, according to the plat thereof recorded in Plat book 41 at Page 16 of Public Records of Hernando County, Florida.

Exhibit "B"
Map or Plan Identifying Property

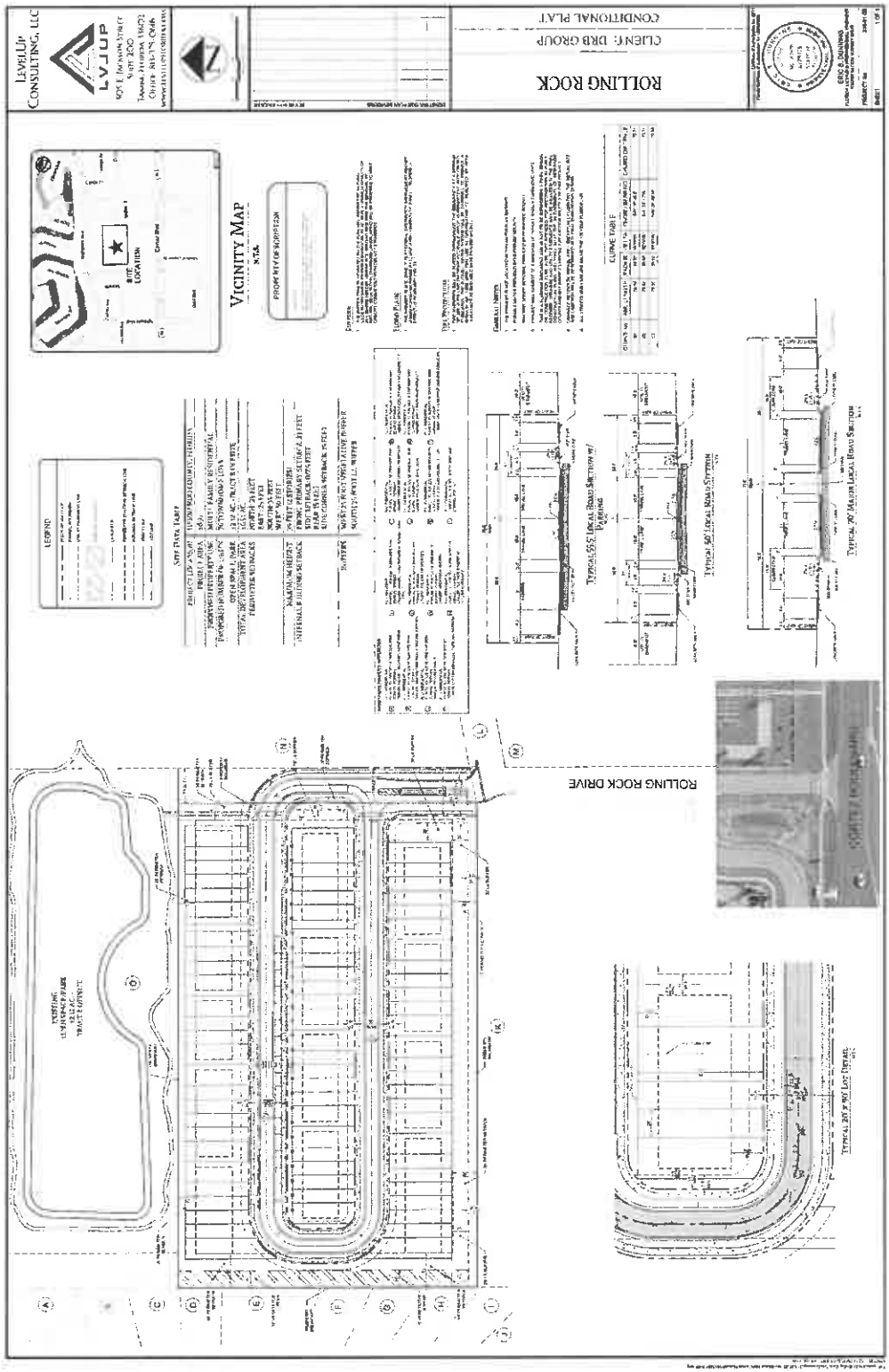

Exhibit "C"

Hernando County School Board
Educational Facilities Impact Fee Credit Voucher
ROLLING ROCK TOWNHOMES

1. Date of Finding of Available School Capacity: _____
   Number of dwelling units associated with application: _____
   Type of dwelling units associated with application: _____
2. Name of Developer/Applicant: _____
3. Address of Developer/Applicant: _____
4. Legal description of subject property: **See Exhibit "A" - Attachment 1.**
5. Subdivision or Master Development Plan name: _____
6. Local Government Development Application Number:

The undersigned School Board Official confirms that it has received from the Developer/Applicant named above, Proportionate Share Mitigation for **[elementary] [middle] [high]** school capacity on the ____ day of _____, 2025, as shown below.

The School Board Official gives notice to Local Government that the following sums should be credited towards the Educational Facilities Impact Fee obligations of the Developer/Applicant.

1. Date of Proportionate Share Payment	
2. Amount of Proportionate Share Payment	
3. Impact Fee per unit at Time of Proportionate Share Payment	
4. Impact Fee Credits issued (Line 2 divided by line 3.)	

By: _____

Print: _____

Title: _____

Impact Fee Credit Redemption
ROLLING ROCK TOWNHOMES

Date Credits Redeemed	Available Credits	Credits Redeemed	Remaining Credits	County/City Staff Accepting Credits	Signature of County/City Staff Accepting Credits

Exhibit "D"

EDUCATIONAL FACILITIES IMPACT FEE

1. **Impact Fees Established.** The County has adopted the Hernando County Educational Facilities Impact Fee Ordinance (the "Impact Fee Ordinance"), codified at Chapter 23, Article III, of the Hernando County Code, to assure that new development which creates a need for educational facilities bears a proportionate share of the cost of capital expenditures necessary to provide the educational facilities necessitated by such development ("Impact Fee"). The Impact Fee amount is established pursuant to the Impact Fee Ordinance and is due and payable upon the issuance of a building permit by the respective Local Governments except as otherwise provided in the Impact Fee Ordinance.

2. **Collection of Impact Fees.** Each Local Government shall collect the Impact Fee for each building permit resulting in a new impact generated by ordinance or resolution. The ultimate calculation of the Impact Fee amount shall be based on the timing of the submittal of a complete building permit application, with the Impact Fee payable at the time of building permit issuance. The permitting Local Government shall be solely responsible for determining the amount of any Impact Fee due at the time of building permit issuance.

3. **Administrative Costs.** In accordance with the Florida Impact Fee Act, it is agreed by the Parties that the Local Governments may retain the actual costs incurred in collecting the Impact Fees. Each Local Government is responsible for providing for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund and providing same to the School Board on an annual basis.

4. **Remittance of Impact Fees.** The Local Governments shall remit the collected Impact Fees minus the administrative fee, as described above, to the School Board pursuant to Hernando County Code of Ordinance, Chapter 23, Article III, Section 23-71. as prescribed by Ordinance or Resolution. Remittance may be through wire transfer to the School Board, through check payable to the Hernando County School Board, or through other method mutually agreed to between the Local Government as payor and the School Board as payee.

5. **Reporting.** Each Local Government shall, in addition to the monthly transfer of the Impact Fees, remit to the School Board a report accounting for the total Impact Fees collected for the month and the administrative fees retained by the Local Government. The reports shall specify the dates the fees were paid, Parcel Identification Number, Impact Fee paid per parcel, total Impact Fee paid including allocations, applicant's name, property description, use code, and the financial payment history (including date of payment to the School Board and check number). Should no Impact Fees be

collected for the month, the Local Government shall report to the School Board that no Impact Fees are to be remitted because no Impact Fees were collected by the Local Government.

RESOLUTION NO. 2025 - 143

WHEREAS, Joseph Indimine, Jr. & Nicole I. Indimine have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

EASEMENTS TO VACATE:

VACATE 7.50 DRAINAGE EASEMENT
WOODLAND WATERS PHASE SIX LOT 67
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40
PAGE 1
OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
COMMENCING AT THE SOUTHEAST CORNER OF LOT 67
THENCE S89°24'22"W FOR 190.00 FEET;
THENCE N00°35'38"W FOR 7.50 FEET;
THENCE N89°24'22"E FOR 190.00 FEET;
THENCE S00°35'38"E FOR 7.50 FEET;
TO THE POINT OF BEGINNING OF LOT 67.
CONTAINING 0.03 ACRES MORE OR LESS.

VACATE 7.50 DRAINAGE EASEMENT
WOODLAND WATERS PHASE SIX LOT 66
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40
PAGE 1
OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
COMMENCING AT THE SOUTHEAST CORNER OF LOT 66
THENCE S89°24'22"W FOR 190.00 FEET;
THENCE S00°35'38"E FOR 7.50 FEET;
THENCE N89°24'22"E FOR 190.00 FEET;
THENCE N00°35'38"W FOR 7.50 FEET;
TO THE POINT OF BEGINNING OF LOT 66.
CONTAINING 0.03 ACRES MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

ADOPTED IN REGULAR SESSION THE 2ND **DAY OF** September **2025.**

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
1a
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL) BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY FLORIDA SEAL

By: _____
Brian Hawkins
Chairman

Approved as to Form and Legal Sufficiency

By: Jon Jouben

INSTR #2025076418 BK: 4629 PG: 946 Page 1 of 17
FILED & RECORDED 11/5/2025 1:31 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $146.00

After recording return to:
Hernando County Public Schools
Attn: Facilities and Construction Department
8016 Mobley Road
Brooksville, Florida, 34601

SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

ROLLING ROCK TOWNHOMES

THIS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT ("**Agreement**"), is made by and among **HERNANDO COUNTY,** a political subdivision of the State of Florida, whose address is 20 North Main St., Brooksville, Florida 34601;, hereinafter referred to as **"Local Government"; THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA,** a body corporate of the State of Florida, hereinafter referred to as the "**School Board**", whose address is 919 North Broad St., Brooksville, FL 34601; and **GTC, LLLP, a Florida limited liability limited partnership,** hereinafter referred to as the **"Applicant"** whose address is 6915 SR 54, New Port Richey, Florida, 34653; and

WHEREAS, the **Applicant** is **THE FEE SIMPLE OWNER** of an **approximately 6.91 acre** parcel of real property located in Hernando County and generally located at on Rolling Rock Drive near the 12200 block of Cortez Boulevard **("Project Site"),** the complete legal description for which is attached hereto as EXHIBIT "A." The Project Site is illustrated with a map appearing in EXHIBIT "B"; and

WHEREAS the **Applicant** has applied for **CONDITIONAL PLAT** approval from the **Local Government** pursuant to **Application No. 1498214** and to allow **seventy-six (76)** new single family dwelling units to be constructed on the Project Site ("**Proposed Development**"); and

WHEREAS, the **Local Government** has determined the Proposed Development is consistent with the future land use designation of its Comprehensive Plan and pertinent portions of the Comprehensive Plan; and

WHEREAS, the **Local Government** and School Board utilize data and methodologies contained in Florida Statutes, Department of Education, and the Hernando County Educational Facilities Impact Fee, as periodically updated; and

WHEREAS, the **Local Government** and the **School Board** have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards, as defined in the

Interlocal Agreement ("Standards" or "Level of Service" or "Level of Service Standards") and consistent with the terms of the current Interlocal Agreement for Public School Facility Planning between the School Board and the Local Governments, as may be amended from time to time (the "Interlocal Agreement") and the Local Government's public school facilities element, and capital improvement elements of the respective comprehensive plans; and

WHEREAS, at the adopted Level of Service Standards, adequate school capacity for **four (4) high school** students projected to be generated by the development is not available within the school Concurrency Service Area(s) ("Concurrency Service Area(s)")shall have the meaning as set forth in the Interlocal Agreement) in which the Proposed Development is located nor within any contiguous school Concurrency Service Area(s); and adequate school capacity will not be in place or under actual construction within three (3) years after the Local Government's approval of the Proposed Development; and

WHEREAS, authorizing these new residential dwelling units without the mitigation provided for in this Agreement would result in a failure of the Level of Service Standard for public school facilities in one or more applicable school Concurrency Service Area(s); and

WHEREAS, the parties agree that public school concurrency shall be satisfied by the **Applicant's** execution of this legally binding Agreement and payment of a mitigation amount proportionate to the demand for public school facilities to be created by these new residential dwelling units (**"Proportionate Share Mitigation"**); and

WHEREAS, it is the policy of the State of Florida that public educational facilities and services needed to support new residential development shall be available concurrently with the impact of such new residential development; and

WHEREAS, an appropriate mitigation option necessary to satisfy public school concurrency is payment of a Proportionate Share Mitigation for the Proposed Development, as more specifically described herein; and

WHEREAS, the **Local Government** has authority to issue a Certificate of Concurrency ("COC") for the Proposed Development contingent upon the payment of Proportionate Share Mitigation being guaranteed in an enforceable development agreement; and

WHEREAS, the **Applicant** is eligible for Educational Facilities Impact Fee credits for the payment of the Proportionate Share Mitigation for the Proposed Development in such amounts as are authorized by Hernando County Ordinance 2024-10, § IV (Ex. A).

NOW, THEREFORE, in consideration of the foregoing described Proportionate Share Mitigation, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. **INCORPORATION OF RECITALS:** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. **PARTIES:** The **Local Government**, the **School Board** and the **Applicant** shall be collectively referred to as the "parties."

3. **LEGALLY BINDING COMMITMENT:** This Agreement constitutes a legally binding commitment by the **Applicant** to provide Proportionate Share Mitigation for the deficiency of school capacity needed for the number and type of new residential dwelling units on the Project Site for the Proposed Development sought to be approved by the **Local Government**.

4. **DESCRIPTION OF DEVELOPMENT USES:** The Proposed Development shall be developed to include a maximum of **SEVENTY SIX SINGLE FAMILY DWELLING UNITS**. Construction of the dwelling units within the Proposed Development is anticipated to begin in the year **2025** and is anticipated to be complete in the year **2027.**

5. **PROPORTIONATE SHARE MITIGATION:**
   a. The **parties** agree the formula to calculate the total amount of the Proportionate Share Mitigation shall be: $p = (s - a) \times (c + (c \times f)$, where
      i. p = Proportionate Share Mitigation Amount, and
      ii. s = Students (by school type) that will be generated by the Proposed Development (by housing type), and
      iii. a = Available FISH capacity (by school type) or *zero* if no capacity is available, and
      iv. c = Total Facility Cost per Student Station for **four (4) high school high** school level, as published in the Educational Facilities Impact Fee Update Study adopted by the School Board and in effect at the time when the Proportionate Share Mitigation is accepted plus authorized ancillary facility costs per student, and
      v. f = Student Station Cost Adjustment Factor (indexed to 2022=100) for the year in which the Proportionate Share Mitigation is accepted, as published by the Florida Legislative Office of Economic and Demographic Research (EDR).

   b. The **parties** agree that the payment of a Proportionate Share Mitigation in the total amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND EIGHT HUNDRED SEVENTY-THREE AND 00/100 DOLLARS ($178,873) for the Proposed Development, is proportionate to the demand for public school facilities to be created by the actual development of the property and based on existing and actual school capacity deficit as determined pursuant to the Amended and Restated Interlocal Agreement.

6. **SCHOOL CONCURRENCY ANALYSIS:** Upon the final execution of this Agreement, the Superintendent shall provide the **Local Government** with a *Finding of Available School Capacity*, encumbering capacity for **6 Elementary, 3 Middle, and 4 high school** students for the Proposed Development.

7. **TIMING:** The execution of this Agreement shall be a condition of the Conditional Plat approval, Site Plan approval, or its functional equivalent. The payment of the Proportionate Share Mitigation in full shall occur at the time of, and shall be a condition of the final plat approval, or its functional equivalent for the Proposed Development, but in no event later than the issuance of the first building permit. This payment shall be made directly to the **School Board**.

8. **EDUCATIONAL FACILITIES IMPACT FEE CREDIT:**
   a. In accordance with Section 163.3180(6)(h)(2)(b) and 163.31801(5)(a), Florida Statutes, as consideration for the payment of the Proportionate Share Mitigation as described in Section 5 above, the **Parties** agree that the **School Board** shall provide the **Applicant** a credit on a dollar-for-dollar credit basis at fair market value, in the amount of ONE HUNDRED SEVENTY-EIGHT THOUSAND EIGHT HUNDRED SEVENTY-THREE AND 00/100 DOLLARS ($178,873) toward Educational Facilities impact fees ("Impact Fee Credits") in the form of the Hernando County Educational Facilities Impact Fee Voucher attached hereto as Exhibit "C" (the "Voucher"). The number of units set forth in the Voucher will be based upon the rate of Impact Fees at the time of the Proportionate Share Mitigation payment and shall be rounded down to the nearest unit. In no event will the dollar amount of the Proportionate Share Mitigation exceed the dollar amount of the Impact Fees due for the Proposed Development.
      i. As an example, the Educational Impact Fee as of July 1, 2025, is $6,135.00 per single family home. Assuming the payment is in the amount of $350,000.00, it would result in a voucher for 57.04 single family home units, which would be rounded down to 57 units and the actual payment would be $349,695. If the impact fee rate is increased after the issuance of the Voucher, the Voucher would nevertheless be valued at 57 single family residential units. The same calculation method would apply to other housing types, such as multi-family.
   b. **Applicant** may assign the Voucher, in whole or in part, pursuant to Section 163.31801(10). To accomplish said transaction, the School Board shall, within thirty (30) days of receipt of a written request from the Applicant, reassign the Voucher in whole or in part, to any other development or parcel within the school district. Should, at any time, the total number of units set forth in the Proposed Development exceed the number of units set forth in Voucher(s) issued, the **Applicant** shall pay the then current impact fee amount for each unit above the total amount of units in the issued vouchers. The **Applicant** shall provide the Voucher(s) to the **Local Government** at the time of impact fee payment.

9. **SCHOOL CAPACITY IMPROVEMENT:** The **School Board** agrees to apply the Proportionate Share Mitigation contributed by the **Applicant** toward a school capacity improvement identified in its 5-year Educational Facilities Work Program and if no project has been identified, the **School Board** shall set aside the funds, and not spend same until an improvement has been identified which satisfies the demands created by the Development Proposal in accordance with this Agreement.

10. **IMPACT FEES**. The payment of Educational Facilities impact fees shall be the responsibility of the **Applicant** for each dwelling unit constructed on the Property and shall be due at the time of building permit issuance. The **Applicant's** payment of Educational Facilities impact fees shall be collected, transmitted, and reported in conformance with and according to the Educational Facilities Impact Fee Ordinance, and as set forth on EXHIBIT "D" attached hereto and incorporated herein by reference.

11. **TERMINATION.** This Agreement shall terminate, and **Applicant** shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the **School Board** agrees to an extension of this Agreement, if one of the following occurs:
    a. Upon final approval of the conditional plat, the developer shall have two (2) years to be granted construction plan approval. In no case shall the conditional plat be valid for more than five (5) years from the original date of approval; or
    b. Applicant fails to fully pay the Proportionate Share Mitigation Payment when due hereunder and such breach remains uncured for a period of thirty (30) days; or
    c. The **Applicant** fails to obtain at least one building permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the site plan, or its equivalent. In such case, unless for good cause shown by the **Applicant**, this Agreement shall be terminated and, other than capacity associated with a payment of Proportionate Share Mitigation, any encumbered or reserved school capacity shall be returned to its applicable capacity bank.
    d. The **Applicant** shall not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement prior to termination.

12. **NO GUARANTEE OF LAND USE/ZONING:** Nothing in the Agreement shall require the **Local Government** to approve any land use amendment or rezoning application associated with the Project Site.

13. **EFFECTIVE DATE:** This Agreement shall become effective immediately upon the occurrence of all the following:
    a. Signatory execution by the **Applicant**
    b. Adoption and approval of this Agreement by the **Local Government**;
    c. Adoption and approval of this Agreement by the **School Board**;
    d. The recordation of a fully executed original of this Agreement in the official records of Hernando County, Florida, at the expense of **Applicant**; and
    e. The expiration of any and all appeal periods for any challenge to the approval of this Agreement.

14. **TERM:** This Agreement shall automatically terminate and expire upon the first occurrence of any of the following:
    a. The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Agreement.
    b. The execution of a written agreement by all **parties**, or their successors in interest, providing for the cancellation and termination of this Agreement.

c. The expiration or termination of either the COC or permitted authorization of related horizontal or vertical construction.
d. Ten (10) years from the Effective Date.

15. **DEFAULT:** If any party to this Agreement materially defaults under the terms hereof, then the **Local Government or School Board** shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the **Applicant** of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the COC, issued based upon payment and/or performance hereunder, this Agreement shall be voided and the **Applicant** and the property described herein shall lose their right to school concurrency under this Agreement and their right to any Educational Facilities Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property site dependent upon such COC shall cease and no further permits shall be issued by the Local Government, until and unless the agreement is reinstated or the default is cured or capacity becomes available and a new COC is issued. Should the **Local Government** or the **School Board** fail to timely cure a default in meeting their obligations set forth herein, **Applicant** may seek any and all remedies available to it by law.

16. **VENUE; CHOICE OF LAW:** Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the jurisdiction of the Circuit Court of Hernando County, Florida, and shall be governed by the laws of the State of Florida.

17. **RELEASE**. Upon the performance of all obligations of all Parties hereto, the School Board and the Local Government shall release the Applicant from this Agreement, and the Applicant shall release the School Board and the Local Government from all future claims, costs or liabilities arising out of the provision of Proportionate Share Mitigation in accordance with this Agreement. These releases shall be recorded at the Applicant's expense in the Official Records of Hernando County, Florida, evidencing such performance.

18. **CAPTIONS AND PARAGRAPH HEADINGS:** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

19. **NO WAIVER:** No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

20. **EXHIBITS:** All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

21. **FURTHER ASSURANCES:** The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances

and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.

22. **AMENDMENTS:** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective, unless contained in a written document prepared with the same or similar formality as this Agreement and executed be all the parties to this Agreement.

23. **ASSIGNMENT:** This Agreement runs with the land. The **Applicant** may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property. Any such assignment shall be in writing and shall require the prior acknowledgement of all of the parties. At the election of the **School Board,** such acknowledgement may be conditioned upon the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the parties with a copy of the written assignment within ten (10) days of the date of execution of same.

24. **NO THIRD-PARTY BENEFICIARIES:** This Agreement is made for the sole benefit and protection of the parties, their successors and assigns, and no other persons shall have any right of action hereunder.

25. **COUNTERPARTS:** This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.

26. **RECORDING OF THIS AGREEMENT:** The **Applicant** shall record this Agreement, at its expense in the Hernando County Public Records. The Applicant shall provide a copy to the **Local Government** and the **School Board**.

27. **MERGER CLAUSE:** This Agreement sets forth the entire agreement among the parties, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the parties.

28. **SEVERABILITY:** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of this Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

29. **STATUTORY COMPLIANCE:** This Agreement satisfies the requirements for a binding Proportionate Share Mitigation Agreement in Section 163.3180(6)(h), Florida Statutes (2024), as amended from time to time.

30. **NOTICES:** Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for who it is intended at the place last specified, delivered via overnight mail signature required

(FEDEX), or via electronic mail with delivery receipt provided. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the parties designate the following as the respective places for giving notice:

FOR HERNANDO COUNTY:	County Administrator 15470 Flight Path Drive Brooksville, FL 34604
FOR SCHOOL BOARD:	Superintendent Hernando County School District 919 North Broad Street Brooksville, FL 34601
With a Copy to:	School Board Attorney School Board of Hernando County 919 North Broad Street Brooksville, FL 34601
	Manager of Planning, Design & Construction Hernando County School District 8016 Mobley Road Brooksville, FL 34601
FOR APPLICANT:	GTC, LLLP 6915 SR 54 New Port Richey, FL, 34653

[Intentionally Blank – Signature Page to Follow]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates above each signature:

SCHOOL DISTRICT

Signed, witnessed, executed, and acknowledged on this 26 **day of** August, 2025

WITNESSES:	**SCHOOL DISTRICT OF HERNANDO COUNTY, FLORIDA, a body corporate and politic existing under the laws of the State of Florida**
Print Name: Ray Pinder Address 919 N. Broad St. Brooksville FL 34601 Print Name: Barbara Kidder Address 919 N. Broad St. Brooksville, FL 34601	Shannon Rodriguez Shannon Rodriguez Title: School Board Chair

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical present or ☐ online notarization, this 26 day of August, 2025, by Shannon Rodriguez, School Board Chair.

{AFFIX NOTARY STAMP}

KELLY A. POGUE NOTARY PUBLIC MY COMMISSION EXPIRES 7-7-2027 STATE OF FLORIDA COMMISSION NUMBER HH 51221

Notary Public of Florida

PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known ✓

OR Produced Identification _____

Type of Identification Produced _____

APPLICANT

Signed, witnessed, executed, and acknowledged on this 19th day of August, 2025

WITNESSES:

Vicki L. Clark
Print Name: Vicki L. Clark
Address 6915 State Road 54
New Port Richey, FL 34653

Jacqueline L. Olsen
Print Name: Jacqueline L. Olsen
Address 6915 S.R. 54
New Port Richey, FL 34653

APPLICANT:

GTC, LLLP

By: BLACKWELL MANAGEMENT, LLC

By: _____
Print: Gary L. Blackwell
Title: Manager

STATE OF FLORIDA

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical present or ☐ online notarization, this 19th day of August, 2025, by Gary L. Blackwell, Manager.

{AFFIX NOTARY STAMP}

VICKI LYNN CLARK
MY COMMISSION # HH 639789
EXPIRES: May 19, 2029

Notary Public of Florida

Vicki Lynn Clark
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known ✓
OR Produced Identification _____
Type of Identification Produced _____

LOCAL GOVERNMENT

Signed, witnessed, executed, and acknowledged on this 2nd **day of** September**, 2025**

ATTEST:

By: Heidi Prause, Deputy Clerk
Douglas A. Chorvat, Jr., Clerk

SEAL

HERNANDO COUNTY,
a political subdivision of the
State of Florida

By: _____
~~**Bryan Hawkins, Chairman**~~
Brian

WITNESSES:	**APPROVED AS TO FORM AND LEGAL SUFFICIENCY:**
_____ **Print Name:** _____ **Address** _____ _____ _____ **Print Name:** _____ **Address** _____ _____	_____ **County Attorney's Office**

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical present or ☐ online notarization, this 2nd day of September, 2025, by Brian Hawkins, Chairman, of Hernando County Board of County Commissioners.

{AFFIX NOTARY STAMP}

Notary Public of Florida

COLLEEN CONKO
Notary Public - State of Florida
Commission # HH 281269
My Comm. Expires Jun 27, 2026
Bonded through National Notary Assn.

_____
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known X
OR Produced Identification _____
Type of Identification Produced _____

Exhibit "A"

Parcel ID# and Description

Parcel ID: R29 222 18 3735 0000 0070
Parcel Key: 01747024

Lots 6 and 7, of VISTA PARK, according to the plat thereof recorded in Plat book 41 at Page 16 of Public Records of Hernando County, Florida.

Exhibit "B"
Map or Plan Identifying Property

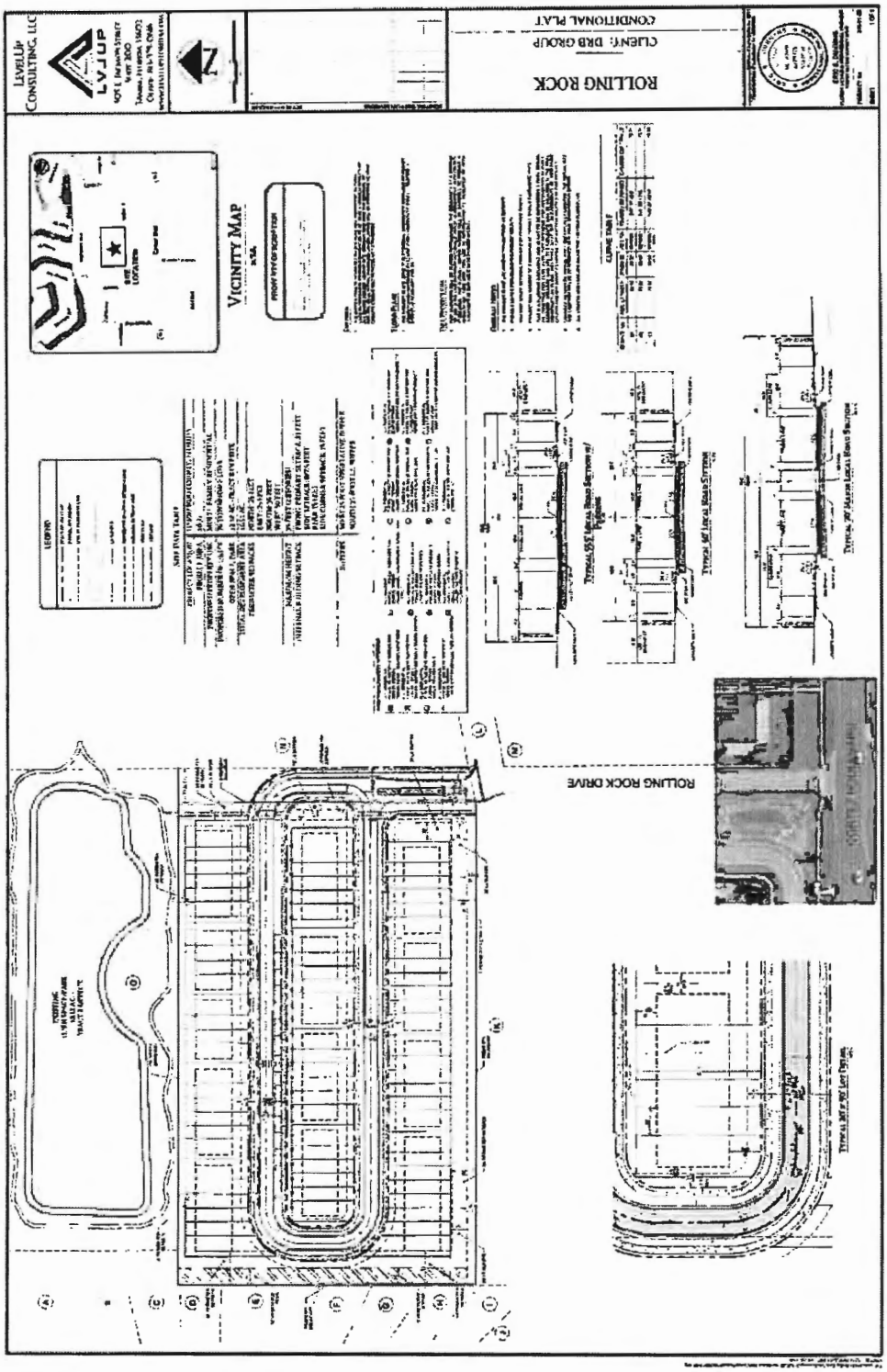

Exhibit "C"

Hernando County School Board
Educational Facilities Impact Fee Credit Voucher
ROLLING ROCK TOWNHOMES

1. Date of Finding of Available School Capacity: _____
   Number of dwelling units associated with application: _____
   Type of dwelling units associated with application: _____
2. Name of Developer/Applicant: _____
3. Address of Developer/Applicant: _____
4. Legal description of subject property: **See Exhibit "A" - Attachment 1.**
5. Subdivision or Master Development Plan name: _____
6. Local Government Development Application Number:

The undersigned School Board Official confirms that it has received from the Developer/Applicant named above, Proportionate Share Mitigation for **[elementary] [middle] [high]** school capacity on the ____ day of _____, 2025, as shown below.

The School Board Official gives notice to Local Government that the following sums should be credited towards the Educational Facilities Impact Fee obligations of the Developer/Applicant.

1. Date of Proportionate Share Payment	
2. Amount of Proportionate Share Payment	
3. Impact Fee per unit at Time of Proportionate Share Payment	
4. Impact Fee Credits issued (Line 2 divided by line 3.)	

By: _____

Print: _____

Title: _____

Impact Fee Credit Redemption
ROLLING ROCK TOWNHOMES

Date Credits Redeemed	Available Credits	Credits Redeemed	Remaining Credits	County/City Staff Accepting Credits	Signature of County/City Staff Accepting Credits

Exhibit "D"

EDUCATIONAL FACILITIES IMPACT FEE

1. **Impact Fees Established.** The County has adopted the Hernando County Educational Facilities Impact Fee Ordinance (the "Impact Fee Ordinance"), codified at Chapter 23, Article III, of the Hernando County Code, to assure that new development which creates a need for educational facilities bears a proportionate share of the cost of capital expenditures necessary to provide the educational facilities necessitated by such development ("Impact Fee"). The Impact Fee amount is established pursuant to the Impact Fee Ordinance and is due and payable upon the issuance of a building permit by the respective Local Governments except as otherwise provided in the Impact Fee Ordinance.

2. **Collection of Impact Fees.** Each Local Government shall collect the Impact Fee for each building permit resulting in a new impact generated by ordinance or resolution. The ultimate calculation of the Impact Fee amount shall be based on the timing of the submittal of a complete building permit application, with the Impact Fee payable at the time of building permit issuance. The permitting Local Government shall be solely responsible for determining the amount of any Impact Fee due at the time of building permit issuance.

3. **Administrative Costs.** In accordance with the Florida Impact Fee Act, it is agreed by the Parties that the Local Governments may retain the actual costs incurred in collecting the Impact Fees. Each Local Government is responsible for providing for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund and providing same to the School Board on an annual basis.

4. **Remittance of Impact Fees.** The Local Governments shall remit the collected Impact Fees minus the administrative fee, as described above, to the School Board pursuant to Hernando County Code of Ordinance, Chapter 23, Article III, Section 23-71. as prescribed by Ordinance or Resolution. Remittance may be through wire transfer to the School Board, through check payable to the Hernando County School Board, or through other method mutually agreed to between the Local Government as payor and the School Board as payee.

5. **Reporting.** Each Local Government shall, in addition to the monthly transfer of the Impact Fees, remit to the School Board a report accounting for the total Impact Fees collected for the month and the administrative fees retained by the Local Government. The reports shall specify the dates the fees were paid, Parcel Identification Number, Impact Fee paid per parcel, total Impact Fee paid including allocations, applicant's name, property description, use code, and the financial payment history (including date of payment to the School Board and check number). Should no Impact Fees be

collected for the month, the Local Government shall report to the School Board that no Impact Fees are to be remitted because no Impact Fees were collected by the Local Government.

TITLE

Notice of Special Exception Use Permit Actions Taken by Planning and Zoning Commission on August 11, 2025

BRIEF OVERVIEW

Attached is a memorandum from Development Services Planning Director Omar DePablo regarding Special Exception Use Permit actions taken by the Planning and Zoning Commission (P&Z) on August 11, 2025. On that date, the P&Z voted for the following special exceptions:

- Voted to approve a special exception use permit for a place of public assembly, namely a venue for special events, as petitioned by Old Florida Forever, LLC, Joseph Conrad (SE2506).
- Voted to approve a special exception use permit for outdoor storage, as petitioned by Cynthia Tarapani, Tarapani Planning Strategies (SE2508).
- Voted to approve a special exception use permit for an assisted living facility, as petitioned by Chinwendu Calis Nnagbo (SE2509).
- Voted 3-1 to deny a special exception use permit for two (2) additional commercial vehicles, as petitioned by Joseph and Sonja Regan (SE2510).

According to Appendix A, Zoning, Article V, Section 8(I) of the Hernando Code of Ordinances, the Board, by a majority of vote, may decide to review any special exception decision rendered by the P&Z. If at least a majority of the governing body do not vote to review the P&Z decision within thirty (30) days, the P&Z decision shall be deemed final and subject to only to review by the circuit court.

FINANCIAL IMPACT

NA

LEGAL NOTE

NA

RECOMMENDATION

For informational purposes only; no action is required.

REVIEW PROCESS

Omar DePablo	Escalated	08/16/2025	5:17 PM
KayMarie Griffith	Approved	08/18/2025	2:31 PM
Pamela Hare	Approved	08/18/2025	4:23 PM

Michael Cowan	Approved	08/19/2025 8:42 AM
Heidi Prouse	Approved	08/19/2025 9:02 AM
Toni Brady	Approved	08/20/2025 9:27 AM
Jeffrey Rogers	Approved	08/20/2025 1:52 PM
Colleen Conko	Approved	08/21/2025 7:58 AM

August 11, 2025

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffry Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director
Planning and Zoning Department

SUBJECT: **Special Exception Actions by the Planning and Zoning Commission on August 11, 2025**

For the Board's information, on August 11, 2025, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Special Exception(s). Attached to this memorandum are the staff reports and actions of the P&Z on the special exception requests presented at that scheduled public hearing.

A notification letter was sent on Wednesday, August 13, 2025, to inform the petitioners of the P&Z actions. According to Appendix A, Zoning, Article V, Section 8(1) of the Hernando County Code of Ordinances, the Board of County Commissioners (BOCC), by a majority vote, may decide to review any special exception decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, September 10, 2025, the P&Z decision shall be deemed final and subject only to review by the circuit court. The review of the decision by the BOCC shall be at a public hearing held within sixty (60) days of the P&Z decision. The board has the authority to continue, on its own motion, to a later date a final decision on any special exception matter pending before it for review.

The review of decision by the BOCC would occur on the regular BOCC hearing date of Tuesday, October 7, 2025. "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in the hearing. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing.

The Board may affirm, modify, or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: August 11, 2025
APPLICANT:	Old Florida Forever, LLC, Joseph Conrad
FILE NUMBER:	SE-25-06
REQUEST:	Special Exception Permit for a Place of Public Assembly; namely, a venue for Special Events
GENERAL LOCATION:	South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard
PARCEL KEY NUMBER:	334427

APPLICANT'S REQUEST:
On September 18, 2018, the Planning and Zoning Commission converted the petitioner's request for a Special Exception to a Conditional Use permit. On December 14, 2020, the Planning and Zoning Commission converted the petitioner's request for a Conditional Use permit to a Special Exception Use permit on the subject property to allow the petitioner to hold special events on the site.

The petitioner is requesting the following additions to the previously approved Special Use Permit

1. An increase from five (5) to ten (10) multiple-day events annually.
2. Three (3) Day events per week (Primarily in Summer months)
3. Three (3) Day overnight parking for out-of-town guests.
4. Allowance for recreational vehicles (RV) electric and water hookups for vendors

SITE CHARACTERISTICS:

Site Size:		23 acres
Surrounding Zoning; Land Uses:	**North:**	Combined Planned Development Project
	South:	Agricultural; Commercial; Light Industrial
	East:	Planned Development Project; Agricultural
	West:	Agricultural; Single-Family Residential
Current Zoning:		AG/Agricultural
Future Land Use Map Designation:		Rural/Conservation

UTILITIES REVIEW:
Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the requested special exemption to allow community activities take place on the parcel (weddings, music events, etc.), subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW:
The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW:
Places of Public Assembly are included as special exceptions in all approved zoning districts, Appendix A, Article V, Section 8, subsection C(1)(f) of the Hernando County Code of Ordinances.

Setbacks for property zoned AG/Agricultural are:

- Front: 25'
- Side: 10'
- Rear: 20'

A special exception use permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDR). As part of the review, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The Planning and Zoning Commission (P&Z) has the ability to assign reasonable conditions to the approval.

The special exception use permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, special exception use permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If the special exception use is not established within a period of not more than two (2) years from the approval date, then the special exception use permit shall be null and void.

Comments: Staff have reviewed the petitioner's request to increase the number of events per year to ten (10), to allow overnight guest parking for multi-day events, and to allow the installation of electric and water hookups for recreational vehicles (RVs) on the site. Staff found that these requests are reasonable and will not adversely affect the surrounding community.

FINDINGS OF FACT:
The request to add to the Special Exception Permit namely, a venue for Special Events. The requested use is a permitted special exception use.

1. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

2. The requested use does not adversely affect public interest.

NOTICE OF APPLICANT RESPONSIBILITY:
The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:
It is recommended that the Planning and Zoning commission (P&Z) approve the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.

3. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.

4. Full cut-off fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.

5. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.

6. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.

7. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.

8. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of the Planning and Zoning Commission (P&Z) approval. Failure to submit the revised plan will result in no further development permits being issued.

9. All events shall have an ending time no later than 10:00 PM

10. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

PLANNING AND ZONING COMMISSION ACTION:
On August 11, 2025, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events with the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.

3. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.

4. Full cut-off fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.

5. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.

6. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.

7. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.

8. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of the Planning and Zoning Commission (P&Z) approval. Failure to submit the revised plan will result in no further development permits being issued.

9. All events shall have an ending time no later than 10:00 PM

10. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: August 11, 2025
APPLICANT:	Cyndi Tarapani, Tarapani Planning Strategies
FILE NUMBER:	SE-25-08
REQUEST:	Special Exception Use Permit for Outdoor Storage
GENERAL LOCATION:	The north side of County Line Road, at the east side of its intersection with the Suncoast Parkway
PARCEL KEY NUMBER:	1796319, 904560, 1796328

APPLICANT'S REQUEST

The petitioner is requesting a Special Exception Use Permit to allow the outdoor storage and display of trailers and equipment in conjunction with a Tractor Supply Company retail use. The subject property is located within the Suncoast Landing Phase 1 subdivision, which was approved in 2020 as a mixed-use development under File H-21-12. A subsequent amendment (File H2049) authorized 15.23 acres for General Commercial uses (up to 125,000 square feet) and 34.84 acres designated for one hundred twenty-five (125) single-family residential units.

The proposed outdoor display area is located along the western boundary of the commercial portion of the site, adjacent to the Suncoast Parkway right-of-way. This location was specifically chosen to minimize both visual and functional impacts on the remaining commercial parcels within Suncoast Landing.

Access to the site and the Tractor Supply store is provided exclusively via an internal frontage road along the northern boundary of the development; no direct access is available from County Line Road.

The development exceeds the minimum parking requirements for the Tractor Supply use. Furthermore, the parking spaces currently utilized for trailer and equipment display are not included in the required parking calculation and do not result in a parking deficiency.

SITE CHARACTERISTICS

Site Size: 3.3 Acres

Surrounding Zoning & Land Uses:
North: PDP(SF)/Planned Development Project (Single Family)
South: Right of Way: Pasco County
East: PDP(GC)/Planned Development Project (General Commercial)
West: Suncoast Parkway

Current Zoning: PDP(GC)/Planned Development Project (General Commercial)

Future Land Use Map Designation: Commercial

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently provide water or wastewater service to the subject parcels; however, service is available. HCUD has no objection to the requested Special Exception Use Permit to allow outdoor display of trailers, provided the site connects to central water and wastewater systems at the time of site development.

ENGINEERING REVIEW:

The subject site is located on the north side of County Line Road, at the east side of its intersection with the Suncoast Parkway. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- Outdoor storage is acceptable.
- Construction drawings will be required and must comply with current County standards.
- The project is covered under Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit No. 44704.001.

LAND USE REVIEW:

The subject property was approved by Hernando County in 2020 as a mixed-use development, permitting 15.23 acres for up to 125,000 square feet of General Commercial uses and 34.84 acres for one hundred twenty-five (125) single-family residential units.

In accordance with County Land Development Regulations (LDRs), if the developer fails to obtain a building permit for the vertical construction of the principal or primary structure within two (2) years of the approval date, or if the Special Exception Use is not established within this timeframe, the Special Exception Use Permit shall be considered null and void.

Minimum Building Setbacks:

- Commercial Frontage Road: 25' (Deviation from 35')
- County Line Road: 75' (Deviation from 125')
- Trillium Boulevard: 20' (Deviation from 35')
- Entrance Boulevard: 35'
- Sides: 20'

Screening:

In accordance with Hernando County Land Development Regulations (LDRs), outdoor display must be around the perimeter of outdoor display by a wall, fence, or other approved enclosure. The screening must meet a minimum opacity standard of eighty percent (80%), be located behind the building line, and have a height between five (5) feet and eight (8) feet.

Comments: The petitioner has not indicated any screening provisions for the subject property. If the request is approved, the petitioner shall be required to comply with all conditions outlined in rezoning file H-20-12 and its amendment H-20-49.

Buffers:

A buffer with a minimum landscaped separation of five (5) feet shall be provided. The nonresidential use on the lot must be permanently screened around the area of outdoor display by a wall, fence, and/or other approved enclosure. The screening shall have a height of at least five (5) feet, not exceeding eight (8) feet, or be comprised of an evergreen hedge that is at least five (5) feet tall at the time of planting.

Comments: The petitioner has not provided any buffer provisions for the subject property. If approved, the petitioner shall be required to comply with all conditions outlined in rezoning file H-20-12 and its amendment H-20-49.

Lighting:

Hernando County Land Development Regulations (LDRs) require lighting that enhances the project's visual impact on the community by appropriately addressing lighting intensity and glare. Commercial buildings and developments shall be designed to provide safe, convenient, and efficient lighting for both pedestrians and vehicles.

Comments: The petitioner has not provided any lighting provisions for the subject property. If approved, the petitioner shall be required to install full cutoff fixtures and ensure that all lighting is contained on-site, preventing any light spillage onto adjacent residential properties.

COMPREHENSIVE PLAN REVIEW:

The subject property is designated commercial on the adopted Future Land Use Map. It is situated within a designated commercial node and aligns with the goals and policies of the Comprehensive Plan.

FINDINGS OF FACT:

1. A Special Exception Use Permit for Outdoor Storage is appropriate due to its consistency with the Comprehensive Plan and compatibility with surrounding uses, subject to appropriate performance conditions.
2. The proposed project shall be subject to a commercial review prior to development.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit to allow the outdoor storage and display of trailers and equipment, subject to the following performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable regulatory agencies, comply with all applicable land development regulations for construction or use of the property, and complete all required development review processes.
2. All conditions established under File H-20-12 and H-20-49 shall remain in full effect and continue to apply to the subject property.
3. The proposed project shall be subject to a commercial review.
4. The petitioner shall connect to the central water and wastewater systems at the time of site development.

5. All construction drawings shall comply with current Hernando County standards and specifications.
6. Building Setbacks shall be in conformance with the approved master plan (file numbers H-20-12 and H-20-49).
7. The site shall be developed in accordance with the site plan provided by the applicant and attached to this application.
8. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within two (2) years from the approval date, or if the special exception use is not established during this period, the special exception use permit shall be null and void.

PLANNING AND ZONING COMMISSION ACTION:

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a Special Exception Use Permit to allow the outdoor storage and display of trailers and equipment, subject to the following unmodified performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable regulatory agencies, comply with all applicable land development regulations for construction or use of the property, and complete all required development review processes.
2. All conditions established under File H-20-12 and H-20-49 shall remain in full effect and continue to apply to the subject property.
3. The proposed project shall be subject to a commercial review.
4. The petitioner shall connect to the central water and wastewater systems at the time of site development.
5. All construction drawings shall comply with current Hernando County standards and specifications.
6. Building Setbacks shall be in conformance with the approved master plan (file numbers H-20-12 and H-20-49).
7. The site shall be developed in accordance with the site plan provided by the applicant and attached to this application.
8. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within two (2) years from the approval date, or if the special exception use is not established during this period, the special exception use permit shall be null and void.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 11, 2025

APPLICANT: Chinwendu Calis Nnagbo

FILE NUMBER: SE-25-09

PURPOSE: Special Exception Use Permit for an Assisted Living Facility

GENERAL LOCATION: South side of Lagoon Road, approximately 580 feet from Skylark Road and 277 feet from Pinehurst Drive.

PARCEL KEY NUMBER: 233553

APPLICANT'S REQUEST:
The petitioner is requesting a Special Exception Use Permit to expand an Assisted Living Facility. The site currently has six (6) residents and is proposing to increase the number of allowable residents to fourteen (14). The Facility is proposing to have two (2) qualified employees per shift twenty-four (24) hours a day including both day and evening shifts. Visiting hours will be every day from 9:00am-9:00pm allowing family members to visit while also preserving quiet hours for residents. Parking requirements are based on a ratio of 0.3 spaces per bed in addition to one (1) ADA-accessible parking space.

SITE CHARACTERISTICS:

Site Size: 7.5 acres

Surrounding Zoning; Land Uses:
North: PDP(SF): Single Family
South: PDP(SF): Single Family
East: AG: Single Family
West: PDP(SF): Single Family

Current Zoning: PDP(SF)/Planned Development Project (Single Family)

Future Land Use Map Designation: Residential

Flood Zone: X

UTILITIES REVIEW:
Hernando County Utilities Department (HCUD) currently provides water service to this parcel. Wastewater service is not available to this parcel. HCUD has no objection the requested special exemption to increase the number of allowable residents at the Assisted Living Facility (ALF) from the current 6 residents to a total of ten (10) residents, subject to Health Department approval of any required upgrades to the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW:
The subject site is located on the South side of Lagoon Road. Approximately five-hundred eight (580) feet from Skylark Road and two-hundred seventy-seven (277) feet from Pinehurst Drive. The County Engineer has reviewed the petitioners request and has the following comments:

- On-Street Parking is not permitted by ordinance. All parking must be contained on site.

LAND USE REVIEW:
The subject property is in the Spring Hill Unit 3 Subdivision and is designated Planned Development Project/Single Family. The surrounding properties have been developed as Single Family.

In accordance with County Land Development Regulations (LDR), if a developer fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

EXISTING BUILDING SETBACKS:

- Front: 25’
- Side: 10’
- Rear: 20’

PARKING:
The minimum Land Development Regulations (LDRs) would require 0.3 parking spaces per bed, based on maximum occupancy. The Land Development Regulations (LDRs) indicate that an Assisted Living Facility may have up to fifty (50) percent of the required parking spaces (including aisles) surfaced with grass, lawn, or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator.

Comments: Parking requirements are calculated for an Assisted Living Facility at a rate of 0.3 spaces per bed with a maximum of fourteen (14) beds. This special exception will require four (4) parking spaces, including one (1) ADA-accessible parking space.

LIGHTING:
The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full cutoff fixtures to retain all light on-site and prevent any light spillage onto neighboring residential uses.

BUFFERS:
A five (5) foot natural vegetated buffer enhanced to eighty (80) percent opacity shall be constructed along the boundary of the property adjacent to existing residential lots.

COMPREHENSIVE PLAN REVIEW:
The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Residential Category of the adopted Comprehensive Plan states:

Objective 1.04B The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1) Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential use may also be allowed.

Comments: An Assisted Living Facility (ALF) is permitted in all zoning districts as a special exception use.

FINDINGS OF FACT:

1. A Special Exception Use Permit for an Assisted Living Facility is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas and subject to appropriate performance conditions.
2. The proposed project shall require a commercial review for any upgrades to the building necessary based on the increased resident count.

NOTICE OF APPLICANT RESPONSIBILITY:
The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners' associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Assisted Living Facility (ALF), with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The proposed project shall require a commercial review.

3. A five (5) foot natural vegetated buffer enhanced to eighty (80) percent opacity shall be constructed along the boundary of the property adjacent to existing residential lots.

4. Minimum Building Setbacks:

    - Front: 25'
    - Side: 10'
    - Side: 15'
    - Rear: 20'

5. Parking requirements are calculated for an Assisted Living Facility at a rate of 0.3 spaces per bed with a maximum of fourteen (14) beds this will require four (4) parking spaces including one (1) ADA-accessible parking space.

6. The Petitioner shall be required to have up to fifty (50) percent of the required parking spaces (including aisles) surfaced with grass, lawn or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator.

7. Health Department approval of any required upgrades to the existing onsite sewage treatment and disposal system

8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

9. The site shall be developed in accordance with the site plan as provided by the applicant and attached to this application.

10. The petitioner shall coordinate with the Hernando County Development Services Department, Building Division, for any upgrades to the building necessitated by the increased resident count.

11. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years

from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

PLANNING AND ZONING COMMISSION ACTION:
On August 11, 2025, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a Special Exception Use Permit for an Assisted Living Facility (ALF), with the following unmodified performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The proposed project shall require a commercial review.

3. A five (5) foot natural vegetated buffer enhanced to eighty (80) percent opacity shall be constructed along the boundary of the property adjacent to existing residential lots.

4. Minimum Building Setbacks:

    - Front: 25'
    - Side: 10'
    - Side: 15'
    - Rear: 20'

5. Parking requirements are calculated for an Assisted Living Facility at a rate of 0.3 spaces per bed with a maximum of ~~fourteen (14)~~ eleven (11) beds this will require four (4) parking spaces including one (1) ADA-accessible parking space.

6. The Petitioner shall be required to have up to fifty (50) percent of the required parking spaces (including aisles) surfaced with grass, lawn or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator.

7. Health Department approval of any required upgrades to the existing onsite sewage treatment and disposal system

8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

9. The site shall be developed in accordance with the site plan as provided by the applicant and attached to this application.

10. The petitioner shall coordinate with the Hernando County Development Services Department, Building Division, for any upgrades to the building necessitated by the increased resident count.

11. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 11, 2025

APPLICANT: Joseph and Sonja Regan

FILE NUMBER: SE-25-10

PURPOSE: Special Exception Use Permit for the Parking of Two (2) additional Commercial Vehicles

GENERAL LOCATION: Frontage on Sunshine Grove Road Approximately 4300 feet North of Hexam Road

PARCEL KEY NUMBER: 102819

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to allow the parking of two (2) additional commercial vehicles on their property. The subject site is a 4.7-acre parcel zoned AG (Agricultural). Hernando County Land Development Regulations (LDRs) allow for the parking of one commercial vehicle on an AG(Agricultural)-zoned parcel when the vehicle is operated by a legal resident of the property. However, the parking of additional commercial vehicles requires approval of a Special Exception Use Permit.

SITE CHARACTERISTICS:

Site Size: 4.7 Acres

Surrounding Zoning Land Uses:

North:	AG; Single Family
South:	AG; Single Family
East:	AG; Single Family
West:	AG; Single Family

Current Zoning: AG/(Agricultural)

Future Land Use Map Designation: Rural

UTILITIES REVIEW:

Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water service is unavailable to this parcel. There is a 16" sewer force main that runs behind the parcel. HCUD has no objection to the special exemption to allow the parking of three (3) commercial vehicles on parcel.

ENGINEERING REVIEW:

The County Engineer has reviewed the petitioner's request and has the following comments:

- The driveway apron will need to be paved from the edge of the travel-way on Sunshine Grove Road to the Property Line. A Right of Way use permit is required to improve driveway apron up to current county standards.

LAND USE REVIEW:

Commercial Vehicle Requirements:

One (1) commercial vehicle, operated by the legal resident(s) of the parcel, is allowed to be parked on an agriculturally zoned parcel, provided the property is a minimum of two and a half (2½) acres in size. A special exception use permit may be applied for pursuant to Appendix A, Article V, Section 8 for the additional parking of commercial vehicles and/or equipment.

Comments: The petitioner is currently allowed one vehicle on the subject site; however, as they are seeking to park three vehicles, a special exception is required. If approved, vehicles must be placed in accordance with the Hernando County Land Development Regulations.

General Special Exception Requirements:

A Special Exception Use Permit is an additional use that may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDRs). As part of the review process, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the proposed Special Exception Use based on its location, shape, topography, and the nature of surrounding development. The Planning and Zoning Commission (P&Z) also has the authority to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. If the permit is approved, all applicable development standards must still be met. Additionally, Special Exception Use Permits must comply with the minimum Special Exception Use General Standards as outlined in Appendix A, Article V, Section 8(B) of the Hernando County Code.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map. The area is characterized by rural residential uses.

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, Agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments: The addition of two (2) vehicles would not negatively impact on the rural nature of this parcel.

NOTICE OF APPLICANT RESPONSIBILITY:
The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners' associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATIONS:
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for the Parking of two (2) additional Commercial Vehicles with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The driveway apron will need to be paved from the edge of the travel-way on Sunshine Grove Road to the Property Line. A right of way use permit is required to improve the driveway apron up to current county standards.

3. The subject site shall be limited to the parking of two (2) additional commercial vehicles.

4. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.

PLANNING AND ZONING COMMISSION ACTION:
On August 11, 2025, the Planning and Zoning Commission voted 3-1 to deny the petitioner's request for a Special Exception Use Permit for the Parking of two (2) additional Commercial Vehicles.

Board of County Commissioners

AGENDA ITEM

Meeting: 09/02/2025
Department: Zoning
Prepared By: Jacqueline Mays
Initiator: Omar DePablo
DOC ID: 16206
Legal Request Number:
Bid/Contract Number:

TITLE
Petition Submitted by Joseph Indimine, Jr. and Nicole I. Indimine to Vacate Utility and Drainage Easements Located in Woodland Waters

BRIEF OVERVIEW
Joseph and Nicole Indimine have submitted a petition to vacate the two (2) internal utility and drainage easements within Lots 66, and 67, Phase 6 in Woodland Waters Subdivision, as recorded in Plat Book 40, Page 1, inclusive of the Public Records of Hernando County, Florida. The vacation is sought in order to construct a single-family home within the easement areas. All affected utilities and County departments have indicated no objection to the request.

FINANCIAL IMPACT
There is no financial impact associated with the recommended action.

LEGAL NOTE
The Board has the authority to approve the petition to vacate easements pursuant to County Policy No 19-07 and Chapter 177, Florida Statutes.

RECOMMENDATION
It is recommended that the Board take public comment on the request, approve the vacation of the easements, and authorize the Chairman's signature on the related resolution, after which it will be recorded in the Public Records of Hernando County, Florida.

REVIEW PROCESS

Omar DePablo	Approved	07/30/2025 11:26 AM
Albert Bertram	Approved	07/30/2025 2:41 PM
Pamela Hare	Approved	08/01/2025 10:15 AM
Jon Jouben	Approved	08/04/2025 11:44 AM
Heidi Prouse	Approved	08/05/2025 11:22 AM
Toni Brady	Approved	08/07/2025 10:15 AM
Jeffrey Rogers	Approved	08/18/2025 9:02 AM
Colleen Conko	Approved	08/18/2025 11:12 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Hawkins, Campbell, Allocco, Amsler and Champion

APPLICATION FOR PETITION TO VACATE EASEMENTS

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: Joseph & Nicole Indimine

Mailing Address: 2892 Wilson AVE

City Bellmore State NY Zip 11710 Phone 516.510.7969

Email Address: nindimine@gmail.com

2. Name of Representative (if applicable): _____

Mailing Address: _____

City_____State _____Zip_____Phone_____

Email Address: _____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: See attached survey

Key Number of area(s) to be vacated: _____

Name of Subdivision: Woodland Waters

Street Address: Songbird

4. Are any other applications pending?

Variance _____Conditional Use _____Special Exception _____

Rezoning _____Class I Subdivision _____Other _____

5. Is the proposed vacation platted ✓ or an unrecorded subdivision _____?

6. What is the current zoning of the proposed vacation? _____

7. Which companies provide the following?

Water/Sewer: _____ Telephone: _____

Electric: _____ Cable TV: _____

8. Is there a Homeowner's Association? Yes

President's Name Derek Venema

Email Address: NWpbhoa@gmail.com

Address: P.O. Box 10102, Brooksville, Fla 34603

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

We would like the vacation approved in order to build our house

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): _____ Date: 5-19-25

Signature(s): Nicole Andimine Date: 5.19.25

This application and documents submitted are public record pursuant to Ch119, F.S.

PETITION TO VACATE EASEMENT(S)

The **Petitioner(s)** Joseph & Nicole Indimine
who resides at 2892 Wilson Ave, Bellmore NY 11710 and whose telephone number is 516.510.7969 makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):

"See Survey"

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above-described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, Petitioner prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner Joseph Indimine Petitioner Nicole Indimine

STATE OF ~~FLORIDA~~ NEW YORK
COUNTY OF NASSAU
The foregoing instrument was acknowledged before me this 19th day of May 2025, by JOSEPH INDIMINE who is personally known to me or who has produced NYS DMV as identification.

Notary Public

EUGENIA J. MOREZZI
Notary Public, State of NY
No.4104999970
Qualified in Queens County
Commission Expires Aug.3, 2026

STATE OF ~~FLORIDA~~ NEW YORK
COUNTY OF NASSAU
The foregoing instrument was acknowledged before me this 19th day of May 2025, by NICOLE INDIMINE who is personally known to me or who has produced NYS DMV as identification.

Notary Public

EUGENIA J. MOREZZI
Notary Public, State of NY
No.4104999970
Qualified in Queens County
Commission Expires Aug.3, 2026

5/27/2025

To Whom It May Concern,

The reason we are petitioning for the drainage easements is because we want to build our house in the middle of the 2 lots which are now 1.

Nicole Indimine Date 5.27.25

Nicole Indimine

Joseph Indimine Date 5.27.25

Joseph Indimine

Sworn to before
me this 27th day of
May, 2025

Notary Public

EUGENIA J. MOREZZI
Notary Public, State of NY
No.4104999970
Qualified in Queens County
Commission Expires Aug.3, 2026

5/27/2025

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EUGENIA J. MOREZZI
Notary Public, State of NY
No.4104999970
Qualified in Queens County
Commission Expires Aug.3, 2026

Instr #2025024710 BK: 4545 PG: 451, Filed & Recorded: 4/15/2025 5:09 PM ADM Deputy Clk, #Pgs:2
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $462.00

Prepared by and Return to:
Joshua Brauwerman
Trusted Title, Inc.
13793 Linden Drive
Spring Hill, FL 34609

File Number: FL2503013

Prepared as a mere necessity incident to honor a title insurance commitment and to issue a title policy.

Space Above This Line is For Recording Data

GENERAL WARRANTY DEED

MADE THIS 31st day of March, 2025, by **Albert J. Gut, Jr. and Shanon Gut, husband and wife**, whose address is 10148 Whisper Ridge Trail, Weeki Wachee, FL 34613, hereinafter collectively referred to as Grantor, hereby conveys and warrants to **Joseph Indimine, Jr. and Nicole I. Indimine, husband and wife**, whose address is 2892 Wilson Avenue, Bellmore, NY 11710, hereinafter collectively referred to as Grantee,

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of **Sixty-six Thousand Dollars and No Cents ($66,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, that certain land situate in the County of Hernando, State of Florida, viz:

LOT 67, WOODLAND WATERS PHASE SIX, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 1, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel ID Number: **R18-222-18-4326-0000-0670**

More commonly known as: **0 (Vacant Land) Songbird Court, Weeki Wachee, FL 34613**

Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature:

George Patrick Hand III

Print Witness Name:

Mailing Address: 13793 Linden Dr
Spring Hill, FL 34609

Albert J. Gut, Jr.

Witness Signature:

Joshua Juhasz

Print Witness Name:

Mailing Address: 13793 Linden Dr
Spring Hill, FL 34609

Shanon Gut

STATE OF **FLORIDA**

COUNTY OF **HERNANDO**

The foregoing instrument was acknowledged before me, a notary public, by means of ☑ physical presence or ☐ online notarization, this 31 **day of March, 2025**, by **Albert J. Gut, Jr. and Shanon Gut**, ☐ who is personally known to me, or ☑ who has produced a valid FL D.L. as identification.

Notary Public State of Florida
George Patrick Hand III
My Commission HH 268838
Expires 5/26/2026

(Notary Seal or Stamp)

Notary Public, State of Florida
Printed Name: George Patrick Hand III
My commission expires: 5/26/26

OWNER'S POLICY OF TITLE INSURANCE

Issued by

Old Republic National Title Insurance Company

SCHEDULE A

Name and Address of Title Insurance Company:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
400 Second Avenue South, Minneapolis, Minnesota 55401

File No.: **T20215392**

Policy No.: **OXFL-09051754**

Address Reference: **00 Songbird Court Lot 66, Weeki Wachee, FL 34613**

Amount of Insurance: **$62,000.00**

Premium: **$356.50**

Date of Policy: **August 17, 2021**, at **8:00am (being the closing date or the date and time of recording of the owners' instrument of conveyance, which ever is later.)**

1. Name of Insured:

   Joseph Indimine Jr. and Nicole I. Indimine,

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   Joseph Indimine Jr. and Nicole I. Indimine,

4. The Land referred to in this policy is described as follows:

   Lot 66, Woodland Waters Phase Six, according to plat thereof as recorded in Plat Book 40, Page 1, of the Public Records of Hernando County, Florida.

Countersigned
Title USA, LLC

By_____

INSTR #2021061499 BK: 4042 PG: 14 Page 1 of 1
FILED & RECORDED 8/17/2021 10:22 AM KGG Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $10.00 Deed Doc Stamp: $434.00

Prepared by:
Jeri Lynn Diehl
Title USA, LLC
478 NE 3rd Street, Suite C
Crystal River, FL 34429
$620,000
Return to: **GRANTEE**

File Number: **T20215392**

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 9th day of July, 2021, between **Steven R. Tilenius,** whose post office address is **244 Townline Road, Commack, NY 11725**, grantor, and **Joseph Indimine Jr. and Nicole I. Indimine, husband and wife,** whose post office address is **2892 Wilson Avenue, Bellmore, NY 11710**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Hernando County, Florida**, to-wit:

Lot 66, Woodland Waters Phase Six, according to plat thereof as recorded in Plat Book 40, Page 1, of the Public Records of Hernando County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year **2021** and thereafter.

Grantor hereby certifies that the property described herein is not his homestead as made and provided by the laws of the State of Florida, and is not now and never has been contiguous to Grantors homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature
JOHN SIMEONE
Witness Printed Name

Witness Signature
Tim Hill
Witness Printed Name

Steven R. Tilenius

State of NEW YORK
County of SUFFOLK

The foregoing instrument was acknowledged before me this 9th day of ~~July~~ August, 2021, by **Steven R. Tilenius**, he (__) is personally known to me or (__) has produced NY ID 264192673 as identification.

MIRZA T. MAHMUD,
NOTARY PUBLIC NEW YORK STATE
SUFFOLK COUNTY R. # 01MA6174763
COMMISSION EXPIRES 9-24-23

Notary Public
MIRZA T. MAHMUD
Notary Printed Name

My Commission Expires: 9-24-23

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 05/09/2025

I hereby certify that the property taxes on parcel key number 1701377

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL

TAX COLLECTOR * OFFICIAL SEAL * HERNANDO COUNTY, FLORIDA

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
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As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 05/09/2025

I hereby certify that the property taxes on parcel key number 1701368

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Tabatha Reagin
Print Name: Tabatha Reagin
Title: CSR

SEAL

TAX COLLECTOR * OFFICIAL SEAL * HERNANDO COUNTY, FLORIDA

DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684-9955

CERTIFIED TO THE FOLLOWING ONLY:

SWEETWATER HOMES OF CITRUS INC.

DESCRIPTION:

*SEE INSET

SECTION: ____ TOWNSHIP: ____ S, RANGE: ____ E

Party Chief: D. MOYLAN
Drawn By: dvm
Checked By: D. MOYLAN

W.O. 24-188
DATE: 12-16-2024
F.B. 135 PG. 21

SKETCH - VACATE DRAINAGE EASEMENT

PROPERTY ADDRESS: SONGBIRD COURT
SECTION: 17 TOWNSHIP: 22 S, RANGE: 18 E

60 30 0 60

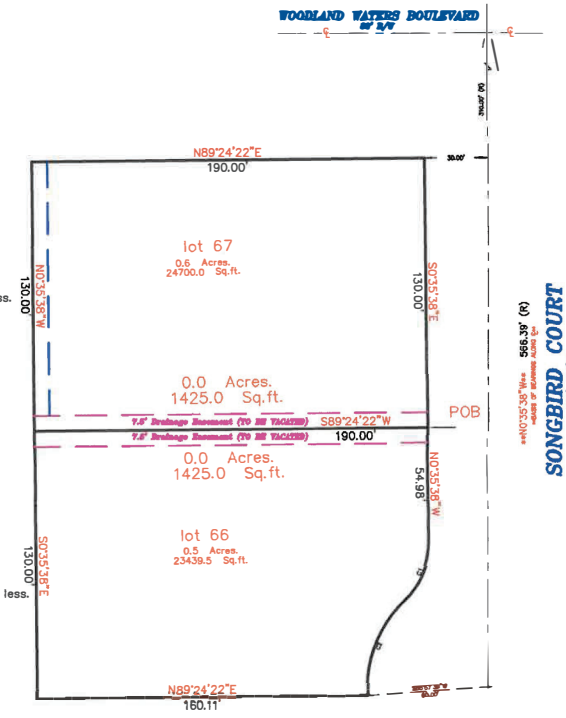
SCALE:1"= 60

N

Vacate 7.50 drainage easement
Woodland Waters Phase Six Lot 67
according to the plat thereof as recorded in Plat Book 40 Page 1
of the Public Records of Hernando County, Florida.
Commencing at the Southeast corner of Lot 67
thence S89°24'22"W for 190.00 feet;
thence N0°35'38"W for 7.50 feet;
thence N89°24'22"E for 190.00 feet;
thence S0°35'38"E for 7.50 feet;
to the Point of Beginning of Lot 67, containing 0.03 acres more or less.

vacate 7.50 drainage easement

Woodland Waters Phase Six Lot 66
according to the plat thereof as recorded in Plat Book 40 Page 1
of the Public Records of Hernando County, Florida.
Commencing at the Northeast corner of Lot 66
thence S89°24'22"W for 190.00 feet;
thence S0°35'38"E for 7.50 feet;
thence N89°24'22"E for 190.00 feet;
thence N0°35'38"W for 7.50 feet;
to the Point of Beginning of LOT 3, containing 0.03 acres more or less.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	45°54'23"	31.82'	40.00'	N22°11'34"E	30.98'
C2	49°01'08"	51.33'	60.00'	S20°29'12"W	49.78'

SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. The Bearings shown hereon are based on the State of Florida State Plane Coordinates, West Zone, North American 1983 Adjustment of 1990. The Bearings shown hereon are grid Bearings are depicted by ## BASES FOR BEARINGS ##.
3. Underground utilities and improvements not located or
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon. otherwise.
9. The property shown heron may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated
10. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
11. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
12. The Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

ABBREVIATIONS LEGEND

AC Air Conditioner
ASNS Aluminum Shed No Slab
BM Benchmark
BWF Barbed Wire Fence
C Calculated
C1 Curve #1
CATV Cable Television Box
CB Catch Basin
CE Covered Entry
CS Concrete slab
CM Concrete Monument
D Deed
DI Drop Inlet
DRA Drainage Retention Area
DROW Drainage Right-of-way
EB Electric Box
EL Elevation
FCM Found Concrete Monument
FH Fire Hydrant
Fnc. Fence
GP Guy Pole
GW Guy Wire
INV Invert
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
NAVD North American Vertical Datum
NGVD National Geodetic Vertical Datum
OE Overhead Electric Wire
O.R. Official Record
PC Point of Curvature
POC Point of Commencement
PP Power Pole
PPF Pool Pump & Filter
PVMT Pavement
R Record Plat, or Deed
RCP Reinforced Concrete Pipe
RNG Range
R/W Right of Way
SCE Screened Covered Entry
SEC Section
SECP Screened Enclosed Concrete Pool
SES Screened Enclosed Slab
SIR Set Iron Rod
SP Screen Porch
TBM Temporary Bench Mark
TRANS Transformer
TWP Township
TYP Typical
WM Water Meter
WV Water Valve

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THESTANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (FORMERLY 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES. AND THAT THE MAP HERON IS A TRUE AND ACCURATE REPRESNTTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DENNIS V MOYLAN
Digitally signed by DENNIS V MOYLAN
Date: 2025.05.13 16:09:38 -04'00'

Professional Surveyor & Mapper
Florida Registration # 6115

12/16/2024
DATE OF LAST FIELD WORK

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

CONTROL & CORNER LEGEND

COMMUNITY PANEL: 12053C-0159D DATE: 02/02/12 FLOOD ZONE: "X" BASE FLOOD ELEVATION:
Elevations Shown Refer to: ☐ NAVD 1988 Assumed Datum. ☐

● Found_____ Iron Rod _____
⊙ Found_____ Iron Rod _____
○ Set 1/2" Iron Rod # 6115
⊗ Found_____ Iron Pipe _____
■ Found_____ C.M. _____
▲ Found _____ Nail _____
□ Set 4" x 4" C.M. # 6115
△ Set Nail & Disk #6115

REVISIONS	DATE

DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684-9955

CERTIFIED TO THE FOLLOWING ONLY:
SWEETWATER HOMES OF CITRUS INC.

DESCRIPTION: Vacate 7.50' drainage easement
Woodland Waters Phase Six Lot 66
according to the plat thereof as recorded in Plat Book 40 Page 1
of the Public Records of Hernando County, Florida.
Commencing at the Northeast corner of Lot 66
thence S89°24'22"W for 190.00 feet;
thence S0°35'38"E for 7.50 feet;
thence N89°24'22"E for 190.00 feet;
thence N0°35'38"W for 7.50 feet;
to the Point of Beginning, of Lot 66 containing 0.03 acres more or less.

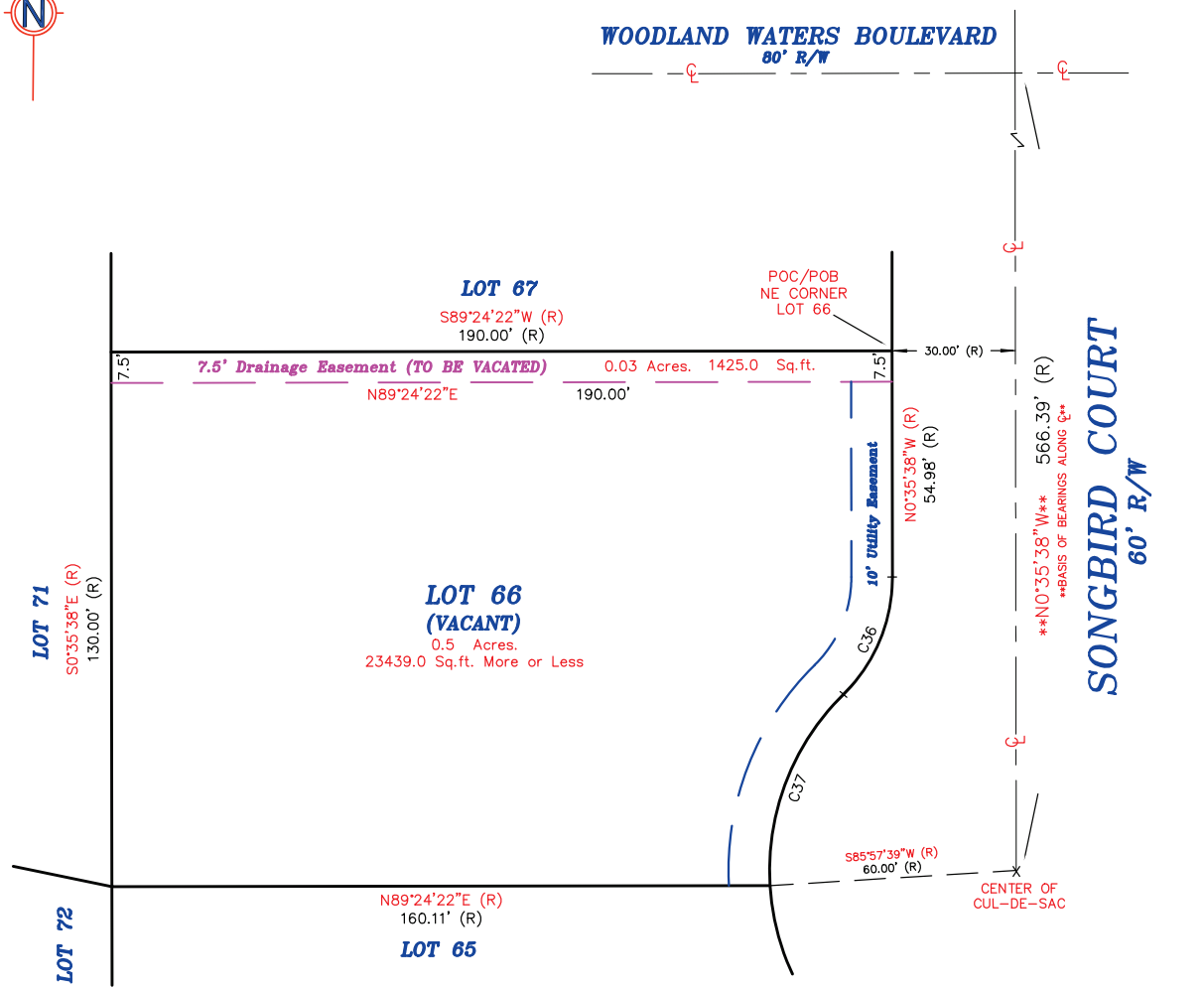
Party Chief: D. MOYLAN
Drawn By: dvm
Checked By: D. MOYLAN

W.O. 24-189
DATE: 12/16/2024
F.B. 135 PG. 21

SKETCH - VACATE DRAINAGE EASEMENT

PROPERTY ADDRESS: SONGBIRD COURT
SECTION: 17 TOWNSHIP: 22 S, RANGE: 18 E

30 15 0 30
SCALE:1"= 30



CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C36 (R)	45°34'23"	31.82'	40.00'	N22°11'33"E	30.98'
C37 (R)	49°00'58"	51.33'	60.00'	N20°28'16"E	49.78'

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SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. The Bearings shown hereon are based on the State of Florida State Plane Coordinates, West Zone, North American 1983 Adjustment of 1990. The Bearings shown hereon are grid Bearings are depicted by ** BASES FOR BEARINGS **.
3. Underground utilities and improvements not located or
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon otherwise.
9. The property shown heron may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated
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CB Catch Basin
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CS Concrete slab
CM Concrete Monument
D Deed
DI Drop Inlet
DRA Drainage Retention Area
DROW Drainage Right-of-way
EB Electric Box
EL Elevation
FCM Found Concrete Monument
FH Fire Hydrant
Fnc. Fence
GP Guy Pole
GW Guy Wire
INV Invert
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
NAVD North American Vertical Datum
NGVD National Geodetic Vertical Datum
OE Overhead Electric Wire
OR. Official Record
PC Point of Curvature
POC Point of Commencement
PP Power Pole
PPF Pool Pump & Filter
PVMT Pavement
R Record Plat or Deed
RCP Reinforced Concrete Pipe
RNG Range
R/W Right of Way
SCE Screened Covered Entry
SEC Section
SECP Screened Enclosed Concrete Pool
SES Screened Enclosed Slab
SIR Set Iron Rod
SP Screen Porch
TBM Temporary Bench Mark
TRANS Transformer
TWP Township
TYP Typical
WM Water Meter
WV Water Valve

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DENNIS V MOYLAN
Professional Surveyor & Mapper
Florida Registration # 6115

Digitally signed by DENNIS V MOYLAN
Date: 2025.07.21 15:15:59 -04'00'

STATE OF FLORIDA Professional Surveyor and Mapper License Number 6115 DENNIS V. MOYLAN

12/16/2024
DATE OF LAST FIELD WORK

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CONTROL & CORNER LEGEND

COMMUNITY PANEL: 12053C0159D DATE: 2/2/2012 FLOOD ZONE: "X" BASE FLOOD ELEVATION:
Elevations Shown Refer to: ☐NAVD 1988 Assumed Datum. ☐

● Found_____ Iron Rod _____
⊙ Found_____ Iron Rod _____
○ Set 1/2" Iron Rod # 6115
⊗ Found_____ Iron Pipe _____
■ Found_____ C.M. _____
▲ Found _____ Nail _____
□ Set 4" x 4" C.M. # 6115
△ Set Nail & Disk P.S.M. #6115 in Red

REVISIONS	DATE
REV EASEMENT VACATION	7-21-25

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

August 18, 2025

Mustafa Akturk & Aysel Akturk
9303 Songbird Court
Weeki Wachee, FL 34613

Re: **VACATION OF INNER EASEMENTS, WOODLAND WATERS, PHASE 6, LOTS 66 & 67**

To whom it may concern;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. & Mrs. Joseph Indimine within the Woodland Waters platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **September 2, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

EASEMENTS TO BE VACATED:

VACATE 7.50 DRAINAGE EASEMENT
WOODLAND WATERS PHASE SIX LOT 67
ACCORDING TO THE PLOT THEREOF AS RECORDED IN PLOT BOOK 40 PAGE 1 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
COMMENCING AT THE SOUTHEAST CORNER OF LOT 67
THENCE S89"24'22"W FOR 190.00 FEET;
THENCE N0"35'38"W FOR 7.50 FEET;
THENCE N89"24'22"E FOR 190.00 FEET;
THENCE S0"35'38"E FOR 7.50 FEET;
TO THE POINT OF BEGINNING OF LOT 67. CONTAINING 0.03 ACRES MORE OR LESS.

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WOODLAND WATERS PHASE SIX LOT 66
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLOT BOOK 40 PAGE 1 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
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THENCE S0"35'38"E FOR 7.50 FEET;
THENCE N89"24'22"E FOR 190.00 FEET;
THENCE N0"35'38"W FOR 7.50 FEET;
TO THE POINT OF BEGINNING OF LOT 66. CONTAINING 0.03 ACRES MORE OR LESS.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

MUSTAFA AKTURK & AYSEL AKTURK
9303 SONGBIRD COURT
WEEKI WACHEE, FL 34613
KEY# 1701359

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

August 18, 2025

Janet Batchelder & Matthew Deichsel
9395 Songbird Court
Weeki Wachee, FL 34613

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JANET BATCHELDER & MATTHEW DEICHSEL
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WEEKI WACHEE, FL 34613
KEY# 1701386

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION
1653 BLAISE DRIVE • BROOKSVILLE, FLORIDA 34601
P 352.754.4048 • W www.HernandoCounty.us

Via Certified Mail

August 18, 2025

Francisco Fortes & Del Rosario Zapata
9302 Smooth Bark Court
Weeki Wachee, FL 34613

Re: **VACATION OF INNER EASEMENTS, WOODLAND WATERS, PHASE 6, LOTS 66 & 67**

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FRANCISCO FORTES & DEL ROSARIO ZAPATA
9302 SMOOTH BARK CT.
WEEKI WACHEE, FL 34613
KEY# 1701420

WOODLAND WATERS PHASE SIX

PLAT BOOK 40
PAGE 1

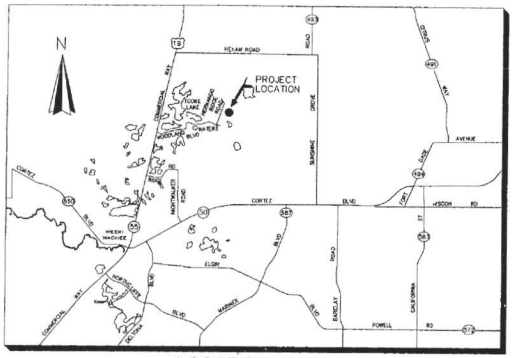
A SUBDIVISION OF A PORTION OF SECTIONS 17 & 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

LEGAL DESCRIPTION:

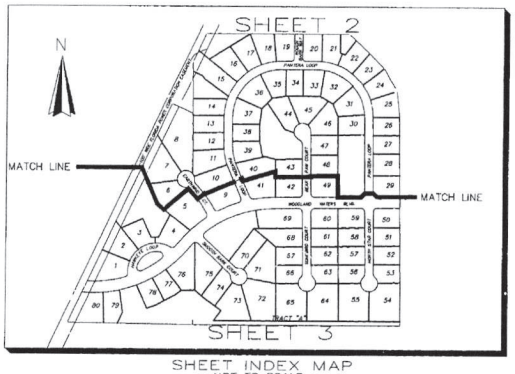
STATE OF FLORIDA
COUNTY OF HERNANDO

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "WOODLAND WATERS PHASE SIX", A SUBDIVISION OF A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST AND THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SAID SECTION 17; THENCE S 00° 23' 25" E, ALONG THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 17 AND 18, 808.83 FEET TO THE CENTERLINE OF A 100.00 FEET WIDE FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE N 25° 14' 39" E, ALONG SAID CENTERLINE, 216.97 FEET; THENCE S 89° 57' 12" E 1010.69 FEET; THENCE S 46° 56' 59" E 177.69 FEET; THENCE S 44° 34' 02" E 166.64 FEET; THENCE S 30° 12'16" E 186.00 FEET; THENCE S 06° 30' 22" E 184.13 FEET; THENCE S 00° 35' 38" E 1476.30 FEET TO THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE N 89° 54' 10" W, ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST 1/4, 1467.07 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 AND THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N 89° 14' 03" W, ALONG THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4, 885.13 FEET TO THE CENTERLINE OF SAID 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AND THE SOUTHEAST CORNER OF BLOCK 10 OF WOODLAND WATERS PHASE ONE, AS RECORDED IN PLAT BOOK 24, PAGES 8 THRU 11, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 25° 14' 39" E, ALONG SAID CENTERLINE AND THE EASTERLY BOUNDARY OF SAID WOODLAND WATERS PHASE ONE, 1713.22 FEET TO THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 11 OF SAID WOODLAND WATERS PHASE ONE; THENCE S 64° 45' 21" E, ALONG SAID SOUTHERLY BOUNDARY, 159.46 FEET TO THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 17 AND 18; THENCE N 00° 23' 25" W, ALONG SAID COMMON BOUNDARY LINE, 368.58 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
CONTAINING 85.72 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE



SHEET INDEX MAP
NOT TO SCALE

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 26 DAY OF February, 2008, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION; NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND SHALL AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

JoAnn Pilgrim, Deputy Clerk
ATTEST: CLERK

CHAIRMAN

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT WOODLAND WATERS DEVELOPMENT COMPANY, LLC, IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA.

Paul H. Nessler
PAUL H. NESSLER, JR., ATTORNEY AT LAW

February 13, 2008
DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN APPROVED AND REVIEWED AS TO FORM.

COUNTY ATTORNEY

3/11/08
DATE

CLERK'S CERTIFICATE:

I, KAREN NICOLAI, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THIS PLAT WAS FILED FOR RECORD ON THE 14th DAY OF March, 2008, FILE NO. 2008013207 AND RECORDED IN PLAT BOOK 40, PAGE 13.

JoAnn Pilgrim, Deputy Clerk
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I, RICHARD H. LAWRENCE, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED; THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

Richard H. Lawrence
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 3250

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

"I, J. ERIC CORRINGHAM, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND AM ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE, AND SHOULD NOT BE CONSTRUED AS, A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT."

J. Eric Corringham 2/12/08
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5168

DEDICATION

WOODLAND WATERS DEVELOPMENT COMPANY, LLC, THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE TO THE HERNANDO COUNTY, ALL STREETS, RIGHTS OF WAYS, DRAINAGE RETENTION AREAS AND OTHER PUBLIC AREAS AS DEPICTED HEREON, EXCEPT AND EXCLUDING TRACT "A" SHOWN HEREON. THE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS AND GRANTS TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE, AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE HERNANDO COUNTY WATER AND SEWER DISTRICT, WATER AND SEWER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER OR SEWER LINES OR PIPES, FIRE HYDRANTS, WELLS, LIFT STATIONS, PUMPING STATIONS, BUILDINGS, SEWER DISPOSAL PLANTS, OTHER WATER AND SEWER SYSTEM PLANTS AND OTHER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, WATER AND SEWER SYSTEM IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY HERNANDO COUNTY, FLORIDA; AND FURTHER DO HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDED BUT NOT LIMITED TO THE PRIVATE UTILITY FURNISHING WATER AND SEWER SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY, VOIDED OR INVALIDATED.

WITNESS MY HAND AND SEAL AS DEDICATOR THIS 13th DAY OF February, 2008.

OWNER: WOODLAND WATERS DEVELOPMENT COMPANY, LLC

WOODLAND WATERS DEVELOPMENT COMPANY, LLC
A FLORIDA LIMITED LIABILITY COMPANY
MARK E. SWARTSEL
MANAGING MEMBER

WITNESS

WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PASCO HERNANDO

I HEREBY CERTIFY ON THIS 13th DAY OF February, 2008 A.D., BEFORE ME PERSONALLY APPEARED MARK E. SWARTSEL, MANAGING MEMBER OF WOODLAND WATERS DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PASCO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

PAUL H. NESSLER JR.
MY COMMISSION # DD 721364
EXPIRES: December 2, 2011
Bonded Thru Notary Public Underwriters

NOTICE

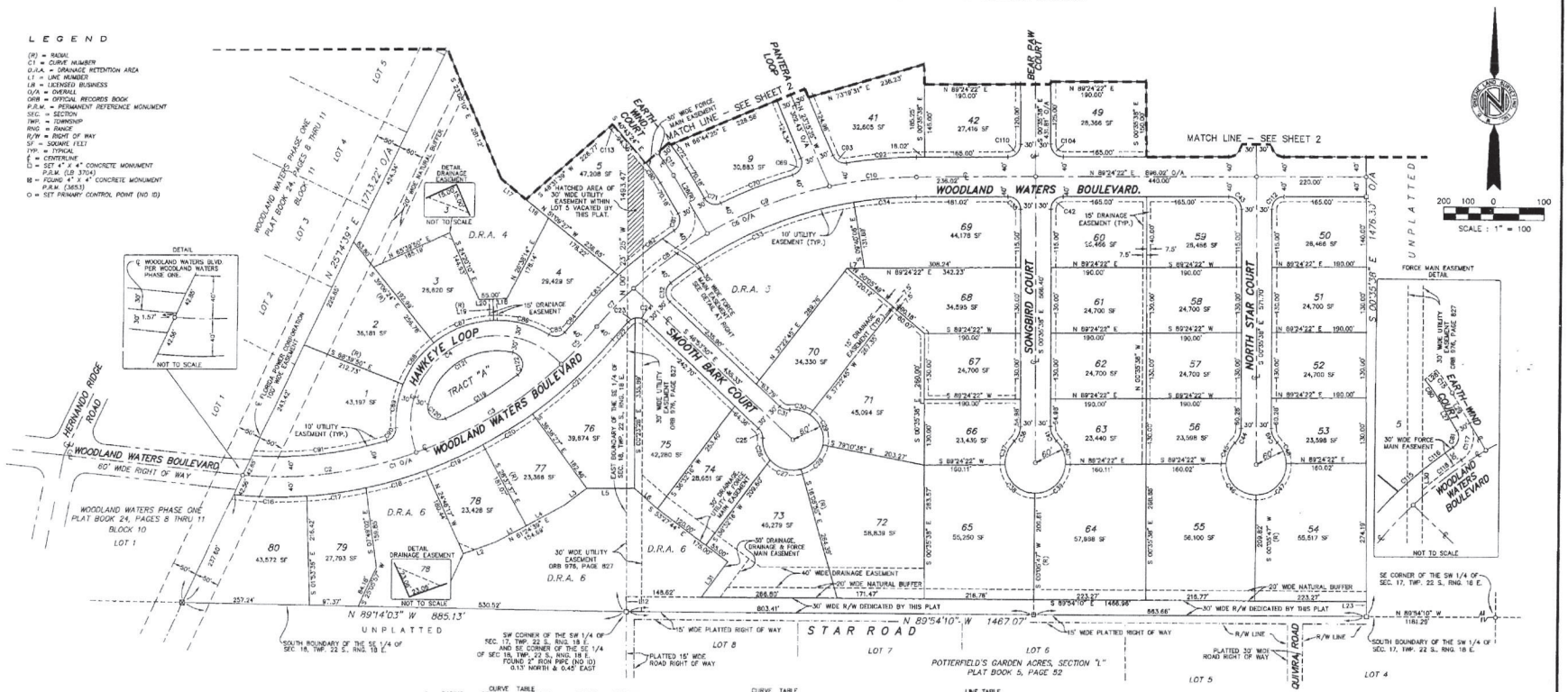
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

WOODLAND WATERS PHASE SIX

A SUBDIVISION OF A PORTION OF SECTIONS 17 & 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 40
PAGE 3



NOTES

1. THE BEARINGS SHOWN ARE BASED ON THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HAVING A BEARING OF N 89° 54' 10" W.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE TABLE

#	RADIUS	DELTA	ARC	CHORD	BEARING
C1	820.00'	55°24'06"	792.89'	762.70'	N 67°03'27" E
C2	820.00'	24°44'47"	354.16'	351.42'	N 82°23'06" E
C3	820.00'	23°32'22"	336.89'	334.52'	N 58°14'12" E
C4	170.00'	156°24'22"	472.97'	334.52'	N 68°14'12" E
C5	820.00'	07°06'07"	101.84'	101.77'	N 42°54'53" E
C6	820.00'	50°05'58"	716.29'	693.73'	N 64°22'53" E
C7	820.00'	37°11'49"	603.05'	592.66'	N 12°59'19" E
C8	820.00'	12°39'54"	181.26'	180.89'	N 82°07'10" E
C9	820.00'	18°03'36"	258.48'	257.41'	N 68°16'56" E
C10	820.00'	12°02'37"	172.60'	172.29'	N 83°22'33" E
C11	330.00'	10°00'31"	57.30'	57.23'	N 39°43'58" E
C12	860.00'	09°59'20"	148.63'	148.44'	S 89°12'37" E
C13	860.00'	07°04'43"	118.76'	118.69'	N 81°50'16" E
C14	860.00'	08°17'06"	124.35'	124.25'	N 73°42'20" E
C15	860.00'	08°01'24"	122.63'	122.53'	N 65°38'06" E
C16	690.00'	07°40'29"	115.10'	115.01'	N 57°32'08" E
C17	690.00'	17°51'31"	215.27'	214.41'	N 48°31'32" E
C18	780.00'	13°23'33"	48.15'	48.15'	N 41°53'08" E
C19	25.00'	39°48'59"	17.37'	17.02'	N 69°18'14" E
C20	25.00'	84°14'30"	36.81'	33.59'	S 74°11'00" E
C21	25.00'	49°45'47"	21.68'	21.01'	S 24°53'23" E
C22	80.00'	44°57'07"	62.77'	61.18'	S 22°32'37" E
C23	80.00'	63°58'45"	89.33'	84.78'	S 74°36'30" E
C24	80.00'	64°08'42"	89.57'	84.97'	N 49°00'14" E
C25	80.00'	67°09'11"	70.32'	68.37'	N 23°47'12" E
C26	80.00'	39°13'50"	41.06'	40.26'	N 16°50'43" W
C27	25.00'	49°45'47"	21.68'	21.01'	N 71°44'14" W
C28	25.00'	39°59'05"	17.44'	17.09'	N 69°43'43" E
C29	780.00'	29°17'39"	397.58'	393.37'	N 85°43'34" E
C30	780.00'	14°56'39"	203.64'	203.07'	N 81°32'06" E
C31	25.00'	90°00'00"	39.27'	35.36'	S 45°36'38" E
C32	40.00'	45°34'23"	31.82'	30.99'	S 22°11'23" W
C33	60.00'	49°00'58"	51.33'	49.78'	S 20°28'16" W
C34	60.00'	89°52'00"	94.12'	84.74'	S 46°58'13" E
C35	60.00'	87°14'56"	91.37'	82.79'	N 46°28'22" E
C36	60.00'	49°00'58"	51.33'	49.78'	N 21°32'22" E
C37	40.00'	45°34'23"	31.82'	30.99'	N 23°22'50" E
C38	25.00'	90°00'00"	39.27'	35.36'	N 44°24'22" E
C39	60.00'	90°00'00"	94.25'	84.85'	N 45°35'38" W
C40	60.00'	45°34'23"	47.72'	46.48'	S 67°11'37" W
C41	60.00'	49°00'58"	51.33'	49.78'	S 23°00'11" W
C42	60.00'	90°00'00"	94.25'	84.85'	S 44°26'18" E

CURVE TABLE

#	RADIUS	DELTA	ARC	CHORD	BEARING
C43	60.00'	87°18'41"	91.47'	82.88'	S 43°52'54" E
C44	60.00'	43°57'06"	46.03'	44.91'	S 24°17'28" W
C45	40.00'	45°34'23"	31.82'	30.99'	S 22°11'23" W
C46	25.00'	96°13'18"	41.98'	37.19'	N 24°31'04" W
C70	860.00'	10°06'50"	151.81'	151.61'	N 84°50'47" W
C71	25.00'	89°26'13"	37.72'	34.24'	N 73°56'09" W
C72	250.00'	29°11'14"	56.12'	55.50'	S 69°23'59" W
C73	250.00'	10°00'31"	50.86'	50.50'	N 39°43'58" E
C81	25.00'	89°26'13"	37.72'	34.24'	N 15°30'13" E
C82	860.00'	09°22'06"	140.61'	140.46'	N 51°02'12" E
C83	860.00'	09°59'51"	105.03'	104.97'	N 42°18'16" E
C84	780.00'	09°38'52"	48.98'	48.97'	N 41°00'20" E
C85	25.00'	77°30'32"	33.82'	31.32'	N 81°43'32" E
C86	200.00'	32°51'19"	114.69'	113.12'	S 75°37'53" E
C87	200.00'	36°42'53"	128.15'	125.98'	N 80°01'03" E
C88	200.00'	29°33'27"	103.17'	102.03'	N 36°06'53" E
C89	200.00'	25°18'54"	88.37'	87.65'	N 06°40'41" E
C90	25.00'	77°30'32"	33.82'	31.32'	N 34°46'32" W
C91	25.00'	90°07'19"	39.32'	35.39'	N 89°33'36" W
C92	860.00'	09°12'40"	138.26'	138.11'	S 84°48'01" W
C93	25.00'	79°23'44"	33.40'	30.97'	N 81°31'57" W
C104	25.00'	90°00'00"	39.27'	35.36'	N 45°35'38" W
C111	25.00'	90°00'00"	39.27'	35.36'	N 44°24'22" E
C112	35.00'	90°00'00"	54.97'	49.50'	N 44°24'22" E
C115	860.00'	00°18'28"	4.62'	4.62'	S 46°50'02" E
C116	860.00'	08°54'21"	64.41'	64.39'	N 46°29'58" E
C117	860.00'	08°54'21"	78.67'	78.65'	S 37°10'11" E
C118	830.00'	09°46'31"	88.11'	88.05'	S 12°30'06" W
C119	780.00'	12°11'44"	166.01'	165.71'	S 87°42'08" W
C120	25.00'	129°41'02"	56.59'	45.26'	N 57°47'05" W
C121	140.00'	89°28'13"	218.66'	197.27'	N 64°14'32" E
C122	25.00'	129°41'02"	56.59'	45.26'	S 12°41'51" E

LINE TABLE

#	BEARING	DISTANCE
L1	S 01°24'38" W	69.23'
L2	S 89°54'35" W	66.14'
L3	S 89°24'22" W	56.32'
L4	S 01°24'38" W	60.48'
L5	S 89°24'22" W	60.98'
L6	S 89°24'22" W	60.98'
L7	S 00°35'38" E	30.00'
L8	S 89°24'22" W	58.43'
L9	S 89°24'22" W	53.40'
L10	S 89°24'22" W	27.40'
L11	S 89°24'22" W	42.33'
L12	S 89°24'22" W	27.56'
L13	S 00°35'38" E	30.00'
L14	S 89°24'22" W	133.47'
L15	S 89°24'22" W	70.18'
L16	N 89°24'22" E	30.00'
L17	N 89°24'22" E	53.40'
L18	N 89°24'22" E	27.40'
L19	N 89°24'22" E	42.33'
L20	N 89°24'22" E	27.56'
L23	S 00°35'38" E	30.00'
L26	S 89°42'53" E	133.47'
L27	N 89°42'53" W	70.18'
L28	N 89°16'39" E	30.00'
L29	S 89°42'53" E	70.18'
L30	N 00°35'38" W	30.00'
L31	S 36°32'16" W	86.83'

PREPARED BY :
W. D. GREENE LAND SURVEYING, INC.
808 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

WOODLAND WATERS
PHASE SIX
SHEET 3 OF 3

Requested by JMays - C20221
21 July 2025 at 08:31:57

COMMERCIAL REVIEW INQUIRY

Function: [ ] **DATA:** [ ] Menu | Return | BCCRM | BAPLT

ALT KEY 1701368 **Submit Date:** 07-10-2025 **STATUS:**
APPL: 1503984 **DATE:**05-27-25 **PERMIT #:** 0000000 **DATE:**
NAME: INDIMINE JOSEPH JR **USE:** VAC VACATION PETITION 0

Review Agencies | **Notes**

Agency: CUTIL HERNANDO COUNTY UTILITIES [Print Agencies Notes]

Reported on: 07-11-2025 **PRINTED**

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 7.5-foot-wide drainage and utility side lot easements between lots 66 & 67 in Woodland Waters Phase Six. HCUD have no objections to this vacate request as shown.

Requested by JMays - C20221
21 July 2025 at 08:32:05

COMMERCIAL REVIEW INQUIRY

Function: **DATA:** Menu | Return | BCCRM | BAPLT

ALT KEY 1701368 **Submit Date:** 07-10-2025 **STATUS:**
APPL: 1503984 **DATE:**05-27-25 **PERMIT #:** 0000000 **DATE:**
NAME: INDIMINE JOSEPH JR **USE:** VAC VACATION PETITION 0

Review Agencies | **Notes**

Agency: CENG ENGINEERING Print Agencies Notes

Reported on: 07-17-2025 **PRINTED**

Department of Public Works Engineering 1st Review Comments:

No objections to the vacation of easements as requested in application.
Approved.

Your Touchstone Energy® Partner

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

July 10, 2025

Jacqueline Mays
Hernando County Development Dept
789 Providence Blvd,
Brooksville, FL 34601

RE:Key 01701368

Dear Ms. Mays,

This is in response to your request to vacate the easement on parcel key 01701368, Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted in the attached survey. If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

Brian Mauldin
Supervisor of Engineering Services

Jacqueline Mays

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Thursday, July 10, 2025 3:18 PM
To: Jacqueline Mays
Subject: RE: [EXTERNAL] File# 1503984 key# 1701368

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Jacqueline,

Duke Energy does not service this area; therefore, we have not objection to this vacate request.

Thank you,

Irma Cuadra
Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310

DUKE ENERGY. FLORIDA

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Thursday, July 10, 2025 12:56 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] File# 1503984 key# 1701368

*** **CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement resolution:

1. Application
2. Survey
3. Deed

Once your review is complete please return your response to the email below.

AT&T

7/10/25

Vacation of Easement File# 1503984 Key# 1701368

To whom it may concern,

AT&T has received and reviewed your request to vacate the utility easements between lots 66 and 67 as shown on the survey included. Upon checking our records AT&T at this time does not have any facilities located in this easement and will approve the vacation of this easement.

If you have any further questions or concerns, or need to have facilities relocated, please feel free to contact me.

Respectfully,

Derrick Koenig

Sr. Specialist OSP Design Engineer

AT&T Wireline Access – Southeast Florida Engineering

Jacqueline Mays

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Tuesday, July 15, 2025 2:12 PM
To: Jacqueline Mays
Subject: Re: File# 1503984 key# 1701368
Attachments: Outlook-glbb5iup

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jacqueline,

This address is outside Lumen's territory.

Thank you,

LUMEN

Lacey Beier
Network Implementation Engineer II
819 W. Desoto St., Clermont FL 34711
Tel: 352-431-2214
Lacey.Beier@lumen.com
New - NI Organization

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Thursday, July 10, 2025 12:56 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: File# 1503984 key# 1701368

Good afternoon,

Please find attached the following documents for your review of a vacation of easement resolution:

1. Application
2. Survey
3. Deed

Once your review is complete please return your response to the email below.

Jacqueline Mays

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Monday, July 14, 2025 3:57 PM
To: Jacqueline Mays
Cc: MacDonald, Dawn M
Subject: File# 1503984 key# 1701368

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There should be no issues with this vacate.

Spectrum

David Parrish | Construction Coordinator | 352.302.3190
16209 Flight Path Dr | Brooksville, FL 34604

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Thursday, July 10, 2025 12:56 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] File# 1503984 key# 1701368

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement resolution:

1. Application
2. Survey
3. Deed

Once your review is complete please return your response to the email below.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29115
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

Jacqueline Mays

From: Thompson, Cheyenne <CThompson2@tecoenergy.com>
Sent: Thursday, July 10, 2025 1:16 PM
To: Jacqueline Mays
Subject: RE: File# 1503984 key# 1701368

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the File#1503984 Key#1701368 at the above referenced location.
After reviewing the documents provided, TECO-PGS has NO objection to this request.
TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.
Sincerely,

Cheyenne Thompson

Admin Specialist SR.
Peoples Gas
Email: CThompson2@tecoenergy.com
Office Phone: 813-275-3710, ext.53710
Cell Phone: 813-743-7164

TECO PEOPLES GAS
AN EMERA COMPANY

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Thursday, July 10, 2025 12:56 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: File# 1503984 key# 1701368

***** CAUTION! EXTERNAL SENDER *** STOP. EXAMINE. VERIFY!! Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? To report a suspicious email, use the Forward to Phishing button or forward the email to phishing@tecoenergy.com. Do not click links, open attachments, or enter your ID or password.**

Good afternoon,

Please find attached the following documents for your review of a vacation of easement resolution:

1701368

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

1701368

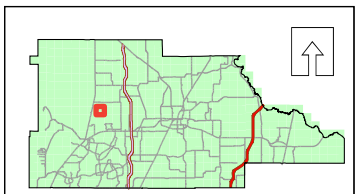
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 07/23/2025

0 0.03 0.05 0.1 0.15 0.2 Miles

RESOLUTION NO. 2025 - _____

WHEREAS, Joseph Indimine, Jr. & Nicole I. Indimine have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

EASEMENTS TO VACATE:

VACATE 7.50 DRAINAGE EASEMENT
WOODLAND WATERS PHASE SIX LOT 67
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 PAGE 1
OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
COMMENCING AT THE SOUTHEAST CORNER OF LOT 67
THENCE S89°24'22"W FOR 190.00 FEET;
THENCE N00°35'38"W FOR 7.50 FEET;
THENCE N89°24'22"E FOR 190.00 FEET;
THENCE S00°35'38"E FOR 7.50 FEET;
TO THE POINT OF BEGINNING OF LOT 67.
CONTAINING 0.03 ACRES MORE OR LESS.

VACATE 7.50 DRAINAGE EASEMENT
WOODLAND WATERS PHASE SIX LOT 66
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 PAGE 1
OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
COMMENCING AT THE SOUTHEAST CORNER OF LOT 66
THENCE S89°24'22"W FOR 190.00 FEET;
THENCE S00°35'38"E FOR 7.50 FEET;
THENCE N89°24'22"E FOR 190.00 FEET;
THENCE N00°35'38"W FOR 7.50 FEET;
TO THE POINT OF BEGINNING OF LOT 66.
CONTAINING 0.03 ACRES MORE OR LESS.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: Jon Jouben

AUTHORIZED AGENT AFFIDAVIT

I Joseph + Nicole Indimine (Contractor) owner hereby grant authorization to Shanon Gut (Authorized Agent)
to act in my behalf with the Hernando County Building Division while conducting activities related to obtaining permits. These activities specifically include signing all documents requiring signature of "contractor".

Shanon Gut (Authorized Agent) is to be considered an agent of my business and therefore the signature of said agent is binding and causes me to assume all responsibilities connected to or associated with the signature as they may relate to my contracting business.

I Joseph + Nicole Indimine (Contractor) owner relieve the Hernando County Building of,
and agree to hold the Hernando County Building Division harmless from, any and all responsibility, claims or other actions arising from or related to the Division's acceptance of the above agent's signature for permit-related activities. I further understand that it is my sole responsibility to grant and terminate any such authorization and to ensure that the Division receives timely notice of any such grant or termination.

Joseph + Nicole Indimine
Signature of ~~Contractor~~ owner

Shanon Gut
Signature of Agent

State Certification or Registration Number

County Certification Number (if applicable)

****PLEASE NOTE: BOTH SIGNATURES MUST BE NOTARIZED****

owners

Notary for ~~Contractor~~'s Signature:

State of New York County of Nassau

The foregoing was acknowledged before me this 4th day of August, 2025, by Joseph + Nicole Indimine, who is personally known to me, or who produced NYS Driver Lic as identification.

Notary Public Signature

EUGENIA J. MOREZZI
Notary Public, State of NY
No.4104999970
Qualified in Queens County
Commission Expires Aug.3, 2026

Eugenia Morezzi
Print, Type or Stamp Name of Notary

Notary for Agent's Signature:

State of FL County of Hernando

The foregoing was acknowledged before me this 8th day of August, 2025, by Shannon Gut who is personally known to me, or who produced FL DL as Identification.

Notary Public Signature

ELISSA MARIE ST. GERMAIN
Notary Public - State of Florida
Commission # HH 470987
My Comm. Expires Dec 7, 2027
Bonded through National Notary Assn.

Print, Type, or Stamp Name of Notary

* The original of this affidavit should be kept in the possession of the above designated "Authorized Agent". This affidavit need only be produced to Hernando County when signing documents in the presence of a permit representative. When you sign a permit application be prepared to produce this affidavit, it will be copied and placed in the appropriate permit application.*

*****The Division, at its discretion, may require a contractor or license-holder to personally apply for or obtain a building permit notwithstanding any authorization allowing another person to apply for or obtain any permit on behalf of a contractor, qualifier, or license-holder.***

Revised 10/2015 contauth.sop

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-096 NOTICE OF INTENT TO VACATE EASEMENTS

in the matter of
BOCC hearing on September 2, 2025

was published in said newspaper by print in the issue(s) of:
August 15, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 15, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 18th day of August, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-096

NOTICE OF INTENT TO VACATE EASEMENTS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on **September 2, 2025 at 9:00 a.m.,** in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:
VACATE 7.50 DRAINAGE EASEMENT WOODLAND WATERS PHASE SIX LOT 67 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 PAGE 1 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. COMMENCING AT THE SOUTHEAST CORNER OF LOT 67 THENCE S89°°24'22"W FOR 190.00 FEET; THENCE N0°0°35'38"W FOR 7.50 FEET; THENCE N89°°24'22"E FOR 190.00 FEET; THENCE S00°°35'38"E FOR 7.50 FEET; TO THE POINT OF BEGINNING OF LOT 67. CONTAINING 0.03 ACRES MORE OR LESS.

VACATE 7.50 DRAINAGE EASEMENT WOODLAND WATERS PHASE SIX LOT 66 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 PAGE 1 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. COMMENCING AT THE SOUTHEAST CORNER OF LOT 66 THENCE S89°°24'22"W FOR 190.00 FEET; THENCE S0°0°35'38"E FOR 7.50 FEET; THENCE N89°°24'22"E FOR 190.00 FEET; THENCE N00°°35'38"W FOR 7.50 FEET; TO THE POINT OF BEGINNING OF LOT 66. CONTAINING 0.03 ACRES MORE OR LESS.

Petitioners: Joseph & Nicole Indimine

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 789 Providence Blvd, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding should contact Colleen V. Conko, County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
/s/ (SEAL)
Douglas A. Chorvat Jr., Clerk

Published: August 15, 2025

TITLE

Petition Submitted by Legendary Construction & Remodeling, Inc., to Vacate Utility and Drainage Easements Located in Spring Hill

BRIEF OVERVIEW

Sean Schrader on behalf of Legendary Construction & Remodeling, Inc., has submitted a petition to vacate the utility and drainage easements within Lot 9, Block 146, Unit 3, in Spring Hill Subdivision, as recorded in Plat Book 7, Pages 80-86, inclusive of the Public Records of Hernando County, Florida. The vacation is sought in order to construct duplex(s) within the easement areas. All affected utilities and County departments have indicated no objection to the request.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

LEGAL NOTE

The Board has the authority to approve the petition to vacate easements pursuant to County Policy No 19-07 and Chapter 177, Florida Statutes.

RECOMMENDATION

It is recommended that the Board take public comment on the request, approve the vacation of the easements, and authorize the Chairman's signature on the related resolution, after which it will be recorded in the Public Records of Hernando County, Florida.

REVIEW PROCESS

Omar DePablo	Approved	07/28/2025 4:17 PM
Michelle Miller	Approved	07/29/2025 8:31 AM
Albert Bertram	Approved	07/29/2025 8:33 AM
Pamela Hare	Approved	08/01/2025 10:05 AM
Jon Jouben	Approved	08/04/2025 11:43 AM
Heidi Prouse	Approved	08/05/2025 12:17 PM
Toni Brady	Approved	08/07/2025 10:39 AM
Jeffrey Rogers	Approved	08/18/2025 9:01 AM
Colleen Conko	Approved	08/18/2025 10:57 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Hawkins, Campbell, Allocco, Amsler and Champion

APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE AND CLOSE, RIGHTS-OF-WAY, PLATS

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: Sean Schrader Acting on behalf of: Legendary construction + Remodling Inc

Mailing Address: 533 Storybook LN

City Spring Hill State FL Zip 34609 Phone 352-398-7199

Email Address: Seansmobile@Live.com

2. Name of Representative (if applicable): _____

Mailing Address: _____

City _____ State _____ Zip _____ Phone _____

Email Address: _____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: N/S SIDES OF PROPERTY

Key Number of area(s) to be vacated: 402638

Name of Subdivision: _____

Street Address: 7959 Pinehurst

4. Are any other applications pending?

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

5. Is the proposed vacation platted _____ or an unrecorded subdivision _____?

6. What is the current zoning of the proposed vacation? PDP(MF)

7. Which companies provide the following?

Water/Sewer: County Telephone: Spectrum

Electric: WREC Cable TV: Spectrum

RECEIVED
JUN 6 2025
Hernando County Development Services
Zoning Division

8. Is there a Homeowner's Association? NO

President's Name _____

Email Address: _____

Address: _____

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

Looking to Go into Easement Leaving 7.5' each Side To PROVIDE AN 7' Between the two Unit. Doing So will PROVIDE SAFETY DISTANCE Between the two Buildings.

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): _____ Date: 5-1-25

Signature(s): _____ Date: _____

This application and documents submitted are public record pursuant to Ch119, F.S.

PETITION TO VACATE, ABANDON, DISCONTINUE, AND CLOSE EASEMENT(S), RIGHTS-OF-WAY, AND PLATS

The **Petitioner(s)** Sean Schrader acting on behalf of Legendary Const + Remodeling Inc. who resides at 533 Storybook LN - SH - FL 34609 and whose telephone number is 352-398-7199 makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
R32 323 17 5030 0146 0090 Key # 402638
7959 Pinehurst

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above-described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, **Petitioner** prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner _____ Petitioner _____

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 11 day of May 20 25, by Sean A. Schrader who is personally known to me or who has produced _____ as identification.

Notary Public Tiffany Adelstein

TIFFANY M. ADELSTEIN
Commission # HH 575078
Expires August 21, 2028

NOTARY STAMP

STATE OF FLORIDA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____ 20___, by _____ who is personally known to me or who has produced _____ as identification.

Notary Public _____

NOTARY STAMP

DEVELOPMENT NARRATIVE

SUBMIT TO : HERNANDO COUNTY DATED : JUNE 04 2025

FROM : COFFIN & McLEAN ASSOCIATES, INC.
(ON BEHALF OF LEGENDARY CONSTRUCTION & REMODELING, INC.)

NARRATIVE :

THE AREA IS ZONED PDP-MF, THERE ARE A COUPLE OF APARTMENT BUILDINGS IN THE AREA. IN KEEPING WITH THE PRESENT ZONING WE WOULD LIKE TO DEVELOP THE SITE AND BUILD TWO BUILDINGS THAT ARE TWO STORY AND MADE WITH CONCRETE BLOCK. EACH BUILDING HAVING FOUR UNITS OR A TOTAL OF 8 UNITS.

WE LEGENDARY CONSTRUCTION HAVE PURCHASED THE PROPERTY AND HIRED COFFIN McLEAN LAND SURVEYOR'S DO A BOUNDARY SURVEY AND A PROPOSED SITE PLAN, SHOWING THE LAYOUT OF THE TWO BUILDINGS.

WE ARE IN THE PROCESS OF HAVING THE EASEMENTS ON THE SIDES VACATED. THE LOT IS APPROXIMATELY 100 FT. x 125 FT. AND CONTAINS 0.29 ACRES (12,507.73 SQ. FT.) MORE OR LESS.

LEGENDARY CONSTRUCTION & REMODELING, INC.
533 STORYBOOK LANE, SPRING HILL, FL.
(SEAN ScHRADER : 352-398-7199)

JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 6/16/25

I hereby certify that the property taxes on parcel key number 4022638

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Teresa Albarella
Print Name: Teresa Albarella
Title: Customer Service Rep

SEAL

TAX COLLECTOR OFFICIAL SEAL HERNANDO COUNTY FLORIDA

Prepared by and return to:
Leigh Heckman
Southern Security Title of the Nature Coast, Inc.
1271 Kass Circle
Spring Hill, FL 34606
(352) 688-9771
Actual Consideration paid is $55,000.00
File No 2024-06-4340

Parcel Identification No: Property 1:
R32 323 17 5030 0146 0090

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **26th day of June, 2024** between
Donna L. Booth and Joaquin Rodriguez, wife and husband, whose post office address is
8124 Pagoda Drive, Spring Hill, FL 34606, of the County of Hernando, State of Florida, Grantors, to
Legendary Construction & Remodeling, Inc., a Florida Profit Corporation, whose post office address is
533 Storybook Lane, Spring Hill, FL 34609, of the County of Hernando, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando, Florida, to-wit:

Lot 9, Block 146, SPRING HILL UNIT 3, according to plat thereof as recorded in Plat Book 7, Pages 80 through 86, of the Public Records of Hernando County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 8124 Pagoda Drive, Spring Hill, FL 34606.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Cheryl Fleckenstein
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

Witness Signature

DANIEL C SANDERS
Print Name

1271 KASS Circle
Witness Address Line 1

Spring Hill, FL 34606
Witness Address Line 2

Donna L. Booth

Joaquin Rodriguez

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ~~( )~~ physical presence or ( ) online notarization this 20 day of June, 2024, by Donna L. Booth and Joaquin Rodriguez.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Notary Public State of Florida
Cheryl Fleckenstein
My Commission
HH 202680
Exp. 1/15/2026

Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: Driver's License

PLAT BOOK 7
AND PAGE 79

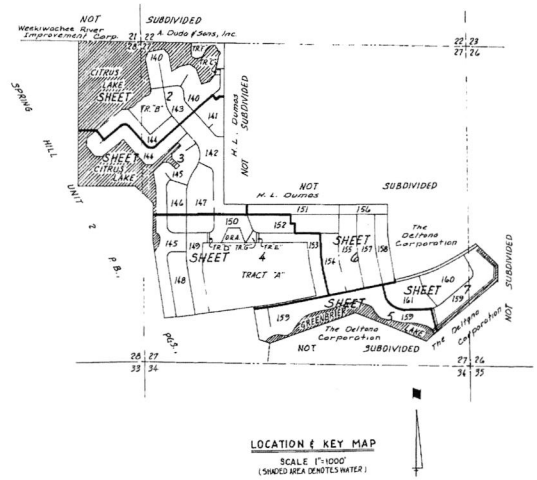
SPRING HILL
UNIT 3

A SUBDIVISION IN SECTIONS 26, 27 & 28, T. 23S., R. 17E.

HERNANDO COUNTY, FLORIDA

SHEET 1 OF 7 SHEETS

DESCRIPTION: ~ Situated in Sections 26, 27 & 28, Township 23 South, Range 17 East, Hernando County, Florida, and more particularly described as follows:
Beginning at the Northwest Corner of Section 27, Township 23 South, Range 17 East, proceed S 89°40'42"E 1322.94 feet along the North line of said Section 27 to the East line of the West ½ of the Northwest ¼ of said Section 27; thence along this line S 00°11'38"W 2683.55 feet to the North line of the South ½ of said Section 27, thence along this line S 89°34'57"E 2645.77 feet; thence S 00°11'30"W 125.00 feet; thence S 00°18'19"W 60.00 feet; thence S 00°25'03"W 342.72 feet; thence Southeasterly along a curve to the left having a radius of 445.00 feet and a central angle of 13°10'17" a distance of 101.12 feet; thence S 12°36'14"E 569.20 feet; thence N 77°23'46"E 396.28 feet; thence Northeasterly along a curve to the left having a radius of 1950.00 feet and a central angle of 18°40'03" a distance of 635.33 feet; thence N 58°43'43"E 446.11 feet; thence S 31°16'17"E 100.00 feet; thence S 45°14'01"E 360.64 feet; thence S 02°27'07"W 236.19 feet; thence S 48°21'59"W 1525.00 feet; thence N 68°39'16"W 1262.07 feet; thence S 67°33'18"W 1411.50 feet to the boundary of SPRING HILL UNIT 2 as recorded in P.B. ___, Pp ___ thru ___, Public Records of Hernando County, Florida; thence along the boundary of said SPRING HILL UNIT 2 the following courses: N 66°34'55"W 251.23 feet; thence N 07°24'08"W 570.00 feet; thence S 82°35'52"W 1385.00 feet; thence Westerly along a curve to the right having a radius of 1950.00 feet and a central angle of 2°13'32" a distance of 92.75 feet; thence N 09°53'06"W 1238.22 feet; thence N 02°19'40"E 621.90 feet; thence N 43°50'10"W 415.56 feet; thence DUE WEST 959.10 feet; thence DUE NORTH 2357.86 feet to the North line of Section 28, Township 23 South, Range 17 East; thence along this line S 89°16'11"E 1079.85 feet to the Northeast Corner of said Section 28 and the Northwest Corner of Section 27, Township 23 South, Range 17 East, and the POINT OF BEGINNING, all lying and being in Hernando County, Florida and containing 339.05 acres more or less.



LOCATION & KEY MAP
SCALE 1"=1000'
(SHADED AREA DENOTES WATER)

ENGINEER'S NOTES:

All radii are 25 feet unless otherwise noted. Distances on corner lots are to the intersection of block lines extended unless otherwise noted.

Bearings and coordinates shown are grid on the Florida Coordinate System West Zone.
D.R.O.W. - indicates Drainage Right-of-Way.
All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted.
o - Indicates Permanent Reference Monuments at all street centerline intersections.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That the THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this plat do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Thoroughfares, Lakes, Waterways, Waterway Maintenance Rights-of-Way, Drainage Rights-of-Way and Drainage Retention Areas shown hereon to the perpetual use of the public. Unless otherwise indicated an easement 20 feet wide at lot lines abutting and adjacent to all Lakes and Waterways and 10 feet wide at the rear of each lot and 6 feet wide at the sides of each Lot is reserved to the THE DELTONA CORPORATION, its successors or assigns for the installation and maintenance of Utilities and Drainage Facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements, and where more than one lot is intended as a building site, or where parts of one or more lots is intended as a building site, the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed and attested to by the officers named below and corporate seal to be affixed hereto on FEBRUARY 10, 1967

By James E. Vensel
James E. Vensel Vice President

SEAL

Attest Wm. H. O'Dowd
Wm. H. O'Dowd Jr. Asst. Secretary

ABSTRACTOR'S CERTIFICATE
I hereby certify that The Deltona Corporation is the apparent record owner of the lands hereby platted, that there are no delinquent taxes on such lands and that record title to all access roads is held by Hernando County or the State of Florida. This 1st day of February 1967.

Gulf Coast Abstract Company

STATE OF FLORIDA COUNTY OF DADE
THIS IS TO CERTIFY, That on February 10th before me an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James E Vensel and Wm. H. O'Dowd Jr., respectively Vice President and Assistant Secretary of the above named Delaware Corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the forgoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC

SEAL

My Commission Expires MARCH 9, 1970

RESOLUTION
WHEREAS, This plat was on this 20 day of Feb 1967, submitted to the Board of County Commissioners of Hernando County for approval for record and has been approved by said Board, now therefore be it resolved by the Board of County Commissioners of Hernando County, Florida that said plat is hereby approved and shall be recorded in the Public Records of Hernando County, Florida, and that the Dedication of all Thoroughfares, Lakes, Waterways Waterway Maintenance Rights-of-Way, Drainage Rights-of-Way and Drainage Retention Areas therein is hereby accepted by said Board for Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Ruth Dawn McCoy By: Charles R. Smith
Clerk Chairman

CLERK'S CERTIFICATE
I, Ruth Dawn McCoy, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 20 day of February 1967, in Plat Book 7, Pages 80 thru 86, File No. 763

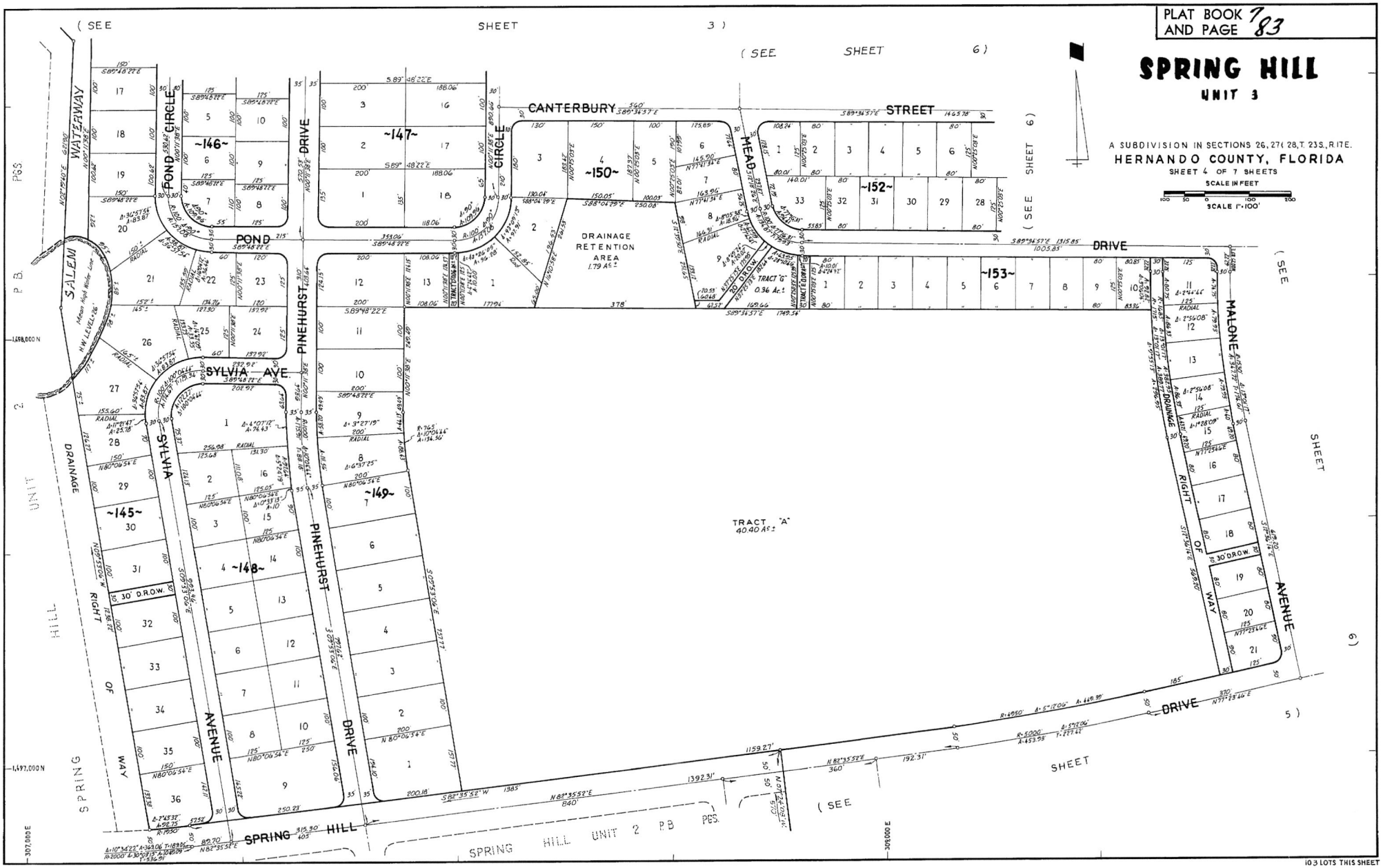
Ruth Dawn McCoy
CLERK OF THE CIRCUIT COURT
Hernando County, Florida

SURVEYOR CERTIFICATE
I, James R. Mowry, hereby certify that I prepared this plat and that it is a correct representation of the lands platted, that this plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners of Hernando County, Florida, on 17th day of Oct, 1960.

James R. Mowry
Registered Engineer No. 3393
Registered Land Surveyor No. 1434
State of Florida

416 TOTAL LOTS THIS PLAT

3
1-7


PLAT BOOK 7 AND PAGE 83
SPRING HILL
UNIT 3
A SUBDIVISION IN SECTIONS 26, 27, 28, T 23S., R 17E.
HERNANDO COUNTY, FLORIDA
SHEET 4 OF 7 SHEETS
SCALE IN FEET
SCALE 1" = 100'
(SEE SHEET 3)
(SEE SHEET 6)
(SEE SHEET 6)
(SEE SHEET 6)
(SEE SHEET 5)
(SEE SHEET
CANTERBURY STREET
DRIVE
WATERWAY
POND CIRCLE
PINEHURST DRIVE
CIRCLE
MEAD
SALEM
POND
SYLVIA AVE
SYLVIA AVENUE
PINEHURST DRIVE
MALONE AVENUE
DRAINAGE RETENTION AREA 1.79 AC ±
TRACT "G" 0.36 Ac ±
TRACT "A" 40.40 AC ±
~146~
~147~
~150~
~152~
~153~
~145~
~148~
~149~
SPRING HILL WAY
SPRING HILL DRIVE
SPRING HILL UNIT 2 PB PGS.
103 LOTS THIS SHEET
3
114

COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611−5145
(352) 683−5993 FAX = (352) 683−9156

CERTIFIED TO THE FOLLOWING ONLY:
LEGENDARY CONSTRUCTION

DESCRIPTION: LOT 9, BLOCK 146, SPRING HILL UNIT 3, as per Plat thereof as recorded in Plat Book 7, Pages 80 - 86, Public Records of Hernando County, Florida.

Party Chief: J. PAYNTER	W.O. 24-219V	Physical Address: PINEHURST DRIVE	Parcel ID# : R32 323 17 5030 0146 0090
Drawn By: G. SALLOUM	DATE: 07/01/2024	SECTION: 27 TOWNSHIP: 23 S. RANGE: 17 E.	Parcel KEY# : 402638
Checked By: J.COFFIN	F.B. 695 PG. 47-48		

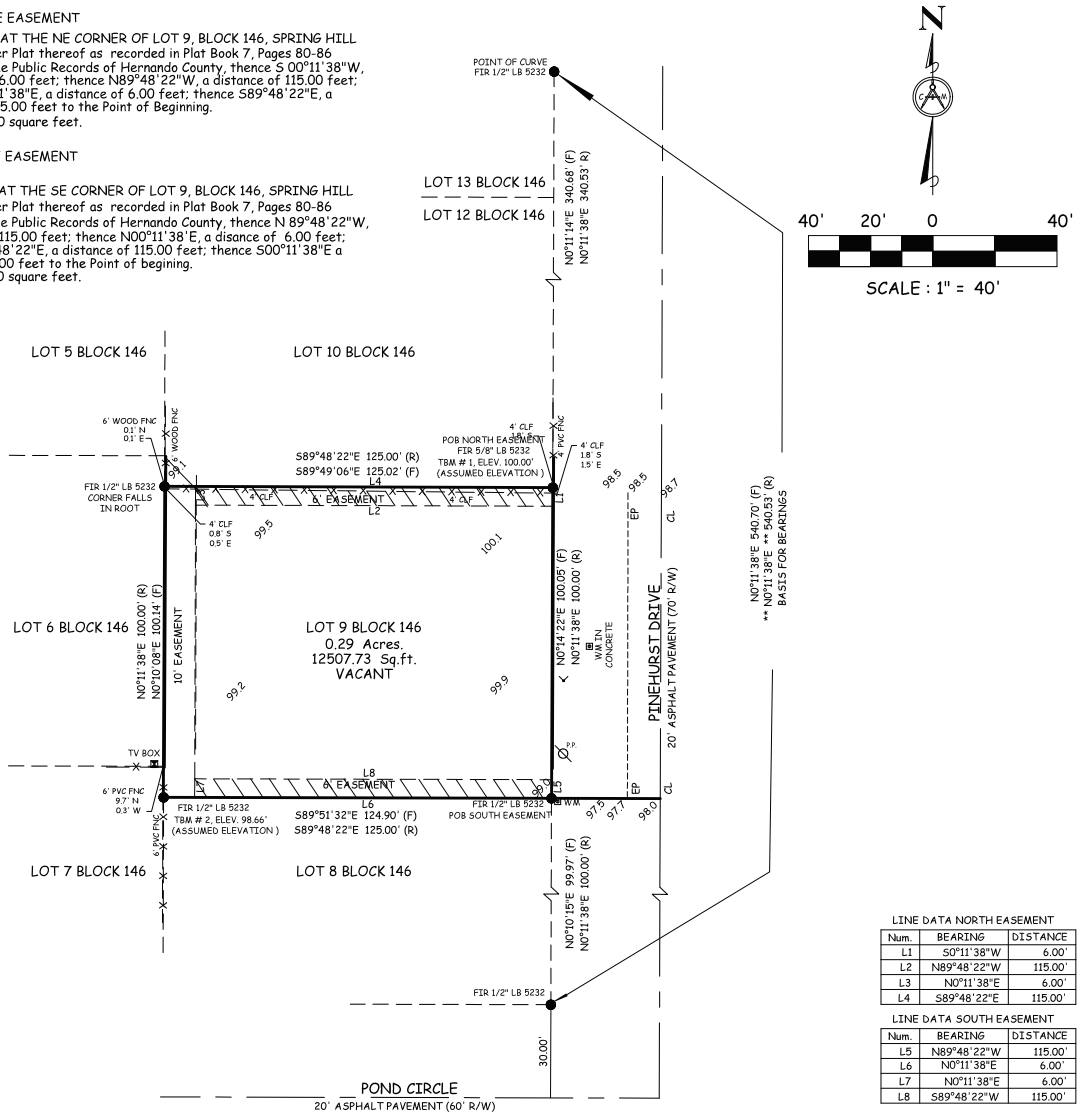
MAP OF SURVEY, BOUNDARY SURVEY

NORTH SIDE EASEMENT

BEGINNING AT THE NE CORNER OF LOT 9, BLOCK 146, SPRING HILL UNIT 3, as per Plat thereof as recorded in Plat Book 7, Pages 80-86 inclusive of the Public Records of Hernando County, thence S 00°11'38"W, a distance of 6.00 feet; thence N89°48'22"W, a distance of 115.00 feet; thence N00°11'38"E, a distance of 6.00 feet; thence S89°48'22"E, a distance of 115.00 feet to the Point of Beginning.
Containing 690 square feet.

SOUTH SIDE EASEMENT

BEGINNING AT THE SE CORNER OF LOT 9, BLOCK 146, SPRING HILL UNIT 3, as per Plat thereof as recorded in Plat Book 7, Pages 80-86 inclusive of the Public Records of Hernando County, thence N 89°48'22"W, a distance of 115.00 feet; thence N00°11'38'E, a disance of 6.00 feet; thence S89°48'22"E, a distance of 115.00 feet; thence S00°11'38"E a distance of 6.00 feet to the Point of begining.
Containing 690 square feet.



LINE DATA NORTH EASEMENT

Num.	BEARING	DISTANCE
L1	S0°11'38"W	6.00'
L2	N89°48'22"W	115.00'
L3	N0°11'38"E	6.00'
L4	S89°48'22"E	115.00'

LINE DATA SOUTH EASEMENT

Num.	BEARING	DISTANCE
L5	N89°48'22"W	115.00'
L6	N0°11'38"E	6.00'
L7	N0°11'38"E	6.00'
L8	S89°48'22"W	115.00'

SURVEYOR NOTES:

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
10. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
11. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
12. The Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (formerly 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

07/24/24
DATE OF LAST FIELD WORK

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

CONTROL & CORNER LEGEND

○ SIR: Set 1/2" Iron Rod LB# 5232 ☐ Set 4" x 4" C.M. LS# 3882 △ Set Mag Nail & Disk PLS# 3882
● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ⊠ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner
AGP Above Ground Pool
ASNS Aluminum Shed No Slab
BLDG Building
BWF Barbed Wire Fence
C Calculated from Record Information
C1 Curve #1
CB Catch Basin
CBS Concrete Block Structure
CE Covered Entry
CLF Chain Link Fence
CMP Corrugated Metal Pipe
CONC Concrete
CPP Concrete Powerpole
DI Drop Inlet
D.R.A. Drainage Retention Area
D.R.O.W. Drainage Right-of-way
EL Elevation
EP Edge of pavement
F Derived from Field Measurement
FB Field Book
F.C.T.P. Found Capped Iron Pipe
FCM Found Concrete Monument
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FMN&D Found Mag Nail & Disk
Fnc. Fence
FPKN&D Found PK Nail & Disk
GW Guy Wire
HWF Hog Wire Fence
INV Invert
LP Light Pole
MES Mitered End Section
MH Manhole
NAVD North American Vertical Datum
NCF No Climb Fence
NGVD National Geodetic Vertical Datum
O.R. Official Record
PP Power Pole
R Record in Plat or Deed
RCP Reinforced Concrete Pipe
R/W Right of Way
SEC Section
SECP Screened Enclosed Concrete Pool
SIR Set Iron Rod
SP Screen Porch
TBM Temporary Bench Mark
TWP Township
WFSNS Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WRF Wood Rail Fence
WV Water Valve

Elevations Shown Refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☒ Assumed Datum.

OFFICE USE ONLY: C:\DRAWING\DWG\2024\24-219\24-219V.DWG | LAST PLOTTED: 07/26/24

Flood Plane Certification:
According to the F.I.R.M. Map, Community Panel: 12053C 0303 E
Dated: 01-15-21
This property appears to be in Flood Zone " X " Base Flood Elevation : N/A
Datum: N/A

REVISIONS	DATE
BOUNDARY SURVEY AND PLAT	07/24/24
VACATE EASEMENT	07/24/24

FILE :24-219.CR5

Requested by JMays - C20221
21 July 2025 at 08:31:57

COMMERCIAL REVIEW INQUIRY

Function: [ ] **DATA:** [ ] Menu | Return | BCCRM | BAPLT

ALT KEY 1701368 **Submit Date:** 07-10-2025 **STATUS:**
APPL: 1503984 **DATE:**05-27-25 **PERMIT #:** 0000000 **DATE:**
NAME: INDIMINE JOSEPH JR **USE:** VAC VACATION PETITION 0

Review Agencies | **Notes**

Agency: CUTIL HERNANDO COUNTY UTILITIES [Print Agencies Notes]

Reported on: 07-11-2025 **PRINTED**

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 7.5-foot-wide drainage and utility side lot easements between lots 66 & 67 in Woodland Waters Phase Six. HCUD have no objections to this vacate request as shown.

Requested by JMays - C20221
21 July 2025 at 08:32:05

COMMERCIAL REVIEW INQUIRY

Function: **DATA:** Menu | Return | BCCRM | BAPLT

ALT KEY 1701368 **Submit Date:** 07-10-2025 **STATUS:**
APPL: 1503984 **DATE:**05-27-25 **PERMIT #:** 0000000 **DATE:**
NAME: INDIMINE JOSEPH JR **USE:** VAC VACATION PETITION 0

Review Agencies | **Notes**

Agency: CENG ENGINEERING Print Agencies Notes

Reported on: 07-17-2025 **PRINTED**

Department of Public Works Engineering 1st Review Comments:

No objections to the vacation of easements as requested in application.
Approved.

Your Touchstone Energy® Partner

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

July 10, 2025

Jacqueline Mays
Hernando County Development Dept
789 Providence Blvd,
Brooksville, FL 34601

RE:Key 01701368

Dear Ms. Mays,

This is in response to your request to vacate the easement on parcel key 01701368, Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted in the attached survey. If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

Brian Mauldin
Supervisor of Engineering Services

Jacqueline Mays

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Thursday, July 10, 2025 3:18 PM
To: Jacqueline Mays
Subject: RE: [EXTERNAL] File# 1503984 key# 1701368

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Jacqueline,

Duke Energy does not service this area; therefore, we have not objection to this vacate request.

Thank you,

Irma Cuadra
Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310

DUKE ENERGY. FLORIDA

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Thursday, July 10, 2025 12:56 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] File# 1503984 key# 1701368

***** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement resolution:

1. Application
2. Survey
3. Deed

Once your review is complete please return your response to the email below.

AT&T

7/10/25

Vacation of Easement File# 1503984 Key# 1701368

To whom it may concern,

AT&T has received and reviewed your request to vacate the utility easements between lots 66 and 67 as shown on the survey included. Upon checking our records AT&T at this time does not have any facilities located in this easement and will approve the vacation of this easement.

If you have any further questions or concerns, or need to have facilities relocated, please feel free to contact me.

Respectfully,

Derrick Koenig

Sr. Specialist OSP Design Engineer

AT&T Wireline Access – Southeast Florida Engineering

Jacqueline Mays

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Tuesday, July 15, 2025 2:12 PM
To: Jacqueline Mays
Subject: Re: File# 1503984 key# 1701368
Attachments: Outlook-glbb5iup

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jacqueline,

This address is outside Lumen's territory.

Thank you,

LUMEN

Lacey Beier
Network Implementation Engineer II
819 W. Desoto St., Clermont FL 34711
Tel: 352-431-2214
Lacey.Beier@lumen.com
New - NI Organization

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Thursday, July 10, 2025 12:56 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: File# 1503984 key# 1701368

Good afternoon,

Please find attached the following documents for your review of a vacation of easement resolution:

1. Application
2. Survey
3. Deed

Once your review is complete please return your response to the email below.

Jacqueline Mays

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Monday, July 14, 2025 3:57 PM
To: Jacqueline Mays
Cc: MacDonald, Dawn M
Subject: File# 1503984 key# 1701368

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There should be no issues with this vacate.

Spectrum

David Parrish | Construction Coordinator | 352.302.3190
16209 Flight Path Dr | Brooksville, FL 34604

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Thursday, July 10, 2025 12:56 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] File# 1503984 key# 1701368

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement resolution:

1. Application
2. Survey
3. Deed

Once your review is complete please return your response to the email below.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29115
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

Jacqueline Mays

From: Thompson, Cheyenne <CThompson2@tecoenergy.com>
Sent: Thursday, July 10, 2025 1:16 PM
To: Jacqueline Mays
Subject: RE: File# 1503984 key# 1701368

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the File#1503984 Key#1701368 at the above referenced location.
After reviewing the documents provided, TECO-PGS has NO objection to this request.
TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.
Sincerely,

Cheyenne Thompson
Admin Specialist SR.
Peoples Gas
Email: CThompson2@tecoenergy.com
Office Phone: 813-275-3710, ext.53710
Cell Phone: 813-743-7164
TECO PEOPLES GAS
AN EMERA COMPANY

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Thursday, July 10, 2025 12:56 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: File# 1503984 key# 1701368

***** CAUTION! EXTERNAL SENDER *** STOP. EXAMINE. VERIFY!! Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? To report a suspicious email, use the Forward to Phishing button or forward the email to phishing@tecoenergy.com. Do not click links, open attachments, or enter your ID or password.**

Good afternoon,

Please find attached the following documents for your review of a vacation of easement resolution:

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

August 18, 2025

Yvette Brooks
404 Secor Rd
Hartsdale, NY 10530-1216

Re: **VACATION OF EASEMENTS, SPRING HILL, BLK 146, LOTS 9, UNIT 3**

To Ms. Brooks;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Sean Schrader acting on behalf of Legendary Construction & Remodeling Inc. within the Spring Hill platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **September 2, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

DESCRIPTION FOR NORTH EASEMENT TO BE VACATED BEGINNING AT THE NE CORNER OF LOT 9, BLOCK 146, SPRING HILL UNIT 3, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE S00°11'38"W, A DISTANCE OF 6.00 FEET; THENCE N89°48'22'W, A DISTANCE OF 115.00 FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE S89°48'22"E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 690.00 SQUARE FEET.

DESCRIPTION FOR SOUTH EASEMENT TO BE VACATED.
BEGINNING AT THE SE CORNER OF LOT 9, BLOCK 146, SPRING HILL, UNIT 3 AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE N89°48'22"W, A DISTANCE OF 115.00 FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE S89°48'22"E, A DISTANCE OF 115.00 FEET; THENCE S00°11'38"E, A DISTANCE OF 6.00 FEET TO THE PONT OF BEGINNIING.
CONTAINING 690.00 SQUARE FEET.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

GIS Map

State of Florida, Maxar, Microsoft

Yvette Brooks
404 Secor Rd
Hartsdale, NY 10530-1216
Key# 402647

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

August 18, 2025

Gregory Divisconte
3278 Mangrove Dr
Hernando Beach, FL 34607

Re: **VACATION OF EASEMENTS, SPRING HILL, BLK 146, LOTS 9, UNIT 3**

To Mr. Divisconte;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Sean Schrader acting on behalf of Legendary Construction & Remodeling Inc. within the Spring Hill platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **September 2, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

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Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

GIS Map

State of Florida, Maxar, Microsoft

Gregory Divisconte
3278 Mangrove Dr
Hernando Beach, FL 34607
Key# 402601

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

August 18, 2025

Anibal Morales
7319 Pond Circle
Spring Hill, FL 34606

Re: **VACATION OF EASEMENTS, SPRING HILL, BLK 146, LOTS 9, UNIT 3**

To Ms. Morales;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Sean Schrader acting on behalf of Legendary Construction & Remodeling Inc. within the Spring Hill platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **September 2, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

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Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

GIS Map

State of Florida, Maxar, Microsoft

Anibal Morales
7319 Pond Circle
Spring Hill, FL 34606
Key# 402610

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION
1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

August 18, 2025

Kulwant Singh Trustee & Amrita Bedi
9079 Justin Drive
Weeki Wachee, FL 34613

Re: **VACATION OF EASEMENTS, SPRING HILL, BLK 146, LOTS 9, UNIT 3**

To whom it may concern;

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Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

GIS Map

State of Florida, Maxar, Microsoft

Kulwant Singh Trustee & Amrita Bedi
9079 Justin Drive
Weeki Wachee, FL 34613
Key# 402629

RESOLUTION NO. 2025 - _____

WHEREAS, LegendaryConstruction & Remodeling, Inc., has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

BEGINNING AT THE NE CORNER OF LOT 9, BLOCK 146, SPRING HILL UNIT 3, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE S00°11'38"W, A DISTANCE OF 6.00 FEET; THENCE N89°48'22'W, A DISTANCE OF 115.00 FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE S89°48'22"E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 690.00 SQUARE FEET.

BEGINNING AT THE SE CORNER OF LOT 9, BLOCK 146, SPRING HILL, UNIT 3 AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE N89°48'22"W, A DISTANCE OF 115.00 FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE S89°48'22" E, A DISTANCE OF 115.00 FEET; THENCE S00°11'38"E, A DISTANCE OF 6.00 FEET TO THE PONT OF BEGINNING.
CONTAINING 690.00 SQUARE FEET.

WHEREAS, the Petitioner has shown that it has complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements;

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and
Legal Sufficiency

By: Jon Jouben

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-094 NOTICE OF INTENT TO VACATE EASEMENTS

in the matter of
BOCC hearing on September 2, 2025

was published in said newspaper by print in the issue(s) of:
August 15, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 15, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 18th day of August, 2025.

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-094

NOTICE OF INTENT TO VACATE EASEMENTS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on **September 2, 2025 at 9:00 a.m.**, in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:

BEGINNING AT THE NE CORNER OF LOT 9, BLOCK 146, SPRING HILL UNIT 3, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE S00°11'38"W, A DISTANCE OF 6.00 FEET; THENCE N89°48'22'W, A DISTANCE OF 115.00 FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE S89°48'22"E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 690.00 SQUARE FEET.

BEGINNING AT THE SE CORNER OF LOT 9, BLOCK 146, SPRING HILL, UNIT 3 AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE N89°48'22"W, A DISTANCE OF 115.00 FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE S89°48'22"E, A DISTANCE OF 115.00 FEET; THENCE S00°11'38"E, A DISTANCE OF 6.00 FEET TO THE PONT OF BEGINNIING.
CONTAINING 690.00 SQUARE FEET.

Petitioners: Sean Schrader on behalf of Legendary Construction & Remodeling Inc.

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 789 Providence Blvd, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding should contact Colleen V. Conko, County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
/s/ (SEAL)
Douglas A. Chorvat Jr., Clerk

Published: August 15, 2025

INSTR #2025068410 BK: 4616 PG: 893 Page 1 of 2
FILED & RECORDED 9/30/2025 12:14 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2025 - 144

WHEREAS, Legendary Construction & Remodeling, Inc., has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

BEGINNING AT THE NE CORNER OF LOT 9, BLOCK 146, SPRING HILL UNIT 3, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE S00°11'38"W, A DISTANCE OF 6.00 FEET; THENCE N89°48'22'W, A DISTANCE OF 115.00 FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE S89°48'22"E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 690.00 SQUARE FEET.

BEGINNING AT THE SE CORNER OF LOT 9, BLOCK 146, SPRING HILL, UNIT 3 AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE N89°48'22"W, A DISTANCE OF 115.00 FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE S89°48'22" E, A DISTANCE OF 115.00 FEET; THENCE S00°11'38"E, A DISTANCE OF 6.00 FEET TO THE PONT OF BEGINNING.
CONTAINING 690.00 SQUARE FEET.

WHEREAS, the Petitioner has shown that it has complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements;

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

ADOPTED IN REGULAR SESSION THE 2nd DAY OF September 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and
Legal Sufficiency

By: Jon Jouben

Board of County Commissioners

AGENDA ITEM

Meeting: 09/02/2025
Department: Zoning
Prepared By: Jacqueline Mays
Initiator: Omar DePablo
DOC ID: 16212
Legal Request Number: 25-433
Bid/Contract Number:

TITLE

Petition Submitted by Lisa A. Tejera Along With Maylen Tejera and Evelyn Justine Purvis, as Joint Tenants With Right of Survivorship to Vacate Utility and Drainage Easements Located in Ridge Manor Estates

BRIEF OVERVIEW

Lisa Tejera along with Maylen Tejera and Evelyn Justine Purvis, as Joint Tenants with Right of Survivorship, have submitted a petition to vacate the two (2) internal utility and drainage easements within Lots 14 and 15, Block 51, Unit 2, in Ridge Manor Estates Unit No. 2, as recorded in Plat Book 10, Pages 2 thorough 27 of the Public Records of Hernando County, Florida (34193 Carpenter Circle, Key No. 856158). The vacation is sought in order to allow for the sale of the existing single-family home that was placed within the easement areas. All affected utilities and County departments have indicated no objection to the request.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

LEGAL NOTE

The Board has the authority to approve the petition to vacate easements pursuant to F.S. 177.101 and County Policy No 19-07.

RECOMMENDATION

It is recommended that the Board take public comment on the request, approve the vacation of the easements, and authorize the Chairman's signature on the related resolution, after which it will be recorded in the Public Records of Hernando County, Florida.

REVIEW PROCESS

Omar DePablo	Escalated	08/13/2025 5:17 PM
KayMarie Griffith	Approved	08/14/2025 1:49 PM
Michelle Miller	Approved	08/15/2025 8:38 AM
Albert Bertram	Approved	08/15/2025 10:29 AM
Pamela Hare	Approved	08/20/2025 9:07 AM
Michael Cowan	Approved	08/22/2025 3:52 PM
Heidi Prouse	Approved	08/22/2025 5:11 PM
Toni Brady	Approved	08/26/2025 8:10 AM
Jeffrey Rogers	Approved	08/26/2025 11:42 PM
Colleen Conko	Approved	08/27/2025 10:13 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler

AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE AND CLOSE, RIGHTS-OF-WAY, PLATS, EASEMENTS

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

RECEIVED
JUL 02 2025
Hernando County Development Services
Zoning Division

1. Name of Petitioner: LISA TEJERA

Mailing Address: 108 TRESTLEWOOD DR

City SUMMERVILLE State SC Zip 29486 Phone 843-597-7024

Email Address: TEJERA.LISA@YAHOO.COM

2. Name of Representative (if applicable): SEJPAL LAW FIRM, PA (KUNAL SEJPAL, ESQ)

Mailing Address: PO BOX 205

City LUTZ State FL Zip 33548 Phone 813-964-8664

Email Address: KUNAL@SEJPALLAWFIRM.COM

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: SEE SURVEY (PARCEL ID: R36 122 21 0870 0510 0150 & R36 122 21 0870 0510 0140)

Key Number of area to be vacated: 00856158 & 00856149

Name of Subdivision: N/A

Street Address: 34193 CARPENTER CIR, WEBSTER FL 33597-9194

4. Are any other applications pending?

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

5. Is the proposed vacation platted X or an unrecorded subdivision _____?

6. What is the current zoning of the proposed vacation? SINGLE FAMILY/VACANT RESIDENTIAL

7. Which companies provide the following?
Water/Sewer: WELL/SEPTIC Telephone: SPECTRUM
WITHLACOOCHEE
Electric: RIVER ELECTRIC Cable TV: SPECTRUM

8. Is there a Homeowner's Association? NO

President's Name N/A

Email Address: N/A

Address: N/A

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

PLEASE SEE SEPERATE STATEMENT.

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): Rosa Igeri Date: 6/23/2025

Signature(s): _____ Date: _____

This application and documents submitted are public record pursuant to Ch119, F.S.

PETITION TO VACATE, ABANDON, DISCONTINUE, AND CLOSE EASEMENT(S), RIGHTS-OF-WAY, AND PLATS

The **Petitioner(s)** LISA TEJERA
who resides at 108 TRESTLEWOOD DR, SUMMERVILLE, SC 29486 and whose telephone number is 843-597-7024 makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
SEE SURVEY

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, Petitioner prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner Lisa Tejera Petitioner _____
SOUTH CAROLINA

STATE OF ~~FLORIDA~~
COUNTY OF BERKELEY
The foregoing instrument was acknowledged before me this 23 day of JUNE 2025, by LISA TEJERA who is personally known to me or who has produced FL D.L. as identification.
Notary Public Laura A Baker (SEAL)

LAURA A BAKER
Notary Public
South Carolina
My Comm. Expires March 27, 2027

STATE OF FLORIDA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____ 20___, by _____ who is personally known to me or who has produced _____ as identification.
Notary Public _____ (SEAL)

JUNE 30, 2025

HERNANDO COUNTY ZONING DEPARTMENT
789 PROVIDENCE BLVD
BROOKSVILLE, FL 34601

VIA FEDEX (TRACKING# 8824 1885 0402)

RE: PETITION TO VACATE EASEMENT
KEY NUMBER OF AREA TO BE VACATED: 00856158 & 00856149

To whom it may concern,

Please be advised that this firm represents Mrs. Lisa Tejera, (hereinafter my "Client"), owner of the following parcels in Hernando County, Florida:

PARCEL ID: R36 122 21 0870 0510 0150 & R36 122 21 0870 0510 0140.

My Client respectfully requests the vacation of the utility/drainage easement located on the above referenced parcels, which has been in place since the 1960s.

The basis for this request is as follows:

1. **Non-Use of Easement:** The easement in question has never been utilized for any public or private utility, drainage, or access purposes since its creation over Sixty (60) years ago.

2. **No Plans for Future Use:** My Client has been verbally advised by appropriate representatives of Hernando County that there are no existing or future plans to use this easement.

3. **No Impact to Public Interest:** Vacating the easement will not interfere with any existing infrastructure or adversely affect the provision of public services. Its removal will not impair access or connectivity, nor compromise utility access for surrounding properties.

4. **Property Enhancement:** The vacation of this unused easement will remove unnecessary encumbrances, allowing for improved use of the property and supporting its

continued maintenance and potential development consistent with local zoning and land use regulations.

In support of this request please find attached the following:

a) The completed application, sworn to by my Client;
b) Proof of ownership for each parcel joining in the vacation petition. (Copy of Deed);
c) An electronically signed current survey;
d) A list of the names and addresses of all property owners abutting/adjoining the parcels containing the area to be vacated;
e) A completed Tax Clearance Form, proof of taxes being paid for each parcel containing the area to be vacated or that would receive any of the vacated area;
f) My Client's notarized letter of authorization, authorizing this firm to act on her behalf;
g) A copy of recorded plat dedication page (Lots 14 and 15, Block 51, Ridge Manor Estates, Unit No. 2, as recorded in Plat Book 10, Page 18, of the Public Records of Hernando County, Florida) ; and
h) A check made payable to the Hernando County Building Department in the amount of $300.00.

For these reasons, my Client respectfully requests that Hernando County approve the vacation of the subject easement.

Sincerely,

Kunal Sejpal, Esq.

cc: Client

AUTHORIZATION TO ACT ON BEHALF OF PROPERTY OWNER

I, Lisa Tejera, am the owner of the following parcels located in Hernando County, Florida:

- PARCEL ID: R36 122 21 0870 0510 0140
- PARCEL ID: R36 122 21 0870 0510 0150

I do hereby authorize the following to act on my behalf with regards to the Petition to Vacate Easements on the above referenced parcels, each of whom may act independently of each other:

Sejpal Law Firm, PA/Kunal Sejpal Esq
PO Box 205, Lutz, FL 33548
T: 813-964-8664
Email: kunal@sejpallawfirm.com

and

Joseph Zani
T: 727-742-0811
Email: joey@zanigroup.com

Lisa Tejera

LISA TEJERA
108 TRESTLEWOOD DR, SUMMERVILLE, SC 29486
T: 843-597-7024

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

The foregoing instrument was sworn to and subscribed before me by means of [✓] physical presence or [_] online notarization, this 23 day of June, 2025 by LISA TEJERA, an Individual, who [_] is personally known or [_] have produced a Florida driver's license as identification.

[Notary Seal, if any]:

Laura A Baker 6/23/25

Notary Public

LAURA A BAKER
Notary Public
South Carolina
My Comm. Expires March 27, 2027

Instr #2025009991 BK: 4522 PG: 279, Filed & Recorded: 2/12/2025 9:12 AM ALD Deputy Clk, #Pgs:2
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $0.70

PREPARED BY C. Blake Holtzhower, Esq.
AND RETURN TO: R. Seth Mann P.A.
38109 Pasco Avenue
Dade City, FL 33525

WARRANTY DEED

THIS WARRANTY DEED, executed this **FEBRUARY 6, 2025**, between

GRANTOR: LISA A. TEJERA, unremarried surviving spouse of JOSE TEJERA, JR., deceased, of 34193 Carpenter Circle, Webster, FL 33597, and

GRANTEE: LISA A. TEJERA, a single woman, of 34193 Carpenter Circle, Webster, FL 33597

who is granted:

an enhanced life estate without liability for waste, and retaining full power and authority during the life tenancy to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in whole or in part, with or without consideration; without the requirement of joinder or signature of any other life tenant or remainder interest holder; and with full power and authority to retain any and all proceeds generated thereby,

and **MAYLEN TEJERA and EVELYN JUSTINE PURVIS, as Joint Tenants With Right Of Survivorship**

who is granted:

the remainder interest, subject to the life tenant's retained rights described herein.

WHEREFORE, the Grantor, in consideration of the sum of Ten Dollars ($10.00), hereby conveys and confirms unto the Grantee all of the interest of the Grantor, in the property ('the Property') described as follows:

Lots 14 and 15, Block 51, RIDGE MANOR ESTATES UNIT 2 according to the plat recorded in Plat Book 10, Pages 2 to 27, of the Public Records of Hernando County, Florida.

Parcel ID No(s).: R36 122 21 0870 0510 0140 and
R36 122 21 0870 0510 0150

THIS PROPERTY IS THE HOMESTEAD PROPERTY OF THE GRANTOR

together with all the tenements, hereditaments and appurtenances thereto, belonging or in any way appertaining, including the rights of the Grantor, if any, in and to any road or rights-of way, adjacent or appurtenant to the Property, and together with all improvements, including, but not limited to all fixtures, plumbing, appliances, heating, ventilation and air conditioning equipment, all furniture and furnishings, and all personal property located on the Property, to have and to hold the same in fee simple forever.

Grantor covenants with Grantee that Grantor is indefeasibly seized of said land; that the Grantor has full right and power to convey the land in fee simple, except as described above; that said land is free from all encumbrances except as described above; that Grantor will make such further assurances to perfect the fee simple title to said land in the Grantee as may reasonably be required.

IN WITNESS WHEREOF the Grantor has executed this warranty deed on the day and year written above.

C. BLAKE HOLTZHOWER, Witness
38109 Pasco Avenue
Dade City, FL 33525

LISA A. TEJERA
GRANTOR

DEREK LYMAN, Witness
38109 Pasco Avenue
Dade City, FL 33525

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this **FEBRUARY 6, 2025**, by the Grantor, **LISA A. TEJERA** ____ who is personally known to me or ✓ who has produced FL Driver's License as identification and who did not take an oath.

RICHARD CURTIS, JR.
NOTARY PUBLIC – STATE OF FLORIDA

RICHARD CURTIS, JR.
MY COMMISSION # HH 463577
EXPIRES: February 13, 2028

I hereby certify that I prepared this instrument from information given to me by the parties hereto. I have made no examination as to the marketability of the title and therefore assume no responsibility for the accuracy of description or condition of title.

C. Blake Holtzhower, Esquire

approved 4/10/69
Hernando County Engr
by J. Mathews
Asst Secretary

RIDGE MANOR ESTATES, UNIT NO. 2

A SUBDIVISION OF A PART OF SECS. 2 & 3, T23S, R21E, A PART OF SECS. 25, 26, 27, 33, 34 & 36 AND ALL OF SEC. 35, T22S, R21E, HERNANDO COUNTY, FLORIDA.

DESCRIPTION

BEGINNING AT THE SE CORNER OF SEC. 35, T22S, R21E, HERNANDO COUNTY, FLORIDA, GO THENCE S 88°33'41"W, ALONG THE SOUTH Line OF SAID SEC. 35, A DISTANCE OF 2648.10' TO THE SW CORNER OF THE SE 1/4 OF SAID SEC. 35; THENCE S 01°49'50"E, ALONG THE EAST LINE OF THE NW 1/4 OF SEC. 2, T23S, R21E, SAID LINE ALSO BEING THE WEST LINE OF RIDGE MANOR COUNTRY CLUB ESTATES, UNIT NO. 2, AS RECORDED IN PLAT BOOK 6, PAGE 38, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, A DISTANCE OF 2792.93' TO A POINT ON THE NORTHERLY R/W LINE OF OLD S.R. 50; THENCE N 77°31'44"W, ALONG THE SAID N'LY R/W LINE OF OLD S.R. 50, A DISTANCE OF 682.93'; THENCE N 01°49'42"W, A DISTANCE OF 1111.55'; THENCE S88°29'27"W, A DISTANCE OF 330.88'; THENCE N01°49'38"W, A DISTANCE OF 758.92'; THENCE S 88°31'57"W, A DISTANCE OF 330.87'; THENCE N 01°49'34"W, A DISTANCE OF 759.16' TO A POINT ON THE NORTH LINE OF SAID SEC. 2; THENCE S88°34'26"W, ALONG THE NORTH LINE OF SEC. 2, A DISTANCE OF 661.72'; THENCE S 01°49'29"E, A DISTANCE OF 1519.26'; THENCE S 88°29'27"W, A DISTANCE OF 661.76' TO A POINT ON THE EAST LINE OF RIDGE MANOR, UNIT I, AS RECORDED IN PLAT BOOK 6, PAGE 29, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 01° 49'24"W, ALONG THE SAID EAST LINE OF RIDGE MANOR, UNIT I, A DISTANCE OF 96.22' TO THE NE CORNER OF SAID RIDGE MANOR, UNIT I; THENCE N 76°26'03"W, ALONG THE NORTH LINE OF SAID RIDGE MANOR, UNIT I, AND THE N'WLY PROJECTION THEREOF, A DISTANCE OF 5501.60' TO THE SW CORNER OF SEC. 34, T22S, R21E, THENCE S88°29'48"W, ALONG THE SOUTH LINE OF SEC. 33, T22S, R21E, A DISTANCE OF 602.45' TO A POINT ON THE EASTERLY BANK OF THE WITHLACOOCHEE RIVER; THENCE ALONG THE SAID EASTERLY BANK OF THE WITHLACOOCHEE RIVER THE FOLLOWING BEARINGS AND DISTANCES: N 39°32'12"E, 127.26'; N07°28'35"W, 193.43'; N 24°14'22"W, 184.56'; N02°28'31"E, 244.62'; N41°51'54"E, 314.35'; N03°43'07"E, 86.49'; N22°51'10"E, 207.92'; N 31°01'14"E, 300.72'; N49°14'47"E, 498.67'; S81°51'31"E, 251.75'; N 34°34'13"E, 276.73'; N 72°43'26"E, 252.28'; N41°37'39"E, 152.19'; N03°13'52"E, 163.40'; N31°31'14"W, 275.50'; N 44°13'51"W, 147.69'; N32°49'58"W, 402.92'; N58°20'25"E, 232.60'; N47°17'08"E, 205.30'; N06°50'29"W, 154.22'; N13°01'26"W, 129.98'; N18°39'07"E, 275.90'; N13°59'09"W, 349.66'; N05°57'04"E, 235.24'; N23°32' 37"E, 268.47'; S 30°30'13"E, 236.06'; N 71°07'23"E, 235.67'; N02°23'36"E, 324.45'; N86°41'29"E, 204.73'; N73°23'33"E, 430.32'; N03°05'53"E, 184.52'; N 23°41'37"W, 193.89'; N53°30'26"E, 174.12'; N72°15'09"E, 139.57'; N32°02'02"E, 69.08'; N62°31'28"E, 269.41'; N49°26'32"E, 212.92'; N11°01'55"E, 386.91'; N 30°20'02"W, 155.83'; N49°25'19"W, 158.08'; N78°04'06"W, 188.60'; N15°09'23"W, 502.02'; N50°17'13"W, 94.89'; S62°34'58"W, 349.43'; N 40°05'00"W, 109.33'; N 31°13'36"W, 169.63'; N11°43'37"W, 179.31'; N18°23'05"W, 369.22'; N14°11'58"E, 93.10'; N 45°00'24"E, 282.50'; N00°04'26"W, 62.70' TO A POINT ON THE EAST-WEST 1/4 SEC. LINE OF SEC. 27, T22S, R21E; THENCE N87°02'36"E, ALONG THE SAID EAST-WEST 1/4 SEC. LINE OF SEC. 27, A DISTANCE OF 3538.24' TO THE NW COR. OF THE SW 1/4 OF SEC. 26, T22S, R21E; THENCE S 00°01'25"W, ALONG THE WEST LINE OF SAID SEC. 26, A DISTANCE OF 1328.96'; THENCE N 87°26'26"E, A DISTANCE OF 1306.68'; THENCE N00°57'03"W, A DISTANCE OF 1318.29' TO A POINT ON THE EAST-WEST 1/4 SEC. LINE OF SAID SEC. 26; THENCE N87°55'43"E, ALONG THE SAID EAST-WEST 1/4 SEC. LINE OF SEC. 26, A DISTANCE OF 3992.08' TO THE NW COR. OF THE SW 1/4 OF SEC. 25, T22S, R21E; THENCE N89°40'44"E, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SEC. 25; A DISTANCE OF 2817.26' TO ITS POINT OF INTERSECTION WITH THE W'LY R/W LINE OF U.S. ROUTE NO. 301; THENCE S10°20'50"W, ALONG THE SAID W'LY R/W LINE OF U.S. ROUTE NO. 301, A DISTANCE OF 2669.76' TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF SEC. 36, T22S, R21E; THENCE N89°23'21"W, ALONG THE SAID NORTH LINE OF SEC. 36, A DISTANCE OF 338.48'; THENCE S 01°31'36"E, A DISTANCE OF 950.00', Thence N 89°28'23"W a distance of 200.00'; Thence S01°31'37"E a distance of 200.00', Thence S 89° 28' 23" E a distance of 238.40' To a point on the Westerly R/W Line of U.S. Route No. 301, Thence S 10° 20' 50" W along the Westerly R/W Line of US Route 301. a distance of 199.98'; THENCE N 89°58'32"W, ALONG THE NORTH LINE OF RIDGE MANOR ESTATES, AS RECORDED IN PLAT BOOK 9, PAGES 1-3, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND THE E'LY PROJECTION THEREOF, A DISTANCE OF 2033.33' TO THE NW CORNER OF SAID RIDGE MANOR ESTATES; THENCE S01°07'59"E, ALONG THE WEST LINE OF SAID RIDGE MANOR ESTATES, A DISTANCE OF 4103.34' TO THE POINT OF BEGINNING.

DEDICATION

Ridge Manor Estates, Inc. A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS' NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS' PRESIDENT, ATTESTED BY ITS' SECRETARY HERETOFORE DULY AUTHORIZED BY ITS' BOARD OF DIRECTORS, ON THIS 2nd DAY OF December 1968.

BY: Patricia Sacks PRESIDENT

ATTEST: Ida Meyers SECRETARY

COUNTY OF HERNANDO
STATE OF FLORIDA

BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED Patricia Sacks AND Ida Meyers, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS President AND Secretary RESPECTIVELY OF Ridge Manor Estates, Inc A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY BEING DULY SWORN, ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December 1968.

MY COMMISSION EXPIRES August 21, 1972

Donna M. Bowling NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, NORMAN A. PAHL, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA ON THE 17th DAY OF OCTOBER 1960.

FOR GULF LAND SURVEYORS, INC.

Norman A Pahl

FLA. REG. LAND SURVEYOR NO. 1349

ABSTRACTOR'S CERTIFICATE

I HERBY CERTIFY THAT Ridge Manor Estates IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA, THIS 23rd DAY OF December 1968.

GULF COAST ABSTRACT COMPANY

BY: E. A. Copley, Manager

RESOLUTION

WHEREAS THIS PLAT WAS ON THE 24 DAY OF Dec. 1968, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA.

ATTEST: Beth Vann McCoy CLERK

BY: Murray B. Dubbs CHAIRMAN

CLERK'S CERTIFICATE

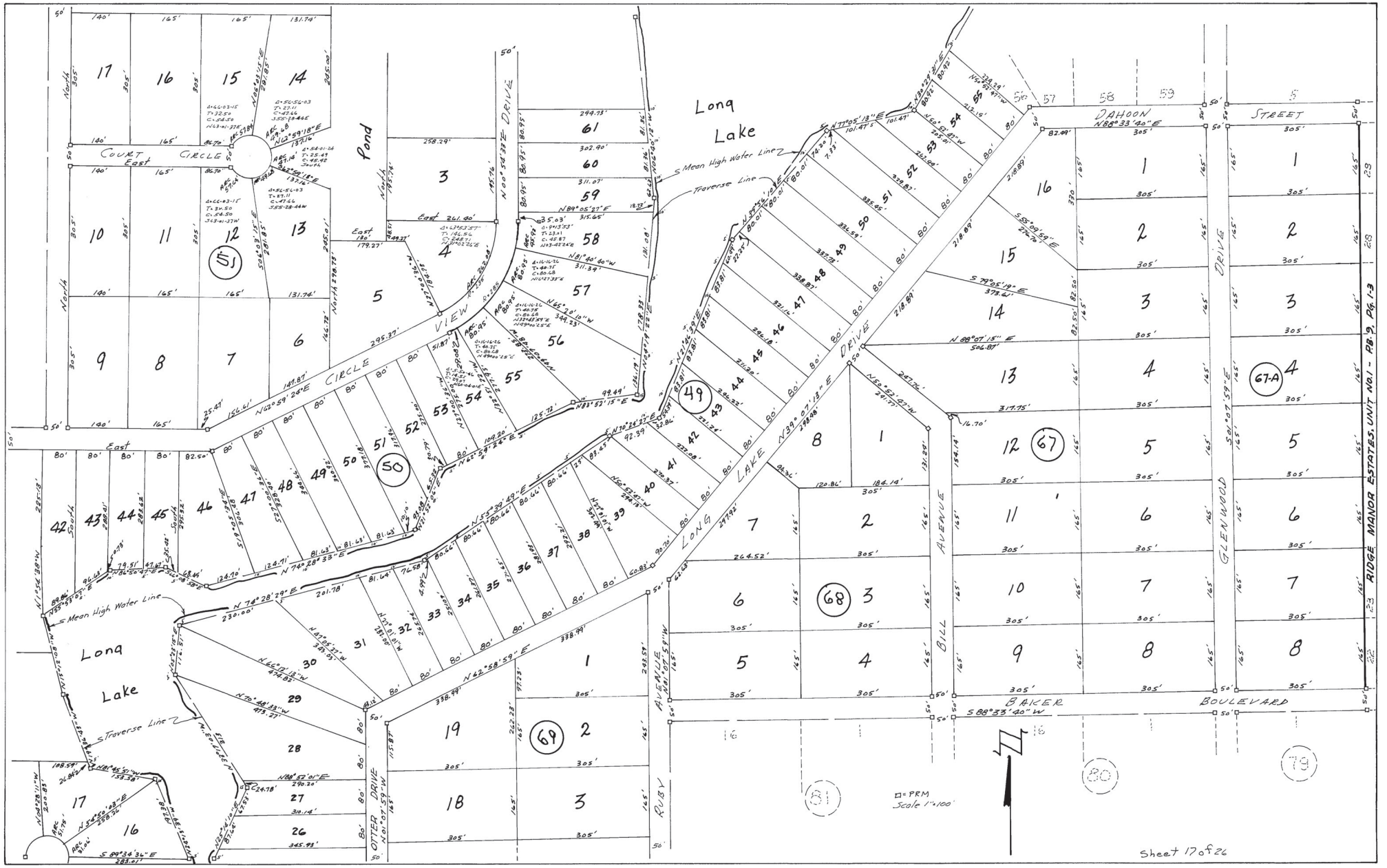
I, Beth Vann McCoy, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 24 DAY OF December 1968, FILE NO. 65114 AND RECORDED IN PLAT BOOK 10 PAGES 27 - 37

Beth Vann McCoy
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA.

PREPARED BY

GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA
December 2, 1968

Note: Easements
There exists a 5' easement for drainage and or utilities along each street R/W Line; a 7.5' easement on either side of each side lot line and a 7.5' easement on either side of each rear lot line except waterfront lots for drainage and or utilities.


Long Lake
Pond
COURT CIRCLE East
VIEW CIRCLE
DRIVE
Long Lake
S Mean High Water Line
Traverse Line
DAHOON
STREET
DRIVE
GLENWOOD
LONG LAKE DRIVE
AVENUE
BILL
BAKER BOULEVARD
OTTER DRIVE
RUBY
Long Lake
Traverse Line
S Mean High Water Line
□= PRM
Scale 1"=100'
RIDGE MANOR ESTATES, UNIT NO.1 - PB. 9, PG. 1-3
Sheet 17 of 26

SKETCH AND LEGAL

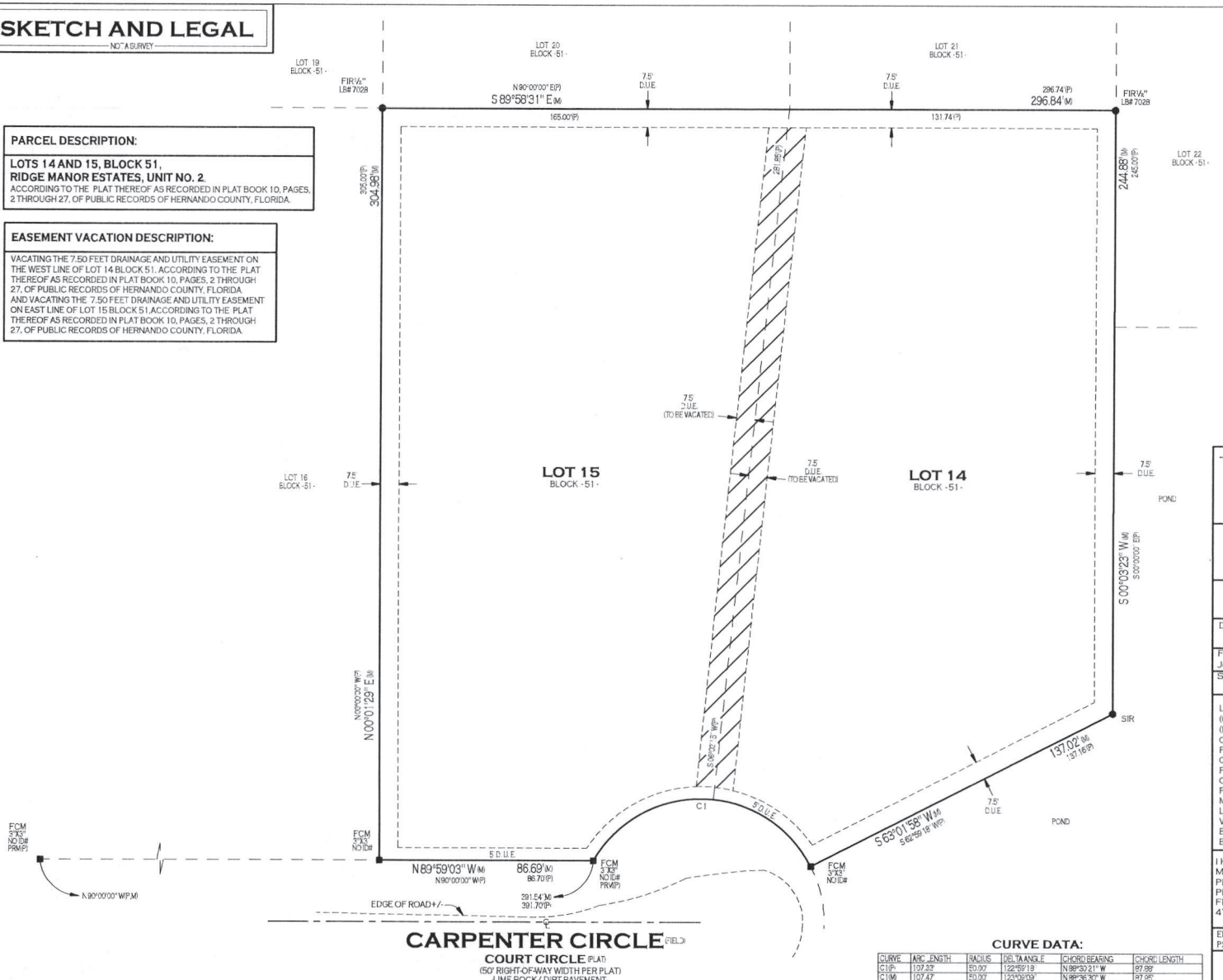
NOT A SURVEY

PARCEL DESCRIPTION:

LOTS 14 AND 15, BLOCK 51, RIDGE MANOR ESTATES, UNIT NO. 2.
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

EASEMENT VACATION DESCRIPTION:

VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON THE WEST LINE OF LOT 14 BLOCK 51, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
AND VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON EAST LINE OF LOT 15 BLOCK 51, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.



CARPENTER CIRCLE (FIELD)

COURT CIRCLE (PLAT)
(50' RIGHT-OF-WAY WIDTH PER PLAT)
-LIME ROCK/ DIRT PAVEMENT-

CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(P)	107.33'	50.00'	122°59'13"	N 89°30'21" W	87.88'
C1(M)	107.47'	50.00'	123°09'03"	N 89°36'30" W	87.96'

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOW HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: VACATE EASEMENT.

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

APPARENT FLOOD HAZARD ZONE: "X"
COMMUNITY PANEL No. 12053C0241D
EFFECTIVE DATE: 02/02/2012

BASIS OF BEARINGS:

DATE OF SURVEY:	DRAWN: MJW
FILE: RIDGE BLK 51	CHECKED BY: ESS
JOB#:	SCALE: 1"=40'
S-T-R: 35-22S-21E	

LEGEND: ☐ = WELL CASING, (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, LFE= LOWEST FLOOR ELEVATION, O.R = OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, U.E.= UTILITY EASEMENT, D.E.= DRAINAGE EASEMENT, ⊗ = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB= LICENSED BUSINESS

I HEREBY CERTIFY THAT THIS SKETCH HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

ERIC S. SMITH — DATE
PSM No. 6929 LB#8009

STATE OF FLORIDA — PROFESSIONAL SURVEYOR & MAPPER — LICENSE NUMBER

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 6/20/25

I hereby certify that the property taxes on parcel key number 856149

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Kerriann Papineau
Print Name: Kerriann Papineau
Title: Customer Service Rep

SEAL

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
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As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 6/20/25

I hereby certify that the property taxes on parcel key number 856158

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Kerriann Papineau
Print Name: Kerriann Papineau
Title: Customer Service Rep

SEAL

RESOLUTION NO. 2025 - _____

WHEREAS, Lisa A. Tejera along with Maylen Tejera and Evelyn Justine Purvis, as Joint Tenants with Right of Survivorship, have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

> LOTS 14 AND 15, BLOCK 51, RIDGE MANOR ESTATES UNIT NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 2 THROUGH 27, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA:VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON THE WEST LINE OF LOT 14 BLOCK 51 ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON EAST LINE OF LOT 15 BLOCK 51, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK PAGES 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and
Legal Sufficiency

By: _____

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-103 NOTICE OF INTENT TO VACATE EASEMENTS

in the matter of
BOCC hearing on September 2, 2025

was published in said newspaper by print in the issue(s) of:
August 15, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 15, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 18th day of August, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-103

NOTICE OF INTENT TO VACATE EASEMENTS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on **September 2, 2025 at 9:00 a.m.**, in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:

EASEMENTS TO BE VACATED

VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON THE WEST LINE OF LOT 14 BLOCK 51 ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON EAST LINE OF LOT 15 BLOCK 51, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK PAGES 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Petitioners: Lisa Tejera

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 789 Providence Blvd, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding should contact Colleen V. Conko, County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
/s/ (SEAL)
Douglas A. Chorvat Jr., Clerk

Published: August 15, 2025

INSTR #2025068409 BK: 4616 PG: 891 Page 1 of 2
FILED & RECORDED 9/30/2025 12:12 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2025 - 145

WHEREAS, Lisa A. Tejera along with Maylen Tejera and Evelyn Justine Purvis, as Joint Tenants with Right of Survivorship, have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

> LOTS 14 AND 15, BLOCK 51, RIDGE MANOR ESTATES UNIT NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 2 THROUGH 27, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA:VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON THE WEST LINE OF LOT 14 BLOCK 51 ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON EAST LINE OF LOT 15 BLOCK 51, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK PAGES 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

ADOPTED IN REGULAR SESSION THE 2nd DAY OF September 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
fa
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and
Legal Sufficiency

By: _____

CORRECTED RESOLUTION NO. 2025 - 147

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Casey Cane, Trustee for 6191 Lockhart Road Land Trust

FILE NUMBER: H-25-20

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial)

GENERAL LOCATION: West side of Lockhart Road, approximately 680 feet south of Cortez Boulevard

PARCEL KEY NUMBERS: 386610

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is compatible with the County's adopted Comprehensive Plan.

2. The Parcel's current zoning of AG (Agricultural) is also compatible with the County's adopted Comprehensive Plan.

3. The Parcel's current zoning of AG (Agricultural) is functioning as its future land use already and comports with precedent to maintain the character of the west side of Lockhart Rd.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163,

Florida Statutes. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. Denial of the request is consistent with the Comprehensive Plan and accomplishes a legitimate public purpose.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

This Corrected Resolution 25-147 supersedes Resolution 25-147 that was adopted on September 2, 2025.

ADOPTED IN REGULAR SESSION THE 4th DAY OF November 2025, *nunc pro tunc* to September 2, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prouse, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By:
Brian Hawkins
Chairman

(SEAL) SEAL

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Melissa Tartaglia
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 09/02/2025
Department: Zoning
Prepared By: Jacqueline Mays
Initiator: Omar DePablo
DOC ID: 16063
Legal Request Number: 2025-320-1
Bid/Contract Number:

TITLE
Petition Submitted by Maronda Homes, LLC, of Florida to Vacate Utility and Drainage Easements Located in Royal Highlands

BRIEF OVERVIEW
Maronda Homes, LLC of Florida has submitted a petition to vacate the internal 7.5' utility and drainage easements within Lots 12-13, Block 495, in Royal Highlands Subdivision, Unit 7 as recorded in Plat Book 12, Pages 83-110, inclusive of the Public Records of Hernando County, Florida (14473 Duck Hawk Road, Key No. 774022). The vacation is sought in order to construct a single-family home within the easement areas. All affected utilities and County departments have indicated no objection to the request.

FINANCIAL IMPACT
There is no financial impact associated with the recommended action.

LEGAL NOTE
The Board has the authority to act on this matter pursuant to County Policy No 19-07 and Section 177.101, Florida Statutes.

RECOMMENDATION
It is recommended that the Board take public comment on the request, approve the vacation of the easements, and authorize the Chairman's signature on the attached resolution after which it will be recorded in the Public Records of Hernando County, Florida.

REVIEW PROCESS

Omar DePablo	Escalated	08/13/2025 5:17 PM
KayMarie Griffith	Approved	08/14/2025 9:13 AM
Albert Bertram	Approved	08/15/2025 10:30 AM
Pamela Hare	Approved	08/20/2025 8:46 AM
Michael Cowan	Approved	08/22/2025 3:52 PM
Heidi Prouse	Approved	08/22/2025 5:08 PM
Toni Brady	Approved	08/26/2025 8:11 AM
Jeffrey Rogers	Approved	08/26/2025 11:38 PM
Colleen Conko	Approved	08/27/2025 10:29 AM

RESULT: **ADOPTED**
MOVER: Steve Champion
SECONDER: Ryan Amsler
AYES: Hawkins, Campbell, Allocco, Amsler and Champion

APPLICATION FOR PETITION TO VACATE EASEMENTS

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: Maronda Homes LLC of Florida_____

Mailing Address: 3917 W. Riga Blvd _____

City: Tampa_____State FL_____Zip: 33619___Phone 813-671-5340 ext: 3508_

Email Address: landesd@maronda.com_____

2. Name of Representative (if applicable): _____Daisy Landes_____

Mailing Address: 3917 W. Riga Blvd _____

City: Tampa_____State: FL ____Zip: 33619___Phone: 813-671-5340 ext: 3508___

Email Address: landesd@maronda.com_____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: Brooksville, FL, Hernando County_____

Key Number of area(s) to be vacated: 774022_____

Name of Subdivision: Royal Highlands_____

Street Address: 14473 Duck Hawk Rd., Brooksville_____

4. Are any other applications pending?

Variance _____Conditional Use _____Special Exception _____

Rezoning _____Class I Subdivision _____Other _____

5. Is the proposed vacation platted Yes__or an unrecorded subdivision No__?

6. What is the current zoning of the proposed vacation? Residential_____

7. Which companies provide the following?

Water/Sewer: Private well & septic. Telephone: _____

Electric: Withlacoochee River Electric Cooperative_____Cable TV: ___

8. Is there a Homeowner's Association? No_____

President's Name _____

Email Address: _____

Address: _____

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

_____

Our customer wants to build a single family home in the middle of the property they are purchasing. The 2 lots consisting this parcel have been adjoined and the easement in the middle no longer serves a purpose.

_____

_____

_____

_____

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): _____ Date: 7/24/25

Signature(s): _____ Date: _____

This application and documents submitted are public record pursuant to Ch119, F.S.

PETITION TO VACATE EASEMENT(S)

The **Petitioner(s) Maronda Homes LLC of Florida**_____ who resides at 3917 W. Riga Blvd, Tampa, FL 33619_____ and whose telephone number is 813-671-5340_____ makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
See survey.

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above-described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, **Petitioner** prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner _____ Petitioner _____

STATE OF FLORIDA
COUNTY OF Hillsborough
The foregoing instrument was acknowledged before me this 24th day of July 2025, by Peter McConaghey who is personally known to me or who has produced _____ as identification.

Notary Public BH Hyde

STATE OF FLORIDA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____ 20___, by_____ who is personally known to me or who has produced _____ as identification.

Notary Public _____

NOTARY STAMP

Notary Public State of Florida
Brenda Lee Hyde
My Commission HH 483224
Expires 1/21/2028

NOTARY STAMP

MARONDA Homes

7/24/25

Hernando County Zoning Dept.
1653 Blaise Dr.
Brooksville, FL 34601

To Whom It May Concern:

I, Peter McConaghey, Vice President of Maronda Homes LLC of Florida, authorize Daisy Landes to act on my behalf solely for the vacation petition for the property located at 14473 Duck Hawk Rd., Brooksville, FL 34614.

MARONDA HOMES, LLC OF FLORIDA

By: _____
Peter McConaghey, VP

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 24th day of July, 2025 by Peter McConaghey, Vice President of Maronda Homes LLC of Florida.

_____
Signature of Notary Public
Personally known ✓ OR
Produced Identification ___
Type of Identification Produced

Notary Public State of Florida
Brenda Lee Hyde
My Commission HH 483224
Expires 1/21/2028

MARONDA Homes

7/24/25

14473 Duck Hawk Rd., Brooksville

To Whom It May Concern:

We wish to vacate the easement between lots 12 & 13 on block 495 for address 14473 Duck Hawk Rd. Our customer is purchasing this parcel to build a home and they wish to place the single family home in the middle of the parcel. However, they cannot do this with the easement in the way. The 2 lots consisting of this parcel have been adjoined and the DUE in the center no longer has a purpose.

Best Regards,

Daisy Landes
Lot Acquisitions Manager
Maronda Homes LLC of Florida
813-671-5340 ext 3508

Notary Public State of Florida
Brenda Lee Hyde
My Commission HH 483224
Expires 1/21/2028

UNANIMOUS WRITTEN CONSENT

OF THE SOLE MEMBER

OF

MARONDA HOMES, LLC OF FLORIDA

The undersigned, constituent the sole Member of Maronda Homes, LLC of Florida (the "Company") and waiving all requirements of notice, consents to the company action specified below and adopts the following resolutions by written consent, without a meeting, pursuant to the Florida Revised Limited Liability Company Act:

RESOLVED, that the following officers, each acting singly, on behalf of the Company, be and are hereby authorized, empowered, and designated to enter into agreements to buy and sell individual lots and houses to purchasers to execute deeds to effectuate the buying or selling of individual lots, and to enter into short-term leases not to exceed two (2) years for such individual houses. Any officers previously appointed but not mentioned below are hereby removed or replaced.

I FURTHER CERTIFY that the following persons hold the following offices with the Company.

Robert George Intille	President
Ronald W. Wolf	Vice President, Secretary
Chris Ruddle	Vice President, Treasurer
Leslie Anderson	Vice President
Alex J. Adams	Vice President
Wayne Broedel	Vice President
Peter McConahey	Vice President
Martin Moore	Vice President
Lance Gilmet	Vice President
Adam Gaslin	Vice President
Scott Faber	Vice President

IN WITNESS WHEREOF, the undersigned has executed this consent effective as of the 1st day of April 2025.

MARONDA, INC., a Pennsylvania corporation

By: Ronald W Wolf

Ronald W. Wolf, CEO and Sole Director

BOUNDARY SURVEY

SURVEYORS NOTES:

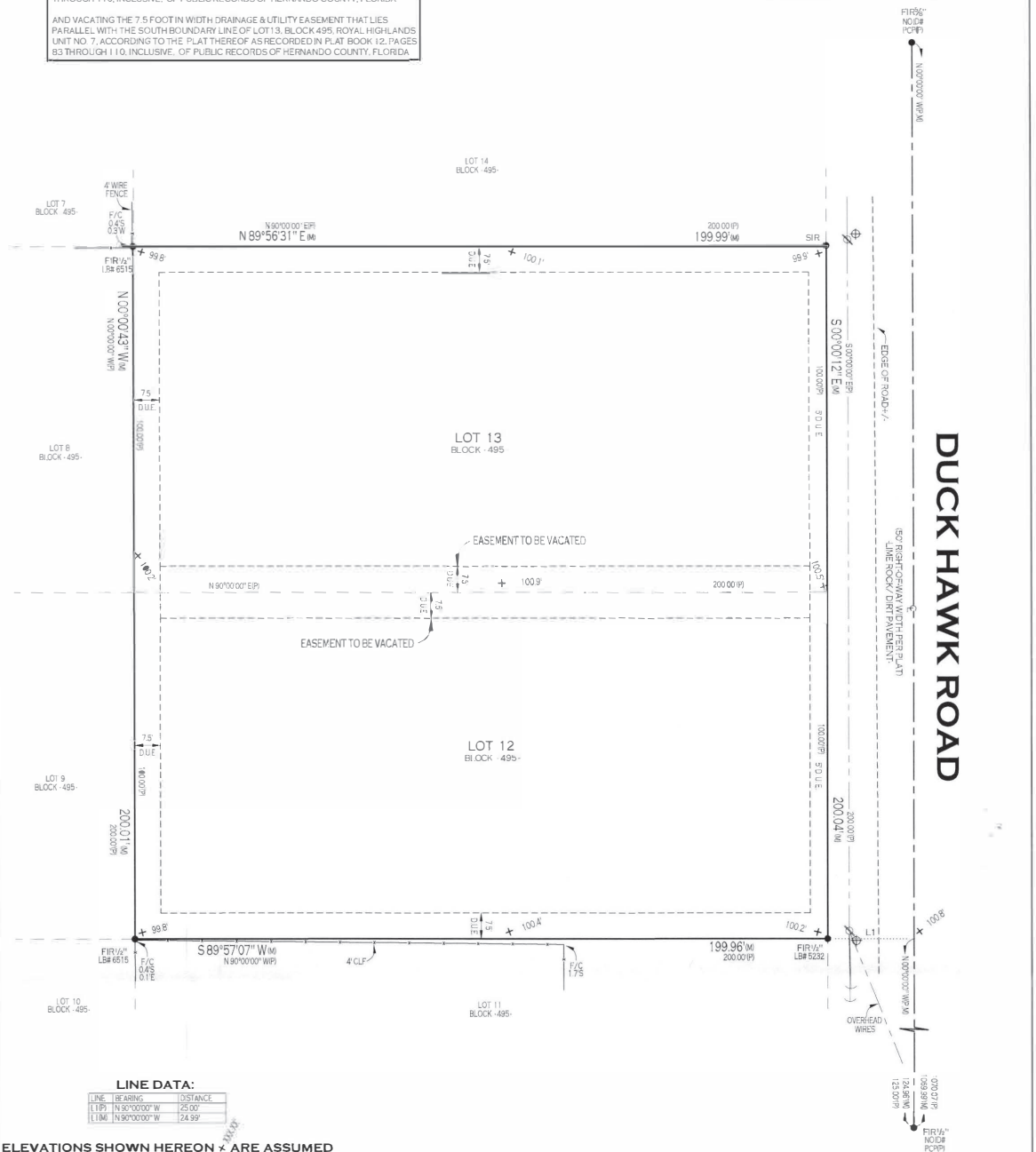
1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT.
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.

DESCRIPTION:

LOTS 12 AND 13 BLOCK 495,
ROYAL HIGHLANDS, UNIT NO. 7.
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

VACATION OF EASEMENT DESCRIPTIONS:
VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTILITY EASEMENT THAT LIES PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 12, BLOCK 495, ROYAL HIGHLANDS UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTILITY EASEMENT THAT LIES PARALLEL WITH THE SOUTH BOUNDARY LINE OF LOT 13, BLOCK 495, ROYAL HIGHLANDS UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.



LINE DATA:

LINE	BEARING	DISTANCE
L1(P)	N 90°00'00" W	25.00'
L1(M)	N 90°00'00" W	24.99'

ELEVATIONS SHOWN HEREON ARE ASSUMED

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0044D EFFECTIVE DATE: 02/02/2012

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

DRAWN:	ESS
CHECKED BY:	ESS
SCALE:	1"=30'
FILE:	ROYAL BLK495
JOB#:	7H012495

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Eric S Smith
ERIC S. SMITH — DATE: 04.11.25
PSM No. 6929 LB#8009

Digitally signed by Eric S Smith
Date: 2025.04.14 08:43:00 -04'00'

STATE OF FLORIDA — ERIC SCOTT SMITH — LICENSE NUMBER 6929 — PROFESSIONAL SURVEYOR & MAPPER

BASIS OF BEARINGS: THE CENTERLINE OF DUCK HAWK ROAD BEING N 00°00'00" W	DATE OF SURVEY: 03.13.25	S-T-R: 21 - 21S - 18E

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND: ⊕ = UTILITY PEDESTAL, ⏚ = GUY WIRE, (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X" CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM = FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP No. 8009, SN&D= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, ℘ = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB = LICENSED BUSINESS

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 4/25/2025

I hereby certify that the property taxes on parcel key number 774022

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Teresa Albarella
Print Name: Teresa Albarella
Title: Customer Service Rep

SEAL

Prepared by and Return to:
Steel City Title
Celestine McCray
3999 West First Street (S.R. 46)
Sanford, Florida 32771
Our File Number: SCL25-698
$181,428.51

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Hernando)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this July 21, 2025, between Florida 735, LLC., a Delaware limited liability company, whose mailing address is: 726 2nd Street, Suite 2A, Annapolis, Maryland 21403, party of the first part, and Maronda Homes, LLC. of Florida, a Florida limited liability company, whose mailing address is: 3917 Riga Blvd, Tampa, Florida 33619, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Parcel 1: Lot 6, Block 574, ROYAL HIGHLANDS UNIT NO. 7, according to plat thereof as recorded in Plat Book 12, Pages 83 through 110, inclusive, of the Public Records of Hernando County, Florida.

Parcel 2: Lot 5, Block 109, ROYAL HIGHLANDS, UNIT NO. 3, according to the plat thereof recorded in Plat Book 12, Pages 9 through 14, of the Public Records of Hernando County, Florida.

Parcel 3: Lots 12 and 13, Block 495, ROYAL HIGHLANDS UNIT NO. 7, according to plat thereof as recorded in Plat Book 12, Page 83, of the Public Records of Hernando County, Florida.

Parcel 4:Lot 25, Block 466, ROYAL HIGHLANDS UNIT NO. 7, according to plat thereof as recorded in Plat Book 12, Page 83, of the Public Records of Hernando County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the same in fee simple forever.
AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.
IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on July 21, 2025.

Signed, sealed and delivered
in the presence of:

Harry Gueno
Witness signature
Harry Gueno
Print witness name
726 Second St; Ste 2A; Annapolis, MD 21403
Address

Witness signature
Print witness name
726 Second St; Ste 2A; Annapolis, MD 21403
Address

Florida 735, LLC., a Delaware limited liability company

By: _____
Print Name: Alan Lancaster
Title: Authorized Agent

(Corporate Seal)

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me by means of X physical presence or [ ] online notarization, this 15 day of JULY 2025, by Alan Lancaster, Authorized Agent of Florida 735, LLC., a Delaware limited liability company.

[SEAL]
Online Notary

HARRY GUENO
COMM. EXP. MAY 29, 2027
NOTARY PUBLIC
FREDERICK COUNTY, MD

Harry Gueno
Signature of Notary Public
Personally Known ✓ OR
Produced Identification _____
Type of Identification Produced _____

DEED - Special Warranty Deed - Corporate

Approved: 3-27-72
Bruce Snows
Cty. Atty.
Approved 3-27-72
J.M. Hastings
County Engineer

ROYAL HIGHLANDS, UNIT NO. 7

A SUBDIVISION OF A PORTION OF SECTIONS 19,20,21,27,28&34, T. 21 S., R. 18 E.
HERNANDO COUNTY, FLORIDA

JOINDER AND CONSENT TO DEDICATION: THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF HERNANDO COUNTY FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF: Witnesses:

FIRST NATIONAL CITY BANK

V. PRES. Marshall King

ASSIST. CASHIER Nancy T. Sullivan

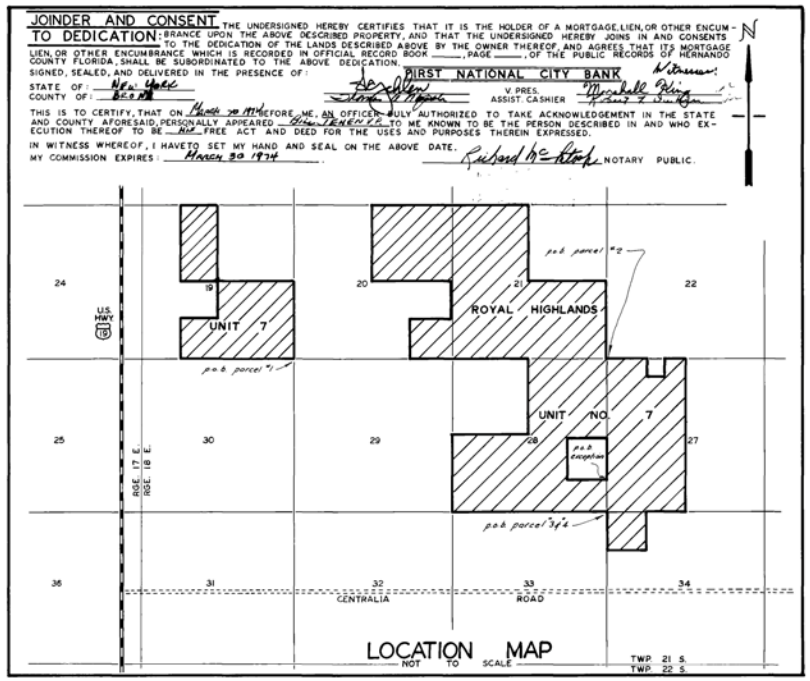
STATE OF: New York

COUNTY OF: Bronx

THIS IS TO CERTIFY, THAT ON March 30 1972 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENT IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Nancy T. Sullivan TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTION THEREOF TO BE her FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE TO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES: March 30 1974 Richard McKitch NOTARY PUBLIC.



JOINDER AND CONSENT TO DEDICATION: THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Witnesses:

HERNASCO CORPORATION

Richard M. White, atty in fact — Sally Ann Underwood — Barbara M. Wolf

STATE OF: Florida

COUNTY OF: Dade

THIS IS TO CERTIFY, THAT ON Feb. 28, 1972 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENT IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED RICHARD M. WHITE TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINDER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE his FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

MY COMMISSION EXPIRES: Nov 23, 1974 Sally Ann Underwood NOTARY PUBLIC.

DESCRIPTION: BEGINNING AT THE S.E. CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE S 89° 49' 58" W. ALONG THE SOUTH LINE OF SAID SECTION 19, 2657.18'; THENCE S 89° 50' 29" W, 1327.91'; THENCE N 00° 12' 58" W, 1331.18'; THENCE N 89° 34' 29" E, 1326.36'; THENCE N 00° 16' 57" W, 1336.58'; THENCE S 89° 22' 29" W, 1324.80'; THENCE N 00° 17' 35" W, 2662.73'; THENCE N 88° 55' 08" E, 1325.40'; THENCE S 00° 16' 57" E, 2673.29' THENCE N 88° 22' 29" E, 2653.90' THENCE S 00° 21' 11" E, 2694.38' TO THE POINT OF BEGINNING: AND BEGINNING AT THE S.E. CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO, COUNTY FLORIDA, GO THENCE S 89° 23' 46" W, ALONG THE SOUTH LINE OF SAID SECTION 21, 2631.69'; THENCE S 89° 22' 45" W, 2632.17' TO THE S.E. CORNER OF SEC. 20, T. 21 S., R 18 E.; THENCE N 89° 01' 08" W., ALONG THE SOUTH LINE OF SAID SECTION 20, 1313.98'; THENCE N 00° 04' 35" W, 1325.24'; THENCE S 88° 42' 08" E, 1316.96'; THENCE N 00° 02' 42" E, 1317.91'; THENCE N 88° 23' 11" W, 2639.89'; THENCE N 00° 11' 51" W, 2679.69'; THENCE S 88° 04' 39" E, 2643.27' TO THE N.W. CORNER OF AFORESAID SECTION 21; THENCE N 89° 14' 49" E, ALONG THE NORTH LINE OF SAID SECTION 21, 2621.32'; THENCE S 00° 09' 49" E, 2659.48'; THENCE N 89° 06' 54" E, 2625.98'; THENCE S 00° 17' 21" E, 2660.66' TO THE POINT OF BEGINNING: AND BEGINNING AT THE S.E. CORNER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE S 89° 56' 04" W, ALONG THE SOUTH LINE OF SAID SECTION 28, 2599.54' THENCE S 89° 56' 57" W, 2608.23' TO THE S.W. CORNER OF SAID SECTION 28; THENCE N 00° 46' 14" W, 2629.96'; THENCE N 89° 37' 47" E, 2618.52'; THENCE N 00° 32' 42" W, 2647.68'; THENCE N 89° 23' 46" E, 2631.69' TO THE N.W. CORNER OF SECTION 27, T. 21 S., R. 18 E.; THENCE N 89° 53' 53" E, 1330.09'; THENCE S 00° 13' 45" E, 664.11'; THENCE N 89° 50' 37" E, 665.35'; THENCE N 00° 15' 17" W, 663.86'; THENCE N 89° 53' 53" E, 665.05'; THENCE S 00° 16' 52" E, 5282.36'; THENCE S 89° 09' 36" W, 2668.01' TO THE POINT OF BEGINNING: LESS THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE S.E. CORNER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE N 00° 13' 03" W, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1329.14', TO THE POINT OF BEGINNING: CONTINUE THENCE N 00° 13' 03" W, 1329.14'; THENCE S 89° 37' 47" W, 1307.32'; THENCE S 00° 22' 52" E, 1325.60'; THENCE N 89° 46' 55" E, 1303.54' TO THE POINT OF BEGINNING: AND ALSO INCLUDING: BEGINNING AT THE N.W. CORNER OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE N 89° 09' 36" E, ALONG THE NORTH LINE OF SAID SECTION 34, 1334.43'; THENCE S 00° 44' 06" E, 1338.12', THENCE S 89° 29' 31" W, 1334.19'; THENCE N 00° 44' 48" W, 1330.40' TO THE POINT OF BEGINNING.

DEDICATION: ROYAL PALM BEACH COLONY INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, THE OWNER OF THE LANDS HEREIN PLATTED, AS ROYAL HIGHLANDS, UNIT NO. 7, AS DEDICATOR, DOES HEREBY DEDICATE TO THE PUBLIC AND TO THE PURCHASERS OF ANY LANDS SHOWN ON THIS PLAT, ALL STREETS, CANALS, AND OTHER PUBLIC PLACES SHOWN ON THIS PLAT AND HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE SAID DEDICATOR HAS CAUSED ITS' NAME AND CORPORATE SEAL TO BE AFFIXED HERETO BY ITS' PRESIDENT, ATTESTED BY ITS' SECRETARY, HERETOFORE AUTHORIZED BY ITS' BOARD OF DIRECTORS ON THIS 23rd DAY OF February 1972.

ATTEST: Steven Gordon SECRETARY BY: Herbert L. Kaplan PRESIDENT

COUNTY OF HERNANDO -- STATE OF FLORIDA: BEFORE THE UNDERSIGNED, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED HERBERT L. KAPLAN AND STEVEN GORDON, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF ROYAL PALM BEACH COLONY INC., A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA AND THEY BEING DULY SWORN ACKNOWLEDGED THEN AND THERE BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SUCH CORPORATION HERETOFORE DULY AUTHORIZED BY THE BOARD OF DIRECTORS OF SUCH CORPORATION AS THE ACT AND DEED OF SUCH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF February 1972

MY COMMISSION EXPIRES March 15, 1974 Jill Goldstein NOTARY PUBLIC.

SURVEYOR'S CERTIFICATE: I, Norman A. Pahl, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY DIRECTION AND SUPERVISION; THAT PRM.'S HAVE BEEN SET AS INDICATED HEREON; THAT PCP.'S HAVE BEEN SET AS INDICATED HEREON OR PROPERLY BONDED TO BE SET; THAT IT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WITH ALL THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO, COUNTY, FLORIDA ON Oct 17 1972.

Norman A. Pahl FLORIDA REG. LAND SURVEYOR

FOR GULF LAND SURVEYORS INC. CERTIFICATE NO. 1349

ABSTRACTOR'S CERTIFICATE: I HEREBY CERTIFY THAT ROYAL PALM BEACH COLONY INC. IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS, AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA THIS 24th DAY OF March 1972, EXCEPT THE N.W. 1/4 OF SEC. 28, T. 21 S., R. 18 E.

GULF COAST ABSTRACT COMPANY BY: Peter Coffey MANAGER

RESOLUTION: WHEREAS THIS PLAT WAS ON THE 27th DAY OF March 1972, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD, AND HAS BEEN APPROVED BY SAID BOARD NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE DEDICATION OF ALL STREETS, CANALS, PARKS AND OTHER PUBLIC PLACES SHOWN THEREON IS HEREBY ACCEPTED BY SAID BOARD FOR HERNANDO COUNTY AND THE PUBLIC GENERALLY AND SHALL BE BINDING ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

ATTEST: Harold William Brown CLERK BY: J. K. Underwood CHAIRMAN

CLERK'S CERTIFICATE: I, HAROLD WILLIAM BROWN, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT, THAT IT COMPLIES IN FORM WITH ALL OF THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, THAT IT WAS FILED FOR RECORD ON THE 27th DAY OF March 1972, FILE NO. 3023, AND RECORDED IN PLAT BOOK 12, PAGE 82-110

CLERK OF CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA Harold William Brown

PREPARED BY:

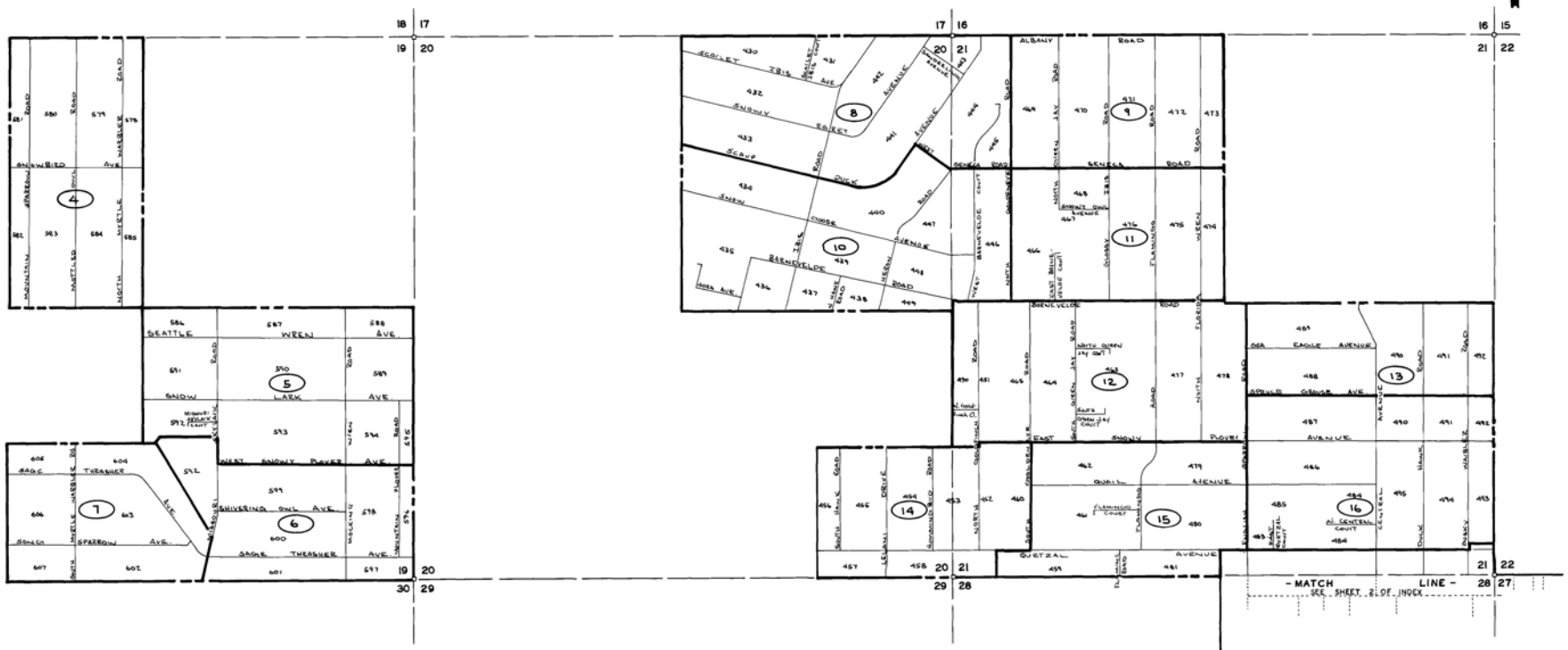
GULF LAND SURVEYORS, INC.
1714 HOWELL AVENUE
BROOKSVILLE, FLORIDA

DATE: March 27, 1972

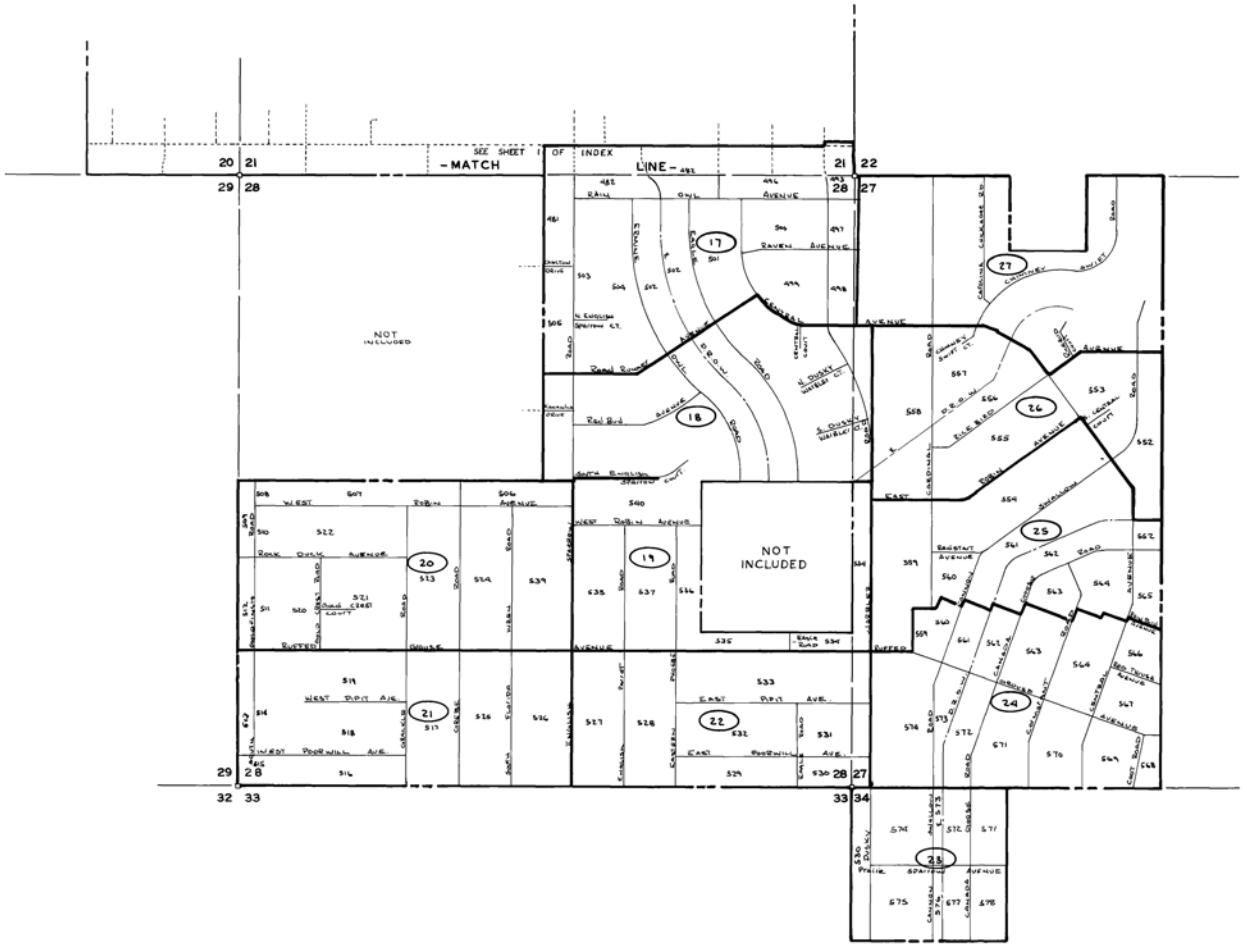
NOTE - EASEMENTS:

THERE EXISTS A 5.0 EASEMENT FOR DRAINAGE AND/OR UTILITIES ALONG EACH STREET R/W LINE: A 7.5' EASEMENT ON EITHER SIDE OF EACH SIDE LOT LINE AND A 7.5' EASEMENT ON EITHER SIDE OF EACH REAR LOT LINE EXCEPT WATER FRONT LOTS FOR DRAINAGE AND/OR UTILITIES.

SHEET 1 OF 28 SHEETS



ROYAL HIGHLANDS, UNIT NO. 7
SHEET 2 OF 28 SHEETS



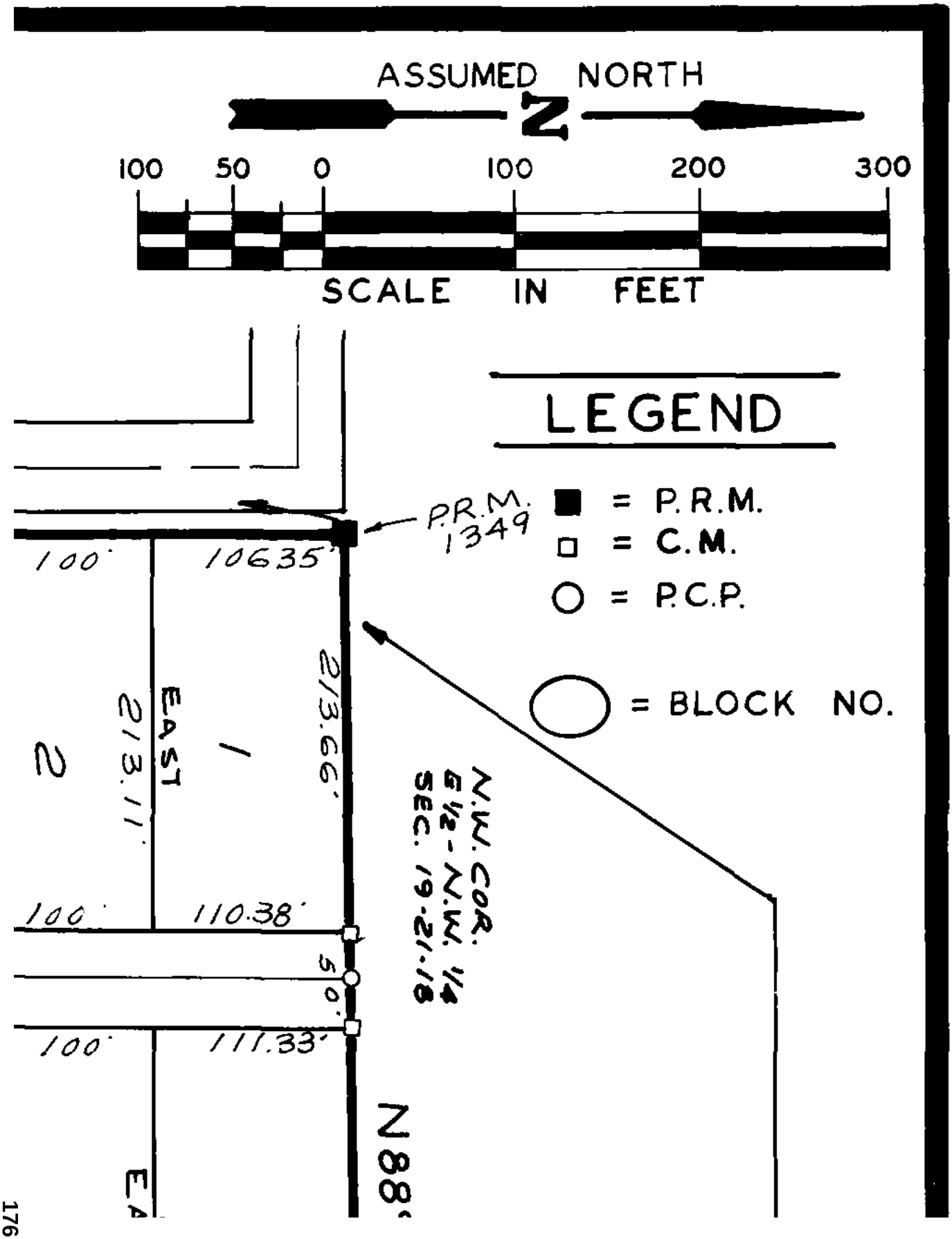
NOT TO SCALE N

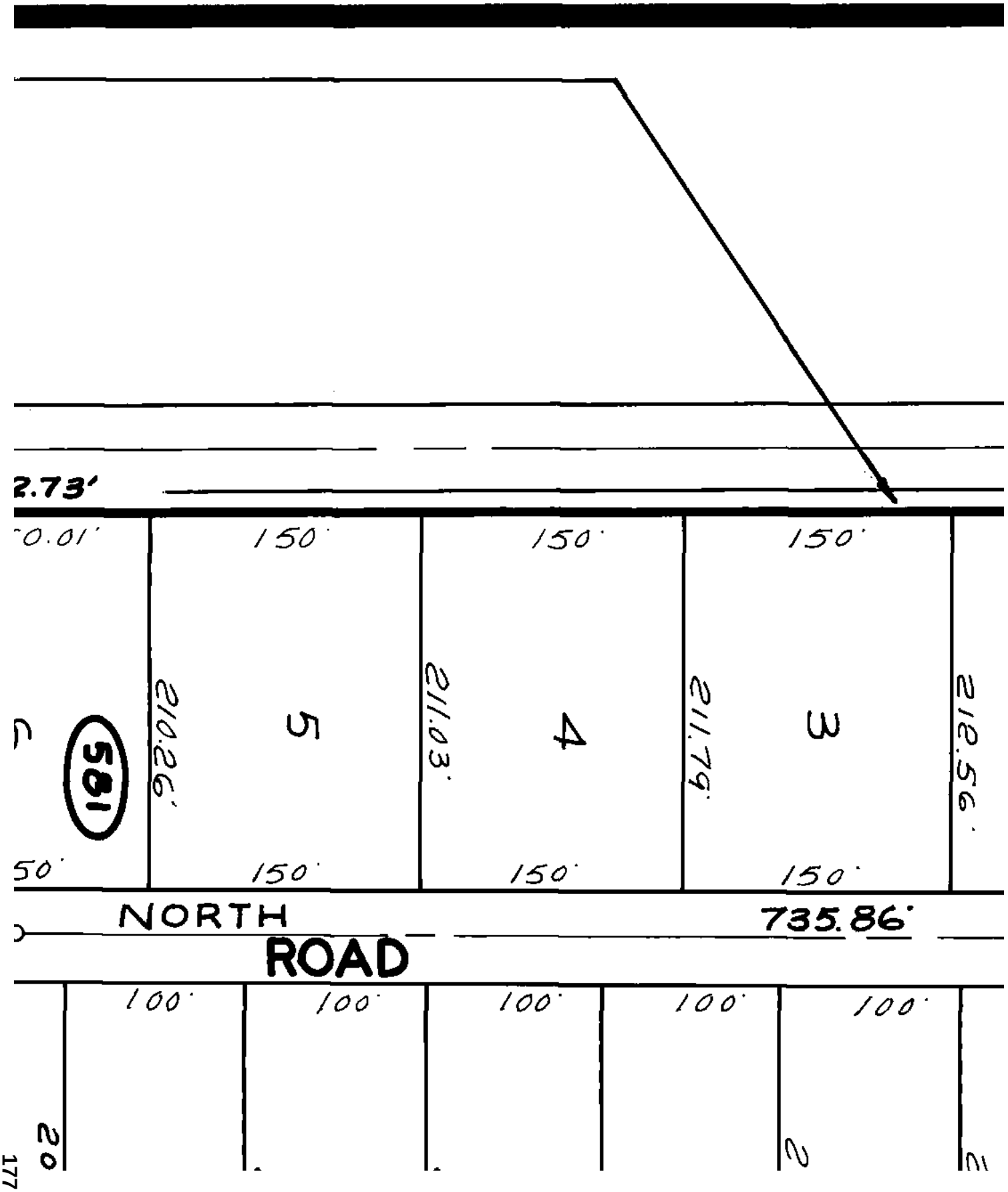
SHEET INDEX

SHEET 2 OF 2 SHEETS

( ) = SHEET NUMBER

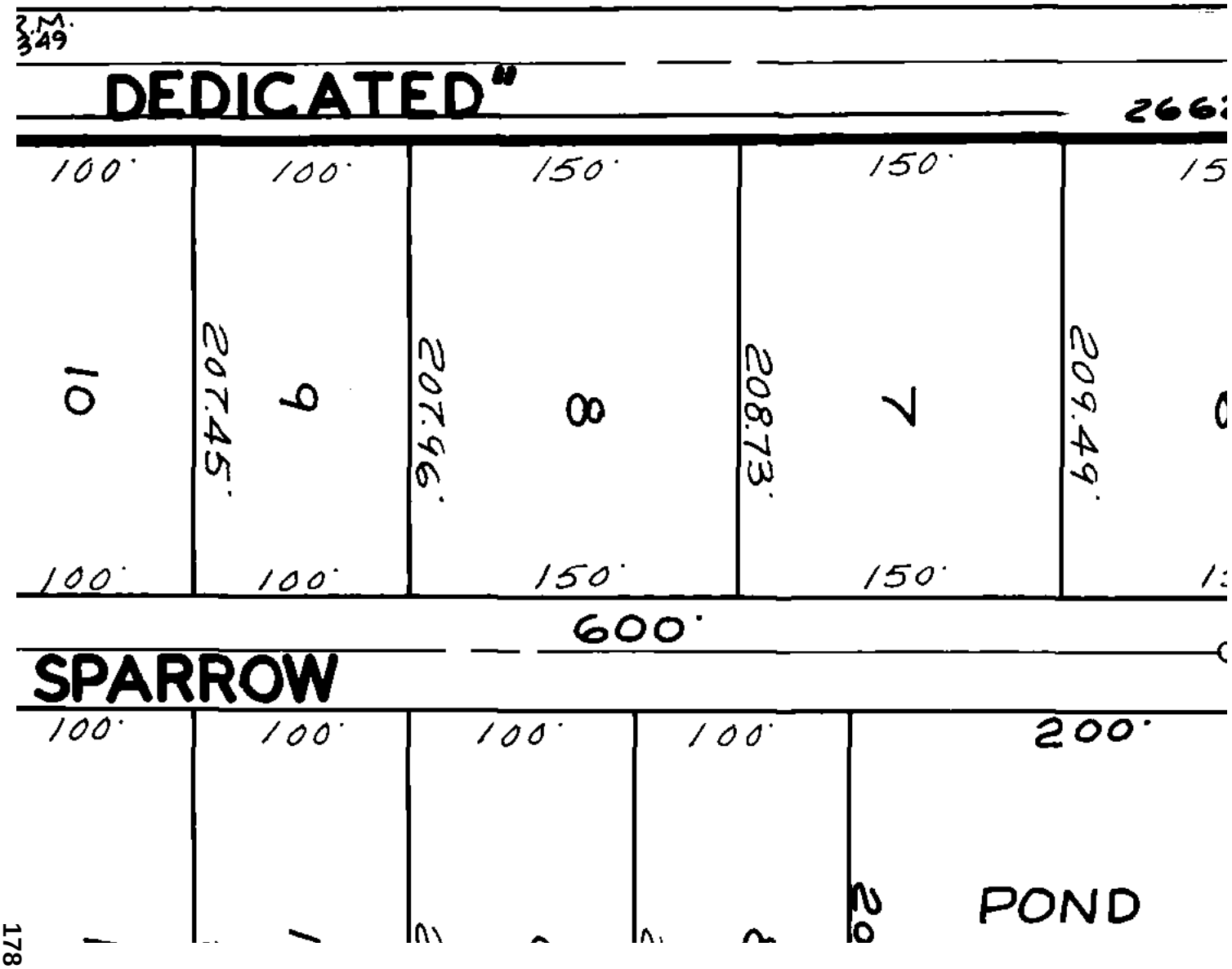
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 3 OF 28 SHEETS

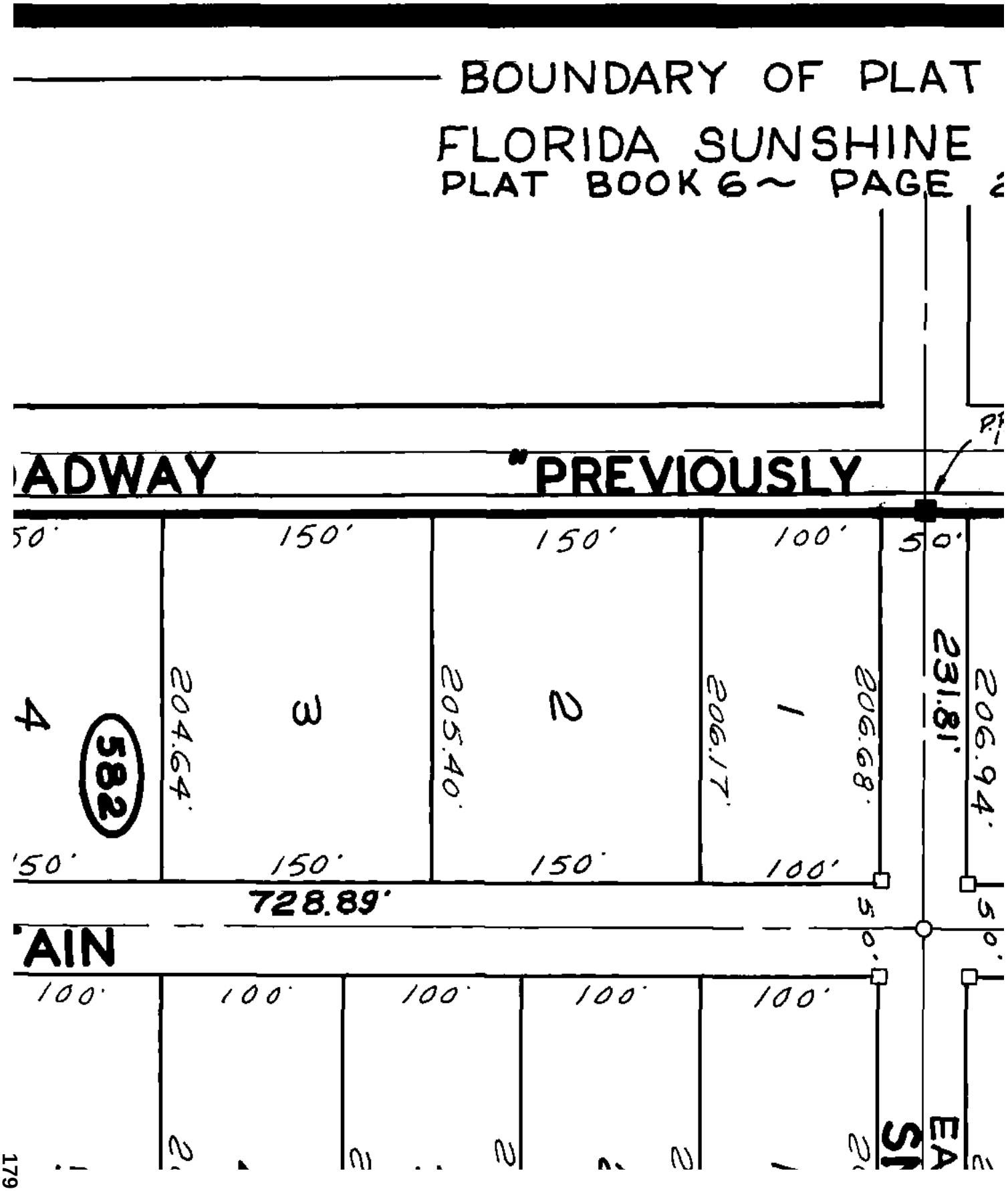

ASSUMED NORTH
N
100 50 0 100 200 300
SCALE IN FEET
LEGEND
P.R.M. 1349
■ = P.R.M.
□ = C.M.
○ = P.C.P.
= BLOCK NO.
100'
106.35'
213.66'
213.12'
EAST
2
1
100'
110.38'
50'
100'
111.33'
N.W. COR. E½-N.W. ¼ SEC. 19-21-18
N88°

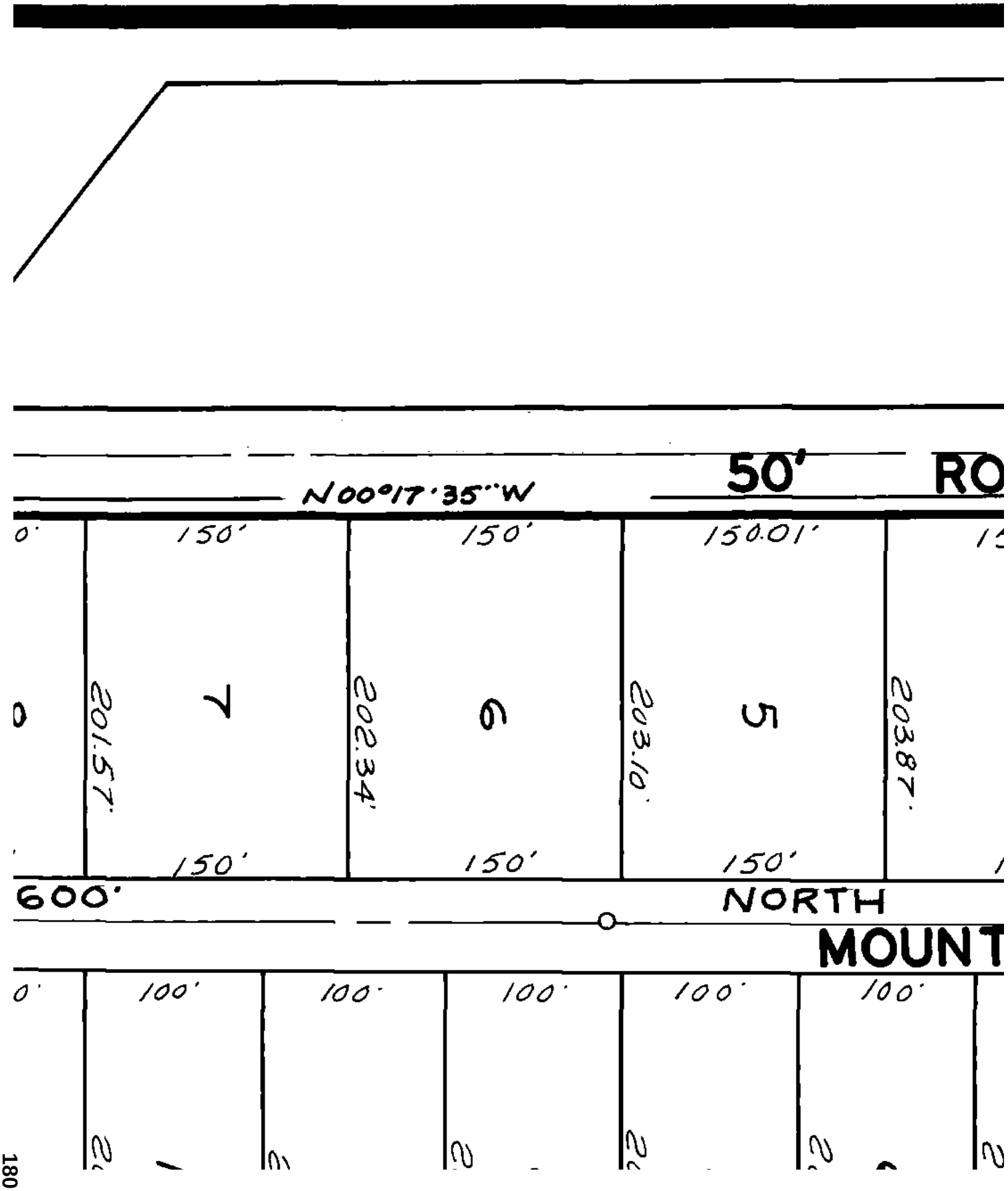

2.73'
0.01'
150'
150'
150'
210.26'
211.03'
211.79'
212.56'
5
4
3
195
50'
150'
150'
150'
NORTH
ROAD
735.86'
100'
100'
100'
100'
100'
20

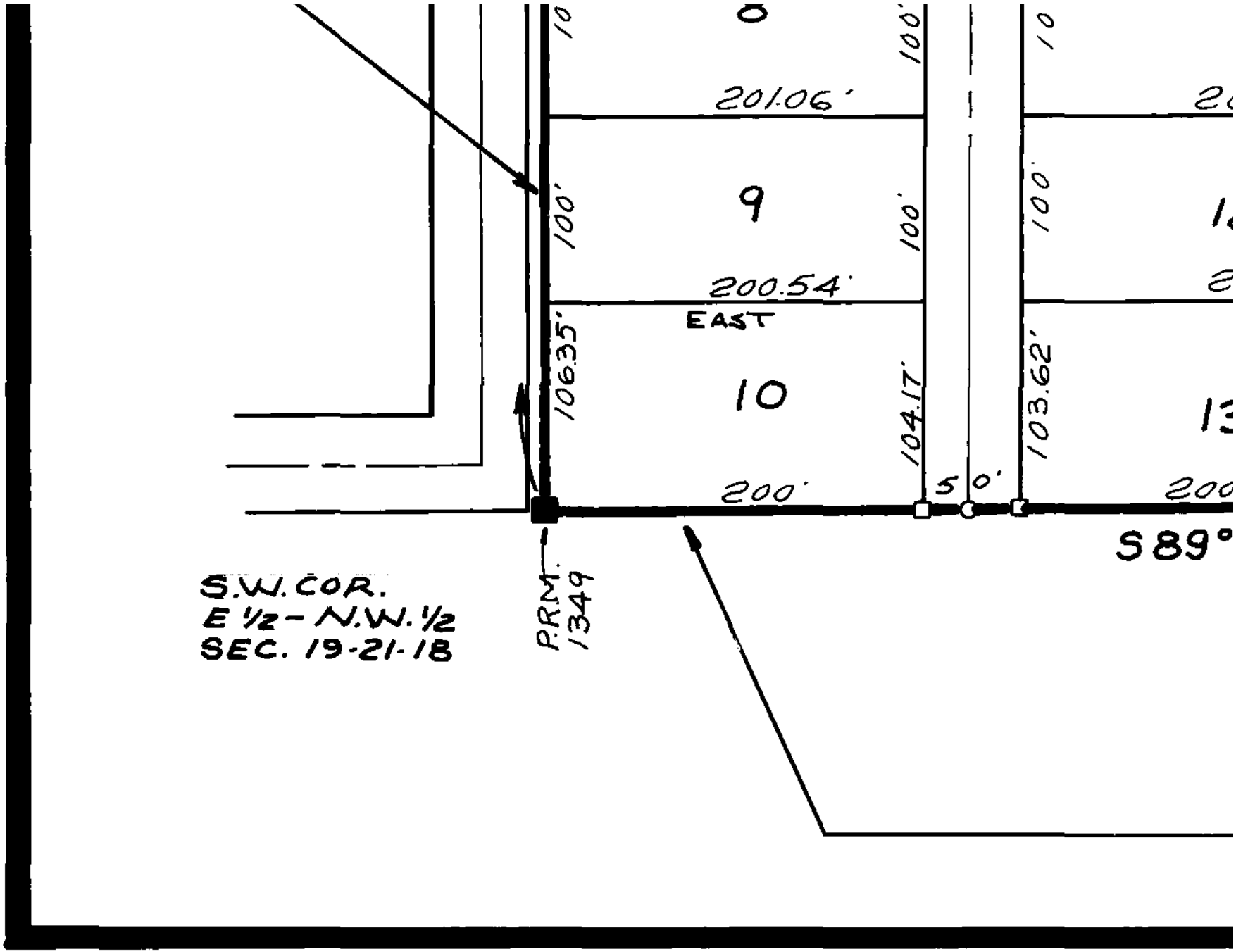
FARMETTES UNIT NO. 2

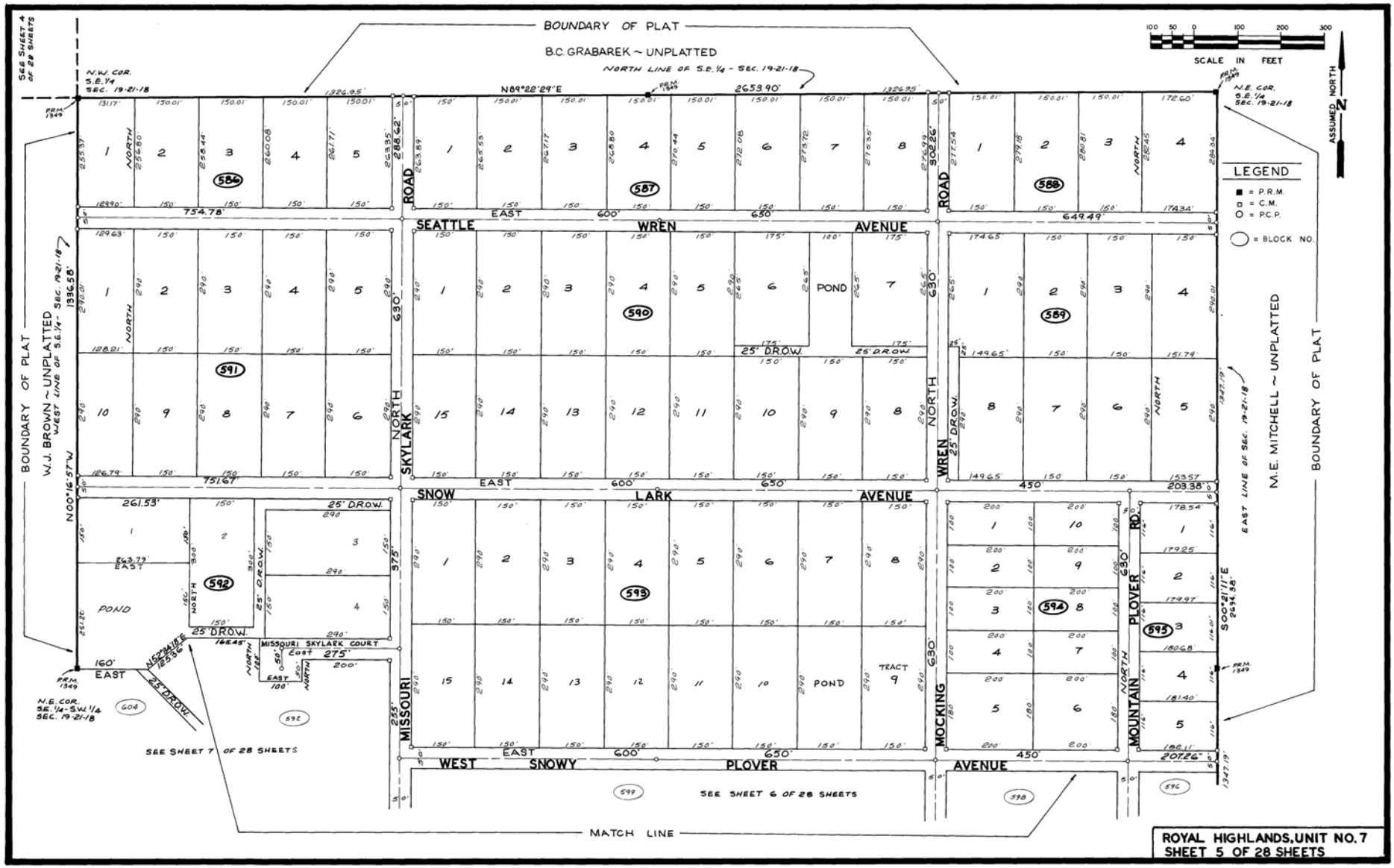
21

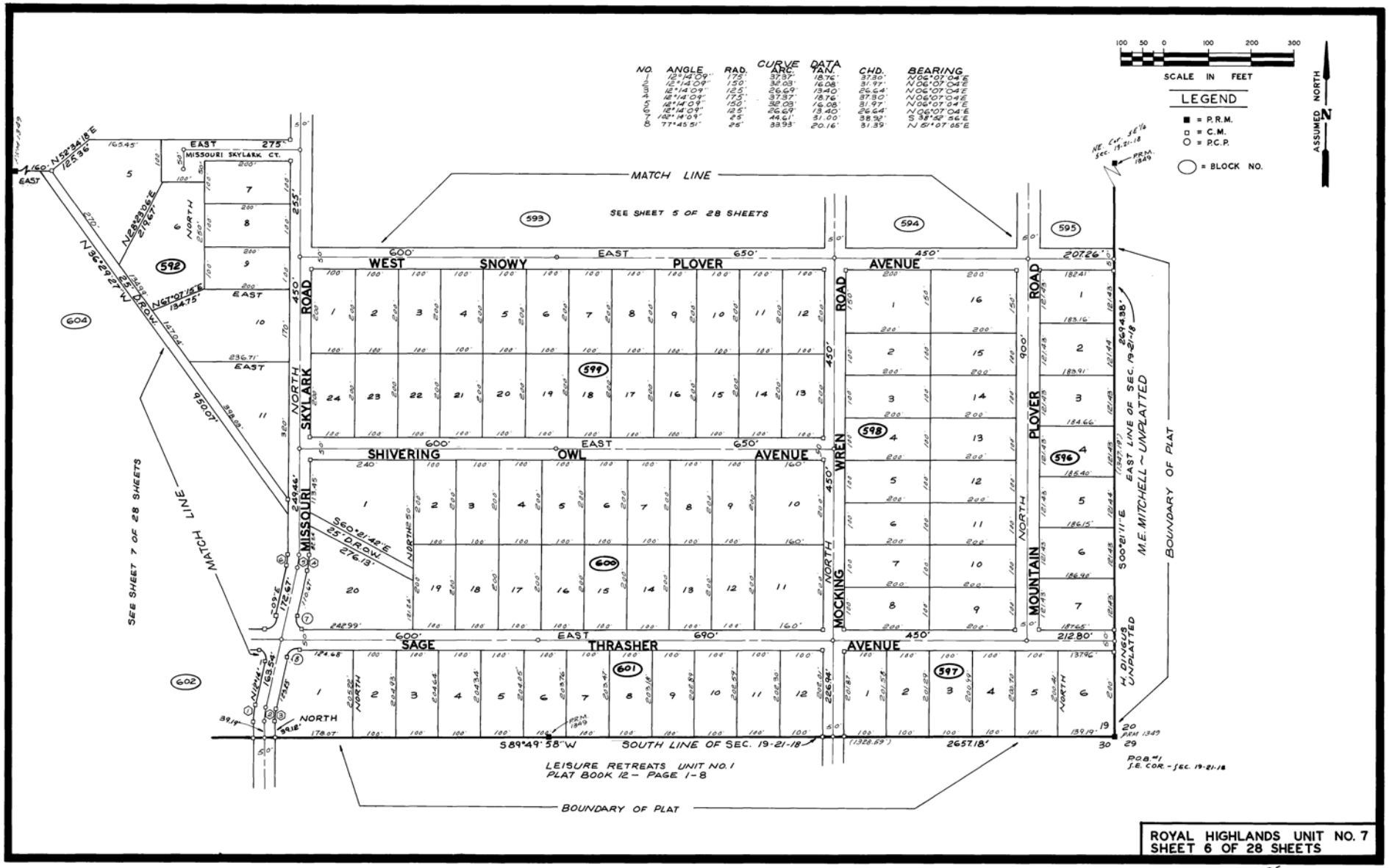


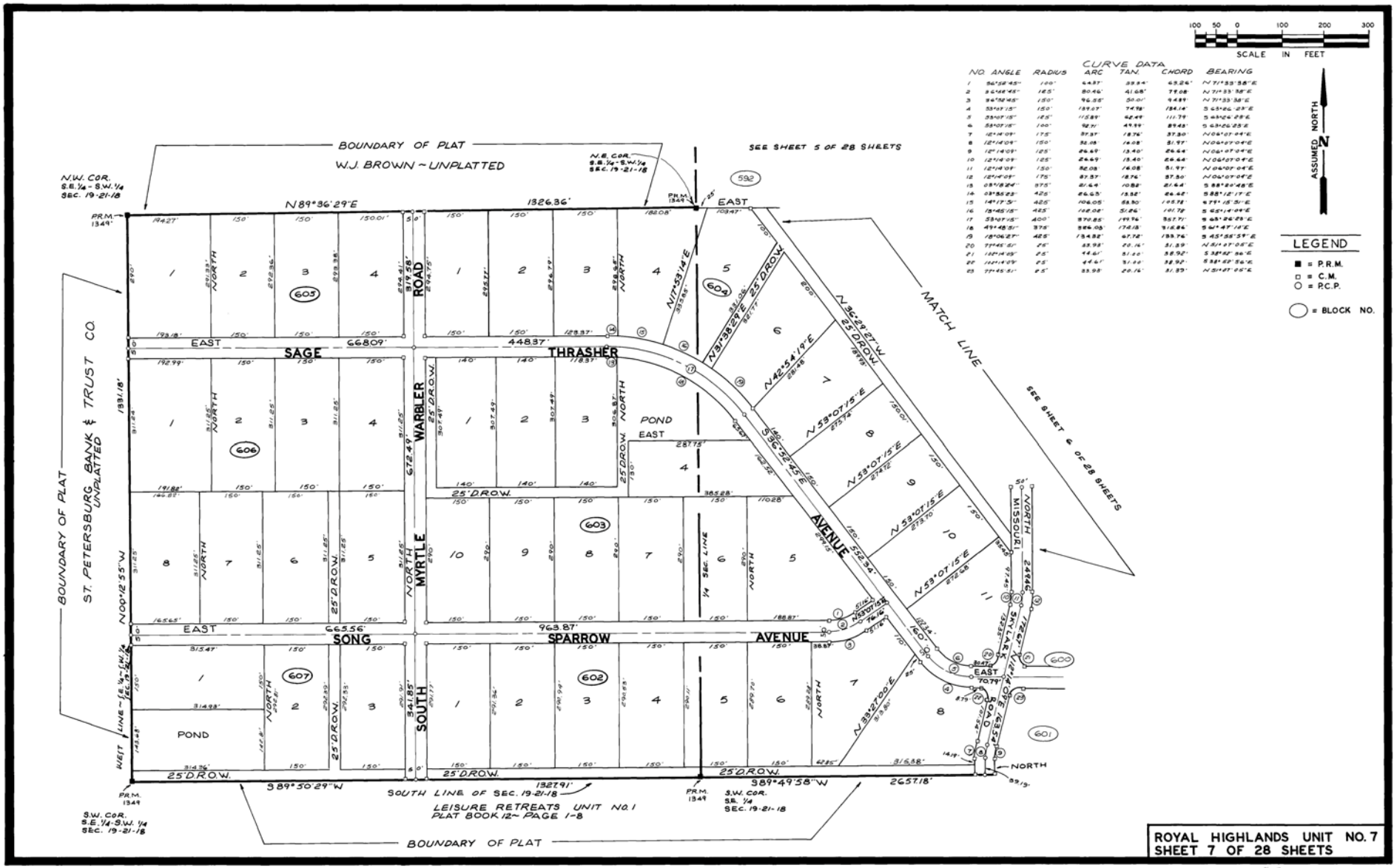

BOUNDARY OF PLAT
FLORIDA SUNSHINE
PLAT BOOK 6 ~ PAGE
ADWAY
"PREVIOUSLY
50'
150'
150'
100'
50'
231.81'
206.94'
206.68'
206.17'
205.40'
204.64'
4
582
3
2
1
150'
150'
150'
100'
728.89'
50'
50'
AIN
100'
100'
100'
100'
100'


N00°17'35"W
50'
RO
0'
150'
150'
150.01'
201.57'
202.34'
203.10'
203.87'
7
6
5
150'
150'
150'
600'
NORTH
MOUNT
0'
100'
100'
100'
100'
100'

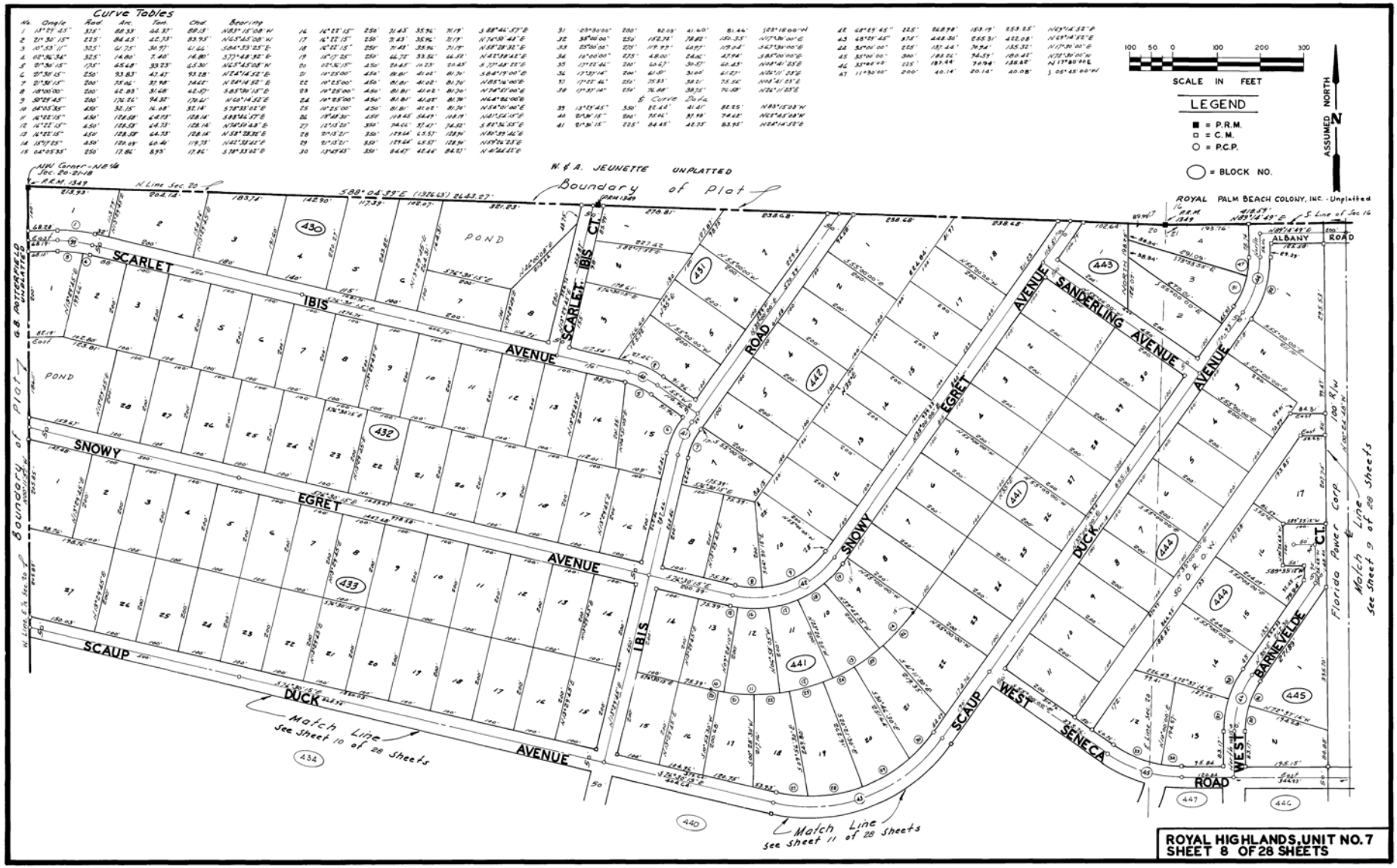

8
9
10
201.06'
200.54'
EAST
106.35'
100'
100'
100'
104.17'
103.62'
100'
200'
50'
S89°
S.W. COR.
E ½ - N.W. ½
SEC. 19-21-18
P.R.M.
1349

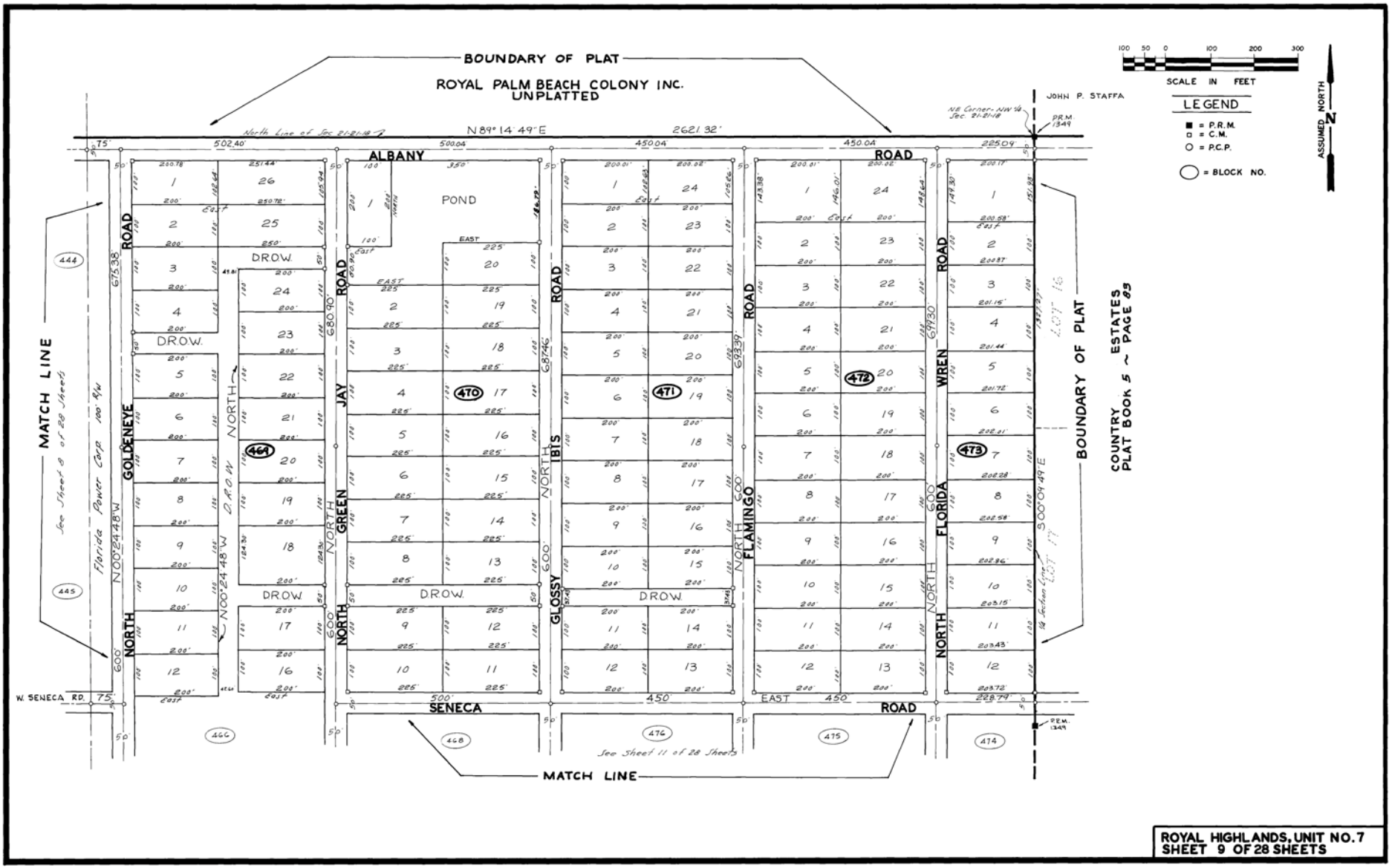

BOUNDARY OF PLAT
B.C. GRABAREK ~ UNPLATTED
NORTH LINE OF S.E.¼ - SEC. 19-21-18
N89°22'29"E
2653.90'
SCALE IN FEET
ASSUMED NORTH
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
N.W. COR. S.E.¼ SEC. 19-21-18
N.E. COR. S.E.¼ SEC. 19-21-18
SEE SHEET 4 OF 28 SHEETS
BOUNDARY OF PLAT
W.J. BROWN ~ UNPLATTED
WEST LINE OF S.E.¼ - SEC. 19-21-18
N00°16'57"W
1336.58'
M.E. MITCHELL ~ UNPLATTED
EAST LINE OF SEC. 19-21-18
S00°21'11"E
2634.38'
SEATTLE AVENUE
WREN AVENUE
SNOW LARK AVENUE
WEST SNOWY PLOVER AVENUE
NORTH SKYLARK ROAD
WREN ROAD
MISSOURI MOCKING
PLOVER RD.
NORTH MOUNTAIN
MISSOURI SKYLARK COURT
POND
TRACT 9
25' D.R.O.W.
754.78'
649.49'
751.67'
261.53'
203.38'
207.26'
160' EAST
N.E. COR. SE.¼-SW.¼ SEC. 19-21-18
SEE SHEET 7 OF 28 SHEETS
SEE SHEET 6 OF 28 SHEETS
MATCH LINE
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 5 OF 28 SHEETS


CURVE DATA
NO. ANGLE RAD. ARC TAN. CHD. BEARING
1 12°14'09" 175' 37.37' 18.76' 37.30' N06°07'04"W
2 12°14'09" 150' 32.03' 16.08' 31.97' N06°07'04"E
3 12°14'09" 125' 26.69' 13.40' 26.64' N06°07'04"E
4 12°14'09" 175' 37.37' 18.76' 37.30' N06°07'04"E
5 12°14'09" 150' 32.03' 16.08' 31.97' N06°07'04"E
6 12°14'09" 125' 26.69' 13.40' 26.64' N06°07'04"E
7 102°14'09" 25' 44.61' 31.00' 38.92' S 38°52'56"E
8 77°45'51" 25' 33.93' 20.16' 31.39' N 51°07'05"E
SCALE IN FEET
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
ASSUMED NORTH
MATCH LINE
SEE SHEET 5 OF 28 SHEETS
SEE SHEET 7 OF 28 SHEETS
WEST SNOWY PLOVER AVENUE
SHIVERING OWL AVENUE
SAGE THRASHER AVENUE
MISSOURI SKYLARK ROAD
NORTH SKYLARK ROAD
WREN ROAD
MOCKING NORTH
PLOVER NORTH MOUNTAIN
MISSOURI SKYLARK CT.
EAST
NORTH
S89°49'58"W SOUTH LINE OF SEC. 19-21-18
2657.18'
M.E. MITCHELL ~ UNPLATTED
H. DINGUS UNPLATTED
EAST LINE OF SEC. 19-21-18
BOUNDARY OF PLAT
LEISURE RETREATS UNIT NO. 1
PLAT BOOK 12 – PAGE 1-8
POB #1
S.E. COR. - SEC. 19-21-18
ROYAL HIGHLANDS UNIT NO. 7
SHEET 6 OF 28 SHEETS

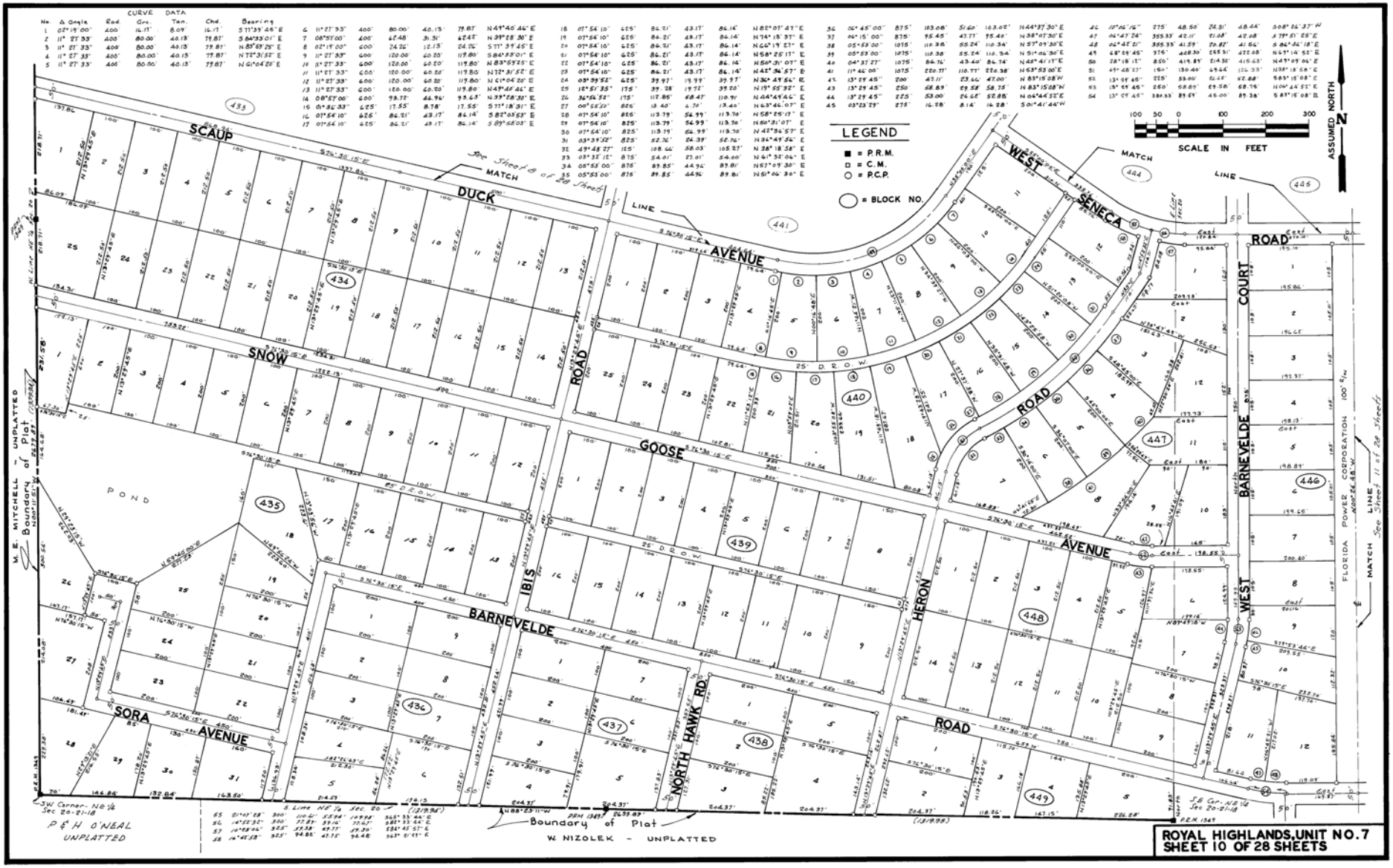


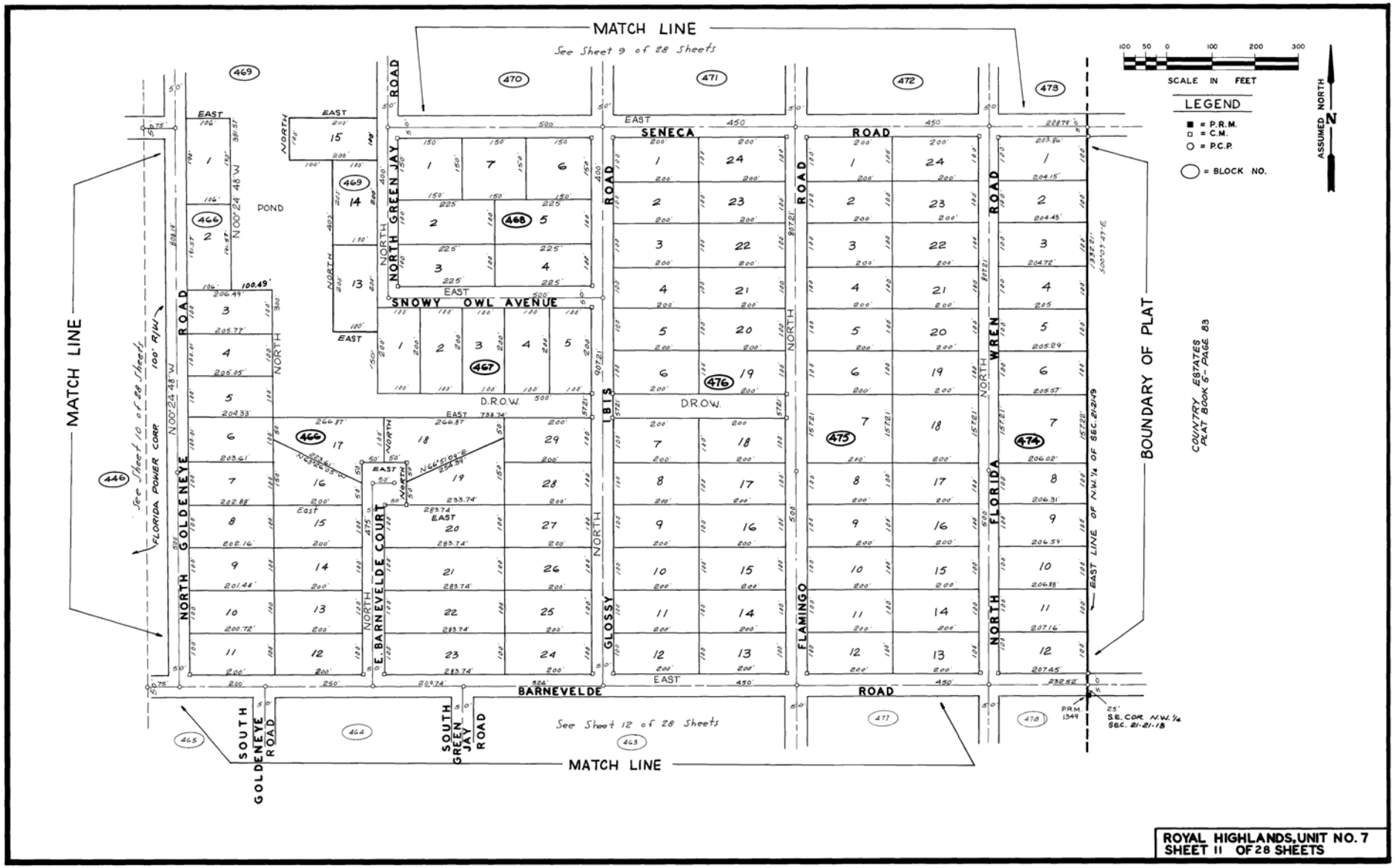
ROYAL HIGHLANDS UNIT NO. 7
SHEET 7 OF 28 SHEETS


Curve Tables
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
SCALE IN FEET
ASSUMED NORTH
ROYAL PALM BEACH COLONY, INC. - Unplatted
W. & A. JEUNETTE UNPLATTED
Boundary of Plat
G.B. POTTERFIELD UNPLATTED
SCARLET IBIS AVENUE
SNOWY EGRET AVENUE
SCAUP DUCK AVENUE
SANDERLING AVENUE
WEST SENECA ROAD
ALBANY ROAD
SCARLET IBIS CT.
SNOWY EGRET CT.
DUCK BARNEVELDE CT.
POND
Match Line See Sheet 10 of 28 Sheets
Match Line See Sheet 11 of 28 Sheets
Match Line See Sheet 9 of 28 Sheets
Florida Power Corp 100 R/W
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 8 OF 28 SHEETS

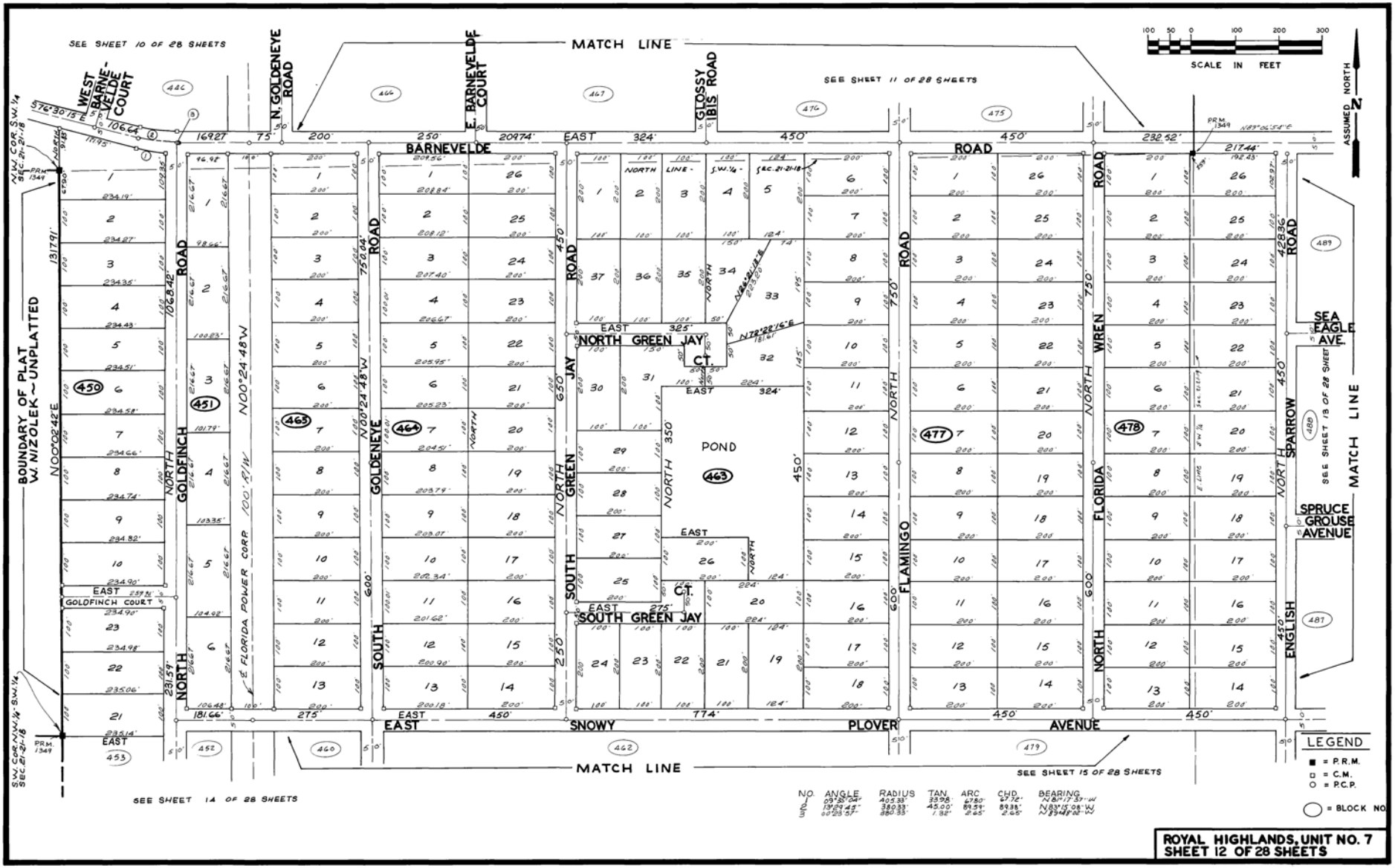


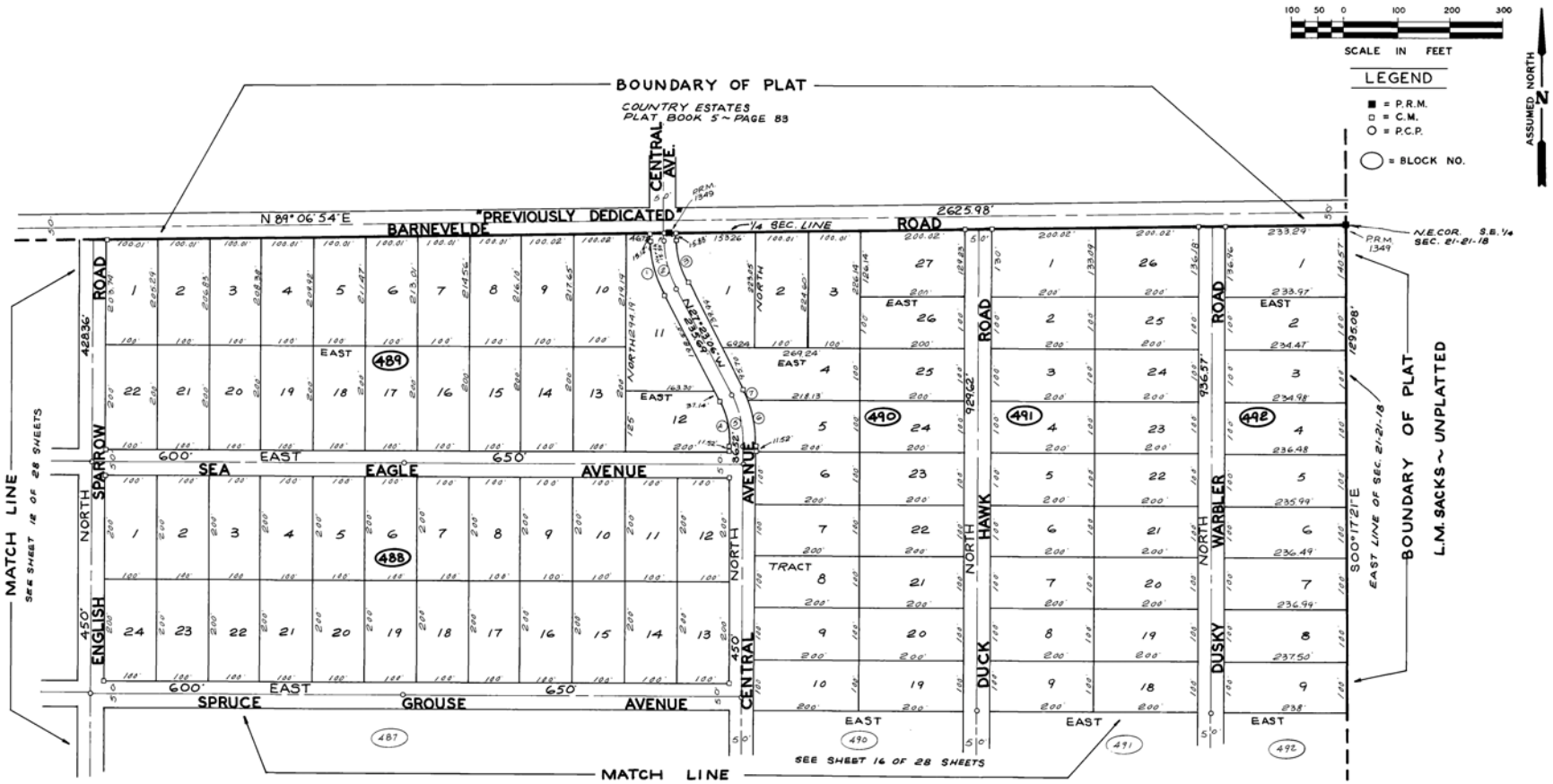
ROYAL HIGHLANDS, UNIT NO.7
SHEET 9 OF 28 SHEETS


ROYAL HIGHLANDS, UNIT NO. 7
SHEET 10 OF 28 SHEETS
SCAUP AVENUE
DUCK AVENUE
SNOW AVENUE
GOOSE AVENUE
BARNEVELDE AVENUE
SORA AVENUE
IBIS ROAD
HERON ROAD
NORTH HAWK RD.
SENECA ROAD WEST
BARNEVELDE COURT
BARNEVELDE ROAD WEST
POND
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
SCALE IN FEET
ASSUMED NORTH
M. E. MITCHELL - UNPLATTED
Boundary of Plat
P & H O'NEAL UNPLATTED
W. NIZOLEK - UNPLATTED
FLORIDA POWER CORPORATION 100' R/W
See Sheet 11 of 28 Sheets
MATCH LINE



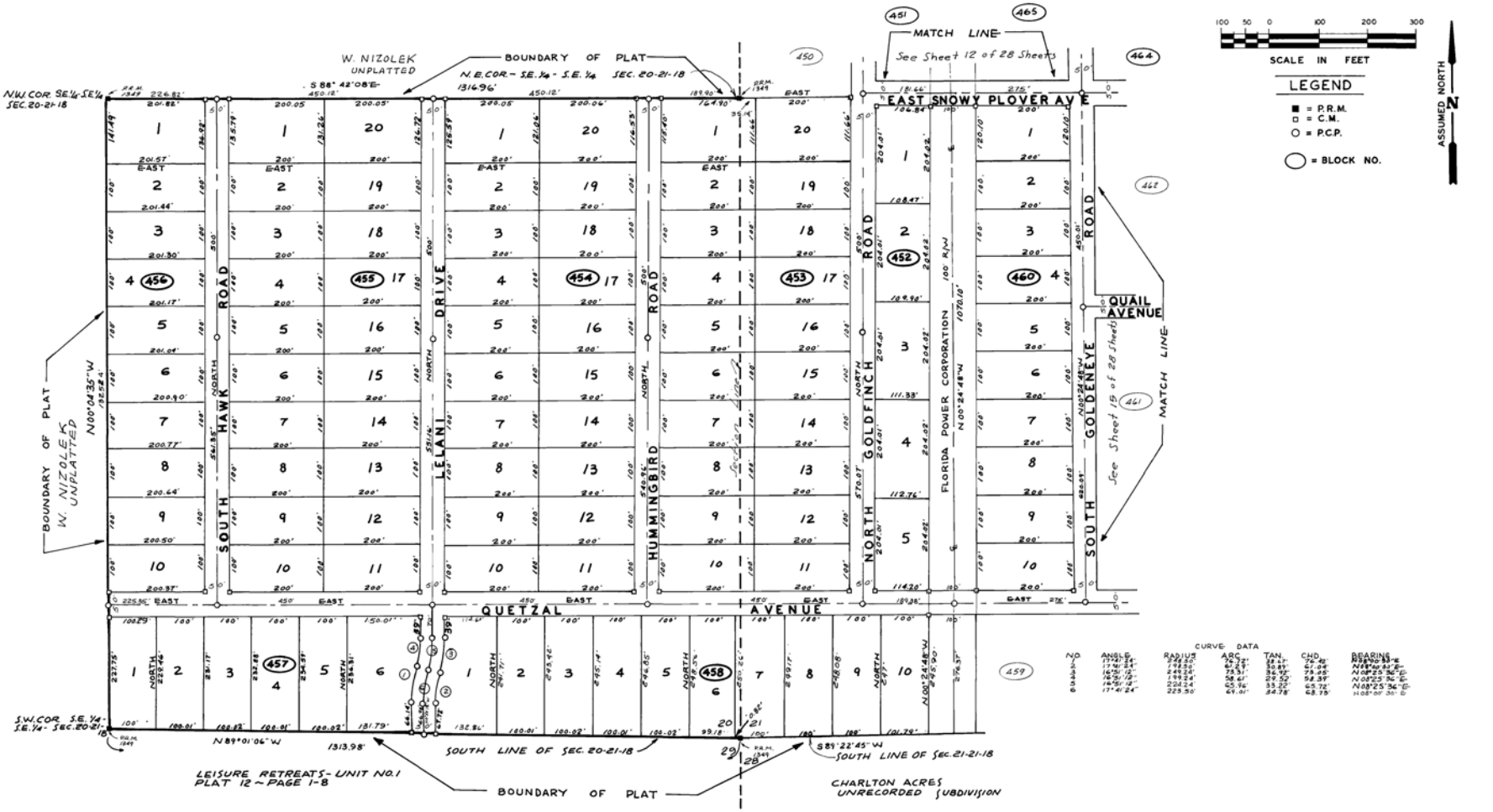
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 11 OF 28 SHEETS


SEE SHEET 10 OF 28 SHEETS
MATCH LINE
SEE SHEET 11 OF 28 SHEETS
SCALE IN FEET
ASSUMED NORTH
WEST BARNEVELDE COURT
N. GOLDENEYE ROAD
E. BARNEVELDE COURT
GLOSSY IBIS ROAD
BARNEVELDE ROAD
BOUNDARY OF PLAT W. NIZOLEK ~ UNPLATTED
NORTH GOLDFINCH ROAD
GOLDENEYE ROAD
NORTH JAY ROAD
NORTH GREEN JAY CT.
SOUTH GREEN JAY CT.
POND
NORTH FLAMINGO ROAD
NORTH WREN ROAD
NORTH FLORIDA ROAD
NORTH SPARROW ROAD
SEA EAGLE AVE.
SPRUCE GROUSE AVENUE
ENGLISH AVENUE
GOLDFINCH COURT
SNOWY PLOVER AVENUE
E. FLORIDA POWER CORP
SEE SHEET 13 OF 28 SHEETS
SEE SHEET 14 OF 28 SHEETS
SEE SHEET 15 OF 28 SHEETS
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 12 OF 28 SHEETS

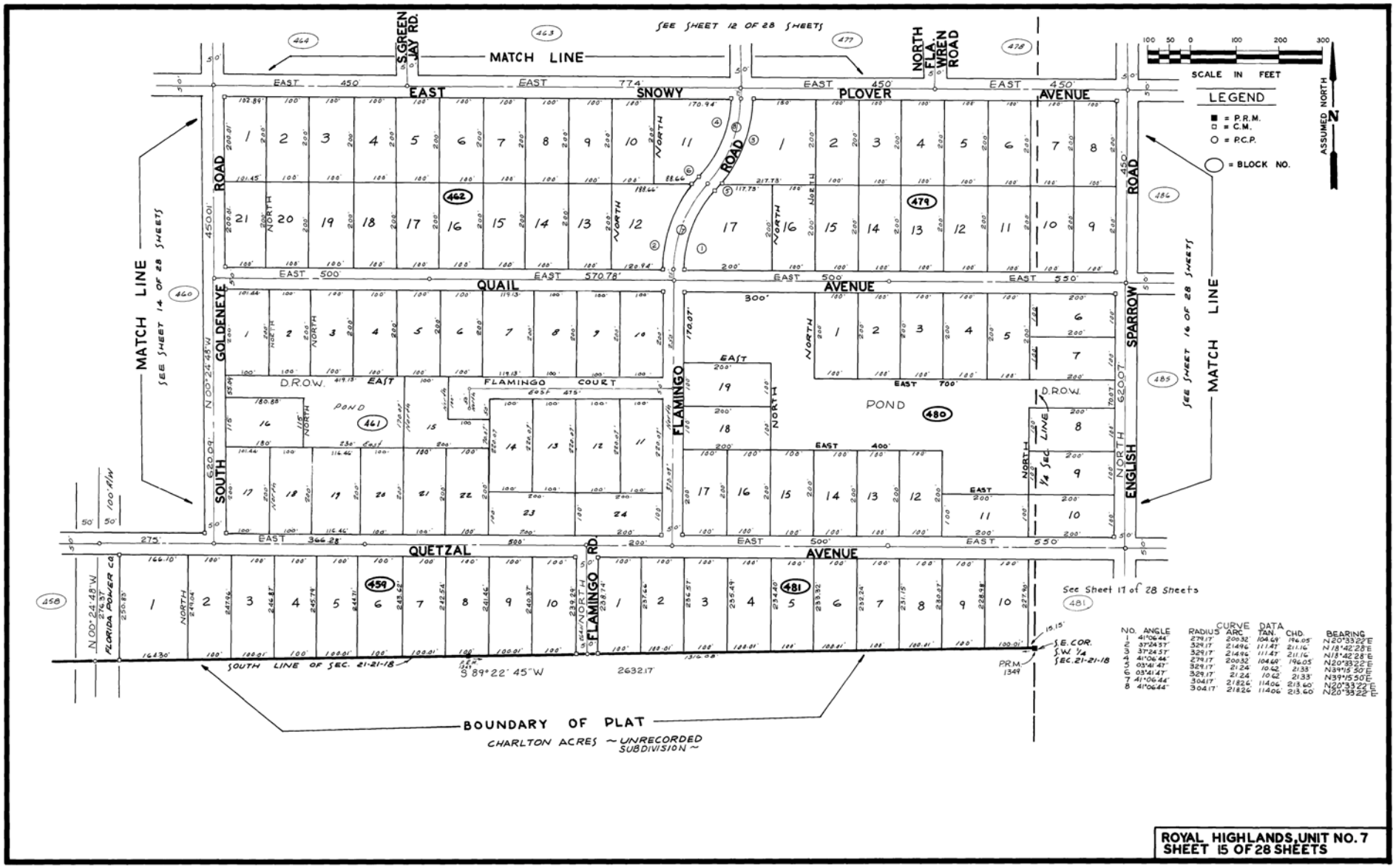


No.	ANGLE	RADIUS	ARC	TAN.	CHD.	BEARING
1	27°23'06"	225'	107.54'	54.82'	106.52'	N13°41'33"W
2	27°23'06"	200'	95.59'	48.73'	94.68'	N13°41'33"W
3	27°23'06"	175'	83.64'	42.64'	82.85'	N13°41'33"W
4	27°23'06"	175'	83.64'	42.64'	82.85'	N13°41'33"W
5	27°23'06"	200'	95.59'	48.73'	94.68'	N13°41'33"W
6	23°09'25"	225'	90.94'	46.10'	90.32'	N11°34'43"W
7	04°13'41"	225'	16.60'	8.31'	16.60'	N25°16'15"W

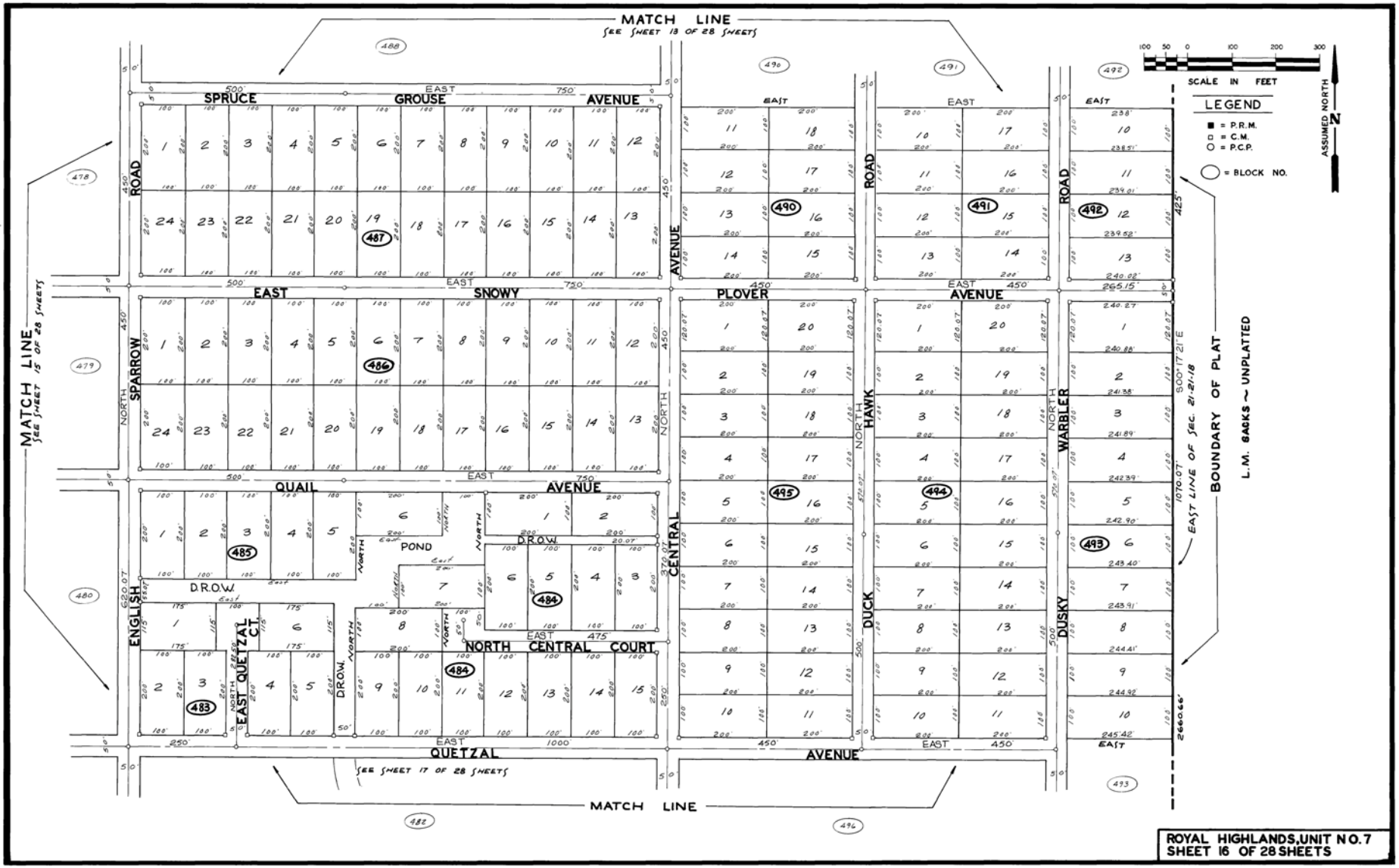
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 13 OF 28 SHEETS

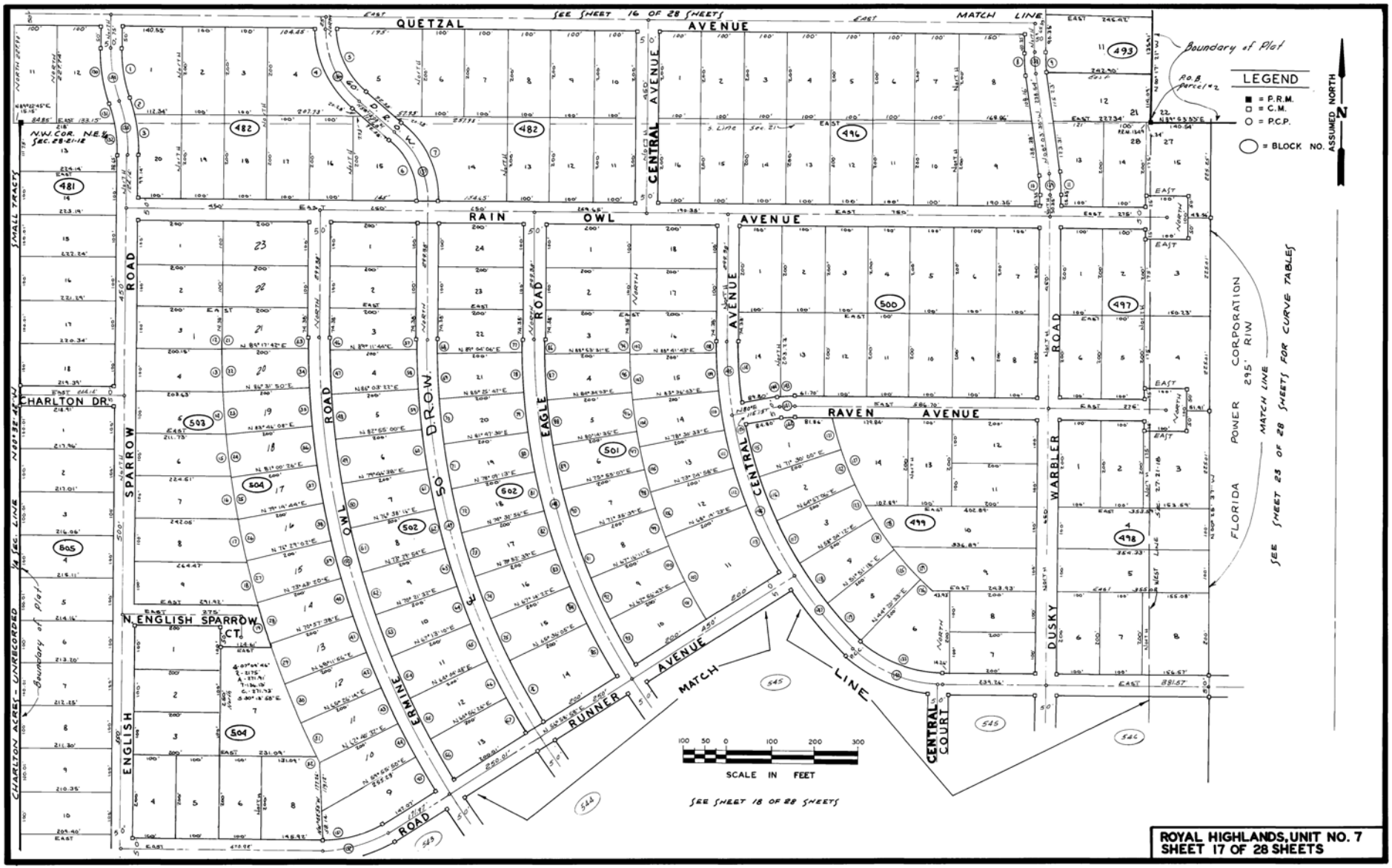


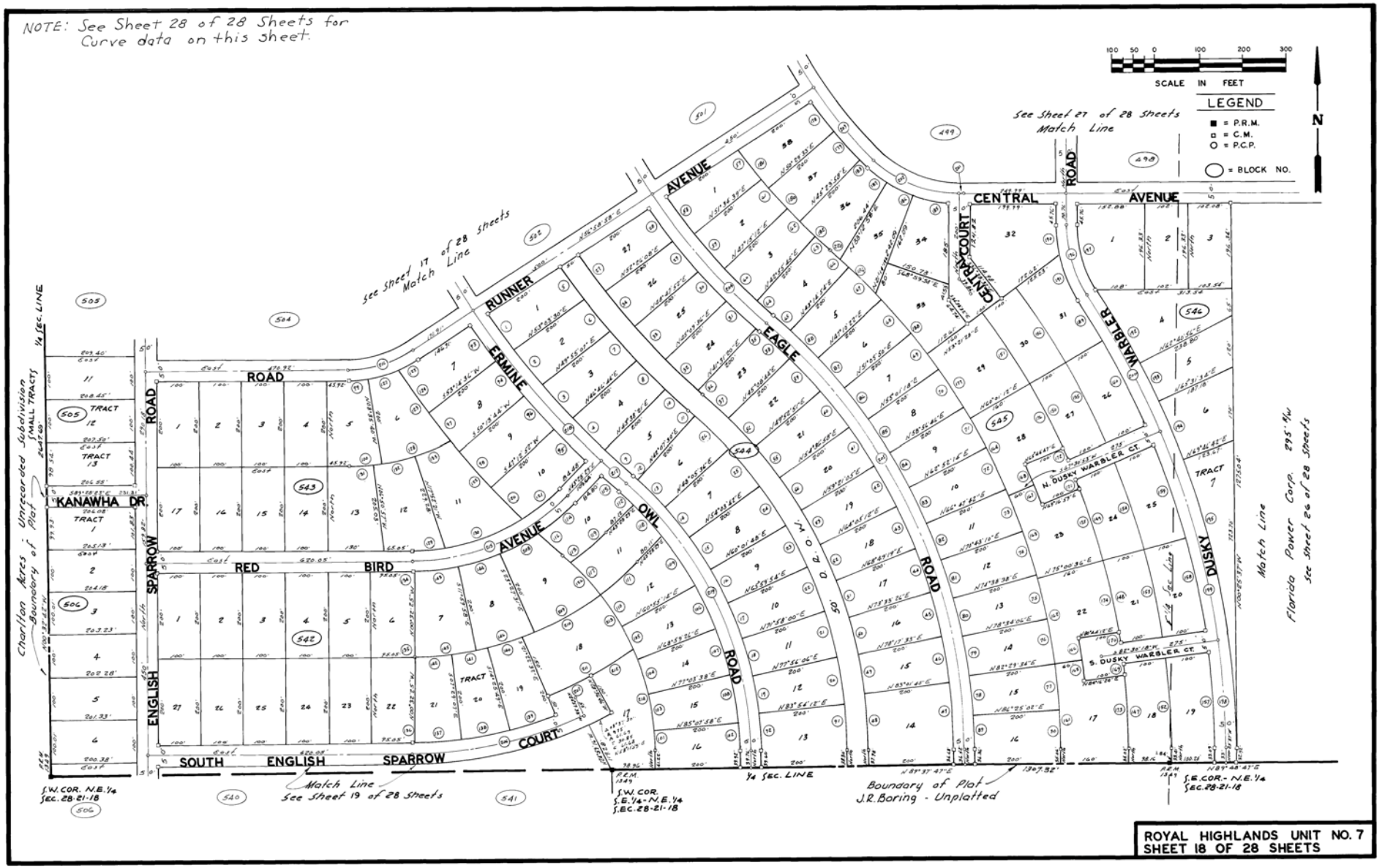
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 14 OF 28 SHEETS

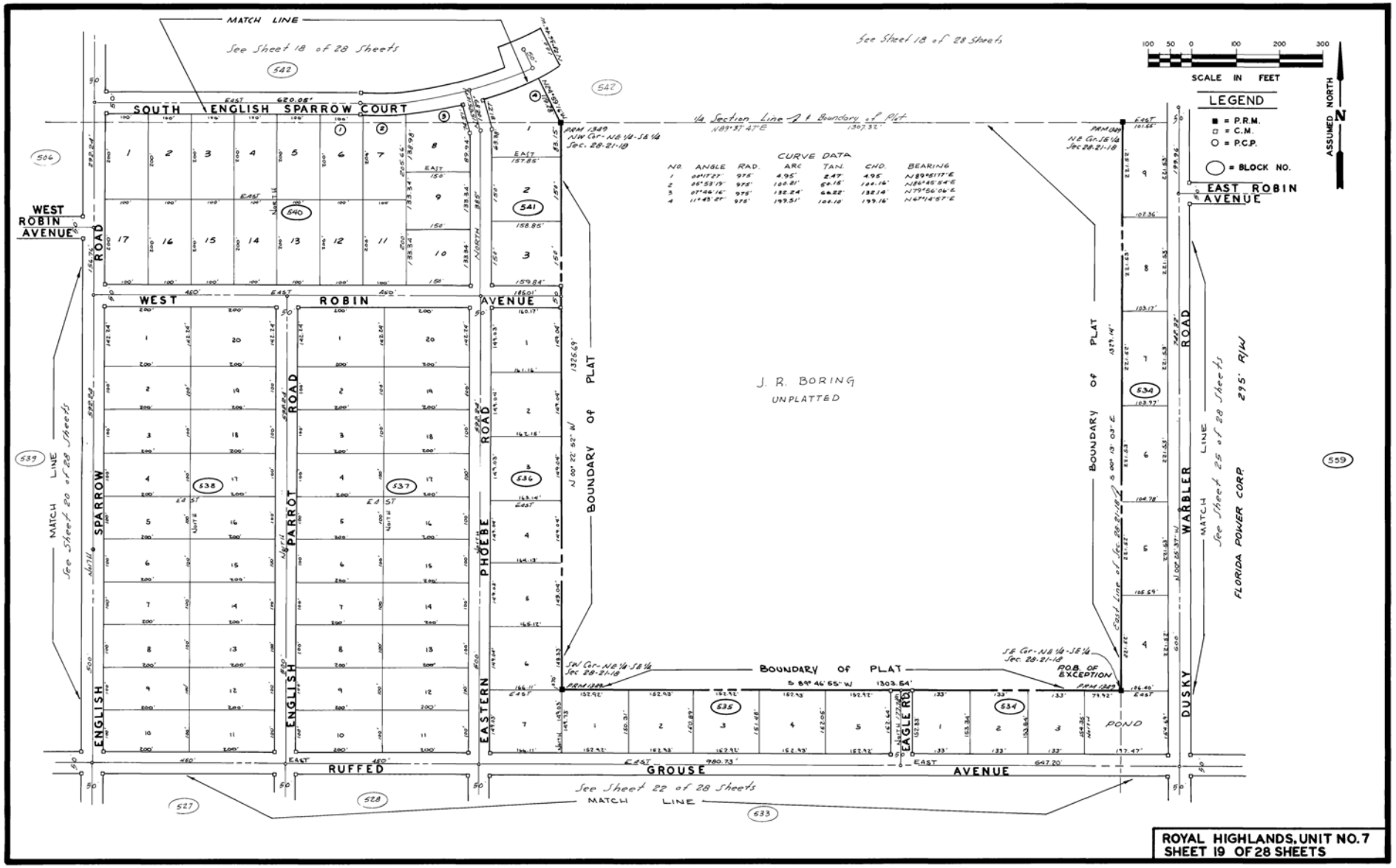


ROYAL HIGHLANDS, UNIT NO. 7
SHEET 15 OF 28 SHEETS

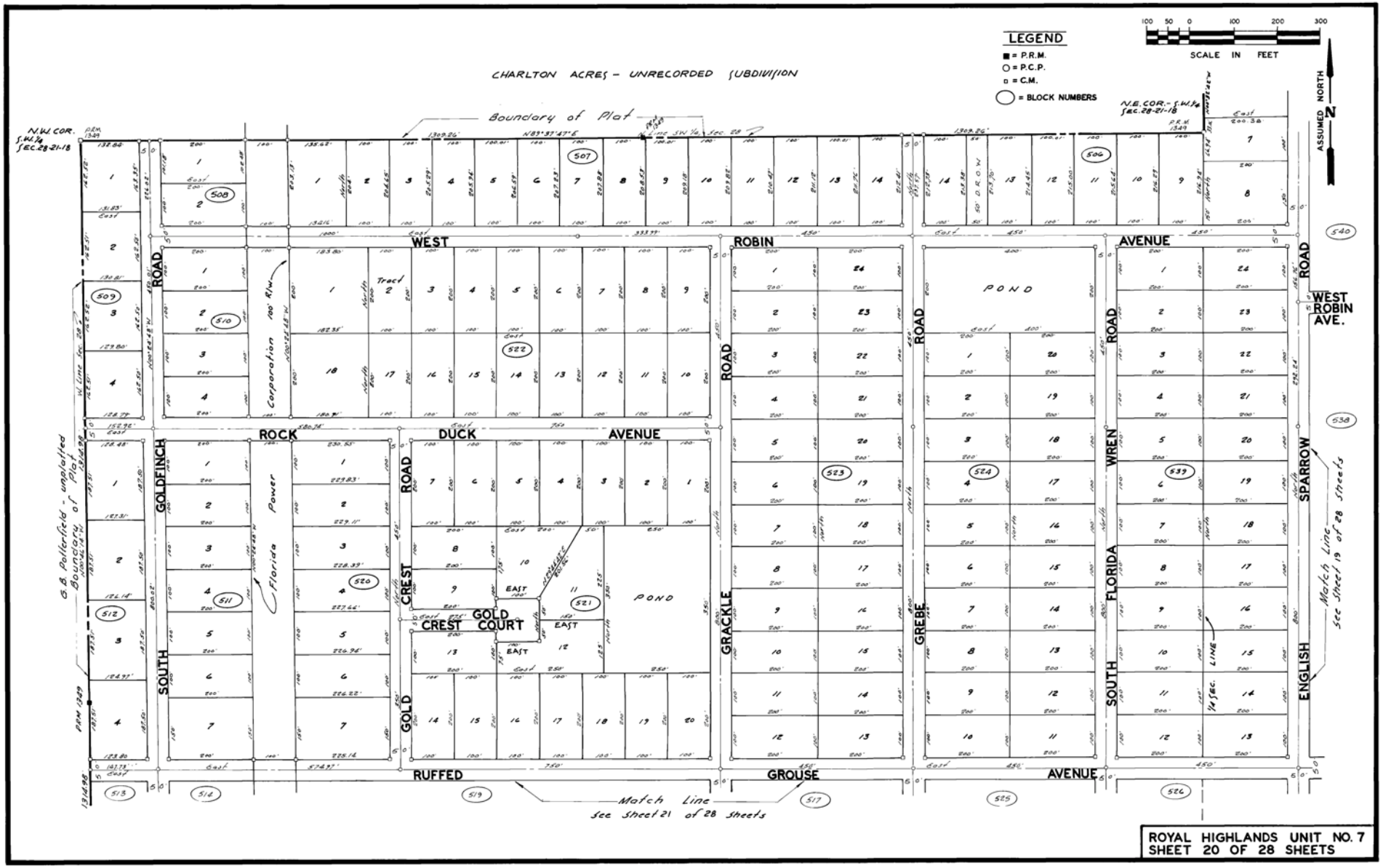

MATCH LINE
SEE SHEET 13 OF 28 SHEETS
SPRUCE
GROUSE
AVENUE
EAST
ROAD
SNOWY
PLOVER
SPARROW
NORTH
HAWK
WARBLER
QUAIL
CENTRAL
DUCK
DUSKY
POND
D.R.O.W.
ENGLISH
EAST QUETZAL CT.
NORTH CENTRAL COURT
QUETZAL
SEE SHEET 17 OF 28 SHEETS
MATCH LINE
SEE SHEET 15 OF 28 SHEETS
SCALE IN FEET
ASSUMED NORTH
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
EAST LINE OF SEC. 21-21-18
BOUNDARY OF PLAT
L.M. BANKS ~ UNPLATTED
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 16 OF 28 SHEETS

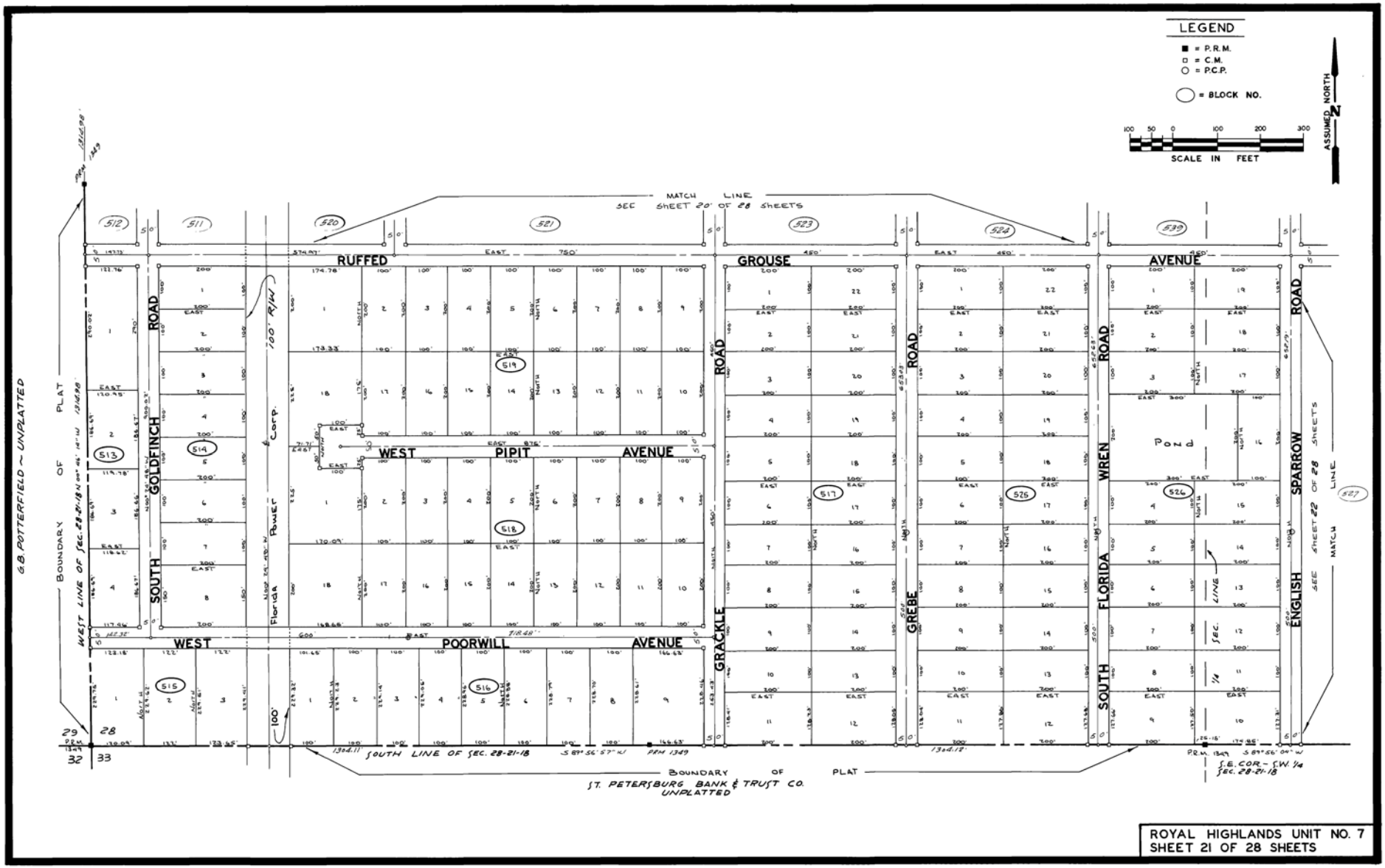

SEE SHEET 16 OF 28 SHEETS
MATCH LINE
QUETZAL AVENUE
CENTRAL AVENUE
RAIN OWL AVENUE
RAVEN AVENUE
CHARLTON DR.
SPARROW ROAD
OWL ROAD
EAGLE ROAD
ERMINE WAY
50' D.R.O.W.
WARBLER ROAD
DUSKY ROAD
N. ENGLISH SPARROW CT.
ENGLISH ROAD
RUNNER AVENUE
CENTRAL COURT
FLORIDA POWER CORPORATION 295' R/W
SEE SHEET 23 OF 28 SHEETS FOR CURVE TABLES
Boundary of Plat
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
ASSUMED NORTH
N.W. COR. N.E.¼ SEC. 28-21-18
SMALL TRACT
CHARLTON ACRES - UNRECORDED
¼ SEC. LINE
Boundary of Plat
SCALE IN FEET
SEE SHEET 18 OF 28 SHEETS
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 17 OF 28 SHEETS

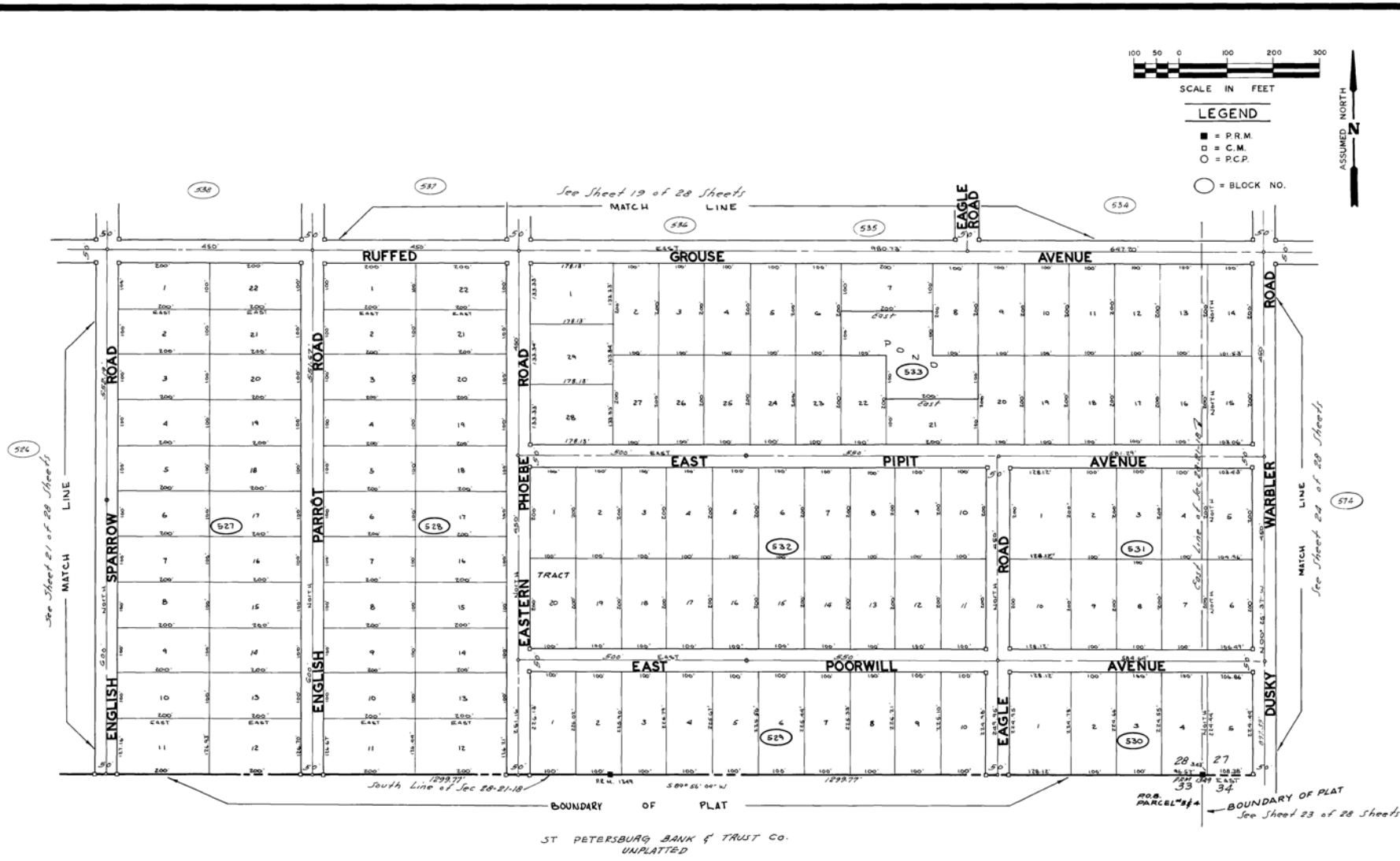

NOTE: See Sheet 28 of 28 Sheets for Curve data on this sheet.
SCALE IN FEET
LEGEND
= P.R.M.
= C.M.
= P.C.P.
= BLOCK NO.
N
See Sheet 27 of 28 Sheets Match Line
See Sheet 17 of 28 Sheets Match Line
Charlton Acres: Unrecorded Subdivision Boundary of Plat
SMALL TRACTS
1/4 SEC. LINE
KANAWHA DR.
RUNNER
ERMINE
EAGLE
OWL
RAVEN
CENTRAL
AVENUE
COURT
ROAD
SPARROW
ENGLISH
RED
BIRD
SOUTH
MARBLER
DUSKY
N. DUSKY WARBLER CT.
S. DUSKY WARBLER CT.
TRACT
Match Line See Sheet 19 of 28 Sheets
Florida Power Corp. 295' R/W See Sheet 26 of 28 Sheets
S.W. COR. N.E.1/4 SEC. 28-21-18
S.W. COR. S.E.1/4 - N.E.1/4 SEC. 28-21-18
1/4 SEC. LINE
Boundary of Plat J.R. Boring - Unplatted
1307.52'
S.E. COR. - N.E.1/4 SEC. 28-21-18
ROYAL HIGHLANDS UNIT NO. 7
SHEET 18 OF 28 SHEETS



ROYAL HIGHLANDS, UNIT NO. 7
SHEET 19 OF 28 SHEETS


CHARLTON ACRES - UNRECORDED SUBDIVISION
LEGEND
■ = P.R.M.
○ = P.C.P.
□ = C.M.
◯ = BLOCK NUMBERS
SCALE IN FEET
ASSUMED NORTH
Boundary of Plat
N.W. COR. S.W.¼ SEC. 28-21-18
N.E. COR. - S.W.¼ SEC. 28-21-18
WEST ROBIN AVE.
ROCK AVENUE
DUCK AVENUE
RUFFED GROUSE AVENUE
GOLDFINCH ROAD
CREST ROAD
GRACKLE ROAD
GREBE ROAD
WREN ROAD
SPARROW ROAD
SOUTH GOLD CREST COURT
SOUTH FLORIDA ROAD
ENGLISH ROAD
Florida Power Corporation 100' R/W
POND
POND
G.B. Pollerfield - unplatted
Boundary of Plat
Match Line
See Sheet 21 of 28 Sheets
Match Line
See Sheet 19 of 28 Sheets
ROYAL HIGHLANDS UNIT NO. 7
SHEET 20 OF 28 SHEETS

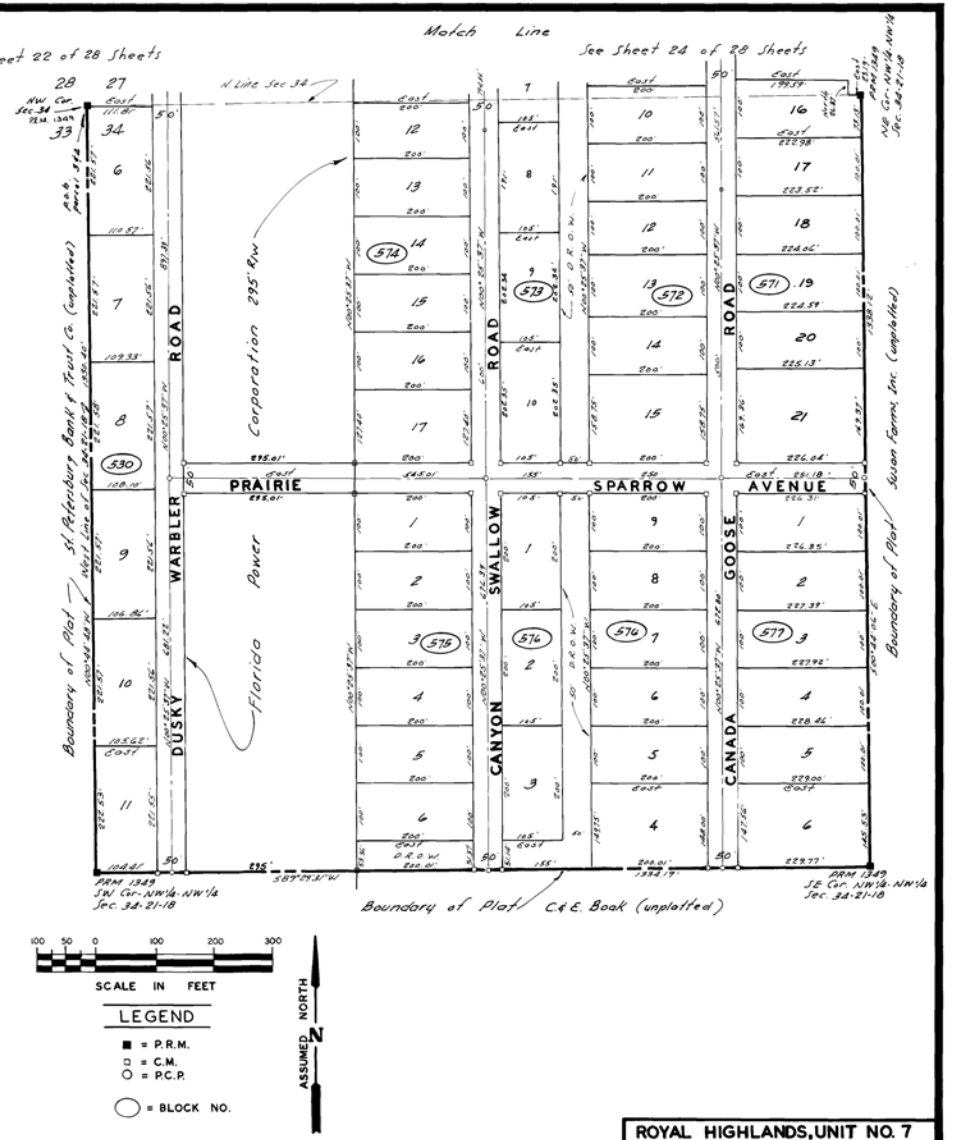

LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
SCALE IN FEET
ASSUMED NORTH
MATCH LINE
SEE SHEET 20 OF 28 SHEETS
RUFFED
GROUSE
AVENUE
GOLDFINCH ROAD
GRAKLE ROAD
GREBE ROAD
WREN ROAD
FLORIDA ROAD
SPARROW ROAD
ENGLISH
WEST PIPIT AVENUE
WEST POORWILL AVENUE
SOUTH
Pond
100' R/W
Florida Power & Corp.
WEST LINE OF SEC. 28-21-18
SOUTH LINE OF SEC. 28-21-18
BOUNDARY OF PLAT
G.B. POTTERFIELD ~ UNPLATTED
ST. PETERSBURG BANK & TRUST CO. UNPLATTED
S.E. COR. - S.W. 1/4 SEC. 28-21-18
SEE SHEET 22 OF 28 SHEETS MATCH LINE
ROYAL HIGHLANDS UNIT NO. 7
SHEET 21 OF 28 SHEETS


SCALE IN FEET
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
= BLOCK NO.
ASSUMED NORTH
See Sheet 19 of 28 Sheets
MATCH LINE
See Sheet 21 of 28 Sheets
MATCH LINE
See Sheet 24 of 28 Sheets
MATCH LINE
RUFFED GROUSE AVENUE
EAST PIPIT AVENUE
EAST POORWILL AVENUE
EAGLE ROAD
SPARROW ROAD
PARROT ROAD
ENGLISH ROAD
PHOEBE ROAD
EASTERN ROAD
WARBLER ROAD
DUSKY ROAD
POND
TRACT
South Line of Sec 28-21-18
BOUNDARY OF PLAT
See Sheet 23 of 28 Sheets
ST PETERSBURG BANK & TRUST CO.
UNPLATTED
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 22 OF 28 SHEETS

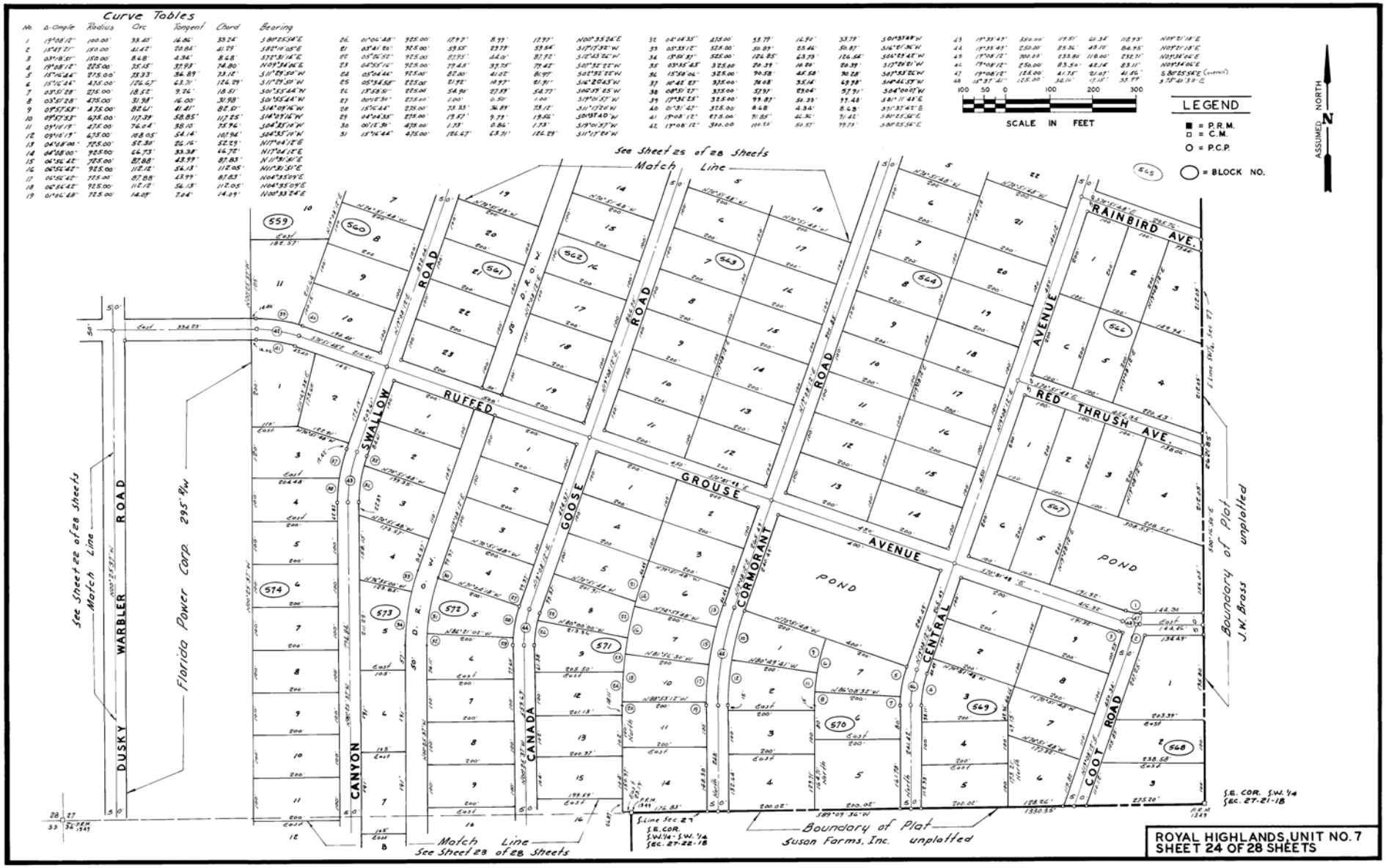
NOTE: These curves are for Sheet 17 of 28 Sheets

No.	Δ Angle	Radius	Arc	Tangent	Chord	Bearing
1	19°16'32"	375.00'	119.41'	60.32'	118.91'	N09°08'16"W
2	84°32'48"	425.00'	33.73'	16.87'	33.72'	N12°00'08"W
3	15°43'44"	425.00'	101.84'	51.46'	101.59'	N06°51'52"W
4	50°14'08"	243.30'	213.32'	114.04	206.55'	N25°07'04"W
5	50°14'08"	183.30'	160.71'	85.93'	155.61'	N25°07'04"W
6	50°14'08"	183.30'	160.71'	85.93'	155.61'	N25°07'04"W
7	50°14'08"	243.30'	213.32'	114.04'	206.55'	N25°07'04"W
8	08°05'36"	375.00'	52.74'	26.41'	52.70'	N04°01'45"W
9	08°05'36"	325.00'	45.71'	22.89'	45.67'	N04°01'45"W
10	08°05'36"	325.00'	45.71'	22.89'	45.67'	N04°01'45"W
11	08°05'36"	375.00'	52.74'	26.41'	52.70'	N04°01'45"W
12	00°41'36"	2175.00'	25.62'	12.81'	25.62'	S00°20'18"E
13	00°36'10"	2175.00'	100.07'	50.04'	100.06'	S00°17'35"E
14	00°38'35"	2175.00'	100.33'	50.18'	100.32'	S00°53'37"E
15	00°39'21"	2175.00'	100.82'	50.42'	100.81'	S00°14'55"E
16	00°40'30"	2175.00'	101.55'	50.78'	101.54'	S00°56'31"E
17	01°41'59"	2175.00'	107.88'	53.95'	107.87'	S01°38'06"E
18	01°43'56"	2175.00'	103.70'	51.85'	103.71'	S03°25'03"E
19	01°46'18"	2175.00'	105.21'	52.62'	105.20'	S05°52'28"E
20	03°15'05"	2175.00'	123.43'	61.73'	123.41'	S08°16'37"E
21	00°42'28"	2175.00'	26.87'	13.43'	26.87'	S00°01'14"E
22	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S02°05'09"E
23	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S04°51'01"E
24	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S07°36'45"E
25	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S10°22'25"E
26	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S13°08'09"E
27	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S15°53'49"E
28	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S18°39'31"E
29	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S21°25'13"E
30	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S24°10'55"E
31	02°45'43"	2175.00'	104.84'	52.43'	104.83'	S26°56'39"E
32	00°44'23"	2175.00'	25.55'	12.78'	25.55'	S28°34'41"E
33	00°42'28"	1975.00'	24.40'	12.20'	24.40'	S00°21'14"E
34	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S02°05'09"E
35	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S04°51'01"E
36	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S07°36'45"E
37	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S10°22'25"E
38	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S13°08'09"E
39	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S15°53'49"E
40	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S18°39'31"E
41	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S21°25'13"E
42	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S24°10'55"E
43	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S26°56'39"E
44	02°45'43"	1975.00'	95.20'	47.62'	95.19'	S29°42'09"E
45	02°13'21"	1975.00'	76.61'	38.31'	76.61'	S30°19'00"E
46	00°48'14"	1975.00'	27.63'	13.81'	27.63'	S30°54'08"E
47	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S32°12'21"E
48	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S35°53'44"E
49	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S38°35'19"E
50	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S41°16'53"E
51	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S43°58'28"E
52	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S46°40'04"E
53	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S49°21'39"E
54	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S52°03'14"E
55	03°08'22"	1925.00'	105.48'	52.75'	105.46'	S54°44'50"E
56	03°11'49"	1925.00'	107.97'	54.00'	107.96'	S57°29'59"E
57	00°48'14"	1725.00'	24.22'	12.11'	24.22'	S60°04'08"E
58	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S60°12'27"E
59	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S63°53'49"E
60	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S67°35'11"E
61	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S71°16'33"E
62	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S74°57'55"E
63	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S78°39'17"E
64	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S82°20'39"E
65	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S86°02'01"E
66	03°08'22"	1725.00'	94.58'	47.29'	94.57'	S89°43'23"E
67	03°01'58"	1725.00'	94.15'	47.09'	94.14'	S93°24'52"E
68	00°55'56"	1475.00'	23.85'	11.93'	23.85'	S94°27'51"E
69	03°38'17"	1475.00'	100.36'	50.20'	100.34'	S92°45'28"E
70	03°38'17"	1475.00'	100.36'	50.20'	100.34'	S89°07'12"E
71	03°38'17"	1475.00'	100.36'	50.20'	100.34'	S85°28'56"E
72	03°38'17"	1475.00'	100.36'	50.20'	100.34'	S81°50'39"E
73	03°38'17"	1475.00'	100.36'	50.20'	100.34'	S78°12'23"E
74	03°38'17"	1475.00'	100.36'	50.20'	100.34'	S74°34'06"E
75	03°38'17"	1475.00'	100.36'	50.20'	100.34'	S70°55'50"E
76	05°45'48"	1475.00'	148.49'	84.31'	148.42'	S68°18'04"E

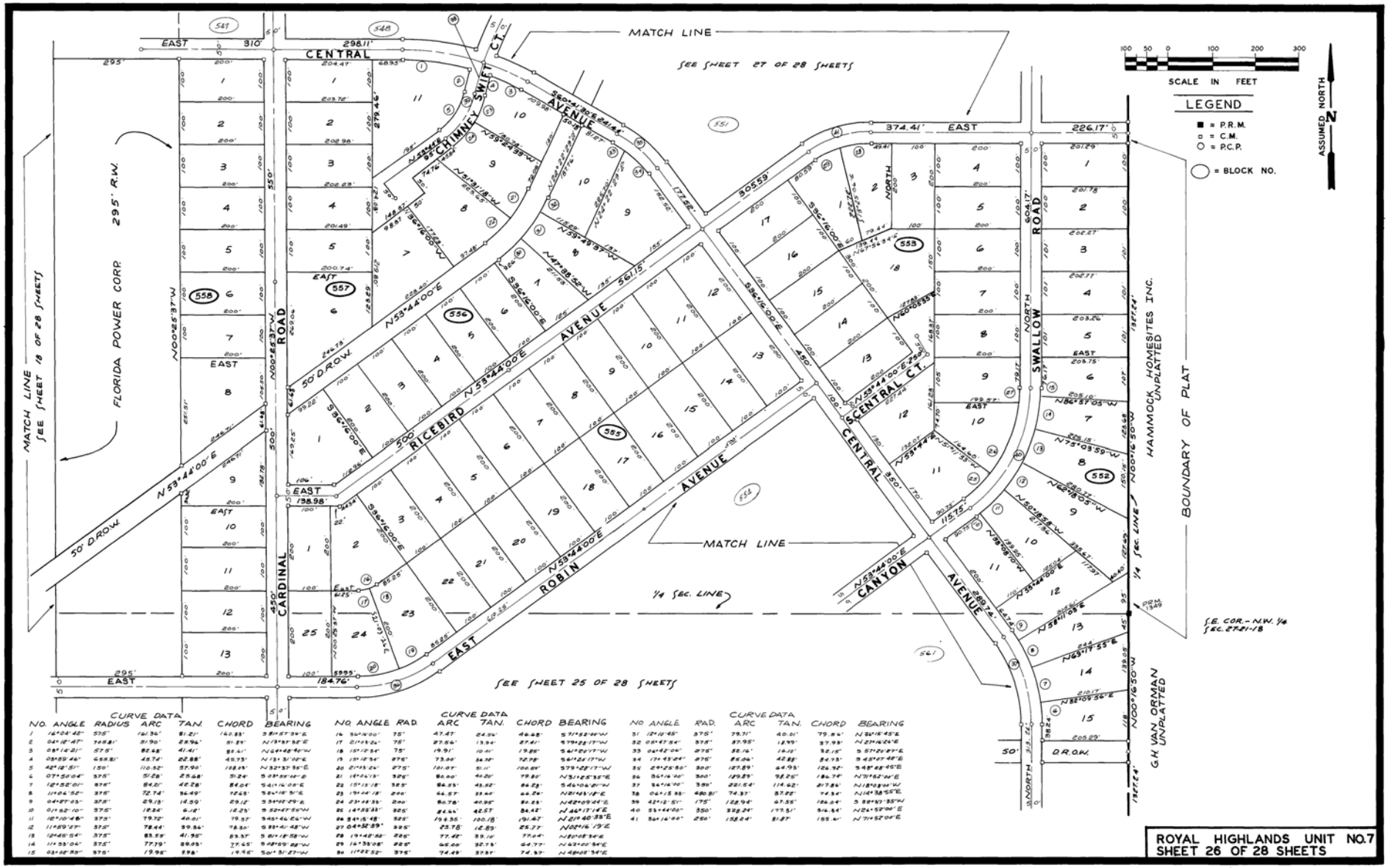
No.	Δ Angle	Radius	Arc	Tangent	Chord	Bearing
77	00°55'56"	1475.00'	24.00'	12.00'	24.00'	S00°10'53"E
78	03°38'17"	1475.00'	93.66'	46.84'	93.64'	S 02°45'02"E
79	03°38'17"	1475.00'	93.66'	46.84'	93.64'	S 06°23'22"E
80	03°38'17"	1475.00'	93.66'	46.84'	93.64'	S 10°01'38"E
81	03°38'17"	1475.00'	93.66'	46.84'	93.64'	S 13°39'55"E
82	03°38'17"	1435.50'	93.66'	46.84'	93.64'	S 17°18'12"E
83	03°38'17"	1475.00'	93.66'	46.84'	93.64'	S 20°56'29"E
84	03°38'17"	1475.00'	93.66'	46.84'	93.64'	S 24°34'46"E
85	08°38'50"	1475.00'	145.38'	72.78'	145.32'	S09°13'20"E
86	01°06'29"	1425.00'	27.56'	13.78'	27.56'	S00°33'15"E
87	04°19'28"	1425.00'	107.55'	53.80'	107.53'	S03°26'44"E
88	04°19'28"	1425.00'	107.55'	53.80'	107.53'	S07°46'12"E
89	04°19'28"	1425.00'	107.55'	53.80'	107.53'	S12°05'39"E
90	04°19'28"	1425.00'	107.55'	53.80'	107.53'	S16°25'07"E
91	04°19'28"	1425.00'	107.55'	53.80'	107.53'	S20°44'34"E
92	04°19'28"	1425.00'	107.55'	53.80'	107.53'	S25°04'02"E
93	04°57'28"	1425.00'	123.28'	61.68'	123.25'	S29°36'39"E
94	01°46'59"	1225.00'	23.69'	11.85'	23.69'	S30°33'13"E
95	04°19'28"	1225.00'	92.46'	46.25'	92.44'	S 26°04'45"E
96	04°19'28"	1225.00'	92.46'	46.25'	92.44'	S 21°45'57"E
97	04°19'28"	1225.00'	92.46'	46.25'	92.44'	S 17°27'09"E
98	04°19'28"	1225.00'	92.46'	46.25'	92.44'	S 13°08'21"E
99	04°19'28"	1225.00'	92.46'	46.25'	92.44'	S 08°49'33"E
100	04°19'28"	1225.00'	92.46'	46.25'	92.44'	S 04°30'45"E
101	04°43'35"	1225.00'	101.15'	50.59'	101.12'	S 00°12'24"E
102	01°18'17"	1225.00'	27.96'	13.98'	27.89'	S04°39'09"E
103	05°05'35"	1225.00'	108.89'	54.48'	108.86'	S08°54'26"E
104	05°05'35"	1225.00'	108.89'	54.48'	108.86'	S13°59'46"E
105	05°05'35"	1225.00'	108.89'	54.48'	108.86'	S19°05'05"E
106	05°05'35"	1225.00'	108.89'	54.48'	108.86'	S24°10'25"E
107	16°51'15"	1225.00'	217.46'	109.41'	217.17'	S 32°45'46"E
108	01°18'17"	1025.00'	23.34'	11.67'	23.34'	S 00°39'09"E
109	05°05'35"	1425.00'	91.11'	45.59'	91.08'	S 04°57'14"E
110	05°05'35"	1425.00'	91.11'	45.59'	91.08'	S 09°56'46"E
111	05°05'35"	1425.00'	91.11'	45.59'	91.08'	S 14°48'18"E
112	05°05'35"	1425.00'	91.11'	45.59'	91.08'	S 19°39'49"E
113	09°54'32"	1025.00'	177.86'	89.16'	177.64'	S 24°40'57"E
114	08°51'50"	975.00'	145.16'	72.72'	145.03'	S04° 15'55"E
115	07°01'32"	975.00'	119.64'	59.89'	119.57'	S 15°29'04"E
116	04°32'54"	975.00'	111.43'	55.78'	111.37'	S 21°46'27"E
117	04°32'54"	975.00'	111.43'	55.78'	111.37'	S 26°19'21"E
118	04°32'54"	975.00'	111.43'	55.78'	111.37'	S 30°52'15"E
119	11°30'45"	975.00'	121.84'	64.01'	121.75'	S 40°58'06"E
120	00°55'19"	975.00'	26.01'	13.01'	26.00'	S 10°41'05"E
121	05°24'10"	775.00'	73.98'	36.97'	73.95'	S 15°41'55"E
122	04°32'54"	775.00'	88.53'	44.34'	88.53'	S 21°46'27"E
123	04°32'54"	775.00'	88.53'	44.34'	88.53'	S 26°19'21"E
124	04°32'54"	775.00'	88.53'	44.34'	88.53'	S 30°52'15"E
125	01°36'45"	775.00'	161.42'	50.88'	161.56'	S 41°56'04"E
126	00°18'27"	775.00'	31.21'	15.61'	31.21'	S 46°48'46"E
127	15°53'25"	775.00'	214.94'	108.16'	214.25'	S 52°05'45"E
128	08°52'00"	775.00'	119.95'	60.09'	119.81'	S 59°18'28"E
129	10°26'32"	775.00'	136.21'	68.53'	136.04'	S 68°44'46"E
130	18°16'35"	825.00'	135.55'	68.36'	134.99'	N 09°08'16"W
131	01°01'54"	535.00'	46.68'	23.34'	46.99'	N 14°45'35"W
132	11°14'38"	335.00'	73.59'	36.91'	73.47'	N 08°37'19"W
133	44°20'33"	235.00'	212.83'	112.64'	207.56'	S 22°19'16"E
134	18°16'35"	600.00'	191.33'	64.34'	190.55'	N 09°08'16"W
135	18°16'35"	600.00'	191.33'	64.34'	190.55'	N 09°08'16"W
136	50°14'08"	218.30'	187.02'	100.00'	181.08'	N 25°07'04"W
137	50°14'08"	218.30'	187.02'	100.00'	181.08'	N 25°07'04"W
138	08°03'36"	350.00'	49.23'	24.65'	49.18'	N04°01'45"W
139	08°03'36"	350.00'	49.23'	24.65'	49.18'	N04°01'45"W
140	44°23'33"	300.00'	232.38'	122.25'	226.63'	S22°19'16"E
141	49°00'04"	200.00'	34.91'	17.53'	34.82'	N08°06'06"E
142	19°00'00"	175.00'	58.04'	14.31'	57.51'	N85°06'06"E
143	09°48'02"	225.00'	38.91'	17.99'	38.87'	N85°06'09"E
144	00°11'49"	225.00'	0.78'	0.39'	0.78'	N 80°05'59"E
145	14°00'00"	1300.00'	174.58'	87.49'	174.31'	N85°06'06"W
146	28°16'02"	1000.00'	461.71'	235.41'	457.30'	S 21°54'32"E
147	12°58'25"	1000.00'	226.41'	113.75'	225.97'	S 35°35'14"E
148	33°01'02"	1450.00'	835.58'	429.76'	824.16'	S47°06'31"E
149	33°01'02"	1700.00'	979.64'	503.84'	966.14'	S47°06'31"E
150	33°01'02"	1950.00'	1123.71'	577.94'	1108.22'	S47°06'31"E
151	33°01'02"	250.00'	144.06'	74.09'	142.08'	N 21°09'29"E
152	33°01'02"	225.00'	129.65'	66.68'	127.87'	N 21°09'29"E



ROYAL HIGHLANDS, UNIT NO. 7
SHEET 23 OF 28 SHEETS


Curve Tables
LEGEND
P.R.M.
C.M.
P.C.P.
BLOCK NO.
SCALE IN FEET
NORTH
ASSUMED
See Sheet 25 of 28 Sheets
Match Line
See Sheet 22 of 28 Sheets
Match Line
See Sheet 23 of 28 Sheets
Boundary of Plat
Susan Farms, Inc. unplatted
Boundary of Plat
J.W. Brass unplatted
DUSKY WARBLER ROAD
Florida Power Corp. 295' R/W
CANYON SWALLOW ROAD
RUFFED GROUSE AVENUE
GOOSE CANADA ROAD
CORMORANT ROAD
CENTRAL AVENUE
RED THRUSH AVE.
RAINBIRD AVE.
COOT ROAD
POND
POND
S.E. COR. S.W. 1/4 SEC. 27-21-18
S. Line Sec. 27 S.E. COR. S.W. 1/4 - S.W. 1/4 SEC. 27-22-18
ROYAL HIGHLANDS, UNIT NO. 7
SHEET 24 OF 28 SHEETS

CURVE DATA
SCALE IN FEET
LEGEND
■ = P.R.M.
□ = C.M.
○ = P.C.P.
◯ = BLOCK NO.
ASSUMED NORTH
ROBIN ROAD
CENTRAL AVENUE
SWALLOW ROAD
EAST ROAD
REDSTART AVENUE
WARBLER ROAD
DUSKY ROAD
CARDINAL ROAD
CANYON ROAD
GOOSE ROAD
CANADA ROAD
CORMORANT ROAD
RAINBIRD AVE.
Florida Power Corporation 295' R/W
Match Line See Sheet 19 of 28 Sheets
Match Line See Sheet 26 of 28 Sheets
Match Line See Sheet 24 of 28 Sheets
ROYAL HIGHLANDS UNIT NO. 7
SHEET 25 OF 28 SHEETS



CURVE DATA

NO.	ANGLE	RADIUS	ARC	TAN.	CHORD	BEARING
1	16°04'42"	575'	161.36'	81.21'	160.88'	S 81°47'39" E
2	04°18'47"	1068.81'	31.90'	15.96'	31.89'	N 73°37'32" E
3	08°14'21"	57.5'	82.68'	41.41'	82.41'	N 64°48'46" W
4	05°59'46"	658.81'	68.74'	34.38'	68.73'	N 13° 3'02" E
5	42°12'51"	150'	110.52'	57.90'	108.05'	N 32°37'39" E
6	07°50'04"	375'	51.28'	25.68'	51.24'	S 49°25'02" E
7	12°52'01"	375'	84.21'	42.28'	84.04'	S 41°16'05" E
8	11°04'52"	375'	72.74'	36.49'	72.63'	S 84°15'51" E
9	04°27'05"	375'	29.13'	14.59'	29.12'	S 74°02'29" E
10	01°52'10"	575'	18.84'	6.42'	18.84'	S 72°47'56" W
11	12°10'48"	375'	79.72'	40.01'	79.57'	S 65°46'54" W
12	11°59'27"	375'	78.44'	39.36'	78.30'	S 53°41'48" W
13	12°45'54"	375'	83.55'	41.95'	83.37'	S 41°15'38" W
14	11°53'04"	375'	77.79'	39.05'	77.65'	S 29°59'28" W
15	03°08'38"	575'	19.95'	9.98'	19.95'	S 24° 31' 27" W

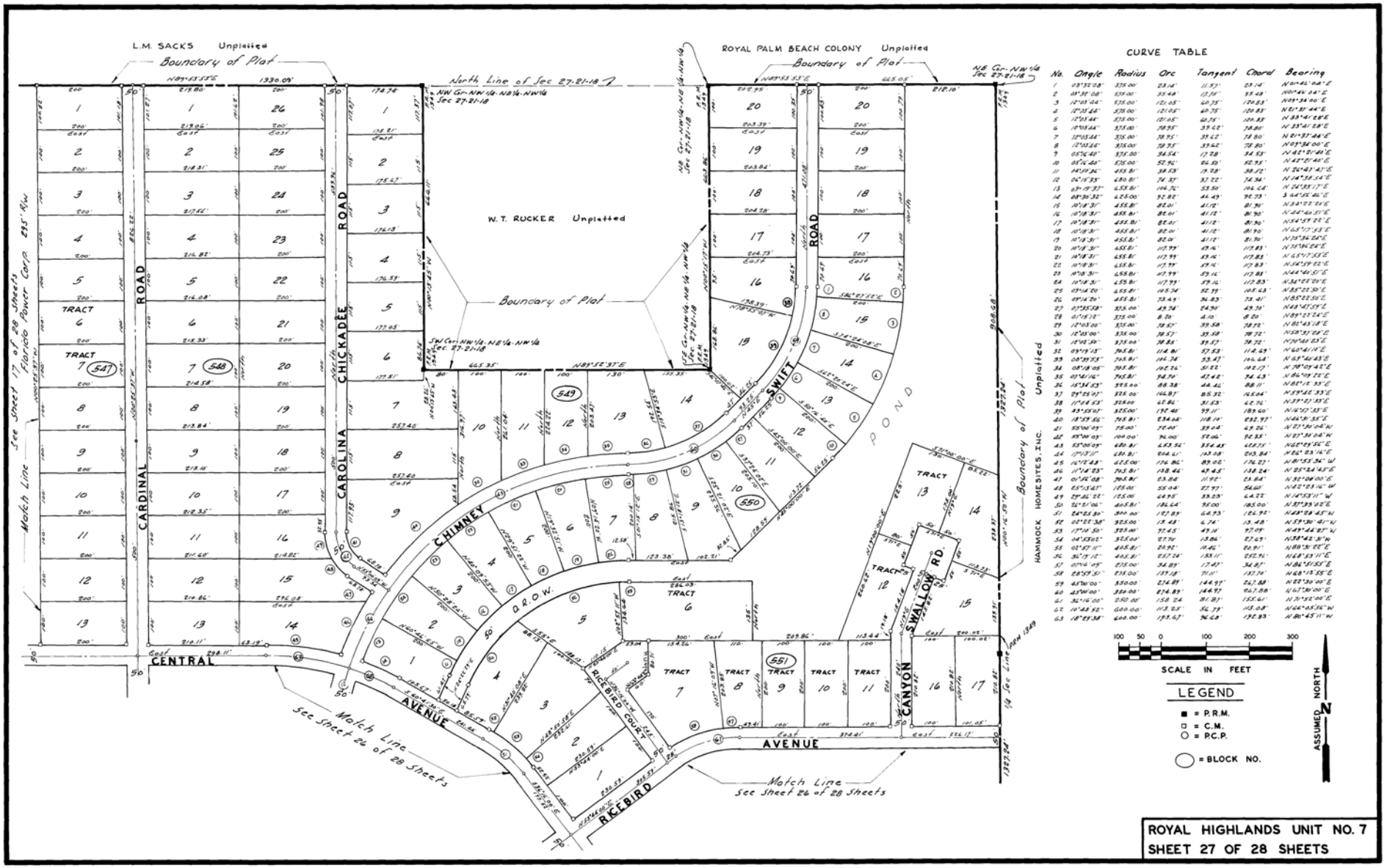
CURVE DATA

NO.	ANGLE	RAD.	ARC	TAN.	CHORD	BEARING
16	90°00'00"	75'	47.47'	24.54'	46.48'	S 7°52'28" W
17	21°05'24"	75'	27.54'	13.94'	27.41'	S 79°22'17" W
18	15°12'54"	75'	19.91'	10.01'	19.86'	S 61°26'17" W
19	15°12'54"	275'	73.00'	36.70'	72.78'	S 61°26'17" W
20	21°05'24"	275'	101.07'	51.11'	100.49'	S 79°22'17" W
21	15°12'18"	325'	86.20'	43.30'	85.95'	S 76°26'32" E
22	15°13'18"	325'	86.33'	43.42'	86.08'	S 46°04'21" W
23	19°44'18"	200'	64.57'	32.60'	64.26'	N 81°45'19" E
24	23°46'35"	200'	80.78'	40.95'	80.23'	N 82°09'44" E
25	14°38'33"	325'	84.64'	42.57'	84.42'	N 46°17'14" E
26	84°16'48"	325'	194.35'	120.18'	191.47'	N 27° 40' 33" E
27	04°38'29"	325'	25.78'	12.89'	25.77'	N 02°16' 19" E
28	19°14'52"	225'	77.42'	39.10'	77.04'	N 30°05'56" E
29	16°55'08"	225'	66.06'	33.19'	64.77'	N 63°00'56" E
30	11°22'52"	375'	74.49'	37.37'	74.37'	N 48°08'56" E

CURVE DATA

NO.	ANGLE	RAD.	ARC	TAN.	CHORD	BEARING
31	12°11'45"	375'	79.71'	40.01'	79.56'	N 36°16'45" E
32	08°47'54"	575'	87.95'	44.99'	87.93'	N 27°16'24" E
33	04°42'04"	275'	22.16'	11.12'	22.15'	S 57°29'27" E
34	17°45'24"	275'	85.06'	42.88'	84.73'	S 45°07'42" E
35	29°25'56"	360'	187.89'	64.93'	126.92'	S 48°48'46" E
36	84°14'00"	360'	189.29'	98.26'	184.74'	N 73°52'04" E
37	84°14'00"	389'	221.54'	114.62'	217.86'	N 18°08'04" W
38	04°15'38"	480.81'	74.33'	37.22'	74.34'	N 14°38'55" E
39	42°12'51"	175'	128.94'	67.55'	126.04'	S 32°53'55" W
40	53°44'00"	350'	328.24'	177.51'	316.44'	N 26°52'00" E
41	84°16'00"	250'	138.24'	81.87'	135.46'	N 71°52'04" E

ROYAL HIGHLANDS UNIT NO.7
SHEET 26 OF 28 SHEETS



CURVE TABLE

No.	Angle	Radius	Arc	Tangent	Chord	Bearing
1	03°32'08"	375.00'	23.14'	11.57'	23.14'	N20°42'04"E
2	08°35'08"	525.00'	31.44'	15.74'	31.43'	N20°46'04"E
3	12°05'04"	535.00'	112.05'	60.75'	170.83'	N09°34'00"E
4	12°05'44"	525.00'	110.05'	60.75'	109.83'	N21°37'44"E
5	12°05'44"	525.00'	110.05'	60.75'	109.83'	N 33°43'28"E
6	12°05'44"	375.00'	78.95'	39.62'	78.80'	N 33°43'28"E
7	12°05'44"	375.00'	78.95'	39.62'	78.80'	N 21°37'44"E
8	12°05'44"	525.00'	110.51'	55.42'	110.30'	N09°34'00"E
9	05°56'48"	375.00'	38.54'	19.28'	38.53'	N 4°31'40"E
10	65°16'48"	525.00'	52.96'	26.59'	52.95'	N 43°28'48"E
11	142°59'36"	425.81'	38.53'	19.28'	38.52'	N 26°43'47"E
12	04°15'33"	680.81'	74.31'	37.22'	74.34'	N 14°38'34"E
13	43°19'37"	655.81'	196.74'	53.50'	196.64'	N 24°28'17"E
14	48°30'32"	655.81'	92.82'	46.49'	92.73'	S 64°58'46"E
15	10°18'31"	455.81'	82.01'	41.12'	81.91'	N 34°22'01"E
16	10°18'31"	455.81'	82.01'	41.12'	81.90'	N 44°46'51"E
17	10°18'31"	455.81'	82.01'	41.12'	81.90'	N54°59'22"E
18	10°18'31"	455.81'	82.01'	41.12'	81.90'	N 65°11'53"E
19	10°18'31"	455.81'	82.01'	41.12'	81.90'	N 75°24'24"E
20	10°18'31"	655.81'	117.99'	59.16'	117.83'	N 75°24'24"E
21	10°18'31"	655.81'	117.99'	59.16'	117.83'	N 65°11'53"E
22	10°18'31"	655.81'	117.99'	59.16'	117.83'	N 54°59'22"E
23	10°18'31"	655.81'	117.99'	59.16'	117.83'	N44°46'51"E
24	10°18'31"	655.81'	117.99'	59.16'	117.83'	N34°22'01"E
25	07°14'20"	655.81'	103.24'	51.73'	103.13'	N 28°22'50"E
26	49°14'04"	655.81'	33.48'	16.74'	33.47'	N 65°22'50"E
27	07°35'58"	325.00'	43.74'	21.90'	43.71'	N48°47'59"E
28	01°15'12"	325.00'	8.20'	4.10'	8.20'	N89°22'24"E
29	12°05'00"	325.00'	78.57'	39.58'	78.72'	N 81°45'18"E
30	12°05'00"	325.00'	78.57'	39.58'	78.72'	N 69°37'28"E
31	12°05'00"	375.00'	78.85'	39.57'	78.72'	N 69°37'28"E
32	49°19'28"	375.00'	194.86'	103.83'	189.00'	N 45°14'14"E
33	08°39'25"	725.81'	109.74'	54.97'	109.64'	N 65°46'43"E
34	08°18'05"	725.81'	105.24'	52.72'	105.17'	N 78°05'43"E
35	07°41'16"	725.81'	97.47'	48.78'	97.39'	N 86°09'22"E
36	16°34'23"	325.00'	88.38'	44.46'	88.11'	N 85°16'33"E
37	79°25'27"	325.00'	146.87'	85.32'	145.64'	N 59°45'33"E
38	11°44'23"	325.00'	67.86'	34.03'	67.74'	N 33°27'33"E
39	33°55'50"	325.00'	192.48'	99.11'	189.60'	N 16°51'33"E
40	18°59'56"	725.81'	234.66'	118.19'	233.67'	N 46°31'35"E
41	55°00'03"	75.00'	72.00'	39.04'	69.26'	N 27°30'06"W
42	55°00'03"	100.00'	96.00'	52.06'	92.35'	N 27°30'06"W
43	53°00'09"	600.81'	653.54'	354.43'	628.71'	N62°15'54"E
44	17°13'12"	580.81'	174.41'	87.68'	173.78'	N 82°53'16"E
45	16°12'48"	625.00'	176.86'	89.02'	176.27'	N 81°53'36"W
46	11°14'23"	725.81'	138.46'	69.45'	138.24'	N 25°24'45"E
47	01°56'08"	725.81'	25.88'	11.95'	25.84'	N 32°08'00"E
48	65°15'47"	125.00'	55.04'	27.97'	54.60'	N 42°23'16"W
49	29°46'22"	125.00'	64.96'	33.23'	64.22'	N 14°53'11"W
50	52°15'10"	425.81'	186.64'	95.00'	185.00'	N 11°28'12"E
51	84°25'30"	300.00'	197.89'	64.93'	194.92'	N48°28'45"W
52	02°22'38"	325.00'	13.48'	6.74'	13.48'	N 59°39'41"W
53	17°16'50"	325.00'	97.45'	49.16'	97.09'	N 49°44'27"W
54	04°33'02"	325.00'	27.76'	13.86'	27.69'	N38°42'39"W
55	02°57'11"	425.81'	21.95'	10.96'	21.91'	N 28°38'22"E
56	36°19'12"	425.81'	269.94'	139.11'	265.46'	N 43°49'17"E
57	07°16'09"	275.00'	34.89'	17.47'	34.87'	N 86°51'55"E
58	68°59'51"	275.00'	137.78'	71.11'	137.74'	N 68°15'55"E
59	65°30'00"	350.00'	274.89'	144.97'	267.88'	N 22°30'00"E
60	45°00'00"	350.00'	274.89'	144.97'	267.88'	N 67°30'00"E
61	32°16'00"	250.00'	158.24'	81.83'	155.61'	N 71°52'00"E
62	10°48.52"	600.00'	113.25'	56.79'	113.08'	N 66°45'56"W
63	18°59'38"	600.00'	193.63'	96.68'	192.83'	N 80°45'11"W

ROYAL HIGHLANDS UNIT NO. 7
SHEET 27 OF 28 SHEETS

- CURVE DATA FOR SHEET 18 OF 28 SHEETS -

No.	Angle	Radius	Arc	Tangent	Chord	Bearing
1	03°10'49"	1925.00'	106.85'	53.44'	106.84'	N35°21'06"W
2	03°08'23"	1925.00'	105.49'	52.76'	105.47'	N38°30'42"W
3	03°08'23"	1925.00'	105.49'	52.76'	105.47'	N41°39'05"W
4	03°08'23"	1925.00'	105.49'	52.76'	105.47'	N44°47'28"W
5	03°05'39"	1925.00'	101.96'	50.99'	101.95'	N47°53'46"W
6	03°08'23"	1925.00'	94.53'	47.28'	94.52'	N50°56'52"W
7	03°08'23"	1925.00'	94.53'	47.28'	94.52'	N53°59'35"W
8	03°08'23"	1925.00'	94.53'	47.28'	94.52'	N56°47'22"W
9	00°52'00"	1925.00'	87.35'	43.68'	87.35'	N57°39'39"W
10	02°52'00"	1925.00'	78.58'	39.29'	78.57'	N59°23'37"W
11	01°55'29"	1960.00'	65.89'	32.95'	65.89'	N61°25'25"W
12	01°05'09"	860.00'	16.30'	8.15'	16.30'	N61°55'25"W
13	05°58'04"	860.00'	89.58'	44.83'	89.54'	N64°53'27"W
14	05°58'04"	860.00'	89.58'	44.83'	89.54'	N70°52'21"W
15	05°58'04"	860.00'	89.58'	44.83'	89.54'	N73°51'15"W
16	05°58'04"	860.00'	89.58'	44.83'	89.54'	N76°49'09"W
17	05°58'04"	860.00'	89.58'	44.83'	89.54'	N79°47'03"W
18	05°58'04"	860.00'	89.58'	44.83'	89.54'	N82°44'57"W
19	05°58'04"	860.00'	89.58'	44.83'	89.54'	N85°42'51"W
20	05°58'04"	860.00'	89.58'	44.83'	89.54'	N88°40'45"W
21	05°58'04"	860.00'	89.58'	44.83'	89.54'	N89°38'39"W
22	05°58'04"	860.00'	89.58'	44.83'	89.54'	N86°36'33"W
23	05°58'04"	860.00'	89.58'	44.83'	89.54'	N83°34'27"W
24	05°58'04"	860.00'	89.58'	44.83'	89.54'	N80°32'21"W
25	05°58'04"	860.00'	89.58'	44.83'	89.54'	N77°30'15"W
26	05°58'04"	860.00'	89.58'	44.83'	89.54'	N74°28'09"W
27	03°41'32"	1675.00'	107.94'	53.99'	107.92'	N72°34'54"W
28	04°36'35"	1475.00'	118.07'	59.07'	118.04'	N70°46'33"W
29	03°38'14"	1475.00'	93.65'	46.84'	93.63'	N67°23'08"W
30	03°38'14"	1475.00'	93.65'	46.84'	93.63'	N64°01'16"W
31	03°38'14"	1475.00'	93.65'	46.84'	93.63'	N60°39'24"W
32	03°38'14"	1475.00'	106.38'	53.19'	106.33'	N56°39'32"W
33	03°38'14"	1475.00'	106.35'	53.19'	106.33'	N53°01'16"W
34	03°38'14"	1475.00'	106.35'	53.19'	106.33'	N39°23'00"W
35	00°28'57"	1475.00'	12.48'	6.22'	12.48'	N48°43'10"W
36	00°28'57"	1475.00'	14.12'	7.06'	14.12'	N48°43'10"W
37	04°00'23"	1910.00'	79.55'	39.79'	79.54'	N46°54'28"W
38	04°04'23"	1310.00'	93.09'	46.56'	93.07'	N46°54'28"W
39	04°44'07"	1310.00'	108.27'	54.16'	108.24'	N42°27'13"W
40	04°44'07"	1310.00'	108.27'	54.16'	108.24'	N37°45'06"W
41	04°44'07"	1310.00'	108.27'	54.16'	108.24'	N33°00'59"W
42	04°44'07"	1310.00'	108.27'	54.16'	108.24'	N28°16'52"W
43	04°54'01"	1310.00'	108.83'	54.45'	108.80'	N23°32'45"W
44	04°44'07"	1310.00'	108.27'	54.16'	108.24'	N18°48'38"W
45	04°44'07"	1310.00'	108.27'	54.16'	108.24'	N14°04'31"W
46	04°44'07"	1310.00'	108.27'	54.16'	108.24'	N09°20'24"W
47	06°58'20"	1310.00'	159.41'	79.80'	159.31'	N03°49'16"W
48	06°58'20"	1110.00'	135.07'	67.62'	134.99'	N03°29'16"W
49	04°44'07"	1110.00'	91.74'	45.89'	91.71'	N03°29'24"W
50	04°44'07"	1110.00'	91.74'	45.89'	91.71'	N08°13'31"W
51	04°44'07"	1110.00'	91.74'	45.89'	91.71'	N12°57'38"W
52	04°44'07"	1110.00'	91.74'	45.89'	91.71'	N17°41'45"W
53	04°44'07"	1110.00'	91.74'	45.89'	91.71'	N22°25'52"W
54	04°44'07"	1110.00'	91.74'	45.89'	91.71'	N27°09'59"W
55	04°44'07"	1110.00'	91.74'	45.89'	91.71'	N31°54'06"W
56	04°44'07"	1110.00'	91.74'	45.89'	91.71'	N36°38'13"W
57	04°46'10"	1225.00'	98.57'	49.30'	98.55'	N41°22'20"W
58	04°03'59"	1425.00'	100.93'	50.49'	100.91'	N45°13'22"W
59	04°13'27"	1425.00'	105.55'	52.80'	105.52'	N49°35'05"W
60	04°13'27"	1425.00'	105.54'	52.80'	105.52'	N53°48'32"W
61	04°13'27"	1225.00'	90.76'	45.40'	90.74'	N57°59'58"W
62	04°13'27"	1225.00'	90.76'	45.40'	90.74'	N62°11'24"W
63	01°53'34"	1225.00'	40.41'	20.21'	40.41'	N68°00'57"W
64	07°53'26"	1225.00'	47.01'	23.56'	47.00'	N68°00'57"W
65	01°15'33"	1360.00'	52.48'	26.22'	52.48'	N72°51'25"W
66	01°15'33"	1360.00'	60.15'	30.08'	60.14'	N72°51'25"W
67	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N68°42'32"W
68	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N64°46'44"W
69	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N60°50'56"W
70	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N56°55'08"W
71	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N52°05'30"W
72	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N48°09'42"W
73	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N44°13'54"W
74	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N40°18'06"W
75	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N36°22'18"W

No.	Angle	Radius	Arc	Tangent	Chord	Bearing
76	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N32°26'30"W
77	03°55'28"	1560.00'	106.85'	53.45'	106.83'	N28°30'42"W
78	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N24°34'54"W
79	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N20°39'06"W
80	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N16°43'18"W
81	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N12°47'29"W
82	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N08°51'41"W
83	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N04°55'53"W
84	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N01°00'05"W
85	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N02°56'17"E
86	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N06°52'05"E
87	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N10°47'54"E
88	03°55'28"	1360.00'	93.15'	46.59'	93.13'	N14°43'42"E
89	03°34'39"	1360.00'	85.64'	42.84'	85.63'	N18°40'17"E
90	03°34'39"	1560.00'	98.26'	49.14'	98.24'	N18°40'17"E
91	06°05'28"	1960.00'	208.29'	104.25'	208.19'	N21°23'26"E
92	06°05'28"	860.00'	91.41'	45.80'	91.41'	N21°23'26"E
93	03°00'58"	1935.00'	103.91'	51.97'	103.90'	N24°17'58"W
94	03°00'52"	1935.00'	103.91'	51.97'	103.90'	N27°18'51"W
95	03°00'52"	1935.00'	103.91'	51.97'	103.90'	N30°19'43"W
96	03°00'52"	1935.00'	103.91'	51.97'	103.90'	N33°20'35"W
97	03°00'52"	1935.00'	103.91'	51.97'	103.90'	N36°21'27"W
98	01°00'52"	1935.00'	114.43'	57.23'	114.42'	N39°17'34"W
99	08°35'46"	340.00'	45.00'	22.54'	44.96'	N43°45'11"W
100	08°35'46"	300.00'	75.00'	37.57'	74.93'	N43°45'11"W
101	04°55'10"	800.00'	68.84'	34.44'	68.82'	N48°16'04"W
102	04°55'10"	800.00'	68.84'	34.44'	68.82'	N53°11'14"W
103	08°06'12"	610.00'	85.92'	43.03'	85.85'	N59°54'43"W
104	08°06'12"	610.00'	85.92'	43.03'	85.85'	N67°00'55"W
105	08°06'12"	610.00'	85.92'	43.03'	85.85'	N74°07'06"W
106	08°06'12"	810.00'	114.09'	57.14'	113.99'	N74°07'06"W
107	08°06'12"	810.00'	114.09'	57.14'	113.99'	N66°58'28"W
108	08°06'12"	810.00'	114.09'	57.14'	113.99'	N59°49'50"W
109	09°52'57"	810.00'	139.71'	70.03'	139.54'	N51°41'14"W
110	03°16'19"	610.00'	34.85'	17.43'	34.84'	N46°34'55"W
111	03°38'11"	725.00'	187.49'	66.63'	126.75'	N48°15'36"W
112	06°56'16"	810.00'	41.04'	20.52'	41.03'	N47°38'36"W
113	02°05'41"	610.00'	22.30'	11.15'	22.30'	N43°54'49"W
114	16°16'21"	325.00'	116.87'	58.97'	116.43'	N37°43'39"E
115	01°42'42"	1975.00'	59.00'	29.50'	59.00'	N48°16'13"W
116	02°06'54"	1975.00'	80.59'	40.28'	80.58'	N46°52'05"W
117	03°25'34"	610.00'	100.58'	50.41'	100.48'	N42°08'32"W
118	07°05'47"	810.00'	100.32'	50.22'	100.24'	N41°34'35"W
119	10°24'12"	625.00'	113.48'	56.96'	113.33'	N48°38'55"E
120	42°18'26"	2175.00'	962.83'	501.42'	941.82'	N44°08'24"E
121	14°00'39"	475.00'	116.15'	58.37'	115.86'	N30°28'49"E
122	06°38'03"	1775.00'	1149.74'	1253.11'	1243.80'	N42°07'35"W
123	05°12'22"	1775.00'	1203.38'	1411.76'	1203.30'	N86°09'15"W
124	03°12'14"	1775.00'	1201.62'	620.83'	1201.61'	N44°11'35"W
125	14°18'22"	300.00'	53.27'	26.74'	53.20'	N62°04'11"E
126	11°38'35"	640.00'	122.89'	61.66'	122.68'	N54°43'37"W
127	14°18'22"	300.00'	74.61'	37.38'	74.41'	N76°14'32"E
128	13°40'06"	300.00'	1201.64'	84.67'	1201.80'	N75°28'27"E
129	07°02'28"	475.00'	75.00'	37.58'	74.92'	N85°33'45"E
130	23°48'04"	475.00'	194.52'	98.46'	193.20'	N83°15'11"E
131	06°59'27"	500.00'	59.77'	29.92'	59.78'	N86°34'32"E
132	11°41'24"	500.00'	96.88'	48.58'	96.75'	N77°38'01"E
133	16°23'25"	500.00'	94.67'	45.46'	91.55'	N66°55'57"E
134	00°32'25"	525.00'	4.95'	2.48'	4.95'	N58°43'45"E
135	00°32'25"	725.00'	6.84'	3.42'	6.84'	N58°43'45"E
136	00°32'25"	925.00'	8.72'	4.36'	8.72'	N58°43'45"E
137	06°56'42"	985.00'	119.12'	59.63'	119.05'	N55°19'13"E
138	06°56'42"	985.00'	119.12'	59.63'	119.05'	N51°02'31"E
139	06°56'42"	985.00'	119.12'	59.63'	119.05'	N46°45'49"E
140	06°56'42"	725.00'	87.68'	43.89'	87.63'	N42°05'07"E
141	06°56'42"	725.00'	87.68'	43.89'	87.63'	N37°48'25"E
142	06°56'42"	725.00'	87.68'	43.89'	87.63'	N33°31'43"E
143	11°27'33"	525.00'	105.00'	52.68'	104.82'	N33°43'44"E
144	11°27'33"	525.00'	105.00'	52.68'	104.82'	N22°16'11"E
145	11°27'33"	725.00'	145.00'	72.74'	144.74'	N33°43'44"E
146	11°27'33"	725.00'	145.00'	72.74'	144.74'	N22°16'11"E
147	06°39'44"	1720.00'	800.00'	400.11'	1792.89'	N03°13'32"W
148	06°39'44"	1720.00'	800.00'	400.11'	1792.89'	N10°53'16"W
149	06°39'44"	1720.00'	800.00'	400.11'	1792.89'	N17°32'59"W
150	06°39'44"	1720.00'	800.00'	400.11'	1792.89'	N24°12'43"W

No.	Angle	Radius	Arc	Tangent	Chord	Bearing
151	06°39'44"	1720.00'	200.00'	100.11'	199.89'	N33°18'40"W
152	06°48'29"	1820.00'	215.98'	108.06'	215.76'	N40°17'42"W
153	06°42'29"	1820.00'	213.08'	106.66'	212.96'	N47°13'42"W
154	06°42'29"	1820.00'	213.08'	106.66'	212.96'	N54°13'56"W
155	06°42'29"	1820.00'	213.08'	106.66'	212.96'	N61°14'09"W
156	06°33'44"	1870.00'	211.62'	105.93'	211.51'	N68°18'48"W
157	06°44'56"	1920.00'	226.16'	113.21'	226.03'	N75°19'42"W
158	06°44'56"	1920.00'	226.16'	113.21'	226.03'	N82°17'27"W
159	06°44'56"	1920.00'	226.16'	113.21'	226.03'	N89°13'06"W
160	06°44'56"	1920.00'	226.16'	113.21'	226.03'	N86°16'34"W
161	07°29'42"	1560.00'	204.07'	102.18'	203.92'	N83°44'50"W
162	07°29'42"	1560.00'	204.07'	102.18'	203.92'	N76°14'38"W
163	07°29'42"	1560.00'	204.07'	102.18'	203.92'	N68°44'25"W
164	07°29'42"	1560.00'	204.07'	102.18'	203.92'	N61°14'13"W
165	01°46'46"	1620.00'	50.00'	25.00'	50.00'	N60°36'39"W
166	01°46'46"	1620.00'	50.00'	25.00'	50.00'	N58°49'52"W
167	01°46'46"	1620.00'	50.00'	25.00'	50.00'	N57°03'06"W
168	01°46'46"	1620.00'	50.00'	25.00'	50.00'	N55°16'19"W
169	00°56'08"	1720.00'	28.08'	14.04'	28.08'	N06°11'46"W
170	00°56'08"	1720.00'	28.08'	14.04'	28.08'	N08°47'46"W
171	00°56'08"	1720.00'	28.08'	14.04'	28.08'	N11°11'35"W
172	00°56'08"	1720.00'	28.08'	14.04'	28.08'	N13°35'23"W
173	05°43'37"	1720.00'	171.79'	85.93'	171.85'	N19°17'48"W
174	05°43'37"	1720.00'	171.79'	85.93'	171.85'	N13°33'36"W
175	05°43'37"	1720.00'	171.79'	85.93'	171.85'	N13°50'18"W
176	05°43'37"	1720.00'	171.79'	85.93'	171.85'	N13°07'00"W
177	06°39'44"	1560.00'	181.39'	90.80'	181.29'	N33°18'40"W
178	05°05'35"	1065.00'	94.69'	47.39'	94.66'	N38°57'40"W
179	05°05'35"	1065.00'	94.69'	47.39'	94.66'	N43°03'15"W
180	05°05'35"	1225.00'	108.89'	54.48'	108.85'	N48°08'51"W
181	05°39'55"	1225.00'	119.75'	54.92'	119.72'	N54°50'59"W
182	04°52'38"	1825.00'	93.23'	46.64'	93.21'	N46°46'59"W
183	01°03'55"	1825.00'	18.94'	9.46'	18.94'	N43°43'48"W
184	04°52'42"	1360.00'	120'	60.06'	119.97'	N45°36'54"W
185	14°55'57"	525.00'	84.49'	42.38'	84.40'	N 74°14'47" W
186	111°58'39"	325.00'	634.91'	524.09'	637.82'	N 62°46'58"W
187	01°27'58"	325.00'	8.31'	4.16'	8.31'	N 51°16'14"W
188	04°44'20"	1560.00'	193.48'	96.85'	193.31'	N 40°10'35"W
189	06°13'08"	1920.00'	161.86'	53.96'	161.85'	N 31°35'32"W
190	12°07'46"	325.00'	68.80'	34.53'	68.67'	N 04°03'53"W
191	01°48'10"	325.00'	17.52'	6.64'	17.18'	N 02°39'51"W
192	05°58'52"	1970.00'	205.21'	101.79'	205.12'	N 08°12'36"W
193	02°30'38"	1970.00'	97.78'	48.89'	97.77'	N 15°53'45"W
194	04°15'08"	1970.00'	146.20'	73.14'	146.17'	N 22°26'58"W
195	20°13'18"	1970.00'	695.08'	351.29'	691.68'	N 14°06'39"W
196	83°11'56"	300.00'	173.83'	89.48'	171.01'	N 46°35'58"W
197	339°15'56"	275.00'	1629.34'	81.98'	157.12'	N 46°35'58"W
198	07°09'42"	1945.00'	2258.43'	1127.40'	2134.25'	N 48°44'48"W
199	14°53'29"	1945.00'	508.37'	255.90'	507.42'	N 56°29'23"W
200	14°53'29"	1945.00'	363.29'	182.38'	362.16'	N 71°58'32"W
201	02°03'00"	300.00'	10.73'	5.37'	10.73'	N 80°58'38"W
202	42°17'33"	300.00'	221.44'	116.04'	216.45'	N 66°49'14"W
203	12°38'29"	1000.00'	220.61'	110.74'	220.17'	N 51°58'46"W
204	15°56'37"	1450.00'	403.43'	203.06'	402.19'	N 40°59'29"W
205	48°57'39"	1235.00'	1162.79'	629.84'	1126.48'	N 15°58'58"W
206	84°53'29"	530.00'	814.82'	510.56'	741.14'	N 77°38'09"E
207	07°48'15"	875.00'	119.53'	59.84'	119.54'	N 65°00'22"E
208	10°22'39"	525.00'	95.09'	47.67'	94.96'	N 64°01'16"E
209	13°09'48"	725.00'	170.78'	85.79'	170.39'	N 59°47'39"E
210	15°34'46"	725.00'	197.14'	99.18'	196.54'	N 60°30'46"E
211	14°26'17"	875.00'	220.49'	110.83'	219.91'	N 61°24'21"E
212	07°12'08"	875.00'	109.94'	55.05'	109.89'	N 70°43'13"E
213	14°12'16"	640.00'	158.72'	79.60'	158.33'	N 69°45'57"W
214	23°12'56"	610.00'	847.15'	125.29'	842.46'	N 11°34'25"W
215	46°31'31"	500.00'	406.01'	214.95'	394.95'	N 46°44'15"E
216	33°01'02"	725.00'	158.47'	81.50'	156.29'	N 28°23'29"E
217	02°24'09"	1958.00'	82.89'	41.45'	82.89'	N 47°46'35"W
218	13°36'18"	1958.00'	459.73'	231.94'	458.67'	N 39°46'16"W
219	48°57'39"	825.00'	703.53'	386.13'	678.62'	N 64°28'58"W
220	01°10'51"	1860.00'	38.00'	19.00'	38.00'	N 48°12'25"W

ROYAL HIGHLANDS UNIT NO. 7
SHEET 28 OF 28 SHEETS

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail June 26, 2025

Sierra Himes & Dixon Kessler
14463 Duck Hawk Road
Weeki Wachee, FL 34614

Re: **VACATION OF INNER EASEMENT, ROYAL HIGHLANDS, UNIT 7, BLK 495, LOTS 12 & 13**

To whom it may concern;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Florida 735 LLC, whose parcel is within the Royal Highlands platted subdivision.** The petitioner is seeking this vacation to **construct a Single-Family home in the middle of both lots.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **August 5, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

LOTS 12 AND 13 BLOCK 495,
ROYAL HIGHLANDS, UNIT NO. 7

VACATION OF EASEMENT DESCRIPTIONS:
VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTLITY EASEMENT THAT LIES PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 12. BLOCK 495 ROYAL HIGHLANDS UNIT 7. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTILITY EASEMENT THAT LIES PARALLEL WITH THE SOUTH BOUNDARY LINE OF LOT 13, BLOCK 495, ROYAL HIGHLANDS UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110. INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Hernando County Development Services
Zoning Division
352-754-4048 ext. 29115
jmays@hernandocounty.us

HERNANDO COUNTY ZONING/FUTURE LAND USE

by: Hernando County Central GIS

SIERA HIMES & DIXON KESSLER
14463 DUCK HAWK ROAD
WEEKI WACHEE, FL 34614

KEY# 774013
ROYAL HIGHLANDS UNIT 7
BLK 495, LOT 11

Selected features: 1

State of Florida, Maxar, Microsoft | Hernando County Property ... S | NAVTEQ incorporates and enhances ... Powered by Es

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail August 18, 2025

Erleana L. Perron
14493 Duck Hawk Rd
Weeki Wachee, FL 34614

Re: **VACATION OF INNER EASEMENT, ROYAL HIGHLANDS, UNIT 7, BLK 495, LOTS 12 & 13**

Dear Ms. Perron;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Maronda Homes LLC of Florida, whose parcel is within the Royal Highlands platted subdivision.** The petitioner is seeking this vacation to **construct a Single-Family home in the middle of both lots.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **September 2, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

LOTS 12 AND 13 BLOCK 495,
ROYAL HIGHLANDS, UNIT NO. 7

VACATION OF EASEMENT DESCRIPTIONS:
VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTLITY EASEMENT THAT LIES PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 12. BLOCK 495 ROYAL HIGHLANDS UNIT 7. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTILITY EASEMENT THAT LIES PARALLEL WITH THE SOUTH BOUNDARY LINE OF LOT 13, BLOCK 495, ROYAL HIGHLANDS UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110. INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Hernando County Development Services
Zoning Division
352-754-4048 ext. 29115
jmays@hernandocounty.us

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail August 18, 2025

Southwest FL W. MD
2379 Broad Street
Brooksville, FL 34601

Re: **VACATION OF INNER EASEMENT, ROYAL HIGHLANDS, UNIT 7, BLK 495, LOTS 12 & 13**

To whom it may concern;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Maronda Homes LLC, of Florida whose parcel is within the Royal Highlands platted subdivision.** The petitioner is seeking this vacation to **construct a Single-Family home in the middle of both lots.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **September 2 , 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

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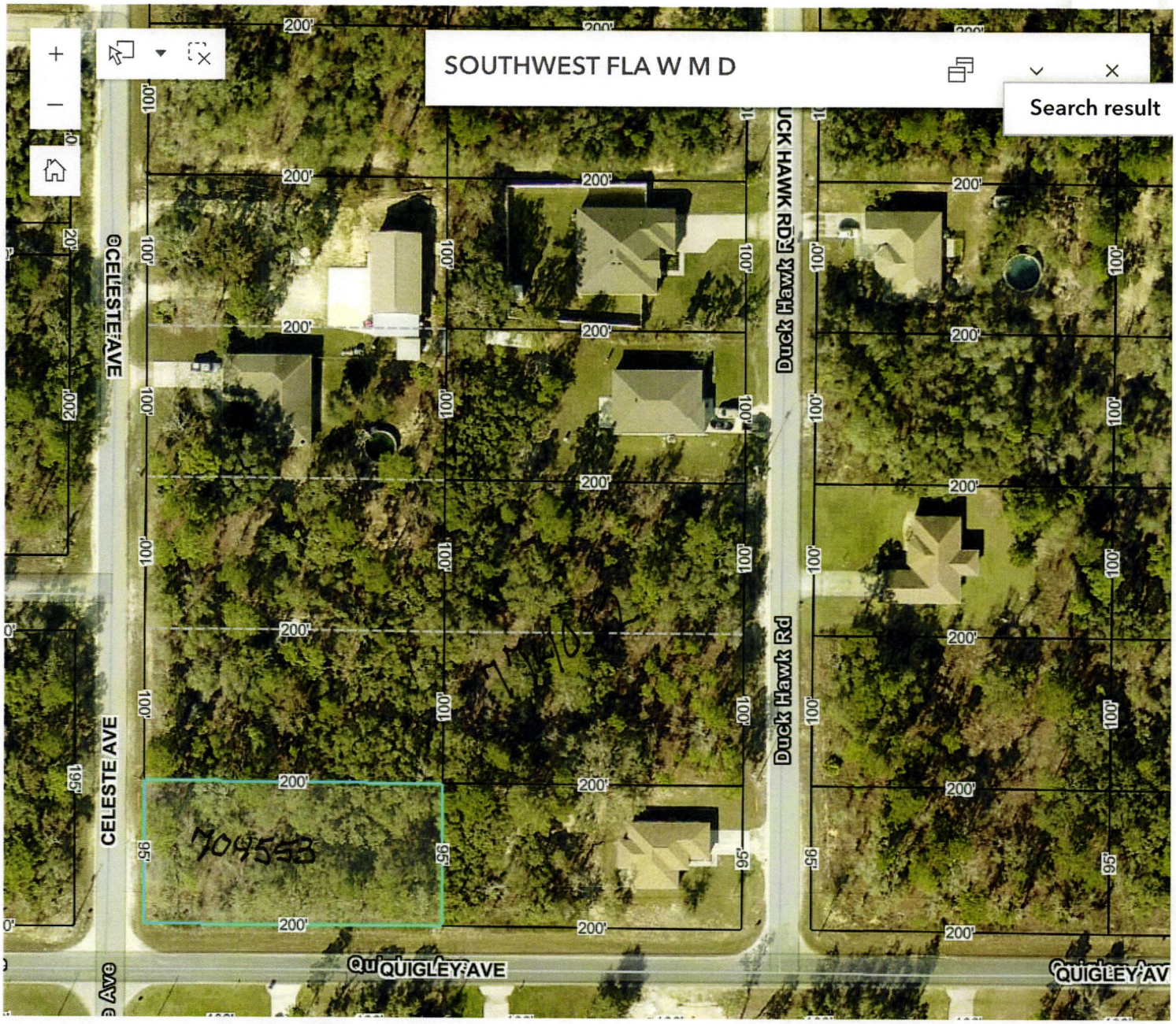
HERNANDO COUNTY ZONING/FUTURE LAND USE

by: Hernando County Central GIS



Southwest FL W.MD
2379 Broad Street
Brooksville, FL 34601

Royal Highlands
Unit 7, Blk 495, Lot 10
Key# 704553

Selected features: 1

State of Florida, Maxar, Microsoft | Hernando County Property ... S | NAVTEQ incorporates and enhances ... Powered by Esr

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail August 18, 2025

Mr. & Mrs. Young
14496 Celeste Ave
Weeki Wachee, FL 34614

Re: **VACATION OF INNER EASEMENT, ROYAL HIGHLANDS, UNIT 7, BLK 495, LOTS 12 & 13**

Dear Mr. & Mrs. Young;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Maronda Homes LLC, of Florida whose parcel is within the Royal Highlands platted subdivision.** The petitioner is seeking this vacation to **construct a Single-Family home in the middle of both lots.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **September 2, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

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You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

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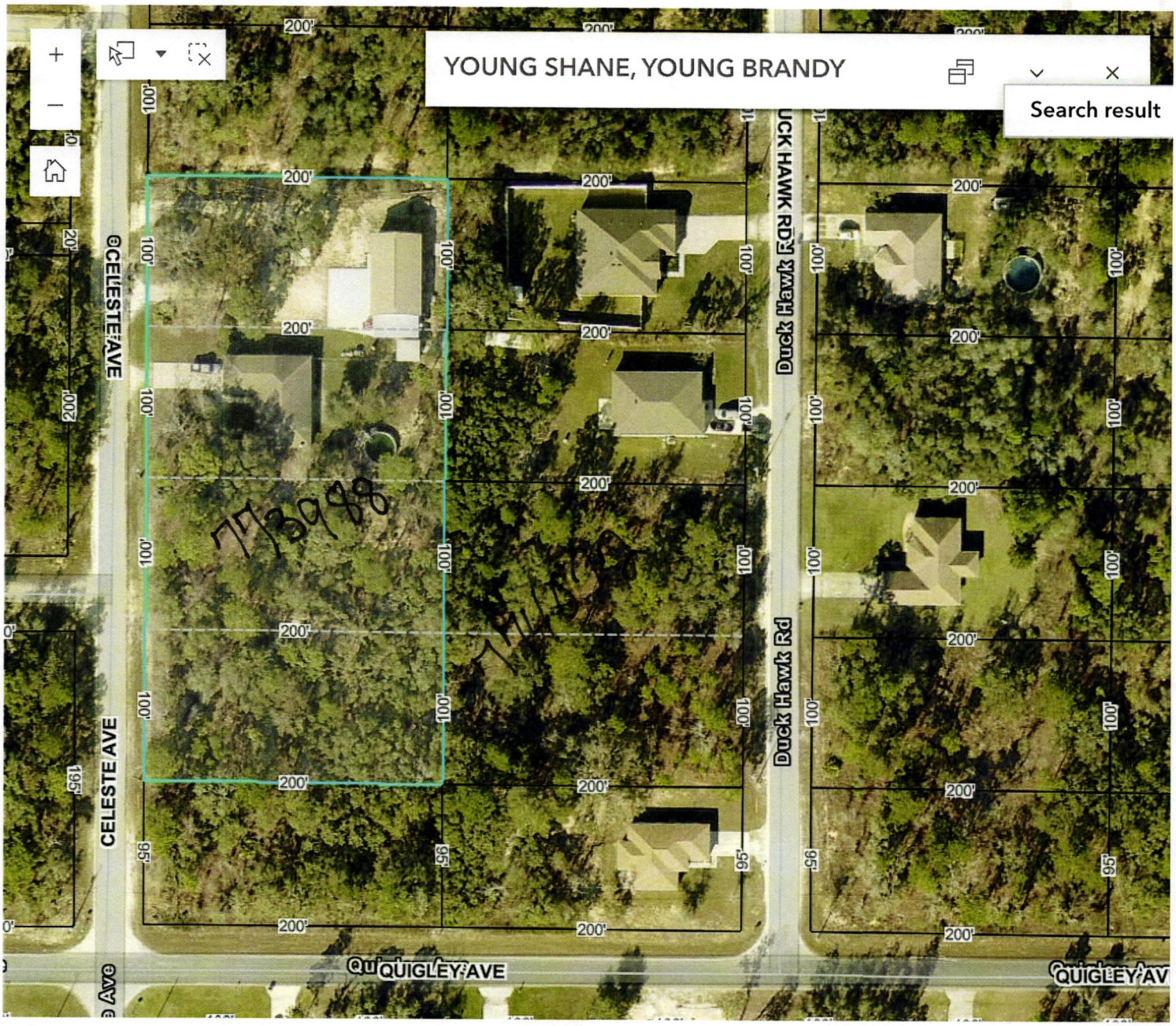
HERNANDO COUNTY ZONING/FUTURE LAND USE

by: Hernando County Central GIS



SHANE & BRANDY YOUNG
14496 CELESTE AVE
WEEKI WACHEE, FL 34614

KEY# 773998
ROYAL HIGHLANDS UNIT 7
BLK 495, LOTS 6-9

Selected features: 1

State of Florida, Maxar, Microsoft | Hernando County Property ... S | NAVTEQ incorporates and enhances ... Powered by Esri

RESOLUTION NO. 2025 - _____

WHEREAS, Maronda Homes, LLC of Florida has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTLITY EASEMENT THAT LIES PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 12. BLOCK 495 ROYAL HIGHLANDS UNIT NO. 7. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA
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WHEREAS, the Petitioner has shown that it has complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and
Legal Sufficiency

By: _____

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-104

in the matter of
BOCC hearing on September 2, 2025

was published in said newspaper by print in the issue(s) of:
August 15, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 15, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 18th day of August, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-104

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on **September 2, 2025 at 9:00 a.m.,** in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:

LOTS 12 AND 13 BLOCK 495, ROYAL HIGHLANDS, UNIT NO. 7

VACATION OF EASEMENT DESCRIPTIONS:
VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTLITY EASEMENT THAT LIES PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 12. BLOCK 495 ROYAL HIGHLANDS UNIT 7. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

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Petitioners: Maronda Homes LLC of Florida

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 789 Providence Blvd, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding should contact Colleen V. Conko, County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
/s/ (SEAL)
Douglas A. Chorvat Jr., Clerk

Published: August 15, 2025

INSTR #2025068408 BK: 4616 PG: 889 Page 1 of 2
FILED & RECORDED 9/30/2025 12:11 PM CVF Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2025 - 146

WHEREAS, Maronda Homes, LLC of Florida has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTLITY EASEMENT THAT LIES PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 12. BLOCK 495 ROYAL HIGHLANDS UNIT NO. 7. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA
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ADOPTED IN REGULAR SESSION THE 2nd **DAY OF** September **2025.**

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and
Legal Sufficiency

By: _____

Board of County Commissioners

AGENDA ITEM

Meeting: 09/02/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16324
Legal Request Number: 2025-443-1
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Casey Cane, Trustee for 6191 Lockhart Road Land Trust for Property Located on Lockhart Road (H2520)

BRIEF OVERVIEW
Request:
Rezoning from AG (Agricultural) to C-2 (Highway Commercial)

General Location:
West side of Lockhart Road, approximately 680' south of Cortez Boulevard

P&Z Action:
On August 11, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners deny the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial).

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Board adopt and approve the Chairman's signature on the attached resolution either approving or denying the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial).

REVIEW PROCESS

Omar DePablo	Approved	08/18/2025 2:18 PM
Michelle Miller	Approved	08/18/2025 3:52 PM
Albert Bertram	Approved	08/19/2025 10:11 AM
Pamela Hare	Approved	08/27/2025 1:20 PM
Michael Cowan	Approved	08/27/2025 1:28 PM
Heidi Prouse	Approved	08/28/2025 10:36 AM
Toni Brady	Approved	08/28/2025 11:02 AM
Jeffrey Rogers	Approved	08/28/2025 11:24 AM
Colleen Conko	Approved	08/28/2025 11:27 AM

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-20 Official Date Stamp:

Received

MAY 01 2025

Planning Department
Hernando County, Florida

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☑ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 4/23/2025

APPLICANT NAME: Casey Cane Trustee for / 6191 LOCKHART ROAD LAND TRUST
Address: 33920 US Hwy 19 N Ste 211
City: Palm Harbor State: Florida Zip: 34684
Phone: 727-789-2900 Email: ccane@bauenusa.com
Property owner's name: *(if not the applicant)* 6191 Lockhart Road land trust

REPRESENTATIVE/CONTACT NAME:
Company Name: The Bauen Group, Inc.
Address: 33920 US Hwy 19 N STE 211
City: Palm Harbor State: Florida Zip: 34684
Phone: 727-789-2900 Email: ccane@bauenusa.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): R01 423 20 0000 0170 0000 / 0038616
2. SECTION 01, TOWNSHIP 23, RANGE 20
3. Current zoning classification: Res/Ag
4. Desired zoning classification: C2
5. Size of area covered by application: 5.30 Acres or a portion thereof with direct frontage on Lockhard Rd
6. Highway and street boundaries: Lockhart Rd
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Casey Cane as Trustee, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 23rd day of April, 2025, by Casey Cane who is personally known to me or produced as identification.

Donna Drignet 1/4/29
Signature of Notary Public

DONNA DRIGNET
Notary Public - State of Florida
Commission # HH 602324
My Comm. Expires Jan 4, 2029
Bonded through National Notary Assn.

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

The Bauen Group, Inc.
Real Estate | Development | Construction Management | Consulting

33920 U.S. Hwy 19 N Suite 211, Palm Harbor, FL 34684 | Office: (727) 789-2900 | www.bauenusa.com
CGC# 1518803

4/12/2025

HERNANDO COUNTY
PLANNING DEPARTMENT
20 NORTH MAIN STREET
RM 262, BROOKSVILLE FL
34601

APPLICATION TO REZONE 6191 LOCKHART RD, BROOKSVILLE FL. FROM RES/AG to C2 COMMERCIAL

Dear Sir/Madam,

Dear Sir/Madam,

The following details are submitted in support of a request to rezone the property located at 6191 Lockhart Road, Brooksville, Florida, from its current Agricultural/Residential designation to C-2 Commercial. This rezoning is sought to enable the development of a future commercial space and in order to market the property as a commercially designated use that will serve the needs of the local community and traveling public by providing a range of retail, service, and other related uses. The rezoning is primarily being pursued as an entitlement of use rather than an initial proposed development. The proposal has been carefully reviewed to comply with Hernando County's Land Development Regulations, The counties comprehensive 10 year plan and to ensure compatibility with surrounding land uses, while minimizing environmental impacts and providing adequate public facilities. Where there is an interest to pursue a specific development, by the current owner or future owner, all uses or construction related plans will be provided at that time. The narrative below addresses the specific requirements outlined by the County for rezoning applications, including the potential proposed uses, site characteristics, environmental considerations, site planning concepts, and anticipated impacts on public infrastructure.

Formal application request:

1. Proposal

a. Proposed Land Uses and Specific Acreage
The applicant seeks to rezone the entire parcel at 6191 Lockhart Road to C-2 Commercial ***or portions thereof with direct frontage on Lockhart Rd.*** The intent is to accommodate a range of commercial uses permitted in the C-2 district, such as retail, sales, service establishments, and related C2 oriented businesses. The total site area is approximately 5.3 Acres.

b. Proposed Density Level of Residential Uses
No residential uses are proposed as part of this rezoning request. The C-2 district allows a single-family dwelling unit only as an accessory to a principal commercial use, subject to code requirements.

c. Proposed Square Footage of Development and Building Height(s) of Commercial Uses
The applicant proposes up to 100,000 of commercial building space or the max allowable space permitted by Hernando County, with building heights not to exceed 35 ft or the max allowable height permitted by Hernando County.

d. Proposed Deviations from Code
No deviations from the Land Development Regulations (LDRs) are requested at this time. All development will comply with C-2 district standards, including setbacks, buffering, and use restrictions. If future site planning identifies a need for variances, a separate application will be submitted with justifications and references to specific code sections.

2. Site Characteristics

a. Site Size (Acres)
The parcel is approximately 5.3 Acres, as recorded in Hernando County property records. (see attached Survey)

b. Existing Land Uses and Specific Acreage
Currently, the property is zoned Agricultural/Residential and is either vacant or used for low-density residential or agricultural purposes. The entire acreage is proposed for commercial use. If rezoning the entirety of the property is challenged – a mixed use commercial (C2) and residential designation is amenable to the applicant.

c. Known Activities or Uses On-Site
There are no known ongoing commercial activities. Any existing structures or uses will be discontinued or removed prior to commercial development.

3. Environmental Considerations

a. Flood Zone
6191 Lockhart Rd, Brooksville, FL is located in Flood Zone X. Flood Zone X is defined as an area outside the 100-year and 500-year floodplains, indicating minimal risk of flooding. Multiple property listings and environmental risk assessments confirm that this property has a minimal flood risk and is not subject to special flood hazard area requirements.

b. Drainage Features
All future site developments will include engineered drainage plans per county requirements to ensure no adverse off-site impacts.

c. Water Features
No significant water features are known on-site.

d. Habitats
A site audit was performed by an independent environmental and habitat specialist along with a review of available data which indicates there are no protected habitats, wildlife or other protected elements on the parcel.

e. Conditions and Impacts on Natural Features
All future or potential commercial developments will minimize impacts on natural features and comply with all county and state environmental regulations. There are currently none to note.

4. Site Plan Discussion in the Narrative

a. Description of the Concept of the Development Plan
The concept is to create a general oriented commercial space with a potential use for retail, service tenants, storage or providing goods and services to the community and commuters as associated with a C2 zoning designation.

b. Proposed Buffer Sizes and Separation Widths Between Proposed Land Uses
Buffers will be provided in accordance with county code, including a minimum five-foot landscaped buffer and screening between commercial and adjacent residential or agricultural uses upon the execution of construction and development documents and by a future developer/owner.

c. Proposed Setbacks and Minimum Sizes for Individual Lots
Setbacks will comply with C-2 district requirements, including a minimum 35-foot front yard setback unless otherwise specified by the county's functional classification map.

d. Impacts and Improvements to Infrastructure
all future developments will include improvements to access drives, internal circulation, parking, and stormwater management as required by county standards.

e. Proposed Uses Within Pods
All uses will be consistent with the C-2 designation, including retail, storage and service uses as permitted by code.

5. Impacts to Public Facilities

a. Discussion of the Impact on Infrastructure

- **Transportation:** The site fronts Lockhart Road and may require improvements to access and traffic flow, subject to county review.
- **Water/Sewer:** Connection to public utilities will be pursued if available; otherwise, on-site systems will be designed to code.
- **Drainage:** Stormwater management will be addressed as part of future site development.
- **Solid Waste:** Service will be provided by county-approved service providers if any.
- **Parks/Recreation/Public Schools:** No residential uses proposed; minimal impact expected.

b. Improvements Proposed to Infrastructure
Any required improvements to roadways, utilities, or drainage as part of any future development on this parcel will be designed and constructed in accordance with county requirements to ensure adequate public facilities are maintained.

Should you have any questions please feel free to contact me at the following.

Sincerely,

Casey Cane, CGC
President and License Holder
The Bauen Group, Inc.
CGC#1518803
33920 US Hwy 19 N Ste 211.
Palm Harbor, FL 34684
(727) 789-2900
www.bauenusa.com

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	August 11, 2025 September 2, 2025
APPLICANT:	Casey Cane, Trustee for 6191 Lockhart Road Land Trust	
FILE NUMBER:	H-25-20	
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial)	
GENERAL LOCATION:	West side of Lockhart Road, approximately 680 feet south of Cortez Boulevard	
PARCEL KEY NUMBER(S):	386610	

APPLICANT'S REQUEST

This rezoning is being requested to allow for the future development of commercial space and to market the property for commercial use. The intent is to serve the needs of the local community and the traveling public by providing a variety of retail, service, and related uses. The petitioner does not have specific development plans for the parcel at this time.

SITE CHARACTERISTICS

Site Size:	5.3 acres	
Surrounding Zoning; Land Uses:	North:	C-1 (General Commercial); vacant
	South:	AG (Agricultural); existing agricultural-residential development
	East:	AG (Agricultural); vacant agricultural
	West:	AG (Agricultural); existing agricultural-residential
Current Zoning:	Agricultural	
Future Land Use Map Designation:	Residential	

ENVIRONMENTAL REVIEW

The petitioner shall comply with all permitting requirements of the Florida Fish and Wildlife Conservation Commission.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently provide water or wastewater service to this parcel. While water service is available, wastewater service is not. HCUD has no objection to the requested zoning change, provided the Florida Department of Health approves an appropriate Onsite Sewage Treatment and Disposal System for the project.

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis will be required at the time of development. Any improvements recommended in the analysis will be the responsibility of the developer.
- Driveway connections, parking spaces, and parking lot layout must comply with Hernando County standards.
- Improvements to Lockhart Road, as outlined in the I-75/SR 50 Planned Development District Area Plan (adopted by the BOCC in September 2007), will be required. The project must also meet the Planned Development District surcharge requirements outlined in Scenario #2 of the Plan.
- Lockhart Road is classified as a Collector Roadway; dedication of right-of-way may be required to accommodate future widening.

LAND USE REVIEW

The petitioner has submitted a request to rezone the property to C-2 (Highway Commercial). As this is a Euclidean zoning request, no deviations from the code or specific performance conditions may be applied. The petitioner will be required to develop the site in accordance with the permitted uses and site development standards outlined in the Hernando County Land Development Regulations.

Permitted Uses:

Permitted uses in a C-2 Highway Commercial District shall be as follows:

- Drive-in restaurants
- Automotive dealer establishments, including the principal selling of used cars
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automotive and truck rental establishments
- Automobile dealer establishments for the principal selling of new cars with service establishments including body shops
- Automobile and truck repair establishments excluding body shops
- Veterinarian and animal clinics or hospital service establishment
- Alcoholic beverage dispensation
- Publishing and printing service establishments
- Domestic rental establishments
- Crematories
- Public transportation terminals for buses and taxis only
- Light construction service establishments
- Retail plant nurseries
- Mini-warehouses
- One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
- Boat sales and service with or without outside display
- Light farm equipment and supply establishments
- Light landscaping service establishments

- Automobile service establishments
- Any use permitted in a C-1 General Commercial District:
  - Comparison goods stores
  - Convenience goods stores with a limit of twelve (12) vehicle fueling stations
  - Personal service establishments
  - Domestic and business service establishments
  - Domestic and business repair establishments
  - Business, professional and nonprofit organization offices
  - Public offices
  - Business training schools
  - Restaurants with or without alcohol dispensation
  - Indoor commercial amusement establishments
  - Indoor motion picture theaters
  - Motels
  - Hotels
  - Automobile parking establishments
  - Gasoline service stations with a limit of twelve (12) vehicle fueling stations
  - Light building material establishments
  - Mortuaries, funeral homes
  - Antique stores
  - Alcoholic beverage dispensation package and restaurants only
  - Retail food stores
  - Veterinary clinics with air conditioned, sound-attenuated runs
  - Light marine establishments
  - Fire stations and state, county and municipal police stations
  - Light domestic rental establishments
  - Auto parts establishments
  - Dry cleaning establishments
  - One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
  - Day care centers and preschools
  - Automobile service establishments limited to four (4) service bays
  - Places of Public Assembly
  - Fraternal organizations
  - Secondhand stores
  - Retail plant nurseries with outside storage limited to plants and packaged products
  - Auto glass establishments
  - Aircraft parts establishments
  - Nursing care homes
  - Light construction service establishments
  - Call Centers

Setbacks and Building Height:

- Front: 75'
- Side: 20'
- Rear: 35'
- Building Height: 60'

Parking:

The County Land Development Regulations (LDR) establish minimum off-street parking ratios based on the type of use. If the master plan is approved, the petitioner shall be required to meet the minimum parking requirements as specified in the Land Development Regulations (LDR).

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Landscape:

The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within one hundred (100) feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within one hundred (100) feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of midnight and 7:00 a.m. within one hundred (100) feet of any single-family residential district property line.
- No building within one hundred (100) feet of any single-family residential district property line shall be more than twenty (20) feet in height.
- All loading bays and loading docks must be a minimum of one hundred (100) feet from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts

and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

COMPREHENSIVE PLAN REVIEW

Commercial Mapping Criteria

Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50, as well as designated commercial nodes located at intersections of arterial and/or collector roads. These areas are primarily intended for commercial development and support a wide variety of commercial uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation, even if not shown on the Future Land Use Map, include:

- Neighborhood commercial and specialty commercial uses as described in this Plan
- Commercial uses approved as part of mixed-use developments
- Commercial areas designated within planned development districts
- Infill development within existing commercial areas
- Extensions of commercial areas from designated commercial nodes
- Pre-existing areas that are commercially developed and designated

Comments: The subject site is located within the Residential land use classification; however, it is immediately adjacent to an area designated Commercial. The expansion of existing designated commercial nodes and pre-existing commercially developed areas is consistent with the Comprehensive Plan mapping criteria.

I-75/SR-50 Planned Development District

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan: a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties; b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools; c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit; d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities; e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points; f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail; g. Standards to create a "sense of place."

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is located within the I-75/SR 50 Planned Development District (PDD), which encourages commercial, industrial, and mixed-use residential development. The proposed rezoning to C-2 is consistent with the goals, objectives, and development strategies of the I-75/SR 50 Planned Development District (PDD).

FINDINGS OF FACT

The proposed rezoning from AG (Agricultural) to C-2 (Highway Commercial) is appropriate based on its compatibility with surrounding land uses and its consistency with both the Commercial Category Mapping Criteria and the goals of the I-75/SR 50 Planned Development District (PDD).

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

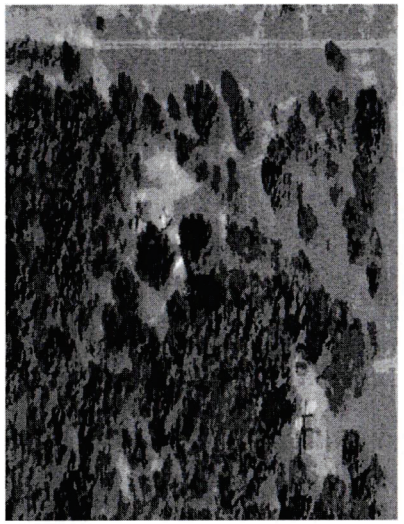
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG (Agricultural) to C-2 (Highway Commercial) in accordance with the staff report.

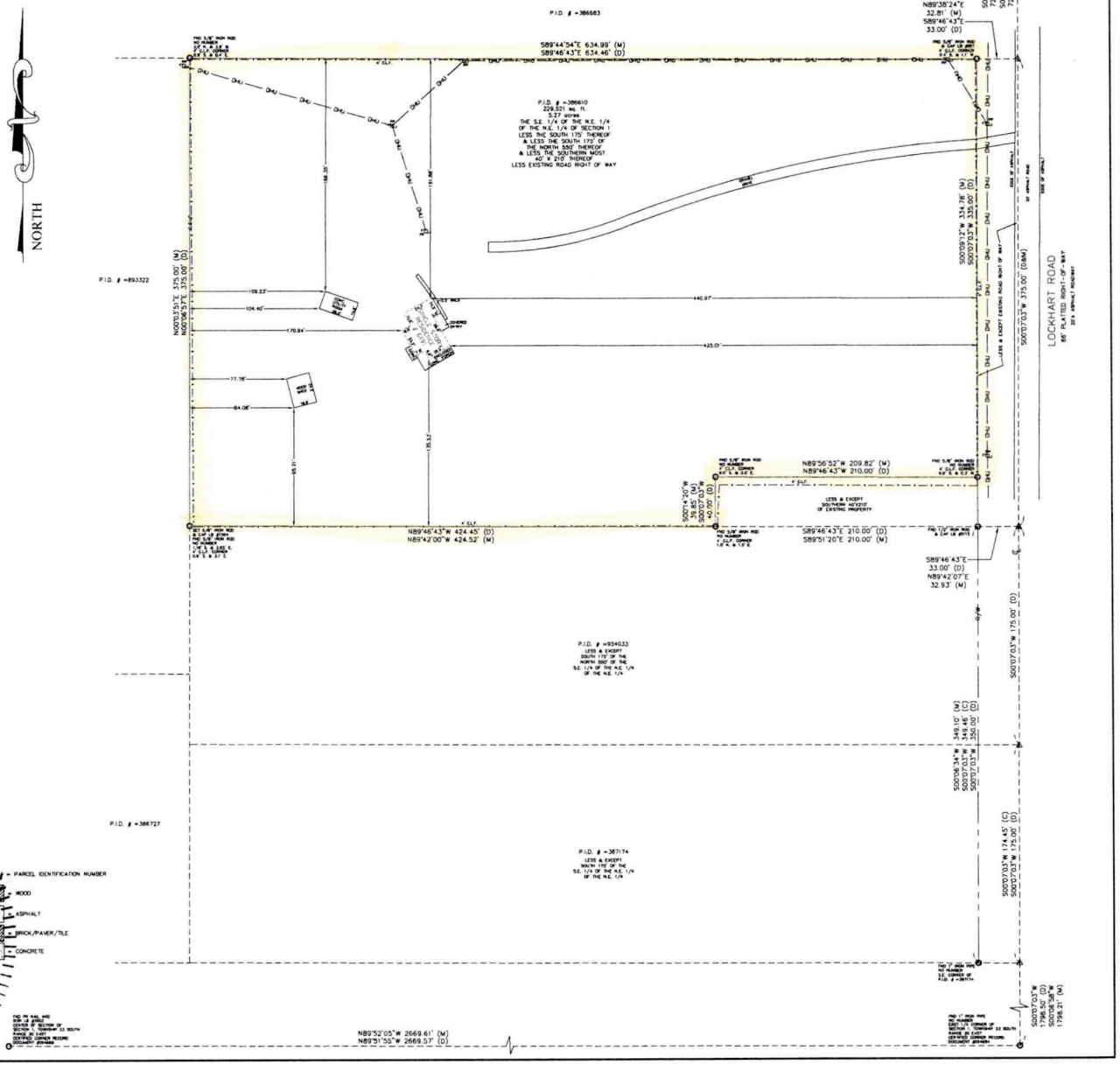
PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners deny the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial) in accordance with the staff report.

BOUNDARY SURVEY

AERIAL VIEW





LEGAL DESCRIPTION PROVIDED BY SURVEYOR:
THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LESS THE SOUTH 175 FEET THEREOF & LESS THE SOUTH 175 FEET OF THE NORTH 550 FEET THEREOF, LESS THE PORTION OF THE SOUTH-EAST CORNER OF SAID PROPERTY, IN PARTICULAR THE SOUTHERN MOST 40 FEET, RUNNING WESTERLY 210 FEET, SUBJECT TO ANY EXISTING, PUBLIC ROAD RIGHT-OF-WAY AND TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD.

PROPERTY ADDRESS: 6191 LOCKHART ROAD - BROOKSVILLE, FLORIDA 34602

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- P.O. = POINT OF
- P.I. = POINT OF INTERSECTION
- ℄ = CENTER LINE
- N&C = NAIL AND DISK
- I.R.S. = IRON ROD & CAP
- I.P.C. = IRON PIPE & CAP
- P.C.P. = PERMANENT CONTROL POINT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- R = RADIUS
- L = ARC LENGTH
- Δ = CENTRAL ANGLE
- (M) = MEASURED
- (D) = PLAT OR DEED
- (C) = CALCULATED
- N/F = PROPERTY LINE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.B.S. = CONCRETE BLOCK STAKE
- C.M.S. = CONCRETE MONUMENT SET
- W/F = WOOD FENCE
- U/P = UTILITY POLE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- C.L.F. = CHAIN LINK FENCE
- F.F.E. = FINISH FLOOR ELEVATION
- B.F.P. = BACK FLOW PREVENTER
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- W/M = WATER METER
- F.H.M. = FIRE HYDRANT
- C.O.S. = CLEAN OUT SEWER
- C.T.V. = CABLE TV RISER
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- P.O.L. = POINT OF LIGHT
- P.O.T. = POINT OF TELEPHONE
- P.O.P. = POINT OF POWER
- P.O.S. = POINT OF SIGNAL
- P.I.D. = PARCEL IDENTIFICATION NUMBER
- W/O = WOOD
- A/C = ASPHALT
- B/P/T = BRICK/PAVER/TILE
- C = CONCRETE

FIRST CHOICE SURVEYING, INC.

LIST OF POSSIBLE ENCROACHMENTS

GRAPHIC SCALE: 1" = 40'

0 20' 40' 80'

FLOOD ZONE

1 FOR END INFORMATIONAL PURPOSES ONLY !

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X, AREA ON THOSE 500 YEAR FLOOD PLAIN, PER F.I.R.M. MAP NUMBER 12053C0170D, DATED 01.02.2017.

I HAVE NO KNOWLEDGE OF ANY MATTERS THAT AFFECT THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL T.B.M.'s AGENT SHOULD BE CONTACTED FOR VERIFICATION.

SURVEYOR'S NOTES

Legal Description:

SEE ABOVE

CERTIFIED TO:

CASEY CANE; PLATINUM NATIONAL TITLE, LLC; WESTCOR LAND TITLE INSURANCE COMPANY; IMPAC MORTGAGE CORPORATION

CLIENT NO: [illegible]
JOB NO: 17411
FIELD DATE: 12/29/17
APPROVED BY: AER
CHECKED BY: CVK
DRAWN BY: CVK
DWG NO: [illegible]

I hereby certify that the survey of the hereon described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, Pursuant to Chapter 472.027, Florida Statutes.

Licensed Professional Surveyor and Mapper
General
Florida Certificate No. 6283
Casey L. Cane

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISIONS	DATE	REVISIONS

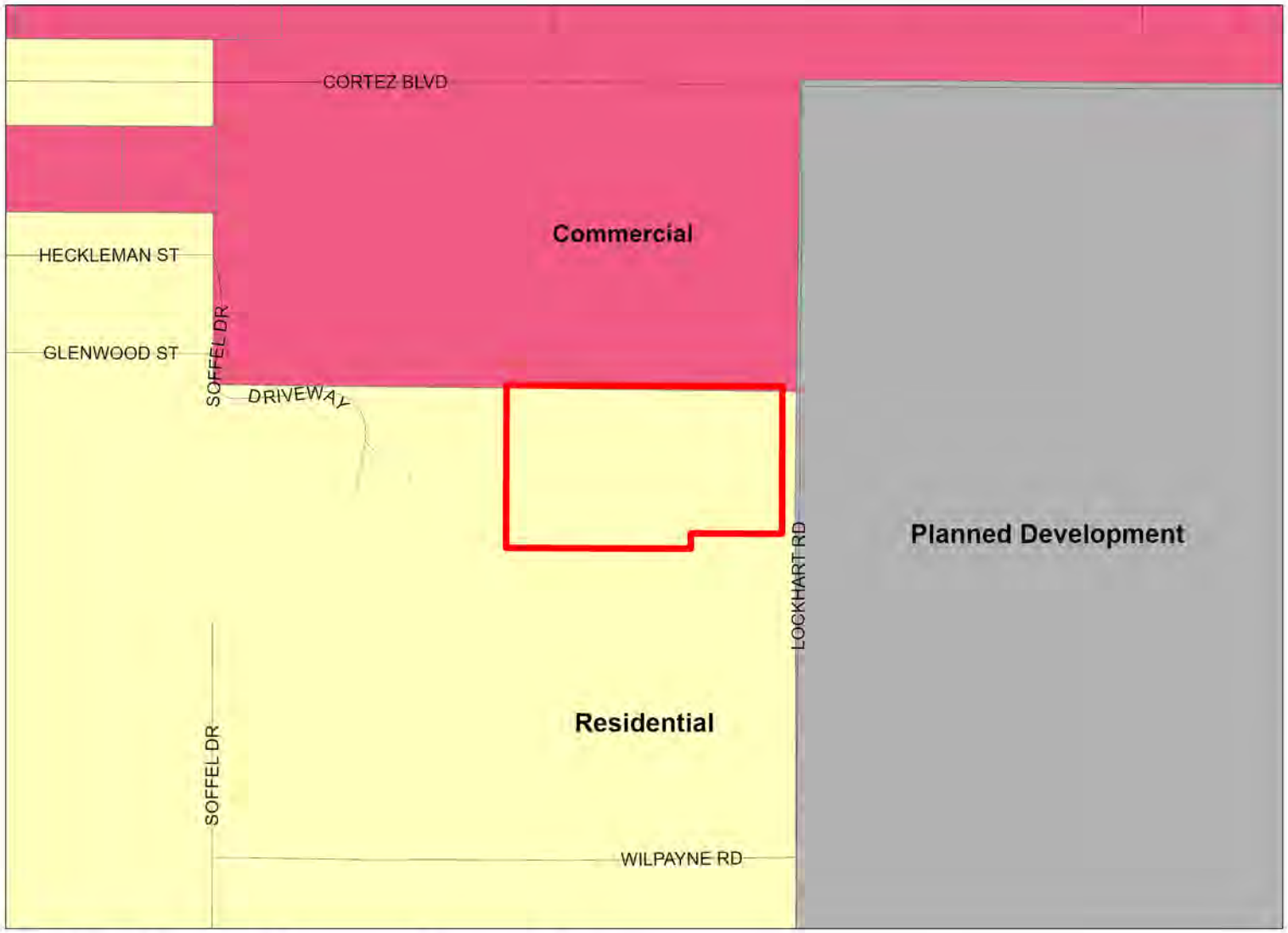
H-25-20

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-20
Version Date: 12/09/2022



H-25-20
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.06 0.12 0.18 0.24 Miles

N W E S

Date of mapping: 06/04/2025

HERNANDO COUNTY CENTRAL GIS

H-25-20 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

H-25-20

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

HERNANDO COUNTY
CENTRAL GIS

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending

Hernando County Planning Department
Project date: 06/04/25

0 0.03 0.05 0.1 0.15 0.2 Miles

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Casey Cane, Trustee for 6191 Lockhart Road Land Trust

FILE NUMBER: H-25-20

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial)

GENERAL LOCATION: West side of Lockhart Road, approximately 680 feet south of Cortez Boulevard

PARCEL KEY NUMBERS: 386610

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

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

Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Michael Cowan
County Attorney's Office

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Casey Cane, Trustee for 6191 Lockhart Road Land Trust

FILE NUMBER: H-25-20

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial)

GENERAL LOCATION: West side of Lockhart Road, approximately 680 feet south of Cortez Boulevard

PARCEL KEY NUMBERS: 386610

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is inconsistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

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

Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Michael Cowan
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION & BOARD OF COUNTY COMMISSIONERS

in the matter of
APPLICANT: Casey Cane Trustee 6191 LOCKHART ROAD LAND TRUST

was published in said newspaper by print in the issue(s) of:
August 1, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 1, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 4th day of August, 2025.

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on August 11, 2025. **The meeting starts at 9:00 AM and the case will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on September 2, 2025. **The meeting starts at 9:00 AM and the case will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Casey Cane Trustee 6191 LOCKHART ROAD LAND TRUST
FILE NUMBER:	H-25-20
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial)
GENERAL LOCATION:	West side of Lockhart Road, approximately 680' south of Cortez Boulevard
PARCEL KEY NUMBER:	386610

Interested parties may appear at the meeting and be heard on this matter. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

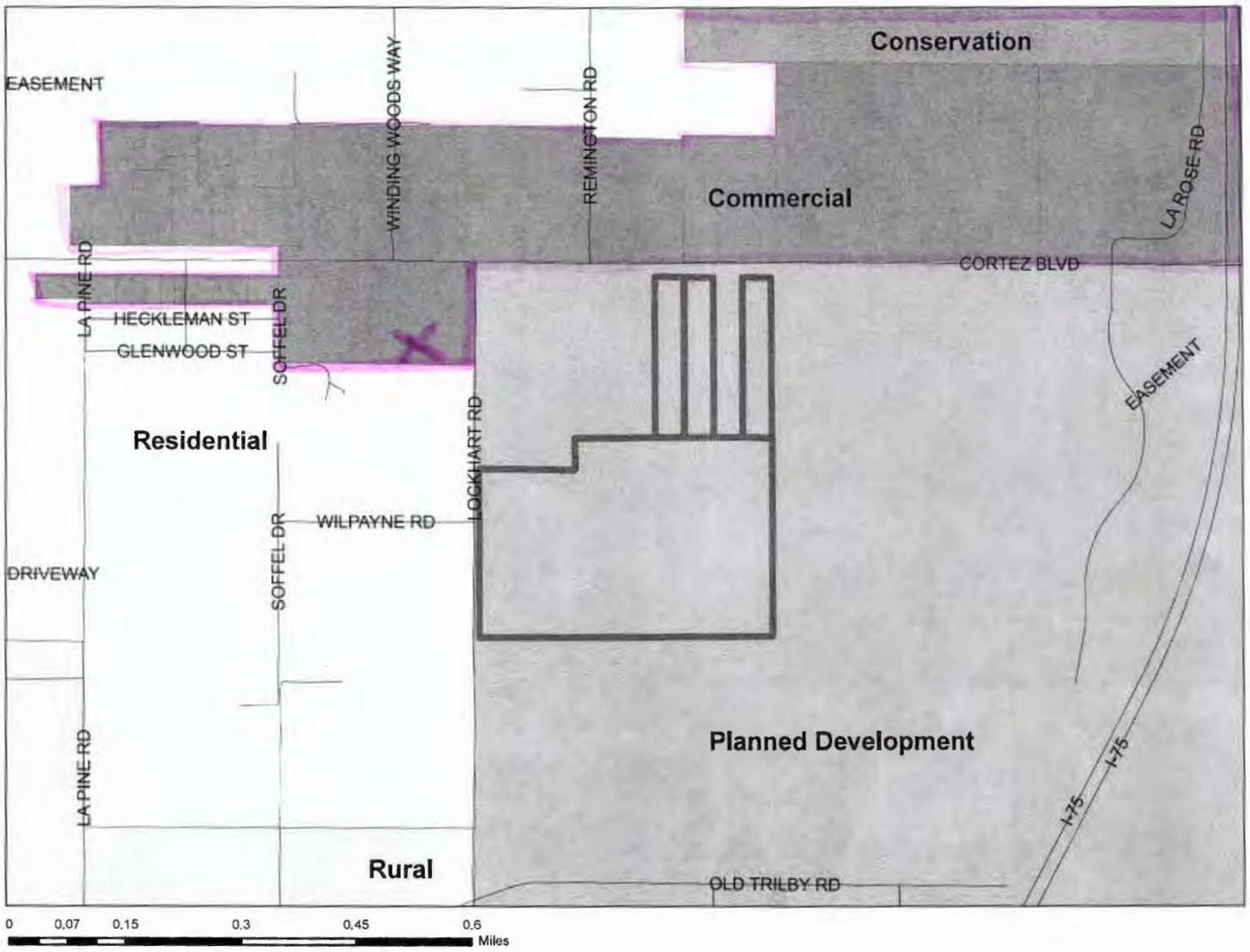
In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

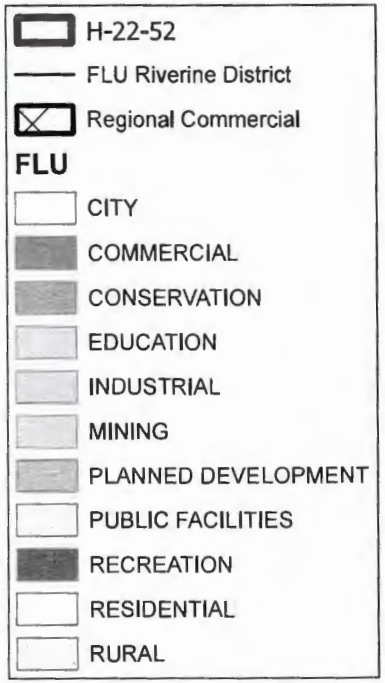
/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: August 1, 2025

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-22-52
Version Date: 07/14/2022





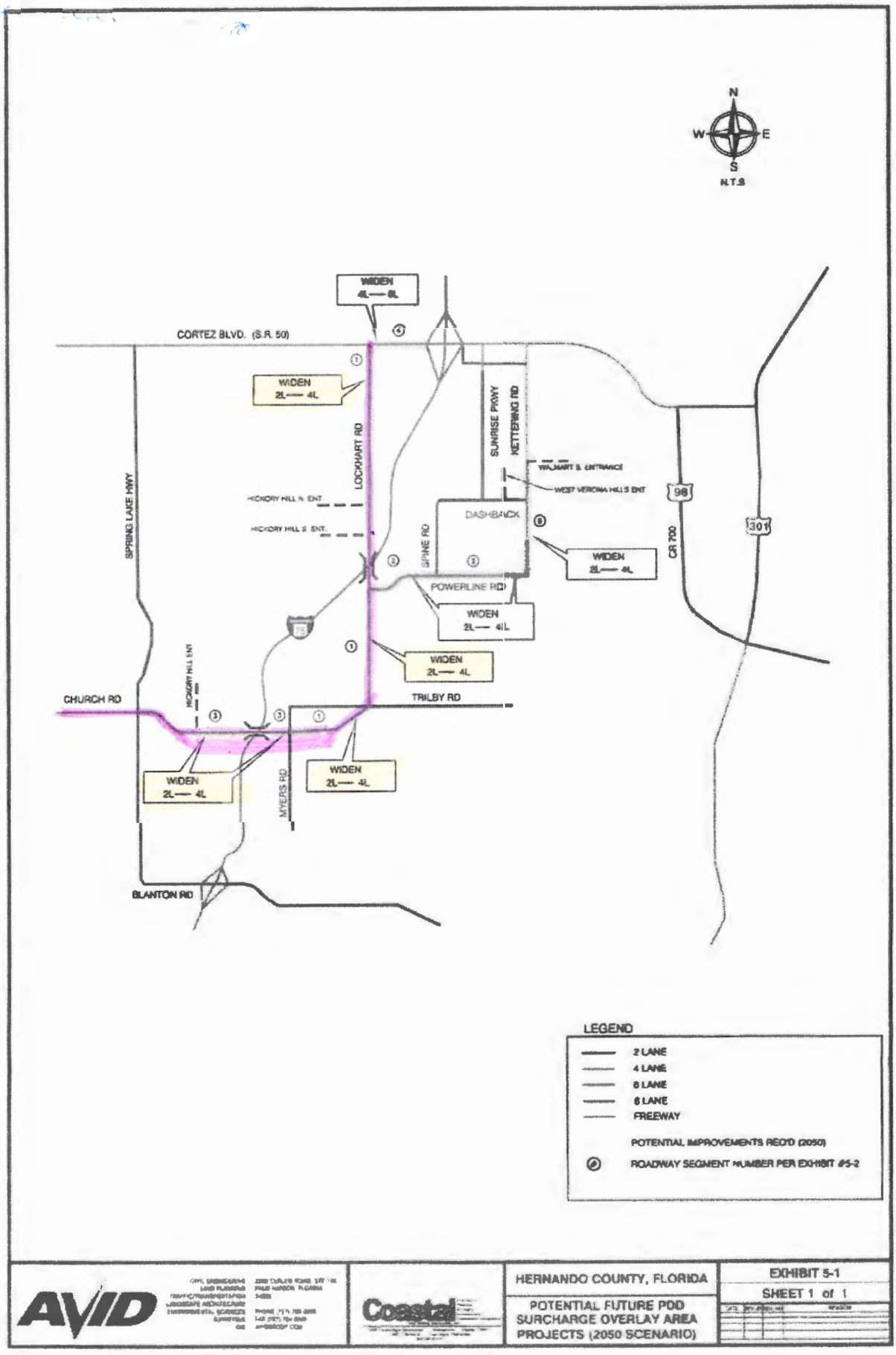
Future Land Use Map

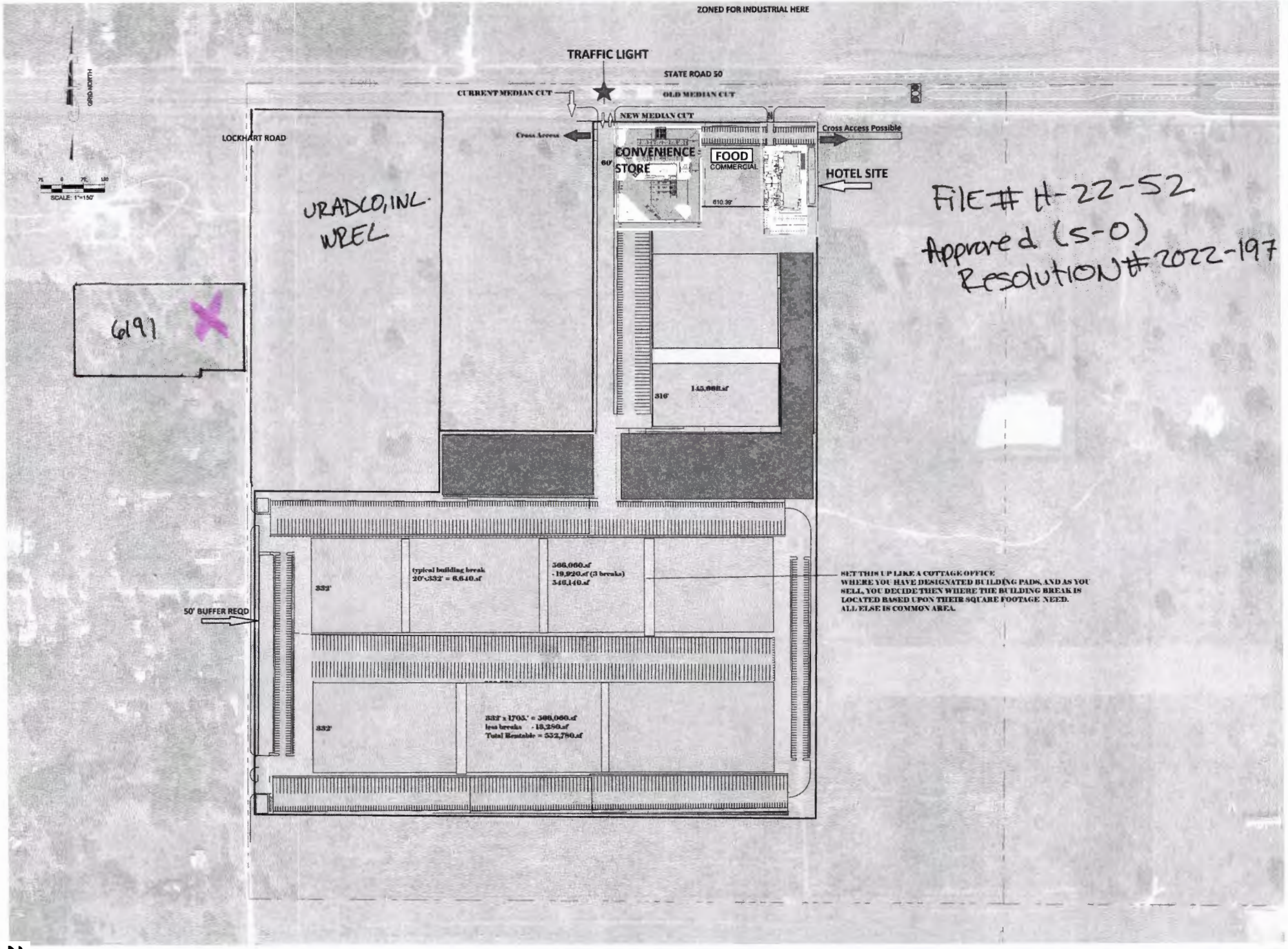
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

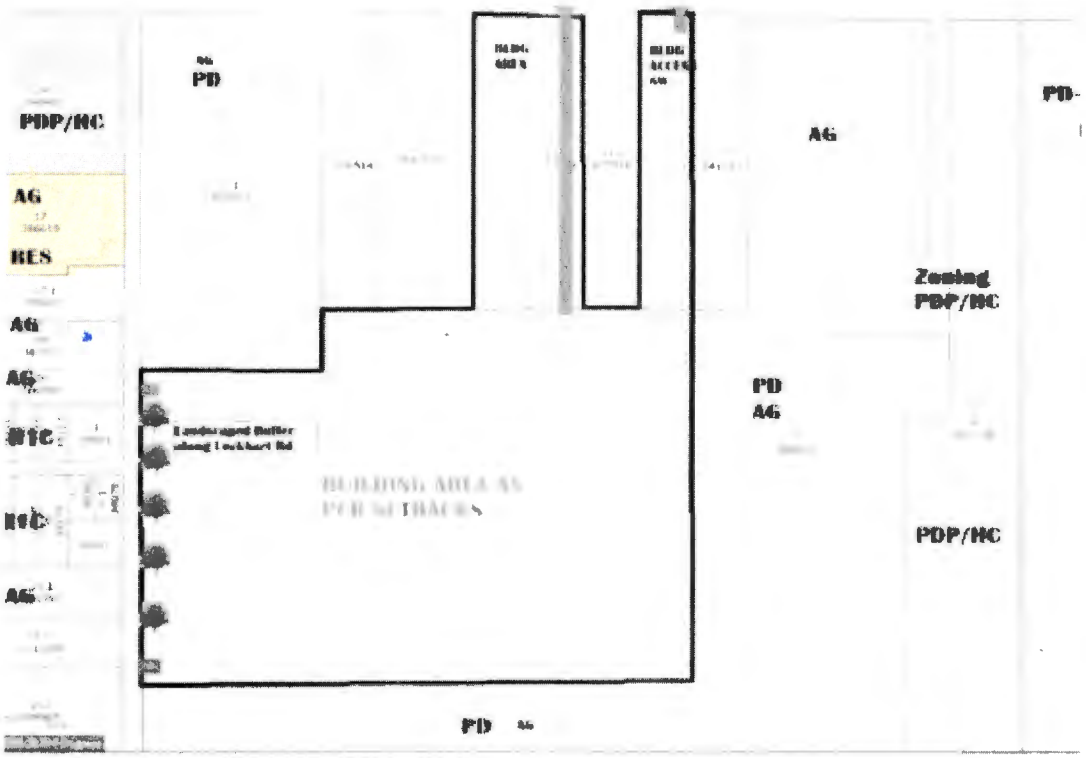
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

S:\Share\P&Z\PZCases2022\Sept_2022\H2252a_8x11_Detail.pdf
Date of mapping: 07/19/2022

HERNANDO COUNTY
CENTRAL GIS


N
W
E
S
N.T.S
WIDEN 4L — 6L
CORTEZ BLVD. (S.R. 50)
WIDEN 2L — 4L
LOCKHART RD
SUNRISE PKWY
KETTERING RD
WALMART S. ENTRANCE
WEST VERONA HILLS ENT
HICKORY HILL N. ENT.
HICKORY HILL S. ENT.
SPRING LAKE HWY
SPINE RD
DASHBACK
WIDEN 2L — 4L
POWERLINE RD
WIDEN 2L — 4L
WIDEN 2L — 4L
CHURCH RD
HICKORY HILL ENT
TRILBY RD
WIDEN 2L — 4L
WIDEN 2L — 4L
MYERS RD
BLANTON RD
CR 700
98
301
LEGEND
2 LANE
4 LANE
6 LANE
8 LANE
FREEWAY
POTENTIAL IMPROVEMENTS REQ'D (2050)
ROADWAY SEGMENT NUMBER PER EXHIBIT #5-2
AVID
Coastal
HERNANDO COUNTY, FLORIDA
POTENTIAL FUTURE PDD SURCHARGE OVERLAY AREA PROJECTS (2050 SCENARIO)
EXHIBIT 5-1
SHEET 1 of 1


ZONED FOR INDUSTRIAL HERE
TRAFFIC LIGHT
STATE ROAD 50
CURRENT MEDIAN CUT
OLD MEDIAN CUT
NEW MEDIAN CUT
LOCKHART ROAD
Cross Access
Cross Access Possible
CONVENIENCE STORE
FOOD COMMERCIAL
HOTEL SITE
60'
610.39'
URADCO, INC. WREL
6197
316'
145,068.sf
50' BUFFER REQD
332'
typical building break
20'x332' = 6,640.sf
366,060.sf
- 19,920.sf (3 breaks)
346,140.sf
SET THIS UP LIKE A COTTAGE OFFICE WHERE YOU HAVE DESIGNATED BUILDING PADS, AND AS YOU SELL, YOU DECIDE THEN WHERE THE BUILDING BREAK IS LOCATED BASED UPON THEIR SQUARE FOOTAGE NEED. ALL ELSE IS COMMON AREA.
332' x 1703.' = 366,060.sf
less breaks - 19,280.sf
Total Rentable = 532,780.sf
SCALE: 1"=150'
GRID NORTH
File# H-22-52
Approved (5-0)
Resolution# 2022-197
SITE LAYOUT



HEARINGS: Planning & Zoning Commission: September 12, 2022
Board of County Commissioners: October 11, 2022

APPLICANT: Claire Clements

FILE NUMBER: H-22-52

REQUEST: Rezoning from AG (Agricultural) to PDP(CP) Planned Development Project (Corporate Park) with Deviations

GENERAL LOCATION: Southwest quadrant of Lockhart Road and Cortez Boulevard and approximately 1,425 east of Lockhart Road

PARCEL KEY NUMBERS: 00811174, 00877901, 00877929, 00841218

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG (Agricultural) to PDP(CP) Planned Development Project (Corporate Park) with deviations on four (4) parcels totaling 73.4 acres. The request is for a 903,000 square foot warehouse/distribution facility, with a maximum building height of 45'. The petitioner has not indicated whether the project will consist of multiple structures or a single building. However, the petitioner has indicated 50' buffers along Lockhart Road and Cortez Boulevard and has limited traffic from the proposed project along Lockhart solely to employee vehicular traffic.

Deviations Requested:
The petitioner has requested a deviation from the front (Cortez Boulevard) building setbacks from 125' to 75'. No other deviations are being requested.

All my best,

Outlook

Lockhart distribution facility

From Casey Cane <ccane@bauenusa.com>
Date Mon 9/1/2025 9:49 PM
To [redacted]

URADCO is a subsidiary of Withlacoochee Electric – this property will be used to provide power resource (quad substation) to the below - a 903,000 Square foot 45 foot high warehouse and distribution facility. This application has already been approved. On October 11, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-197.

Sent: Thu, Aug 14, 2025 at 12:27 PM
Subject: Fw: 6191 Lockhart planned use

-3-

Yahoo Mail: Search, Organize, Conquer

---- Forwarded Message ----
From: "Casey Cane" <ccane@bauenusa.com>
To: "DWSfarm69@yahoo.com" <DWSfarm69@yahoo.com>[redacted]
com>
Sent: Mon, Aug 11, 2025 at 4:12 PM
Subject: 6191 Lockhart planned use

The property is intended to be used for retail/rental shop for Powersports ATVs, Dirt bikes, UTVs, Gear (helmets, apparel, etc.). They have a building planned with a small parking lot on Lockhart rd. with a driveway on the northern potion leading to the back of the property (towards Matt and his Dad) where they intend on building a home for their family. It's a husband and wife with a small child. Essentially cutting the property in half. Trees and landscaping will separate 6171 from 6191 and a home will be built on the western most half very similar to what is in place now.

I am happy to answer any questions – please feel free to give me a call 727-331-0054

All my best,

Casey Cane, CGC, CCA
Vice President of Development and Construction
The Bauen Group, Inc.
Real Estate | Development | Construction Management | Consulting
33920 U.S. Hwy 19 N Suite 211, Palm Harbor, FL 34684
Office: (727) 789-2900 | **www.bauenusa.com** | ***CGC#1518803***

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RESOLUTION NO. 2025 - 147

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Casey Cane, Trustee for 6191 Lockhart Road Land Trust

FILE NUMBER: H-25-20

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial)

GENERAL LOCATION: West side of Lockhart Road, approximately 680 feet south of Cortez Boulevard

PARCEL KEY NUMBERS: 386610

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is inconsistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 2nd DAY OF September 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
fa
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL)

By: _____
Brian Hawkins
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Michael Cowan
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS ACTION

On September 2, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution denying the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial).

Board of County Commissioners

AGENDA ITEM

Meeting: 09/02/2025
Department: Planning
Prepared By: DInigro Nigro
Initiator: Omar DePablo
DOC ID: 16217
Legal Request Number: LR-2025-376-1
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by John P. Shank and Jo Ann Shank for Property Located on Jacqueline Road (H2518)

BRIEF OVERVIEW
Request:
Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2)

General Location:
North side of Jacqueline Road, approximately 325' west of Madison Street

P&Z Action:
On July 14, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

FINANCIAL IMPACT
A matter of policy. No financial impact.

LEGAL NOTE
The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

REVIEW PROCESS

Omar DePablo	Escalated	07/24/2025 5:17 PM
KayMarie Griffith	Escalated	07/25/2025 5:17 PM
Omar DePablo	Approved	07/28/2025 4:15 PM
Michelle Miller	Approved	07/29/2025 8:30 AM
Albert Bertram	Approved	07/29/2025 8:33 AM
Pamela Hare	Approved	07/31/2025 2:52 PM
Jon Jouben	Approved	08/04/2025 11:42 AM
Heidi Prouse	Approved	08/05/2025 11:56 AM
Toni Brady	Approved	08/07/2025 10:27 AM

Jeffrey Rogers	Approved	08/18/2025 9:02 AM
Colleen Conko	Approved	08/18/2025 11:22 AM

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

RECEIVED
APR 21 2025
Hernando County Development Services
Zoning Division

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 4-12-2025

APPLICANT NAME: John P Shank & JoAnn Shank
Address: 13013 Jacqueline Rd
City: Brooksville, State: Fl Zip: 34613
Phone: 302-312-6359 Email: jacknjo1@aol.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): R28-222-18-3040-00D0-0192 01190758
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: PDP(MF)
4. Desired zoning classification: AR
5. Size of area covered by application: _____
6. Highway and street boundaries: _____
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, John P Shank JoAnn Shank, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

☒ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

John P Shank JoAnn Shank
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 21st day of April, 2025, by John P Shank + JoAnn Shank who is personally known to me or produced FLDL Photo ID's as identification.

Carrie L. Cline
Signature of Notary Public

CARRIE L. CLINE
Commission # HH 259804
Expires May 1, 2026
Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

RECEIVED
APR 21 2025
Hernando County Development Services
Zoning Division

4.21.25

I am looking to rezone back to AR2, in order to have our garage on to our parcel

Thank you.

JoAnn Shark

John P. Shark

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	July 14, 2025 September 2, 2025
APPLICANT:	John P and JoAnn Shank	
FILE NUMBER:	H-25-18	
REQUEST:	Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)	
GENERAL LOCATION:	North side of Jacqueline Road, approximately 325' west of Madison Street	
PARCEL KEY NUMBER(S):	1190758	

APPLICANT'S REQUEST

In May 2024, the petitioners purchased the subject site. At the time, the property was listed as AR-2 (Agricultural Residential) according to the County public records. The petitioner received a mobile home permit for the subject site and had it installed. Unfortunately, the zoning was listed incorrectly, and the parcel had been rezoned to PDP(MF)/Planned Development Project (Multifamily). This was discovered when the petitioner submitted for a detached garage permit for the parcel in March of 2025.

The petitioner's request is to rezone the subject property back to AR-2 (Agricultural Residential – 2) to bring the mobile home on the site into conformance and to allow the placement of a detached garage. The petitioner had purchased the property and placed the mobile home in good faith and wishes to continue to live on the property. No non-conforming uses will be created through this rezoning application; the mobile home meets setback requirements and the detached garage will be placed in accordance with AR-2 setbacks upon building permit approval.

SITE CHARACTERISTICS

Site Size:	1.25 acres	
Surrounding Zoning; Land Uses:	North:	PDP(MF); single family residential uses
	South:	AR2, C1 residential and commercial uses
	East:	AR2; vacant agricultural-residential
	West:	AR2, PDP(MF); single-family residential uses
Current Zoning:	PDP(MF) Planned Development Project (Multifamily)	
Future Land Use Map Designation:	Residential	

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water service is not available. There is an 8" sewer force main that runs along Jacqueline Road. HCUD has no objection to the requested rezoning subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project.

Comments: The petitioner has an existing onsite sewage treatment and disposal system on the site, installed at the time of mobile home permitting.

ENGINEERING REVIEW

The subject site is located on the North side of Jacqueline Road, approximately 325' west of Madison Street. The County Engineer reviewed the petitioner's request and had the following comments:

- No additional driveways will be permitted.
- May need to upgrade existing driveway to current Hernando County Standards. Refer to Hernando County Facility Design Guideline IV-26.

Comments: The petitioner shall be required to coordinate with the Department of Public Works to determine what upgrades are necessary to the existing driveway. Any upgrades shall be the responsibility of the applicant.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR-2 district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

i. Aquaculture
ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
iv. Horticultural specialty farms, including the cultivation of crops.
v. Accessory structures related to the principal use of the land.
vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.

vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) Agricultural/residential:

i. Single-family dwellings
ii. Mobile homes

COMPREHENSIVE PLAN REVIEW

Property Rights Element

Objective 12.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.

Strategy 12.02A(2): Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished.

Comments: The petitioner purchased the property in good faith based on county records that were incorrect at the time of property purchase. Once this issue was identified, the petitioner coordinated with the Development Services Department staff to submit a rezoning application to revert the zoning back to the previous AR-2 zoning district. The Comprehensive Plan recognizes vested property rights through the Property Rights Element; as the petitioner is coordinating with the County to rezone the parcel, staff has no objection to the rezoning request.

FINDINGS OF FACT

The rezoning from PDP(MF) Planned Development Project (Multifamily) to AR (Agricultural Residential) is appropriate based on the following findings of fact:

1. The subject site has existing property rights as evidenced by the approved mobile home permit on the site;
2. The petitioner purchased the property in good faith based on County records indicating an incorrect zoning;
3. The request is consistent with the Comprehensive Plan and is compatible with the development patterns along Jacqueline Road.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

P&Z RECOMMENDATION

On July 14, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

F SURVEY – BOUNDARY SURVEY

ND TOPOGRAPHIC SURVEY

PERTY ADDRESS: JACQUELINE ROAD

PARCEL #: R28 222 18 3040 00D0 0200

S0°23'23"E (C)
347.32' (C)

N0°23'48"W (C)
347.34' (C)

PARCEL #: R28 222 18 3040 00D0 0193

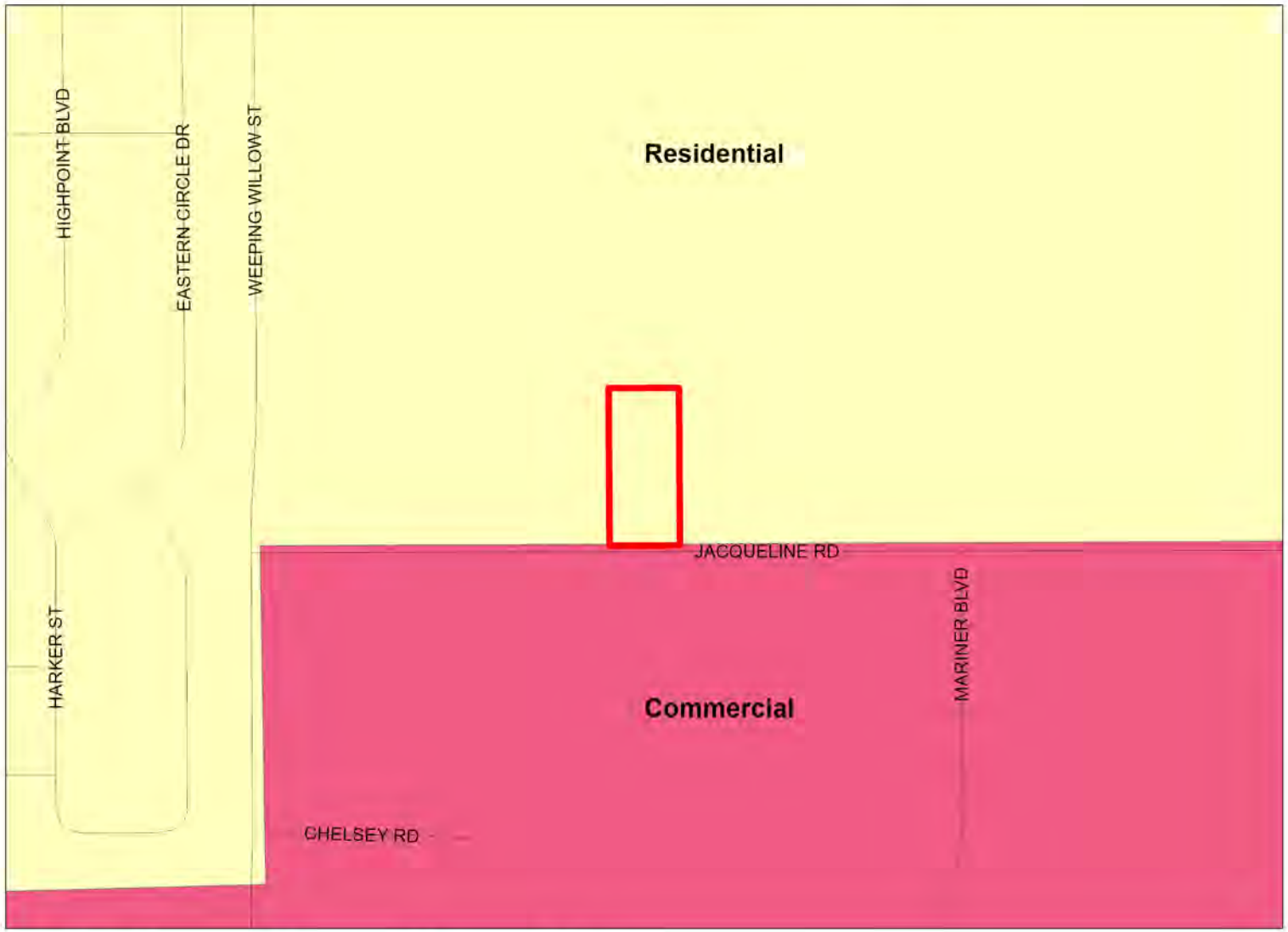
H-25-18

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-18
Version Date: 12/09/2022



H-25-18
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.06 0.12 0.18 0.24 Miles

N W E S

Date of mapping: 05/12/2025

HERNANDO COUNTY CENTRAL GIS

H-25-18 AREA MAP

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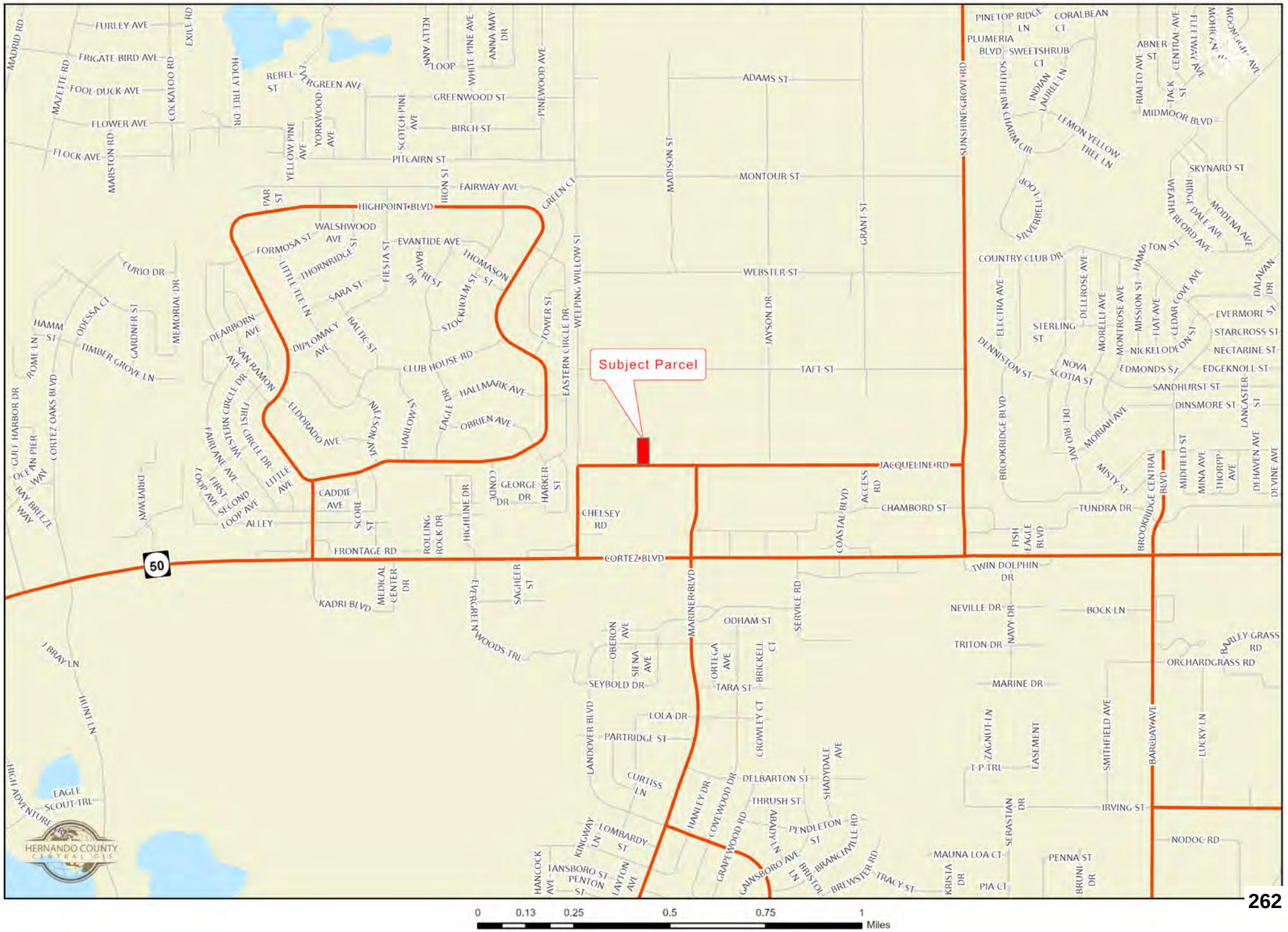

H-25-18

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HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending

Hernando County Planning Department
Project date: 05/12/25

0 0.03 0.05 0.1 0.15 0.2 Miles

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: John P. Shank and Jo Ann Shank

FILE NUMBER: H-25-18

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)

GENERAL LOCATION: North side of Jacqueline Road, approximately 325' west of Madison Street

PARCEL KEY NUMBERS: 1190758

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Jon Jouben
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
PLANNING AND ZONING COMMISSION & BOCC HEARING ON JULY 14, 2025 & SEPTEMBER 2, 2025

was published in said newspaper by print in the issue(s) of:
July 4, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on July 4, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 7th day of July, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on July 14, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on September 2, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Greater Tampa Bay Area Council Inc. Boy Scouts of America
FILE NUMBER:	H-25-14
REQUEST:	Establish a Public Service Facility Overlay District (PS-FOD) for an electric utility operations center for Withlacoochee River Electric Cooperative
GENERAL LOCATION:	South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)
PARCEL KEY NUMBER:	A 52-acre +/- portion of 346708

APPLICANT:	Karen B. Leveritt TTEE
FILE NUMBER:	H-25-17
REQUEST:	Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)
GENERAL LOCATION:	Frontage on Lake Lindsey Road at its intersection with Forbes Street
PARCEL KEY NUMBER:	337950

APPLICANT:	John P Shank and JoAnn Shank
FILE NUMBER:	H-25-18
REQUEST:	Rezoning from PDP(MF) Planned Development Project (Multifamily) to AR-2 (Agricultural Residential 2)
GENERAL LOCATION:	North side of Jacqueline Road, approximately 325' west of Madison Street
PARCEL KEY NUMBER:	01190758

APPLICANT:	Ady Garcia Rabeiro and Samuel Medina Rivera
FILE NUMBER:	H-25-19
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/ Residential)
GENERAL LOCATION:	Northeast corner of Riverview Drive and Elaine Drive
PARCEL KEY NUMBER:	749159, 32645, 749140

APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP (GC) Combined Planned Development Project (General Commercial) with additional C-2 uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

APPLICANT:	William Bourguignon
FILE NUMBER:	H-22-89
REQUEST:	Rezoning from R-1A (Residential) to C-1 (General Commercial)
GENERAL LOCATION:	East side of Maplewood Drive, approximately 275' of Calienta Street
PARCEL KEY NUMBER:	00152569

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: July 4, 2025

BOARD OF COUNTY COMMISSIONERS ACTION

On September 2, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

INSTR #2025075670 BK: 4628 PG: 1135 Page 1 of 2
FILED & RECORDED 10/31/2025 12:51 PM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2025 - 148

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: John P. Shank and Jo Ann Shank

FILE NUMBER: H-25-18

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)

GENERAL LOCATION: North side of Jacqueline Road, approximately 325' west of Madison Street

PARCEL KEY NUMBERS: 1190758

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 2nd DAY OF September, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Jon Jouben
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 09/02/2025
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 16216
Legal Request Number: LR-2025-376-1
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Karen B. Leveritt Trustee of Karen B. Leveritt Family Trust U/A/D March 2, 2010, for Property Located on Lake Lindsey Road (H2517)

BRIEF OVERVIEW
Request:
Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)

General Location:
Frontage on Lake Lindsey Road at its intersection with Forbes Street

P&Z Action:
On July 14, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).

FINANCIAL IMPACT
A matter of policy. No financial impact.

LEGAL NOTE
The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).

REVIEW PROCESS

Omar DePablo	Escalated	07/24/2025 5:17 PM
KayMarie Griffith	Escalated	07/25/2025 5:17 PM
Omar DePablo	Approved	07/28/2025 4:07 PM
Michelle Miller	Approved	07/29/2025 8:30 AM
Albert Bertram	Approved	07/29/2025 8:33 AM
Pamela Hare	Approved	08/01/2025 9:55 AM
Jon Jouben	Approved	08/04/2025 11:43 AM
Heidi Prouse	Approved	08/05/2025 11:54 AM
Toni Brady	Approved	08/07/2025 10:25 AM

Jeffrey Rogers	Approved	08/18/2025 9:02 AM
Colleen Conko	Approved	08/18/2025 11:28 AM

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

File No. H-25-17 Official Date Stamp:

Received

APR 21 2025

Planning Department
Hernando County, Florida

Application request *(check one)*:
Rezoning ☒ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: _____

APPLICANT NAME: Karen B. Leveritt TTEE
Address: 29270 Lake Lindsey Rd
City: Noble ton State: FL Zip: 34661
Phone: 352-303-0260 Email: LeveritPA@AOL.COM
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 337950
2. SECTION 24, TOWNSHIP Township 21 So., RANGE 20 East
3. Current zoning classification: Commercial
4. Desired zoning classification: Residential
5. Size of area covered by application: _____
6. Highway and street boundaries: CR 476 + Oak Lane
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

I, Karen B. Leveritt, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☒ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Karen B Leveritt
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 21st day of April, 2025, by Karen B. Leveritt who is ☐ personally known to me or ☐ produced _____ as identification.

Holly M Rhodes
Signature of Notary Public

HOLLY M RHODES
Notary Public-State of Florida
Commission # HH 504942
My Commission Expires
March 23, 2028

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

We are requesting our property to be rezoned back to Residential in order to install a pool.

Karen B. Leverett
4/21/25

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025 Board of County Commissioners: September 2, 2025
APPLICANT:	Karen B Levitt TTEE
FILE NUMBER:	H-25-17
REQUEST:	Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)
GENERAL LOCATION:	Frontage on Lake Lindsey Road at its intersection with Forbes Street
PARCEL KEY NUMBER:	337950

APPLICANT'S REQUEST

The petitioner is requesting to rezone their 1.9-acre parcel PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential). The petitioner was unaware of the zoning when she purchased the home and property as it is surrounded by R-1A. She would like to rezone the property back to the original zoning to install a pool.

SITE CHARACTERISTICS

Site Size:	1.9 acres
Surrounding Zoning & Land Uses:	North: PDP(REC) MPR South: R-1A; Single-family East: AG; Single-family West: R-1A; Single-family
Current Zoning:	PDP(OP) Planned Development Project (Office Professional)
Future Land Use Map Designation:	Agricultural

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater services are not available to this parcel. HCUD has no objection to the zoning change from Commercial to Residential to allow the installation of a pool, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The County Engineering Department has reviewed the request and indicated no traffic concerns.

LAND USE REVIEW

Minimum R-1A (Residential) Building Setbacks:

- Front: 25’
- Side: 10'
- Rear: 20’

The R-1A district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 2 identifies the permitted uses within the R 1A zoning district as follows:

The following regulations apply in the residential districts as indicated:

A. R-1A Residential District:

(1) Permitted uses:

(a) Single-family dwellings.

(b) Mobile Homes:

Homes of six or fewer residents which meet the definition of a community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.

Special Exceptions:

i. Home occupation

ii. Lodging

iii. Bed and Breakfast establishments

COMPREHENSIVE PLAN REVIEW

The subject is located within the Residential Land Use designation on the County’s adopted Comprehensive Plan. The petitioner’s parcel is located on Lake Lindsay Road, rezoning from PDP OP (Office Professional) to R -1A (residential) is acceptable due to the surrounding zoning in the area and the previous zoning of the property.

Future Land Use, Residential Category

Strategy 1.04A (3) The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Comments: The parcel is within the Residential land use classification and is surrounded by residential parcels. The proposed rezoning is consistent with the strategies for residential density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

A rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential) is appropriate based on consistency with the County’s adopted Comprehensive Plan and consistency with the surrounding residential uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

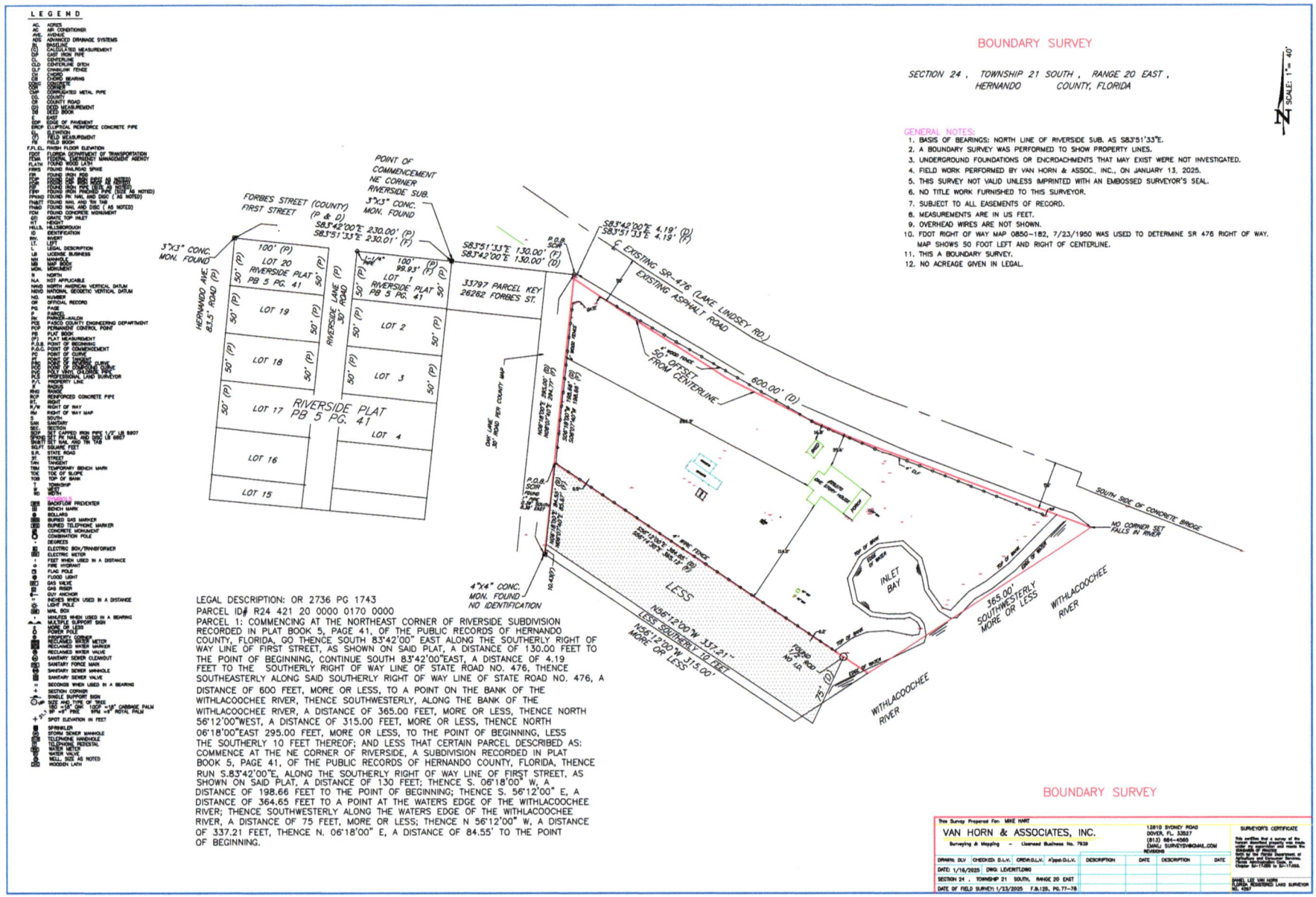
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).

P&Z RECOMMENDATION

On July 14, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).


LEGEND
BOUNDARY SURVEY
SECTION 24 , TOWNSHIP 21 SOUTH , RANGE 20 EAST ,
HERNANDO COUNTY, FLORIDA
SCALE: 1" = 40'
GENERAL NOTES:
1. BASIS OF BEARINGS: NORTH LINE OF RIVERSIDE SUB. AS S83°51'33"E.
2. A BOUNDARY SURVEY WAS PERFORMED TO SHOW PROPERTY LINES.
3. UNDERGROUND FOUNDATIONS OR ENCROACHMENTS THAT MAY EXIST WERE NOT INVESTIGATED.
4. FIELD WORK PERFORMED BY VAN HORN & ASSOC., INC., ON JANUARY 13, 2025.
5. THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.
6. NO TITLE WORK FURNISHED TO THIS SURVEYOR.
7. SUBJECT TO ALL EASEMENTS OF RECORD.
8. MEASUREMENTS ARE IN US FEET.
9. OVERHEAD WIRES ARE NOT SHOWN.
10. FDOT RIGHT OF WAY MAP 0850-182, 7/23/1950 WAS USED TO DETERMINE SR 476 RIGHT OF WAY. MAP SHOWS 50 FOOT LEFT AND RIGHT OF CENTERLINE.
11. THIS A BOUNDARY SURVEY.
12. NO ACREAGE GIVEN IN LEGAL.
POINT OF COMMENCEMENT NE CORNER RIVERSIDE SUB.
3"X3" CONC. MON. FOUND
FORBES STREET (COUNTY) FIRST STREET (P & D)
S83°42'00"E 230.00' (P)
S83°51'33"E 230.01' (F)
3"X3" CONC. MON. FOUND
HERNANDO AVE. 63.5' ROAD (P)
100' (P)
LOT 20 RIVERSIDE PLAT PB 5 PG. 41
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
RIVERSIDE LANE 30' ROAD
LOT 1 RIVERSIDE PLAT PB 5 PG. 41
LOT 2
LOT 3
LOT 4
RIVERSIDE PLAT PB 5 PG. 41
33797 PARCEL KEY 26282 FORBES ST.
S83°51'33"E 130.00' (F)
S83°42'00"E 130.00' (D)
P.O.B. SCRW
S83°42'00"E 4.19' (D)
S83°51'33"E 4.19' (F)
℄ EXISTING SR-476 (LAKE LINDSEY RD.)
EXISTING ASPHALT ROAD
50' OFFSET FROM CENTERLINE
600.00' (D)
SOUTH SIDE OF CONCRETE BRIDGE
HD. CORNER SET FALLS IN RIVER
INLET BAY
365.00' SOUTHWESTERLY MORE OR LESS
WITHLACOOCHEE RIVER
WITHLACOOCHEE RIVER
75' (D)
FENCE NO. 48
LESS
N36°12'00"W 337.21'
LESS SOUTHERLY 10 FEET
N56°12'00"W 315.00' MORE OR LESS
4"X4" CONC. MON. FOUND NO IDENTIFICATION
LEGAL DESCRIPTION: OR 2736 PG 1743
PARCEL ID# R24 421 20 0000 0170 0000
PARCEL 1: COMMENCING AT THE NORTHEAST CORNER OF RIVERSIDE SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 83°42'00" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FIRST STREET, AS SHOWN ON SAID PLAT, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, CONTINUE SOUTH 83°42'00"EAST, A DISTANCE OF 4.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 476, THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 476, A DISTANCE OF 600 FEET, MORE OR LESS, TO A POINT ON THE BANK OF THE WITHLACOOCHEE RIVER, THENCE SOUTHWESTERLY, ALONG THE BANK OF THE WITHLACOOCHEE RIVER, A DISTANCE OF 365.00 FEET, MORE OR LESS, THENCE NORTH 56°12'00"WEST, A DISTANCE OF 315.00 FEET, MORE OR LESS, THENCE NORTH 06°18'00"EAST 295.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE SOUTHERLY 10 FEET THEREOF; AND LESS THAT CERTAIN PARCEL DESCRIBED AS: COMMENCE AT THE NE CORNER OF RIVERSIDE, A SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE RUN S.83°42'00"E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FIRST STREET, AS SHOWN ON SAID PLAT, A DISTANCE OF 130 FEET; THENCE S. 06°18'00" W, A DISTANCE OF 198.66 FEET TO THE POINT OF BEGINNING; THENCE S. 56°12'00" E, A DISTANCE OF 364.65 FEET TO A POINT AT THE WATERS EDGE OF THE WITHLACOOCHEE RIVER; THENCE SOUTHWESTERLY ALONG THE WATERS EDGE OF THE WITHLACOOCHEE RIVER, A DISTANCE OF 75 FEET, MORE OR LESS; THENCE N 56°12'00" W, A DISTANCE OF 337.21 FEET, THENCE N. 06°18'00" E, A DISTANCE OF 84.55' TO THE POINT OF BEGINNING.
BOUNDARY SURVEY
This Survey Prepared For: MIKE HART
VAN HORN & ASSOCIATES, INC.
Surveying & Mapping - Licensed Business No. 7939
13810 SYDNEY ROAD
DOVER, FL. 33527
(813) 664-4060
EMAIL: SURVEYDVH@GMAIL.COM
REVISIONS
DESCRIPTION | DATE | DESCRIPTION | DATE
DRAWN: DLV | CHECKED: D.L.V. | CREW: D.L.V. | Appd: D.L.V.
DATE: 1/16/2025 | DWG: LEVEN1T.DWG
SECTION 24 , TOWNSHIP 21 SOUTH, RANGE 20 EAST
DATE OF FIELD SURVEY: 1/13/2025 F.B.125, PG.77-78
SURVEYOR'S CERTIFICATE
DANIEL LEE VAN HORN
FLORIDA REGISTERED LAND SURVEYOR NO. 4267

H-25-17

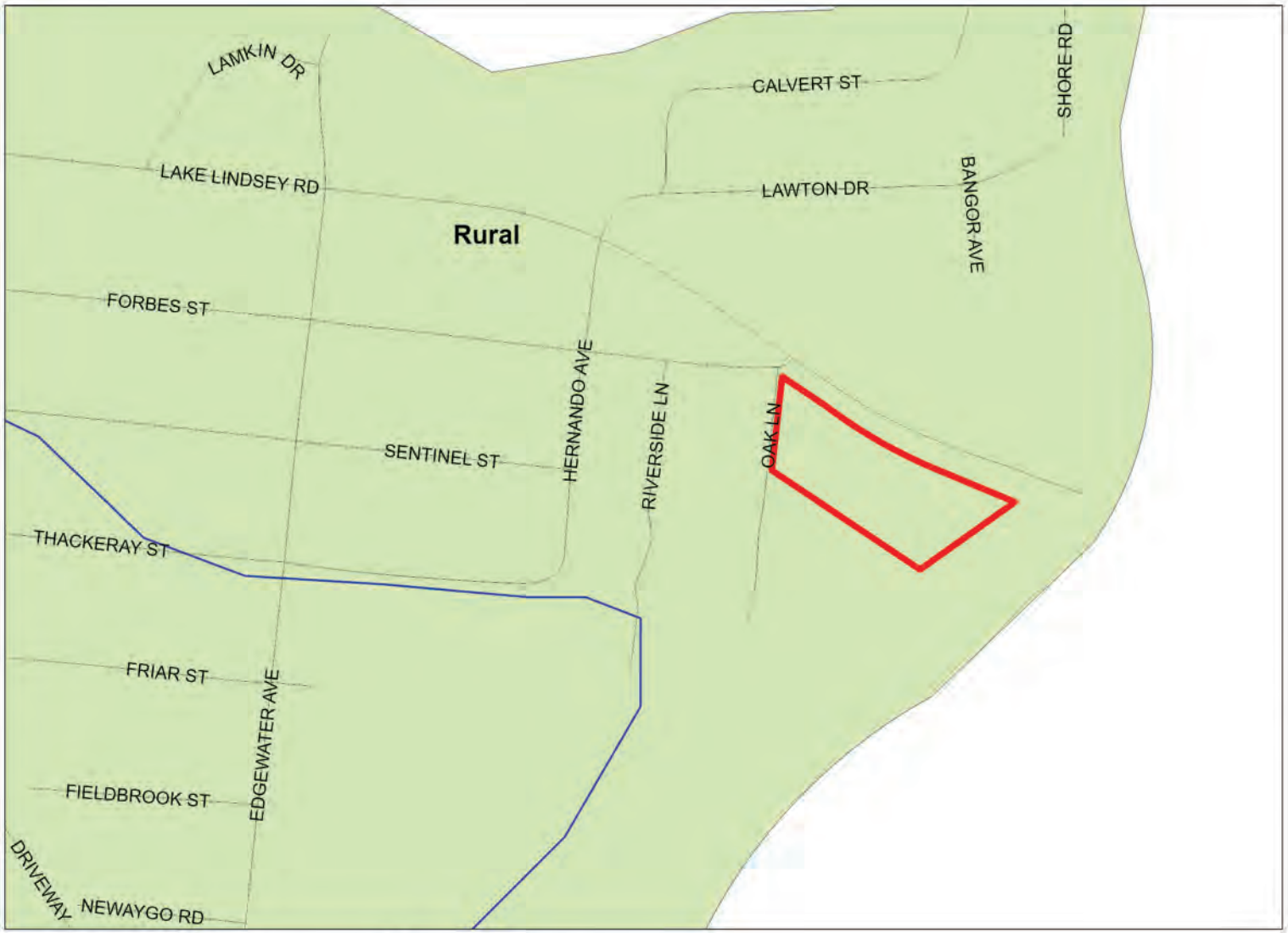
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-17

Version Date: 12/09/2022



H-25-17

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.05 0.1 0.15 0.2 Miles

N W E S

Date of mapping: 05/08/2025

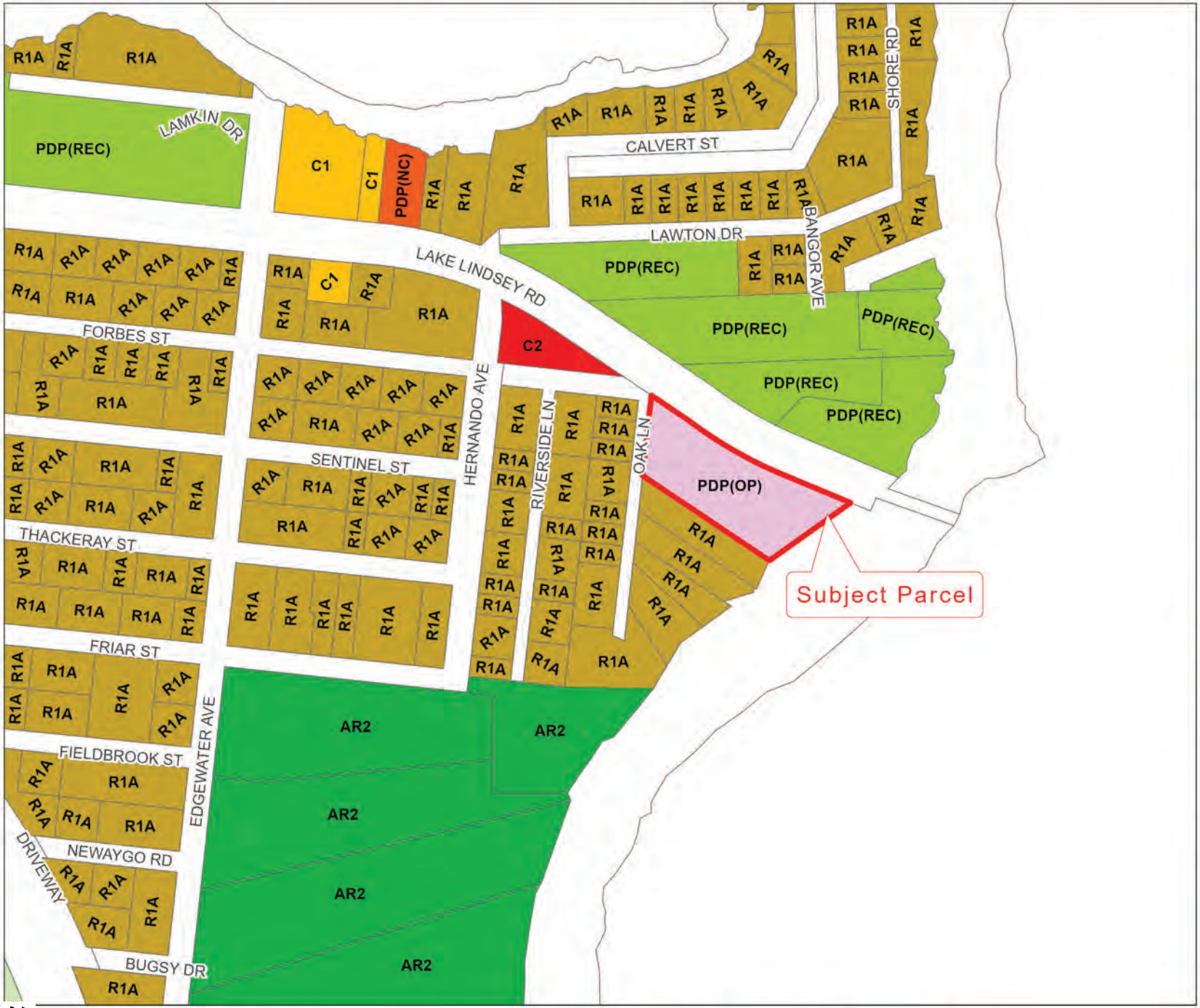
HERNANDO COUNTY CENTRAL GIS

H-25-17 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

H-25-17

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending

0 0.03 0.05 0.1 0.15 0.2 Miles

ando County Planning Department
Project date: 05/08/25

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Karen B. Leveritt, as Trustee of the Karen B. Leveritt Family Trust U/A/D March 2, 2010

FILE NUMBER: H-25-17

REQUEST: Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)

GENERAL LOCATION: Frontage on Lake Lindsey Road at its intersection with Forbes Street

PARCEL KEY NUMBERS: 337950

REQUEST: Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Jon Jouben
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
PLANNING AND ZONING COMMISSION & BOCC HEARING ON JULY 14, 2025 & SEPTEMBER 2, 2025

was published in said newspaper by print in the issue(s) of:
July 4, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on July 4, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 7th day of July, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on July 14, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on September 2, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Greater Tampa Bay Area Council Inc. Boy Scouts of America
FILE NUMBER:	H-25-14
REQUEST:	Establish a Public Service Facility Overlay District (PS-FOD) for an electric utility operations center for Withlacoochee River Electric Cooperative
GENERAL LOCATION:	South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)
PARCEL KEY NUMBER:	A 52-acre +/- portion of 346708

APPLICANT:	Karen B. Leveritt TTEE
FILE NUMBER:	H-25-17
REQUEST:	Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)
GENERAL LOCATION:	Frontage on Lake Lindsey Road at its intersection with Forbes Street
PARCEL KEY NUMBER:	337950

APPLICANT:	John P Shank and JoAnn Shank
FILE NUMBER:	H-25-18
REQUEST:	Rezoning from PDP(MF) Planned Development Project (Multifamily) to AR-2 (Agricultural Residential 2)
GENERAL LOCATION:	North side of Jacqueline Road, approximately 325' west of Madison Street
PARCEL KEY NUMBER:	01190758

APPLICANT:	Ady Garcia Rabeiro and Samuel Medina Rivera
FILE NUMBER:	H-25-19
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/ Residential)
GENERAL LOCATION:	Northeast corner of Riverview Drive and Elaine Drive
PARCEL KEY NUMBER:	749159, 32645, 749140

APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP (GC) Combined Planned Development Project (General Commercial) with additional C-2 uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685

APPLICANT:	William Bourguignon
FILE NUMBER:	H-22-89
REQUEST:	Rezoning from R-1A (Residential) to C-1 (General Commercial)
GENERAL LOCATION:	East side of Maplewood Drive, approximately 275' of Calienta Street
PARCEL KEY NUMBER:	00152569

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: July 4, 2025

BOARD OF COUNTY COMMISSIONERS ACTION

On September 2, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).

INSTR #2025075671 BK: 4628 PG: 1137 Page 1 of 2
FILED & RECORDED 10/31/2025 12:53 PM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2025 - 149

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Karen B. Leveritt, as Trustee of the Karen B. Leveritt Family Trust U/A/D March 2, 2010

FILE NUMBER: H-25-17

REQUEST: Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)

GENERAL LOCATION: Frontage on Lake Lindsey Road at its intersection with Forbes Street

PARCEL KEY NUMBERS: 337950

REQUEST: Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 2nd DAY OF September, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 09/02/2025
Department: Planning
Prepared By: DInigro Nigro
Initiator: Omar DePablo
DOC ID: 16211
Legal Request Number: LR-2025-376-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Greater Tampa Bay Area Council, Inc., Boy Scouts of America to Establish Public Service Facility Overlay District for Electric Utility Operations Center for Withlacoochee River Electric Cooperative (H2514)

BRIEF OVERVIEW

Request:
Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative

General Location:
South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)

P&Z Action:
On July 14, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center with modified performance conditions.

FINANCIAL IMPACT

A matter of policy. No financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The applicable Public Service Facility (PSF) Overlay District Standards are contained in Article IV, Section 11. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt and approve the Chairman's signature on the attached resolution approving the petitioner's request to establish a public service facility overlay district for an electric utility operations center with performance conditions.

REVIEW PROCESS

Omar DePablo	Escalated	07/24/2025 5:17 PM
KayMarie Griffith	Escalated	07/25/2025 5:17 PM
Omar DePablo	Approved	07/28/2025 4:07 PM
Michelle Miller	Approved	07/29/2025 8:29 AM
Albert Bertram	Approved	07/29/2025 8:34 AM
Pamela Hare	Approved	08/01/2025 10:11 AM

Jon Jouben	Approved	08/04/2025 11:43 AM
Heidi Prouse	Approved	08/05/2025 11:51 AM
Toni Brady	Approved	08/07/2025 10:20 AM
Jeffrey Rogers	Approved	08/14/2025 10:40 PM
Colleen Conko	Approved	08/15/2025 8:39 AM

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Hawkins, Campbell, Allocco and Champion
NAYES:	Amsler

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-14B Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☑ Other
PRINT OR TYPE ALL INFORMATION

Date: 02/24/2025

APPLICANT NAME: Greater Tampa Bay Area Council Inc. Boy Scouts of America
Address: 13228 N Central Ave
City: Tampa State: FL Zip: 33612
Phone: 813-872-2691 Email: Mike.Butler@scouting.org
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: Permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 00346708
2. SECTION 31, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG (Agriculture)
4. Desired zoning classification: PSF (Public Service Facility Overlay)
5. Size of area covered by application: 52
6. Highway and street boundaries: Cortez Boulevard (SR 50) and Cortez Oaks Boulevard
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8 Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Greater Tampa Bay Area Council Inc. Boy Scouts of America, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Michael Butler
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough
The foregoing instrument was acknowledged before me this 6 day of March, 20 25, by Michael Butler who is personally known to me or produced as identification.

Donna
Signature of Notary Public

DONNA MARIE WENTZLER
Notary Public - State of Florida
Commission # HH 391617
My Comm. Expires Apr 27, 2027
Bonded through National Notary Assn.
Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☑ Other
PRINT OR TYPE ALL INFORMATION

File No. H2513 Official Date Stamp:

RECEIVED
MAR 05 2025
Hernando County Development Services
Zoning Division

Date: 02/24/2025

APPLICANT NAME: Greater Tampa Bay Area Council Inc. Boy Scouts of America
Address: 13228 N Central Ave
City: Tampa State: FL Zip: 33612
Phone: 813-872-2691 Email: Mike.Butler@scouting.org
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: Permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00346708
2. SECTION 31, TOWNSHIP 22, RANGE 18
3. Current zoning classification: AG (Agriculture)
4. Desired zoning classification: PSF (Public Service Facility Overlay)
5. Size of area covered by application: 52
6. Highway and street boundaries: Cortez Boulevard (SR 50) and Cortez Oaks Boulevard
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, , have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☒ I am the owner of the property and am making this application **OR**
☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Michael Butler
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough
The foregoing instrument was acknowledged before me this 25 day of February, 20 25, by Michael Butler who is personally known to me or produced as identification.

Donna Wentzler
Signature of Notary Public

DONNA MARIE WENTZLER
Notary Public - State of Florida
Commission # HH 391617
My Comm. Expires Apr 27, 2027
Bonded through National Notary Assn.
Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

Zoning Application Narrative

Gulf Ridge Council, Inc. Property

Parcel Key 346708

General

The subject site consists of approximately 52 acres and is located on the south side of Cortez Boulevard (SR 50) opposite Cortez Oaks Subdivision. The property is a portion of Parcel Key 346708 as identified by the Hernando County Property Appraiser. See Figure 1 for the site aerial and property location.

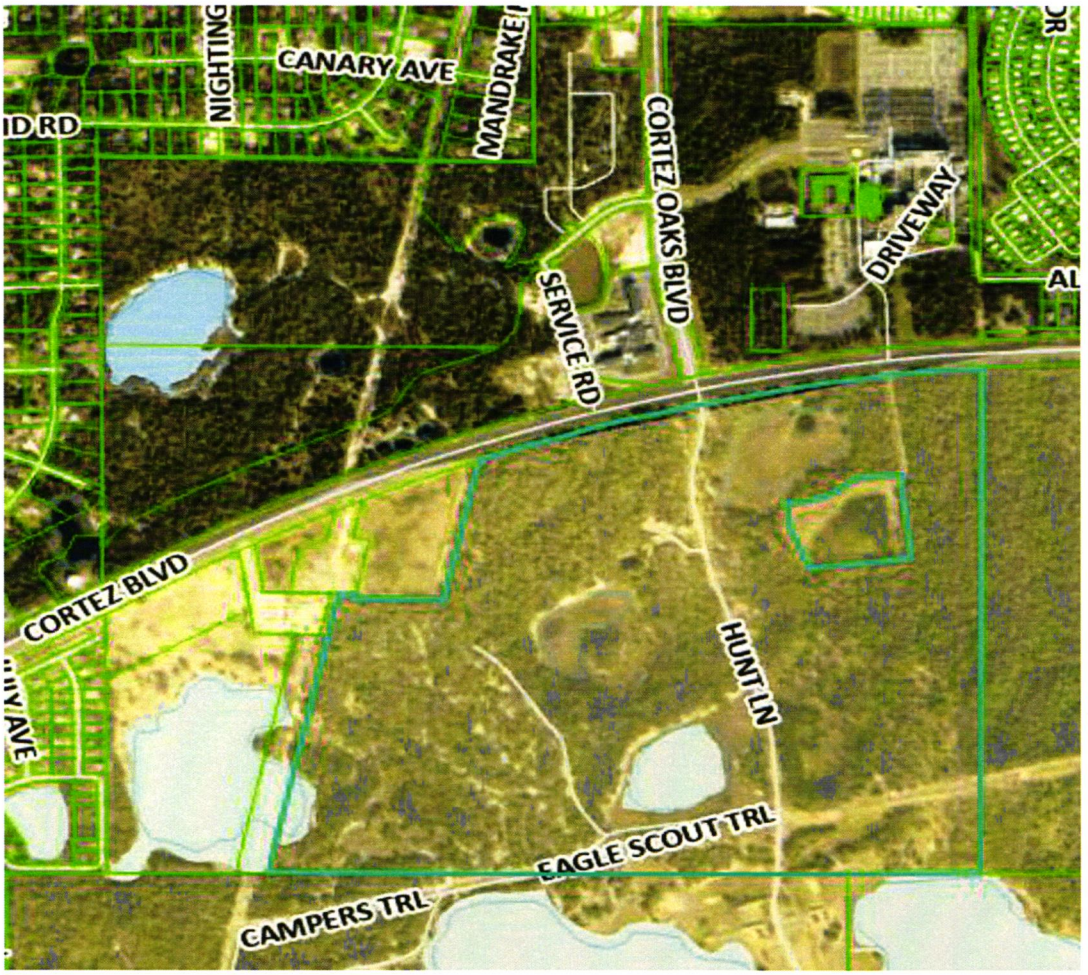


Figure 1-General Location Aerial

Current Zoning and Land Use

The current zoning on the site is AG (Agriculture). Please refer to Figure 2 for the current site zoning.

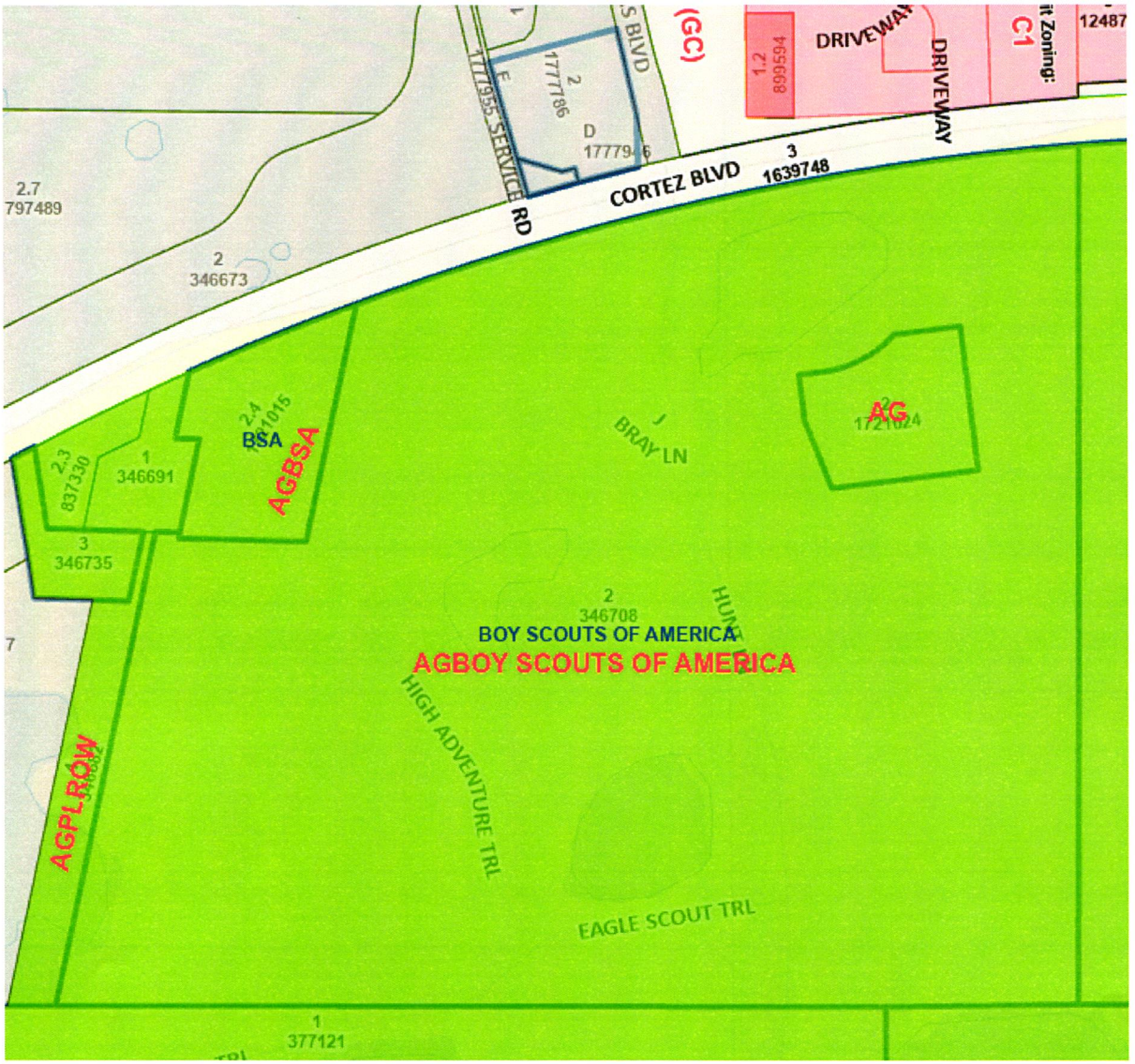


Figure 2-Curent Zoning

The current land use designation on the site is Recreation. Please refer to Figure 3 for the current land use designation on the site.

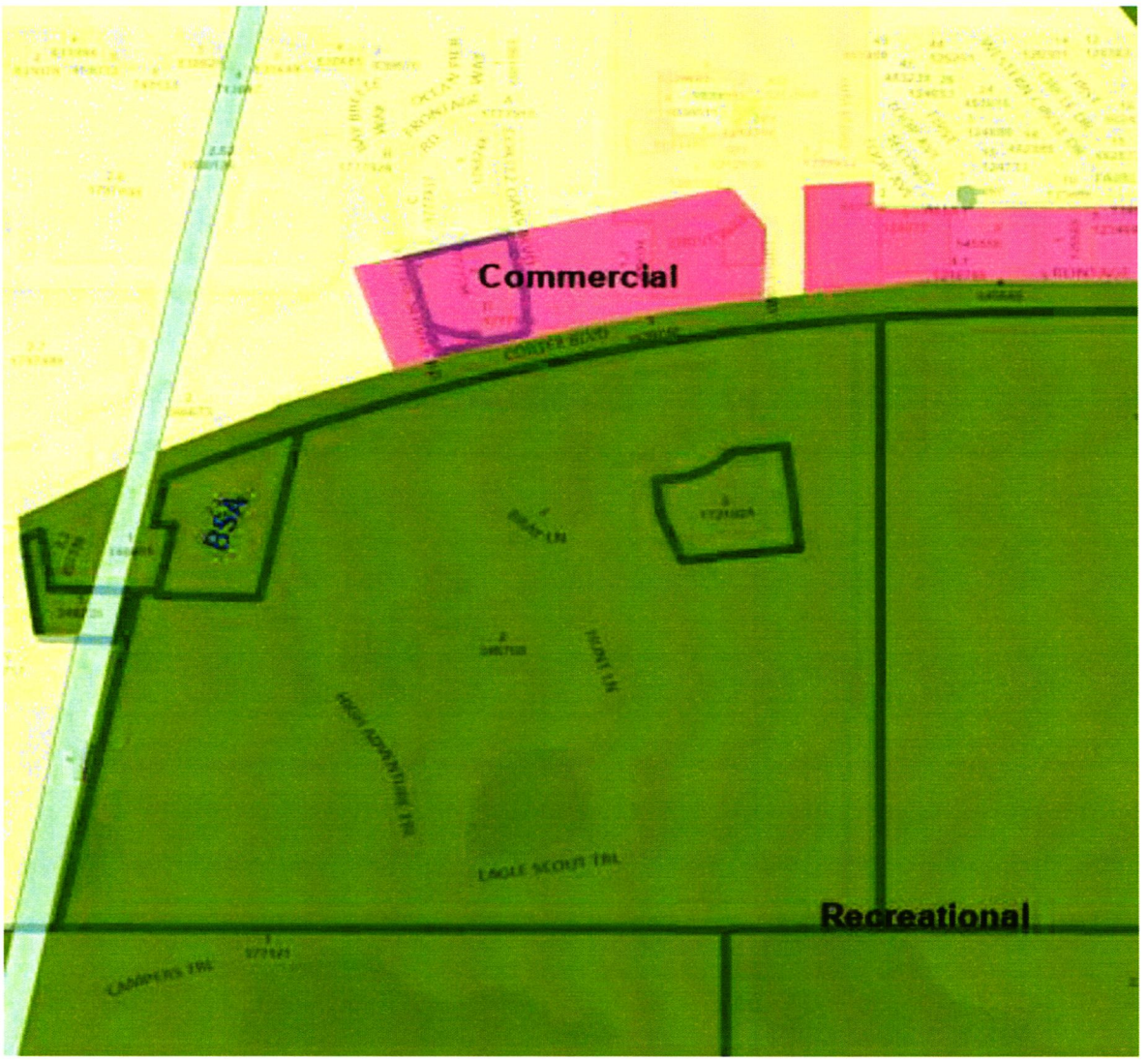


Figure 3-Current Land Use

The surrounding zoning, land use and property use is depicted by the following table.

Direction	Zoning	Future Land Use	Property Use
North	CPDP (Combined Planned Development), Commercial and Office (C-1, CDP/OP, C-3)	Commercial; Residential	Waterford Residential, Congregate Care, medical, Oak Hill Hospital
South	AG (Agriculture)	Recreation	Boy Scout Reservation
East	AG (Agriculture)	Recreation	Boy Scout Reservation
West	PDP/MF (Planned Development/Multi-Family), Public Facility	Public Facility; Residential	Power line right of way, vacant

Request

The request is to change the present zoning from Agriculture (AG) to Public Service Facility Overlay (PSF) to allow a full array of facilities associated with a western county operations center for the Withlacoochee River Electric Cooperative (WREC). The PSF District is designed to allow for, and includes, public service uses and structures consistent with the PSF Approval and may be placed over any underlying zoning district. Uses anticipated on the proposed WREC site will include office, customer service, customer & employee parking, equipment parking, warehouse, a transportation & equipment shop, fuel island and indoor and outdoor storage for equipment and material. A portion of the site will be used as a staging area for emergencies such as hurricanes. Also noted on the proposed master plan is a future substation at the western end of the property, adjacent to the power line easement. While zoning approval for the substation is not required, the proposed site is shown on the master plan for informational purposes.

The property is appropriate for the proposed development in that is located along a major arterial roadway (SR 50), adjacent to a major powerline corridor, has soils conducive for construction and DRAs, has adjacent County sewer and water facilities and will have its primary access at a signalized intersection (SR 50 and Cortez Oaks Blvd.). Direct access to SR 50 from the property is not envisioned and a landscape buffer is proposed along the road frontage. Environmental features along the southern boundary of the site will be

buffered appropriately. There are no adjacent residential developments. The Boy Scout Camp will continue to operate as usual and will share access to the signalized intersection.

Consistency with the Comprehensive Plan

The request is consistent with the following Goals, Objectives and Policies of the Hernando County 2040 Plan.

Future land Use Element

Objective 1.04K: The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

Strategy 1.04K(2): The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

Analysis:

The proposed use of the property is for a minor public facility use which is allowed in any Future Land Use Category. Minor public facilities include public service buildings and uses which are not regional in nature and are intended to serve the local community. A private utility (WREC) office, customer service and related logistics facility is consistent with the standard classification of a minor public service facility.

Dimensional Standards and Buffers

Article IV, Section 11.B.1 (PSF Public Service Facility Overlay) of Appendix A requires that no building or use with a PSF Overlay be located within 50 feet of the property line of an adjoining parcel containing a residence or residentially zoned parcel. The proposed site meets this requirement as there are no abutting residential uses or zoning.

Article IV, Section 11.D (PSF Public Service Facility Overlay) of Appendix A requires that the development meet the dimension and area regulations of the underlying zoning district in

addition to the criteria stated above. The site is zoned AG (Agriculture and will meet the required dimensional regulations of that district.

Setbacks

Front: 125 feet (SR 50)

Sides: 35 feet

Rear: 50 feet

Building Height: 45 feet

Buffers and Screening

Areas used for outdoor storage will be permanently screened from adjoining properties by a wall, fence and/or approved enclosure. The approved screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at planting.

The buffers shall consist of the following:

- A five (5) foot vegetative buffer along SR 50 that meets the requirements of the Community Appearance ordinance for commercial projects which states "A vegetative buffer at least five (5) feet in width shall abut the street right-of-way/pavements for at least half of the street right-of-way frontage. If only installed planting areas are used, the vegetative buffer shall include a hedge of shrubs with a minimum height of eighteen (18) inches at time of planting. Shrubs shall be appropriately spaced according to growth needed of the species for the hedge to attain eighty (80) percent opacity within twelve (12) months of planting."
- A five (5) foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects which states in part "the vegetative buffer shall include plants with a minimum height of eighteen (18) inches at time of planting... and a five-foot-wide landscape strip consisting of one (1) tree that is three-inch minimum caliper every twenty-five (25) linear feet."
- Perimeter buffers will consist of 10 foot wide buffer consisting of natural vegetation supplemented with landscaping where needed.

Deviations

Article IV, Section 11.D (PSF Public Service Facility Overlay) of Appendix A states in part that "Any reduction of the minimum dimension and area regulations or other development standards ... must be specifically enumerated in the application and would require the approval of a deviation by the board of county commissioners." No deviations are requested in conjunction with this application.

Site Characteristics

Topography

Topography ranges from a high of 30 feet NAVD in the southeastern boundary of the property to 41 feet NAVD. The topography on the site is indicated by Figure 4.

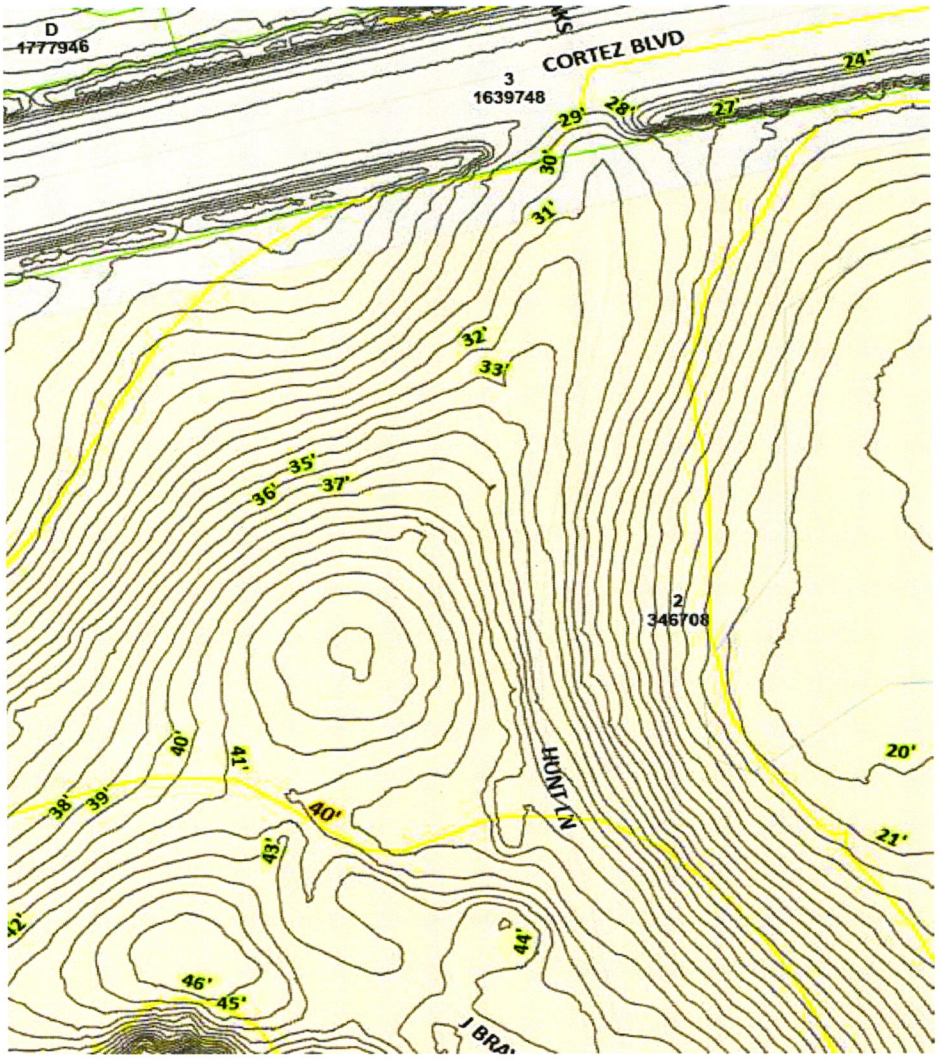


Figure 4-Topography

F*loodplain*

Portions of the larger parcel key are located in a FEMA Zone AE as indicated by FEMA Panel 12053C0166D. See Figure 5 for the flood zone information.

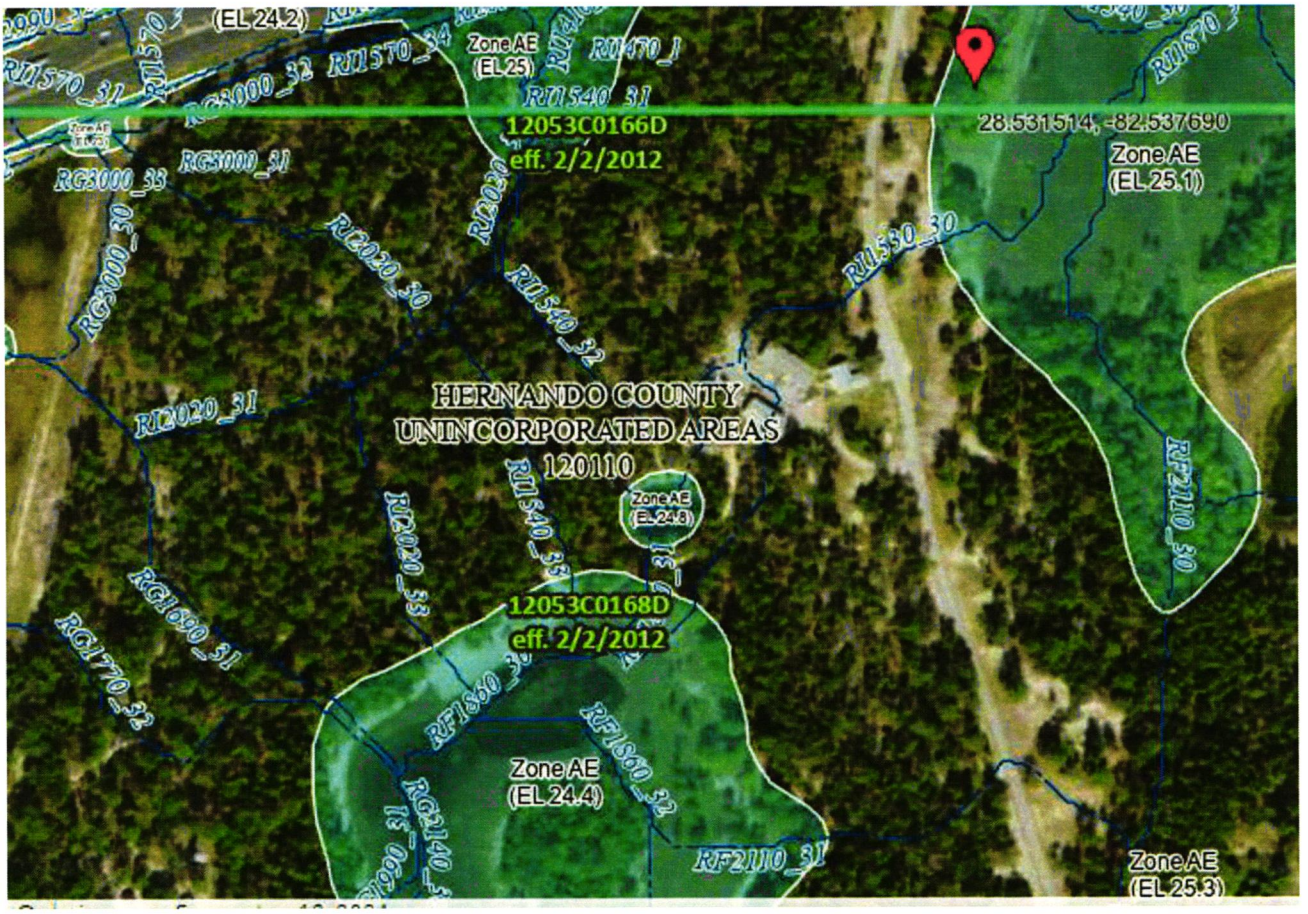


Figure 5-Floodplain

Soils

The site contains Myakka Fine Sand, Candler Fine Sand and Blichton Loamy Fine Sand soil types. See Figure 6 for the soil types located on the site.

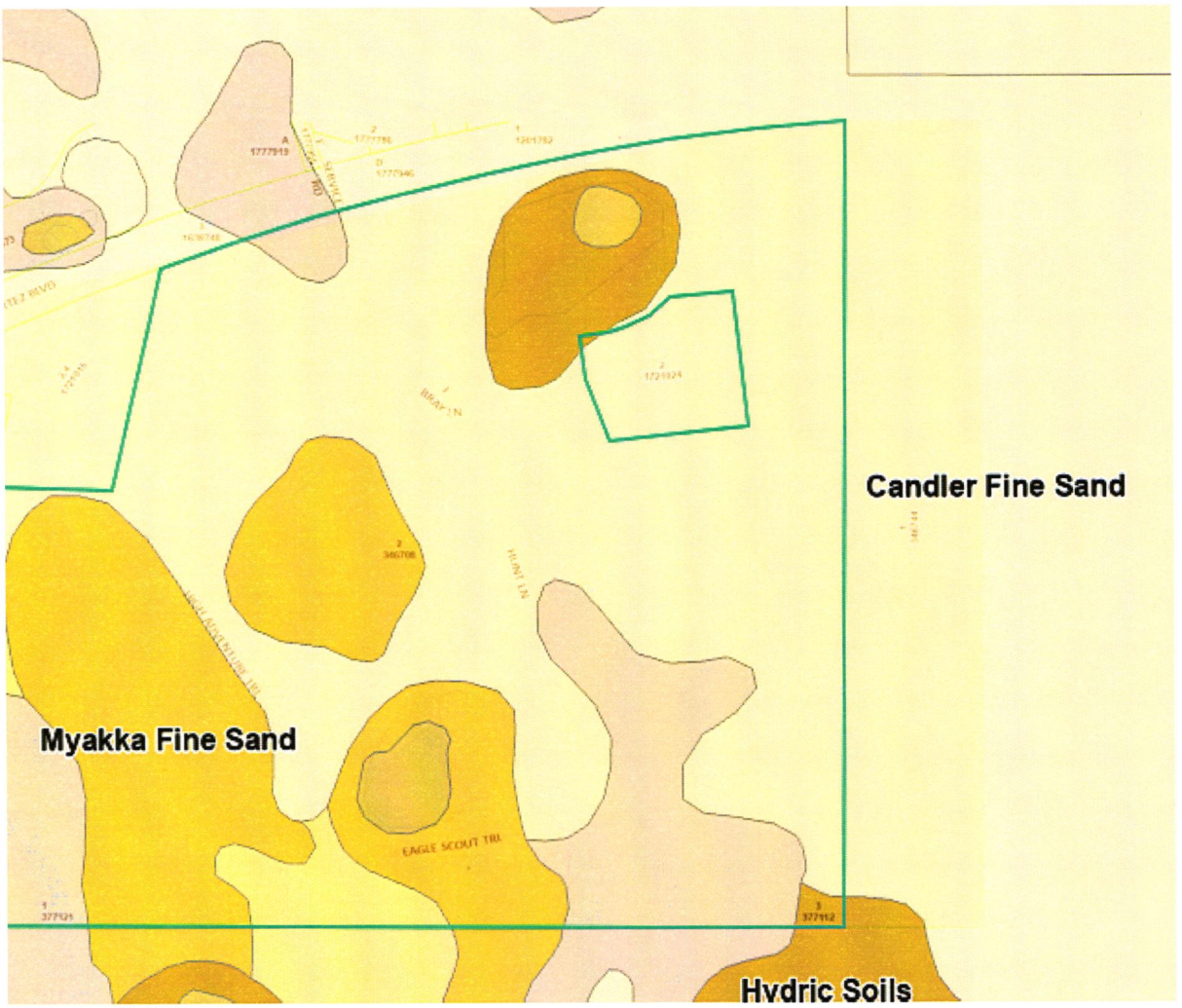


Figure 6-Soil Types

Environmental

A preliminary environmental site visit was conducted on March 3, 2025. The following is a brief summary:

- The subject property is moderately forested with an assemblage of turkey oak, sand live oak, slash pine and long-leaf pine trees.
- The groundcover contains leaf litter, pine straw and various vine species.

- Gopher tortoise burrows were detected; however, their density is low.
- No other state or federally listed species were detected.
- A jurisdictional wetland (karst sink) is located on the southern portion of the site.

All federal, state and local permitting requirements will be complied with.

Adequate Access

The site has access to SR 50, a multilane arterial roadway with an adequate level of service. Access will utilize the existing access to the Boy Scout Reservation (Hunt Lane) which aligns with a traffic signal at Cortez Oaks Boulevard. A transportation and/or access analysis will be provided as required by the County Engineer at the time of site development.

Public Facilities

Water and Sewer: The site will be served by the Hernando County Utilities, which has potable water and sewer facilities in close proximity. The developer will conduct a utility capacity analysis as required at the time of site development.

Solid Waste: The site will be served by Hernando County.

Police and Fire: The site is served by the Hernando County Sheriff's Office for police protection and Hernando for fire/rescue service by Station 12.

Drainage: The site will comply with the requirements of the Southwest Florida Water Management District for stormwater and flood prevention.

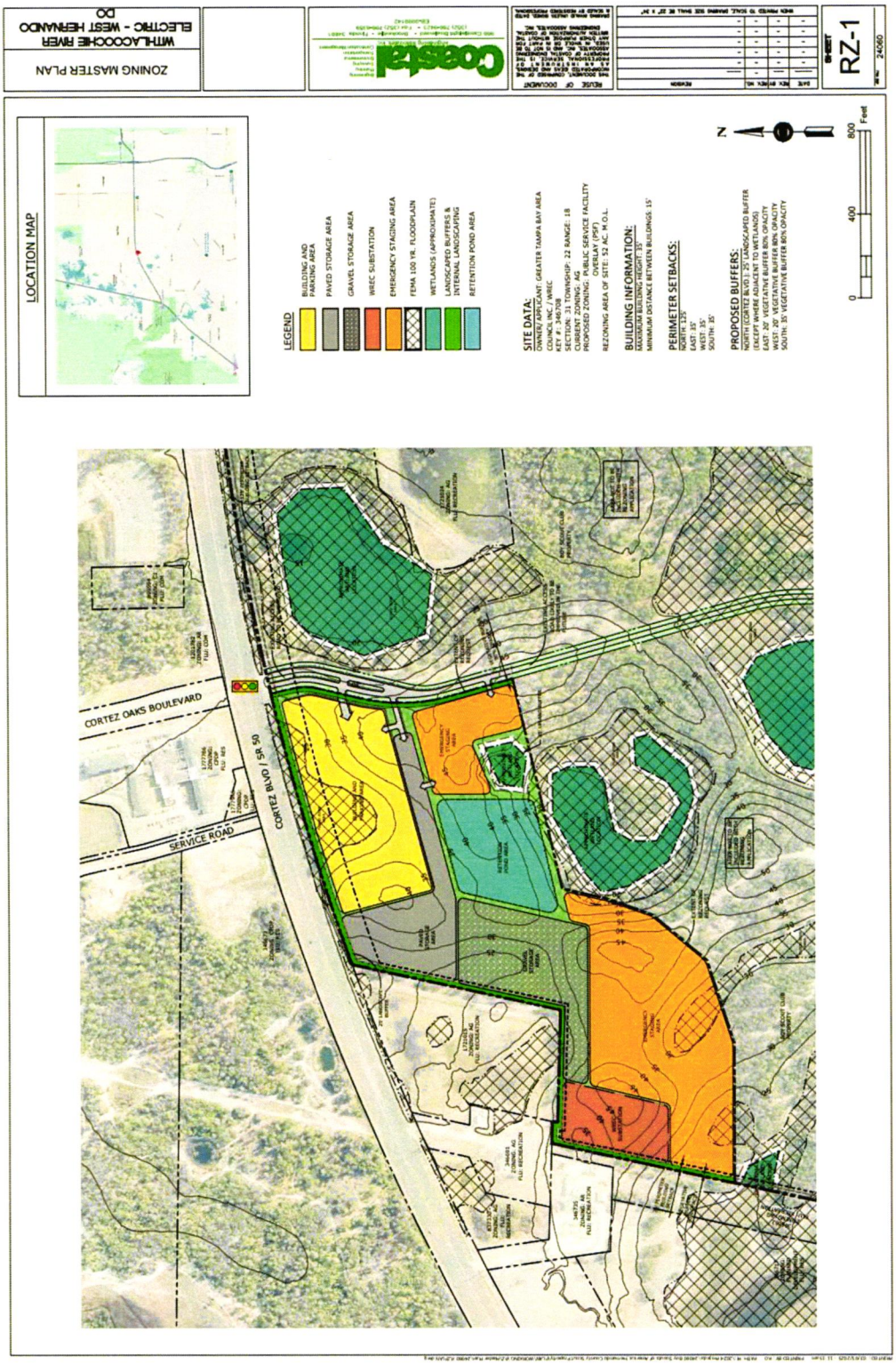
Concurrency

A Certificate of Concurrency will be required at the time development review. The following facilities will be reviewed for adequate capacity:

- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste Disposal
- Transportation (roadways)

At this time, it is anticipated that adequate capacity will be available to support the project.

Figure 7-Zoning Master Plan



Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
PLANNING AND ZONING COMMISSION & BOCC HEARING ON JULY 14, 2025 & SEPTEMBER 2, 2025

was published in said newspaper by print in the issue(s) of:
July 4, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on July 4, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 7th day of July, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on July 14, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on September 2, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Greater Tampa Bay Area Council Inc. Boy Scouts of America
FILE NUMBER:	H-25-14
REQUEST:	Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative
GENERAL LOCATION:	South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)
PARCEL KEY NUMBER:	A 52-acre +/- portion of 346708
APPLICANT:	Karen B. Leveritt TTEE
FILE NUMBER:	H-25-17
REQUEST:	Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)
GENERAL LOCATION:	Frontage on Lake Lindsey Road at its intersection with Forbes Street
PARCEL KEY NUMBER:	337950
APPLICANT:	John P Shank and JoAnn Shank
FILE NUMBER:	H-25-18
REQUEST:	Rezoning from PDP(MF) Planned Development Project (Multifamily) to AR-2 (Agricultural Residential 2)
GENERAL LOCATION:	North side of Jacqueline Road, approximately 325' west of Madison Street
PARCEL KEY NUMBER:	01190758
APPLICANT:	Ady Garcia Rabeiro and Samuel Medina Rivera
FILE NUMBER:	H-25-19
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/ Residential)
GENERAL LOCATION:	Northeast corner of Riverview Drive and Elaine Drive
PARCEL KEY NUMBER:	749159, 32645, 749140
APPLICANT:	Granger Development LLC
FILE NUMBER:	H-25-09
REQUEST:	Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP (GC) Combined Planned Development Project (General Commercial) with additional C-2 uses
GENERAL LOCATION:	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER:	01317685
APPLICANT:	William Bourguignon
FILE NUMBER:	H-22-89
REQUEST:	Rezoning from R-1A (Residential) to C-1 (General Commercial)
GENERAL LOCATION:	East side of Maplewood Drive, approximately 275' of Calienta Street
PARCEL KEY NUMBER:	00152569

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: July 4, 2025

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	July 14, 2025
	Board of County Commissioners:	September 2, 2025
APPLICANT:	Greater Tampa Bay Area Council Inc. Boy Scouts of America	
FILE NUMBER:	H-25-14	
REQUEST:	Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative	
GENERAL LOCATION:	South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)	
PARCEL KEY NUMBER(S):	A 52-acre +/- portion of 346708	
PIW DATE:	May 12, 2025	

APPLICANT'S REQUEST

The petitioner has submitted a request to establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center, including administrative offices, customer service, customer and employee parking, equipment parking, warehouse, transportation and equipment shop, fuel island, and indoor/outdoor storage for equipment and materials. A portion of the site will be used as a staging area for emergencies, such as hurricanes. The Master Plan also includes a location denoted for a future substation at the western edge of the property, adjacent to the power line easement.

The remainder of the parcel shall remain in the ownership of the Greater Tampa Bay Area Council Inc. Boy Scouts of America and is not included in this application.

SITE CHARACTERISTICS

Site Size:	A 52-acre +/- portion of 346708	
Surrounding Zoning; Land Uses:	North:	Combined Planned Development Project with Commercial and Office Uses; Hospital and Residential Uses
	South:	AG (Agricultural); Existing Boy Scout Reservation
	East:	AG (Agricultural); Existing Boy Scout Reservation
	West:	PDP(MF) Planned Development Project (Multifamily) and Public Facility Uses; powerline and vacant
Current Zoning:	AG (Agricultural)	
Future Land Use Map Designation:	Recreation	

ENVIRONMENTAL REVIEW

A preliminary environmental site assessment was completed by the petitioner on March 3, 2025. Their findings included the following:

- The subject property is moderately forested with an assemblage of turkey oak, sand, live oak, slash pine and long-leaf pine trees.
- The groundcover contains leaf litter, pine straw and various vine species.
- Gopher tortoise burrows were detected; however, their density is low
- No other state or federally listed species were detected.
- A jurisdictional wetland (karst sink) is located on the southern portion of the site

Comments: At the time of site development, the jurisdictional wetland line shall be set. A 25-foot vegetated buffer shall be placed along the perimeter of the wetland in accordance with all South West Florida Water Management District regulations and shall be shown on all civil site plans for the subject site. The petitioner shall be required to comply with all federal, state, and local environmental regulations.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) currently supplies water to this parcel via an existing 8-inch water main crossing under Cortez Boulevard to a fire hydrant onsite. The closest wastewater infrastructure is located within the Cortez Oaks commercial development on the north side of Cortez Boulevard.

HCUD has no objection to the establishment of a Public Service Facility Overlay District, subject to a utility capacity analysis and connection to the central water and wastewater systems as required per ordinance at time of site development.

ENGINEERING REVIEW

The subject site is located on the South Side of Cortez Boulevard, approximately 1377’ west of Hunt Lane (a portion of the Sand Hill Scout Reservation). The County Engineer has reviewed the petitioner’s request and has the following comments:

- When developed, a Frontage (or reverse) Road will be required along the entire frontage along Cortez Boulevard.
- A Traffic Access Analysis will be required. Any improvements identified will be the responsibility of the developer to install.
- This project lies within the Willow Sink watershed and multiple sub-basins.
- Florida Department of Transportation access management permit required, Florida Department of Transportation drainage permit may be required.

LAND USE REVIEW

Public Service Facility Overlay District is a mechanism to allow governmental uses and structures, as well as public service facility uses and structures in all zoning districts. The Public Service Facility Overlay District is approved by the Board of County Commissioners for a site-specific location and use.

Governmental uses and structures and public service structures are permitted within the Public Service Facility Overlay District which may be approved in all zoning districts after review and approval by the Commission and Governing Body. The procedures for review and approval of the Public Service Facility Overlay District shall be consistent with those for rezoning of any properties within the zoning district.

Permitted Uses

The following uses are permitted within a Public Service Facility Overlay District:

- Any use permitted in the underlying zoning district.
- Governmental uses and structures consistent with the PSF approval.
- Public service uses and structures consistent with the PSF approval.
- Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Comments: The proposed use for the subject site is a not-for-profit utility service, to include administrative offices, customer service, customer and employee parking, equipment parking, warehouse, transportation and equipment shop, fuel island, and indoor/outdoor storage for equipment and materials. These uses are permissible in the Public Service Facility Overlay District (PSFOD).

Special regulations:

The following special regulations apply to all Public Service Facility Overlay Districts

- No building, structure or use within a Public Service Facility Overlay District shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.
- No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

Comments: The petitioner is not proposing any building or structure within 50' of a property line of an adjoining parcel containing a residence, or any residentially zoned parcel. Additionally, no odor or dust-producing substance or use is proposed through the creation of this Public Service Facility Overlay District.

Site Development Requirements:

All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The Board of County Commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and requires the approval of a deviation by the Board of County Commissioners.

The petitioner has not indicated any deviations from the setbacks or locational requirements for the Public Service Facility Overlay District or underlying Agricultural District.

If approved, the petitioner shall be required to meet the following setbacks and building heights for the Agricultural district:

- Front: 125'
- Side: 35'
- Rear: 50'
- Building Height: 45'

Buffers

The petitioner has proposed the following buffers for the subject site:

- A 5-foot vegetative buffer along S.R. 50 (Cortez Blvd) that meets the requirements of the Community Appearance ordinance for commercial projects.
- A 5-foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects.
- All other perimeter buffers will consist of 10-foot-wide buffer consisting of natural vegetation supplemented with landscaping where needed.

Outdoor Storage

The petitioner has proposed the following outdoor storage for equipment and materials. In addition, a portion of the site will be used as a staging area for emergencies, such as hurricanes. Hernando County LDR's require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line with a minimum height of 5-feet and maximum of 8-feet.

Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and specifically addresses lighting intensity levels and glare. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site preventing any light spillage onto neighboring properties.

Impact Statement

The petitioner has conducted an impact statement for the subject site, It has identified that the property is moderately forested with an assemblage of turkey oak, sand live oak, slash pine and long-leaf pine trees. The groundcover contains leaf litter, pine straw and various vine species. Gopher tortoise burrows were detected; however, their density is low. No other state or federally listed species were detected. A jurisdictional wetland (karst sink) is located on the southern portion of the site

Comments: Based on the analysis of the site, the proposed Public Service Facility Overlay District will not create a significant impact for the site or the surrounding parcels. Staff has no objection to the request.

COMPREHENSIVE PLAN REVIEW

Public Facilities Category

Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

Comments: The electric substation is considered a minor public facility in accordance with the Comprehensive Plan and may be placed in any future land use classification. The use is consistent with the surrounding land uses and is conditioned to avoid any negative impact to the surrounding community.

Strategy 1.04K(2): The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

Infrastructure Services

GOAL 1.12: In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, the provision of adequate facilities shall be ensured for new development through a variety of mechanisms.

Urban Sprawl

GOAL 1.11: In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, Hernando County will provide mechanisms that prioritize public infrastructure and direct growth towards urbanized and urbanizing areas of the County.

Directed Infrastructure

Objective 1.11A: All County infrastructure planning shall ensure that the existing and future infrastructure needs, especially for roads, wastewater service, and potable water service, are prioritized for urbanized, urbanizing and infill areas of the County, especially in the Residential, Commercial, Industrial and Planned Development District Future Land Use Categories.

Strategy 1.11A(2): The County shall manage infrastructure availability to influence the timing and location of development. Strategy 1.11A(3): Direct infrastructure toward the urbanized area and areas designated under the Plan for new development to prevent urban sprawl.

Comments: The electric substation as proposed by Withlacoochee River Electric Cooperative will ensure that Hernando County has adequate electric infrastructure for its expanding population. The subject site is located immediately across S.R. 50 (Cortez Boulevard) from its existing operation, within the County's existing Urban Service Area. Locating the expanded facility within the urban service boundary will not create urban sprawl and will ensure the continuation of electric service and Withlacoochee River Electric Cooperative's capability to respond to urgent and emergent situations in the community.

FINDINGS OF FACT

The request to establish a Public Service Facility Overlay District for an electric utility operations center is appropriate based on the following:

1. The proposed use is a minor public facility and is allowable within any Comprehensive Plan land use classification.
2. The Public Service Facility Overlay District is the appropriate land use tool for placement of minor public facilities.
3. The petitioner has not requested any deviations to the underlying AG (Agricultural) zoning setback and building height criteria.
4. The proposed use will not adversely impact any adjacent parcels or uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County as well as other applicable agencies, meeting all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. At the time of site development, the jurisdictional wetland line shall be set. A 25-foot vegetated buffer shall be placed along the perimeter of the wetland in accordance with all South West Florida Water Management District regulations and shall be shown on all civil site plans for the subject site.
3. The petitioner shall be required to comply with all federal, state, and local environmental regulations.
4. The petitioner shall be required to submit a utility capacity analysis and connect to the central water and wastewater systems at the time of development.
5. When developed, a Frontage (or reverse) Road will be required along the entire frontage along Cortez Boulevard.
6. A Traffic Access Analysis will be required. Any improvements identified will be the responsibility of the developer to install.
7. The petitioner shall coordinate with the Florida Department of Transportation to determine the applicable access management and drainage permits required for the project.
8. At the time of development, the petitioner shall be required to meet all commercial site development requirements.
9. Minimum Setbacks and Building Height:
    - Front: 125'
    - Side: 35'
    - Rear: 50'
    - Building Height: 45'

10. The following buffers shall be placed within the development:
    - A 5-foot vegetative buffer along S.R. 50 (Cortez Blvd) that meets the requirements of the Community Appearance ordinance for commercial projects.
    - A 5-foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects.
    - All other perimeter buffers will consist of 10-foot-wide buffer consisting of natural vegetation supplemented with landscaping where needed.

11. Screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an 80 percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of 5-feet and maximum of 8-feet.

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site preventing any light spillage onto neighboring properties.

13. The petitioner shall provide a master plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioner's approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z RECOMMENDATION

On July 14, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center with the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County as well as other applicable agencies, meeting all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. At the time of site development, the jurisdictional wetland line shall be set. A 25-foot vegetated buffer shall be placed along the perimeter of the wetland in accordance with all South West Florida Water Management District regulations and shall be shown on all civil site plans for the subject site.

3. The petitioner shall be required to comply with all federal, state, and local environmental regulations.

4. The petitioner shall be required to submit a utility capacity analysis and connect to the central water and wastewater systems at the time of development.

5. ~~When developed, a Frontage (or reverse) Road will be required along the entire frontage along Cortez Boulevard.~~ The applicant shall coordinate with the County Engineer in the design of the entrance road from SR 50 to ensure that access issues (existing and future) are addressed, including a possible future frontage road to the east and possibly west. Any change of land use from the proposed public facility will require a rezoning application and consideration of cross access or frontage road to the west,

6. A Traffic Access Analysis will be required. Any improvements identified will be the responsibility of the developer to install.

7. The petitioner shall coordinate with the Florida Department of Transportation to determine the applicable access management and drainage permits required for the project.

8. At the time of development, the petitioner shall be required to meet all commercial site development requirements.

9. Minimum Setbacks and Building Height:
    - Front: 125’
    - Side: 35’
    - Rear: 50’
    - Building Height: 45’

10. The following buffers shall be placed within the development:
    - A 5-foot vegetative buffer along S.R. 50 (Cortez Blvd) that meets the requirements of the Community Appearance ordinance for commercial projects.
    - A 5-foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects.
    - All other perimeter buffers will consist of 10-foot-wide buffer consisting of natural vegetation supplemented with landscaping where needed.

11. ~~Screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an 80 percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of 5-feet and maximum of 8-feet.~~ Screening of outdoor storage from SR 50 shall be achieved by a combination of a setback (125' from SR 50) and opaque fencing a minimum height of five (5) feet and maximum of eight (8) feet. The required buffer shall be considered adequate screening to the west, south and east of the property.

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site preventing any light spillage onto neighboring properties.

13. ~~The petitioner shall provide a master plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioner’s approval. Failure to submit the revised plan will result in no further development permits being issued.~~ The petitioner shall provide a master plan in compliance with all the performance conditions within 30 days of receipt of the Board of County commissioner's approval memo. Failure to submit the revised plan will result in no further development permits being issued.

H-25-14

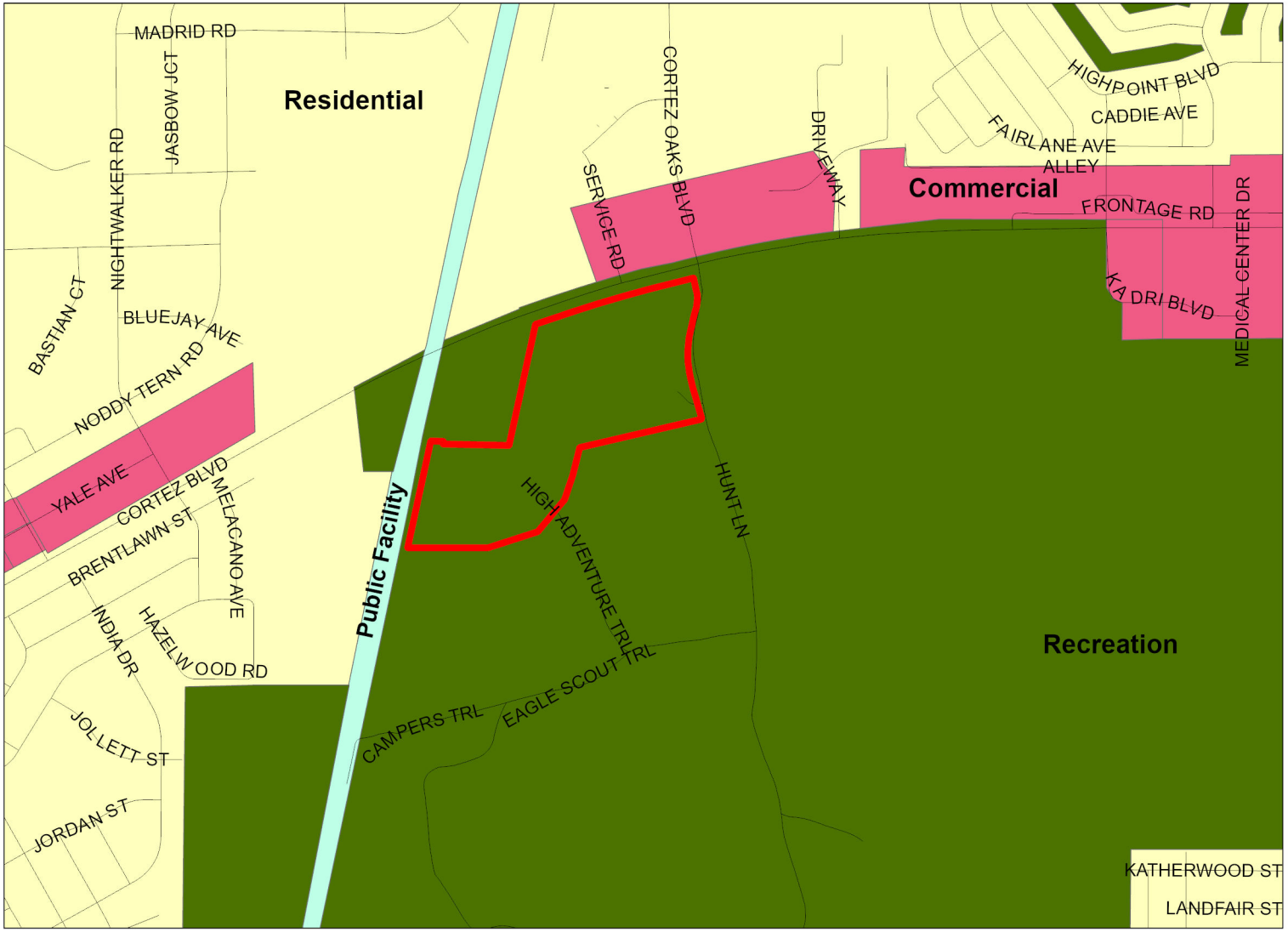
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-14

Version Date: 12/09/2022



H-25-14

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.1 0.2 0.4 0.6 0.8 Miles

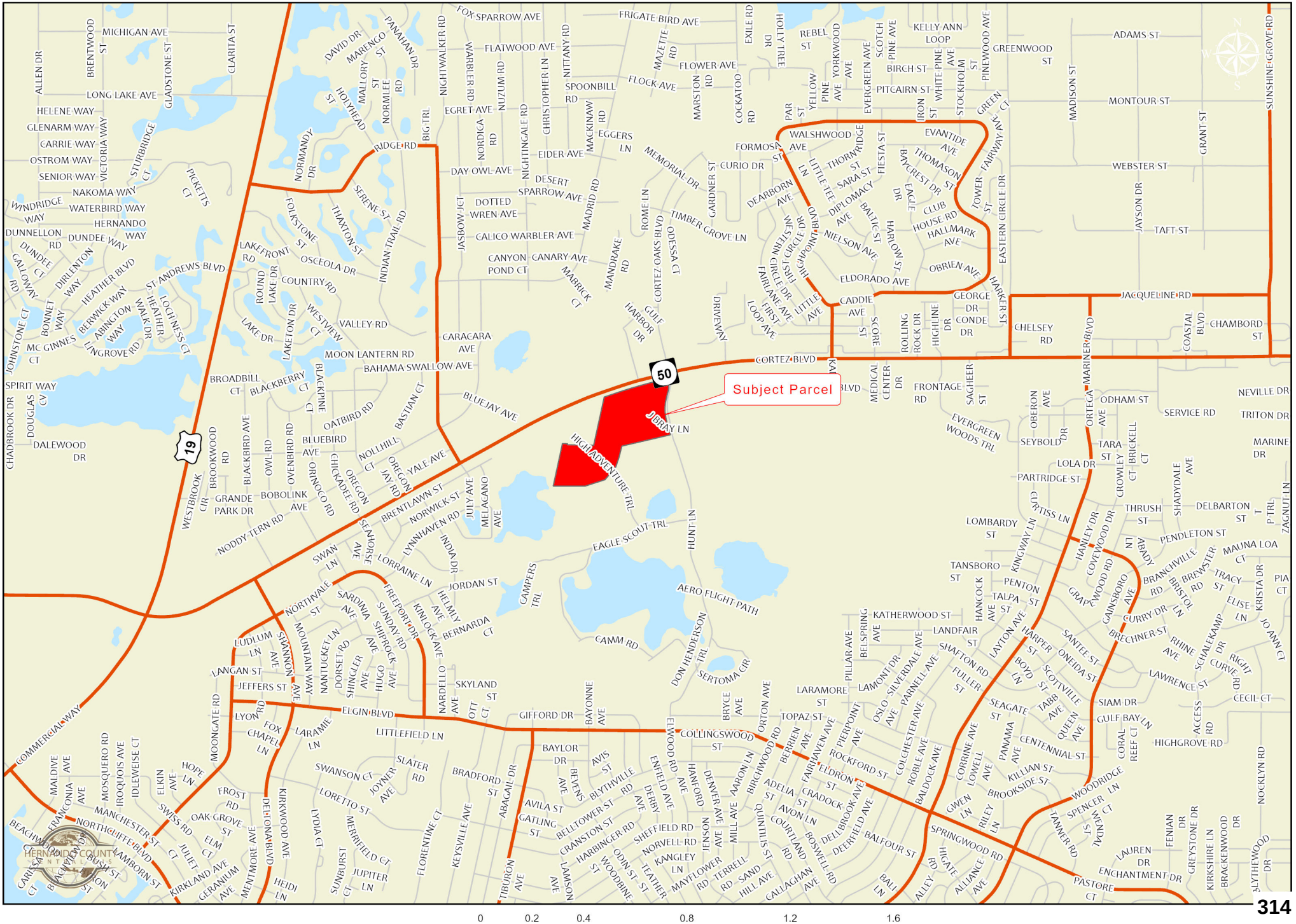
N W E S

Date of mapping: 07/01/2025

HERNANDO COUNTY CENTRAL GIS

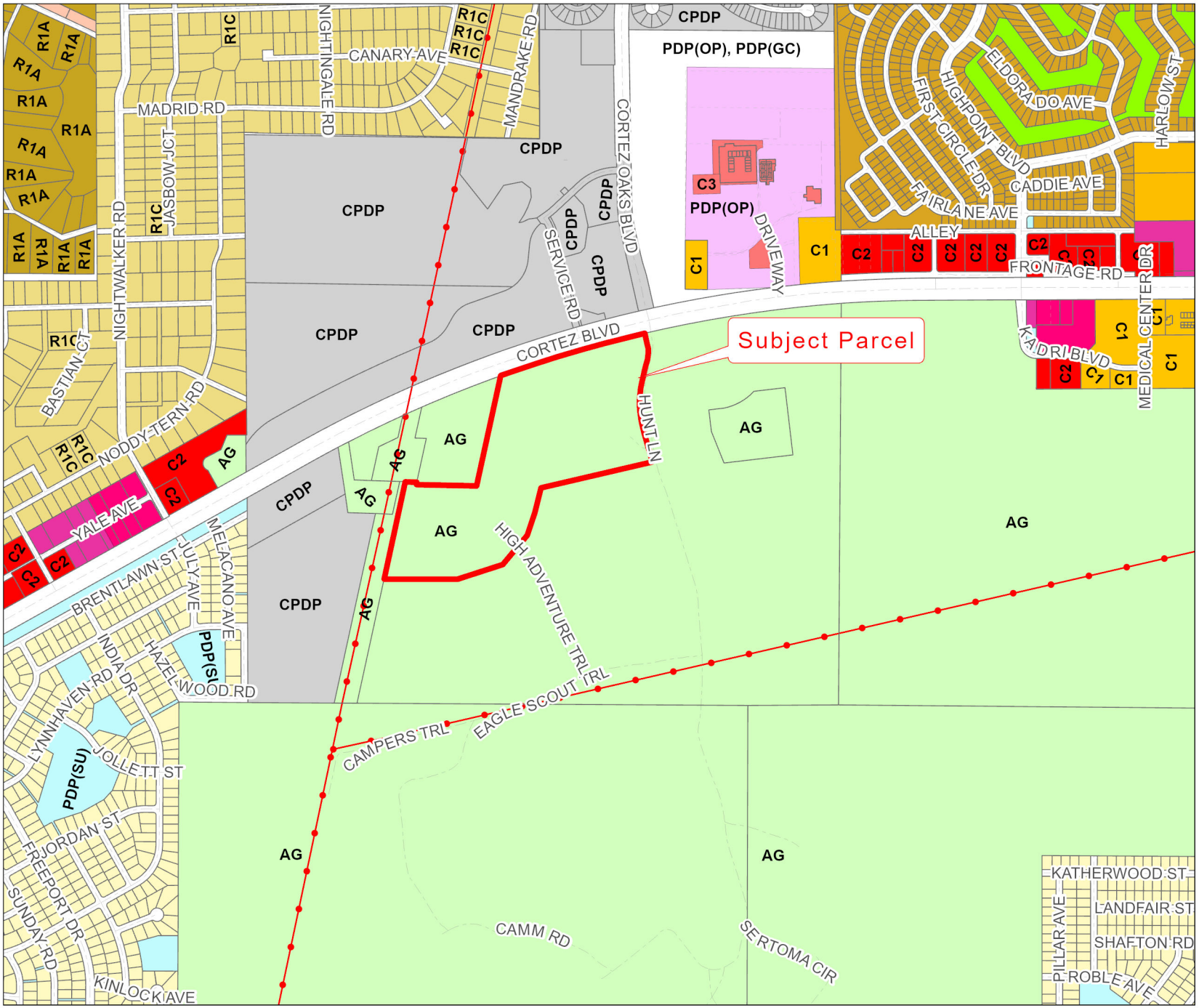
H-25-14 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-14

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

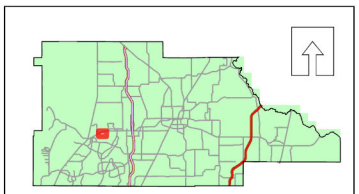


HERNANDO COUNTY
CENTRAL GIS

Zoning:

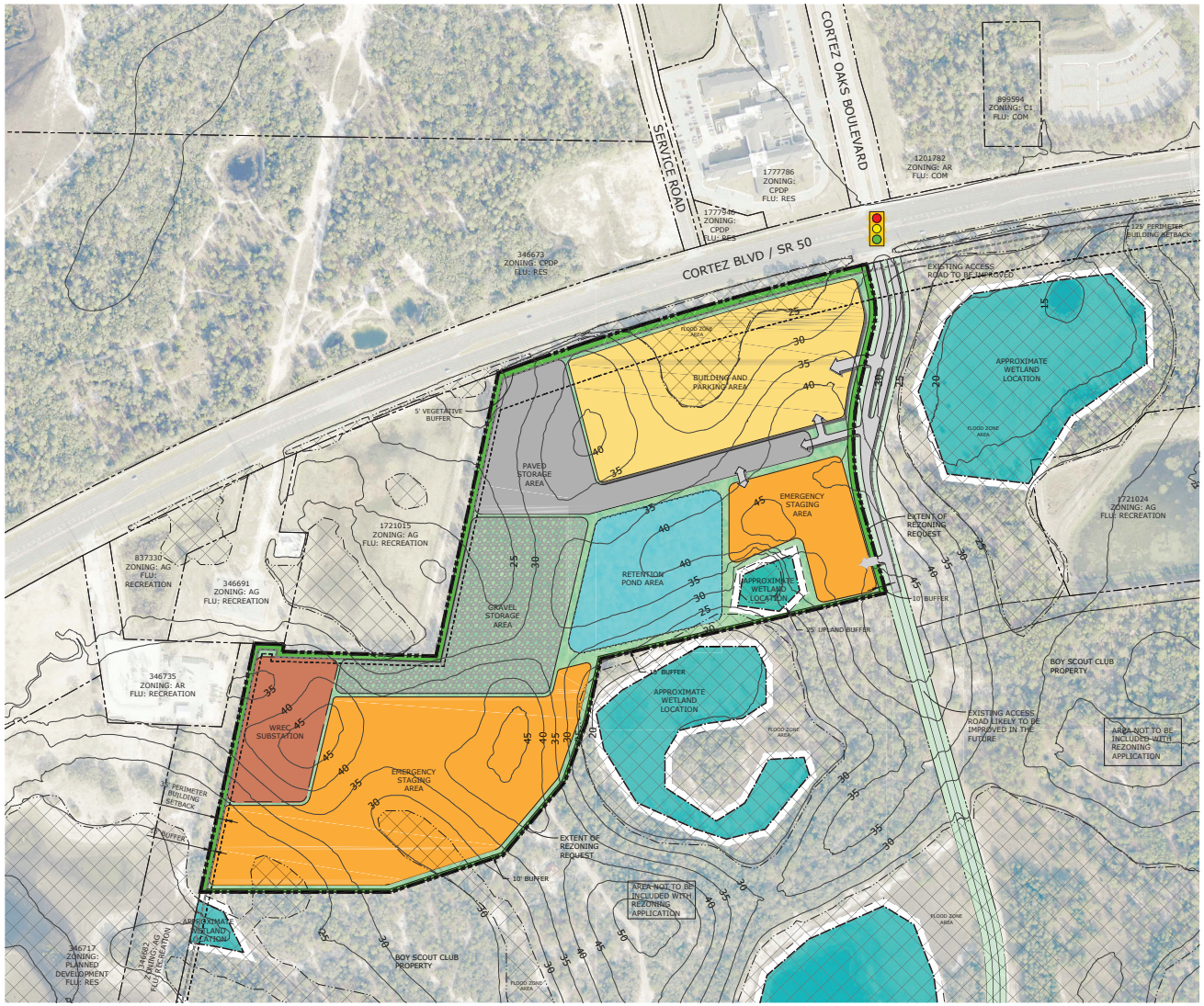
AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending

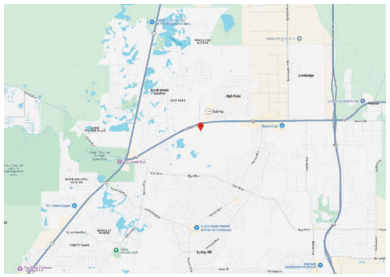


Hernando County Planning Department
Project date: 07/01/25

0 0.1 0.2 0.4 0.6 0.8 Miles



LOCATION MAP



LEGEND

- BUILDING AND PARKING AREA
- PAVED STORAGE AREA
- GRAVEL STORAGE AREA
- WREC SUBSTATION
- EMERGENCY STAGING AREA
- FEMA 100 YR. FLOODPLAIN
- WETLANDS (APPROXIMATE)
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

SITE DATA:

OWNER/ APPLICANT: GREATER TAMPA BAY AREA COUNCIL INC.
/ WREC
KEY #: 346708
SECTION: 31 TOWNSHIP: 22 RANGE: 18
CURRENT ZONING: AG
PROPOSED ZONING: PUBLIC SERVICE FACILITY OVERLAY (PSF)
REZONING AREA OF SITE: 52 AC. M.O.L.

BUILDING INFORMATION:

MAXIMUM BUILDING HEIGHT: 45'
MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

PERIMETER SETBACKS:

NORTH: 125'
EAST: 35'
WEST: 35'
SOUTH: 50'

PROPOSED BUFFERS:

NORTH (CORTEZ BLVD) & PARKING LOT:
5' VEGETATIVE BUFFER PER COMMUNITY APPEARANCE ORDINANCE.
EAST, WEST & SOUTH:
10' BUFFER WITH NATURAL VEGETATION AND SUPPLEMENTED WITH LANDSCAPING WHERE NEEDED, EXCEPT ALONG THE SOUTH WHERE ADJACENT TO WETLANDS.

N

0 400 800 Feet

ZONING MASTER PLAN

WITHLACOOCHEE RIVER ELECTRIC - WEST HERNANDO DO

Coastal
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
engineering & consultants, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 799-8444 - FAX (352) 799-8599
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC., AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.
DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION
-	-	-	-

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
RZ-1

JOB No.: 24060

PRINTED: 08/13/2025 - 9:23am PRINTED BY: RJO PATH: L:\24060\BOY SCOUTS OF AMERICA\dwg\PLAN\rz\24060-RZPLAN_07-21-2025.dwg

Existing Condition 5.

When developed, a Frontage (or reverse) Road will be required along the entire frontage along Cortez Boulevard.

Proposed Condition 5.

The applicant shall coordinate with the County Engineer in the design of the entrance road from SR 50 to ensure that access issues (existing and future) are addressed, including a possible future frontage road to the east. Any change of land use from the proposed public facility will require a rezoning application and consideration of cross access or frontage road to the west.

Existing Condition 11.

Screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

Proposed Condition 11.

Screening of outdoor storage from SR 50 shall be achieved by a combination of a setback (125' from SR 50) and opaque fencing a minimum height of five (5) feet and maximum of eight (8) feet. The required buffer shall be considered adequate screening to the west, south and east of the property.

Existing Condition 13.

The petitioner shall provide a master plan in compliance with all the performance conditions within 30 days of the Board of County Commissioner's approval. Failure to submit the revised plan will result in no further development permits being issued.

Proposed Condition 13.

The petitioner shall provide a master plan in compliance with all the performance conditions within 30 days of receipt of the Board of County Commissioner's approval memo. Failure to submit the revised plan will result in no further development permits being issued.

Petitioner Proposed revisions - H0514
Presented @ PEZ 7/14/2025

July 14, 2025

Hernando County Planning & Zoning Commission

Hernando County Case No.: H-25-14

Project Name: WREC – West Hernando District Office

Property Owner: Greater Tampa Bay Area Council, Inc. Boy Scouts of America

Introduction

Project Team

Cliff Manuel, P.E., President

Don Lacey, Planning Director

Betsey Jolley, AICP, Planning Manager

Coastal Engineering Associates, Inc.

966 Candlelight Drive

Brooksville, FL 34601

Applicant/Property Owner

Michael Butler, CEO

Greater Tampa Bay Area Council, Inc.,

Boy Scouts of America

Legal Counsel

W. Campbell McLean, Esq.

GrayRobinson, P.A.

101 E. Kennedy Blvd, Ste, 4000

Tampa, FL 33602

Application Overview

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Site Area:	52 Acres M.O.L.
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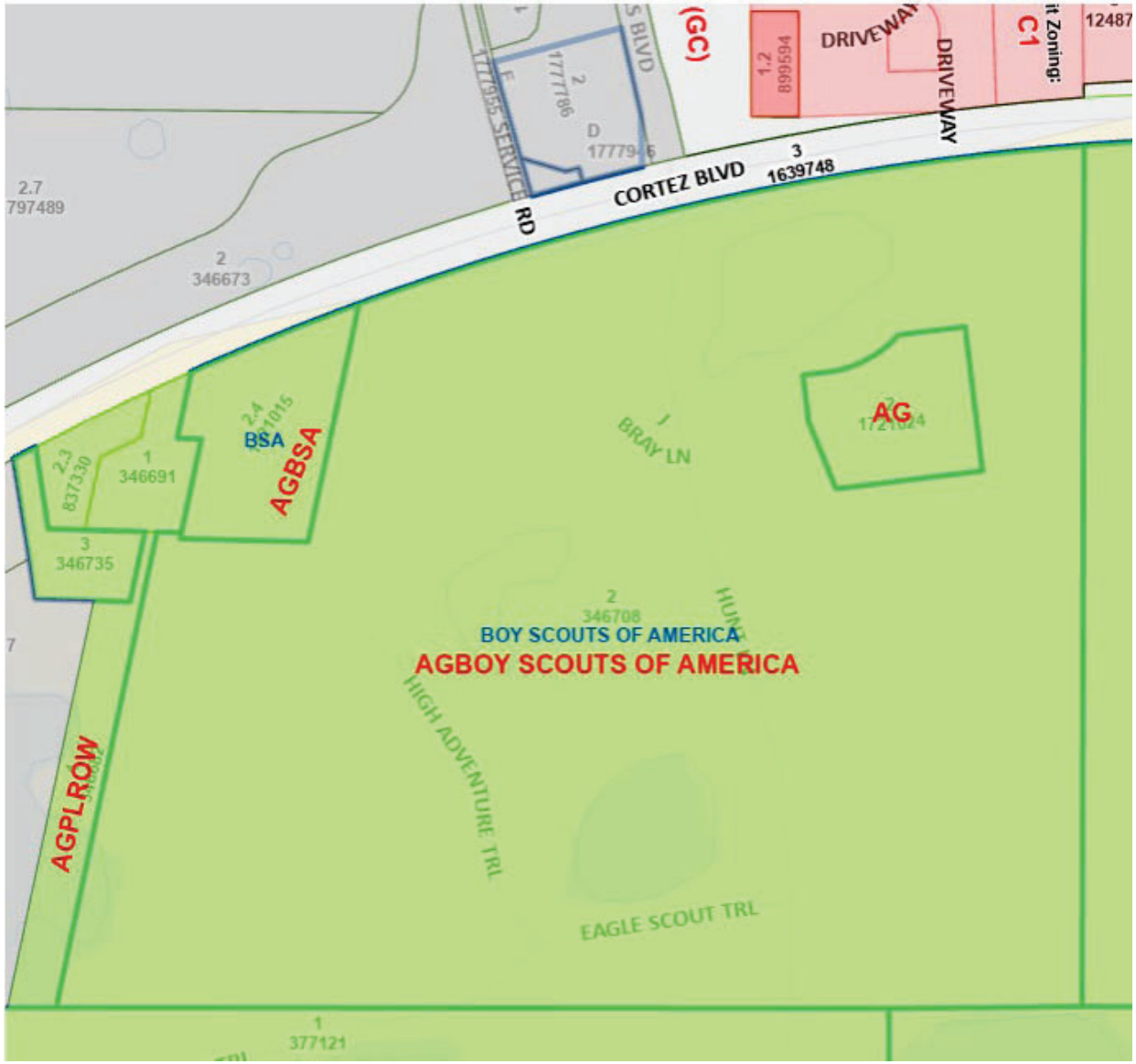
Existing FLU:	Recreation
Uses Proposed:	Western Operations Center for Withlacoochee River Electric Cooperative (WREC)

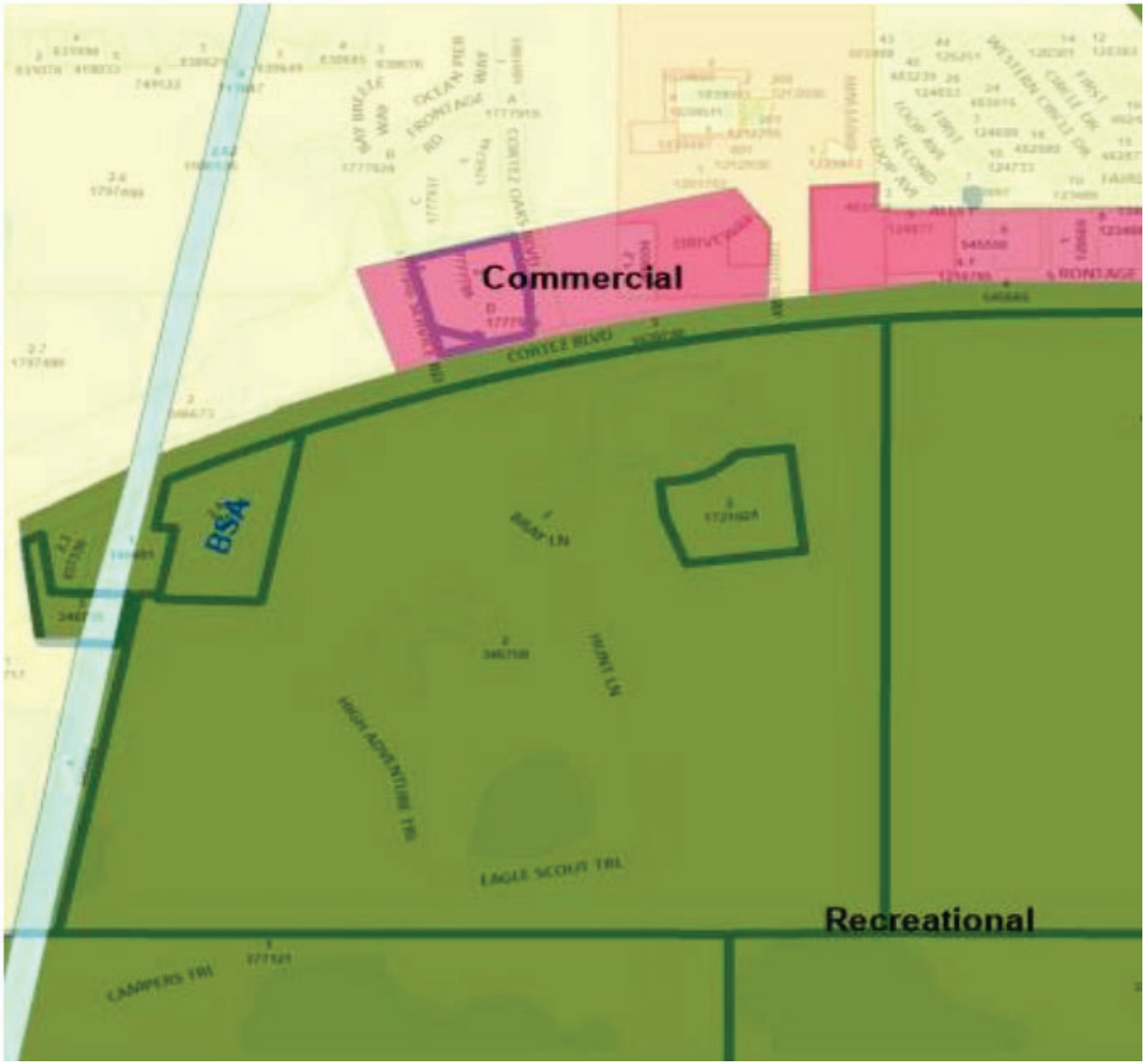
Staff Recommends Approval with Conditions

Coastal Engineering Associates Inc.

ZONING MAP


CORTEZ BLVD
DRIVEWAY
DRIVEWAY
C1
(GC)
BSA
AGBSA
AG
BRAY LN
BOY SCOUTS OF AMERICA
AGBOY SCOUTS OF AMERICA
HIGH ADVENTURE TRL
EAGLE SCOUT TRL
AGPLROW
2.7
797489
2
346673
1
346691
3
346735
2
346708
1
377121
3
1639748

FUTURE LAND USE



Coastal Engineering Associates Inc.

KEY FACTS

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Coastal Engineering Associates Inc.

WREC Storm Restoration Staging Area

Storm Restoration Event

SAND HILL SCOUT RESERVATION BENEFITS

- WREC Sale will provide **Critically Needed Funding for Capital Improvements** to Sand Hill Scout Reservation Active Scouting Area (**±727 acres** of **±1,251-acre Overall Property**)

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  - Facilities to meet Youth Protection Guidelines
  - New Ranger Residence and Maintenance Facility
  - New Climbing Tower and Ropes Challenge Course
  - Expansion of Shooting Sports Facilities for Cub Scout BB's Range/Archery
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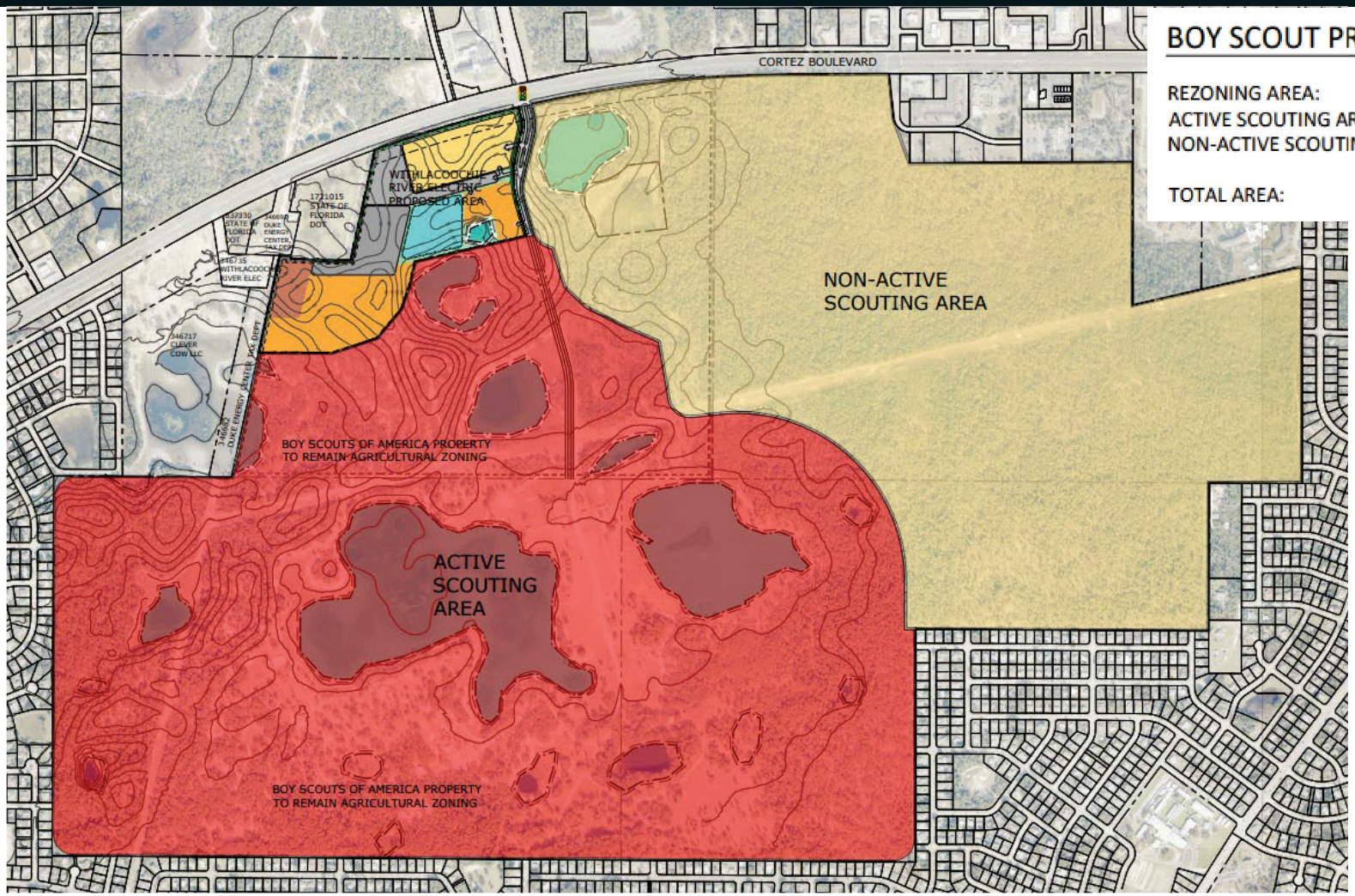
Aerial of Subject Property

Aerial of Overall Property



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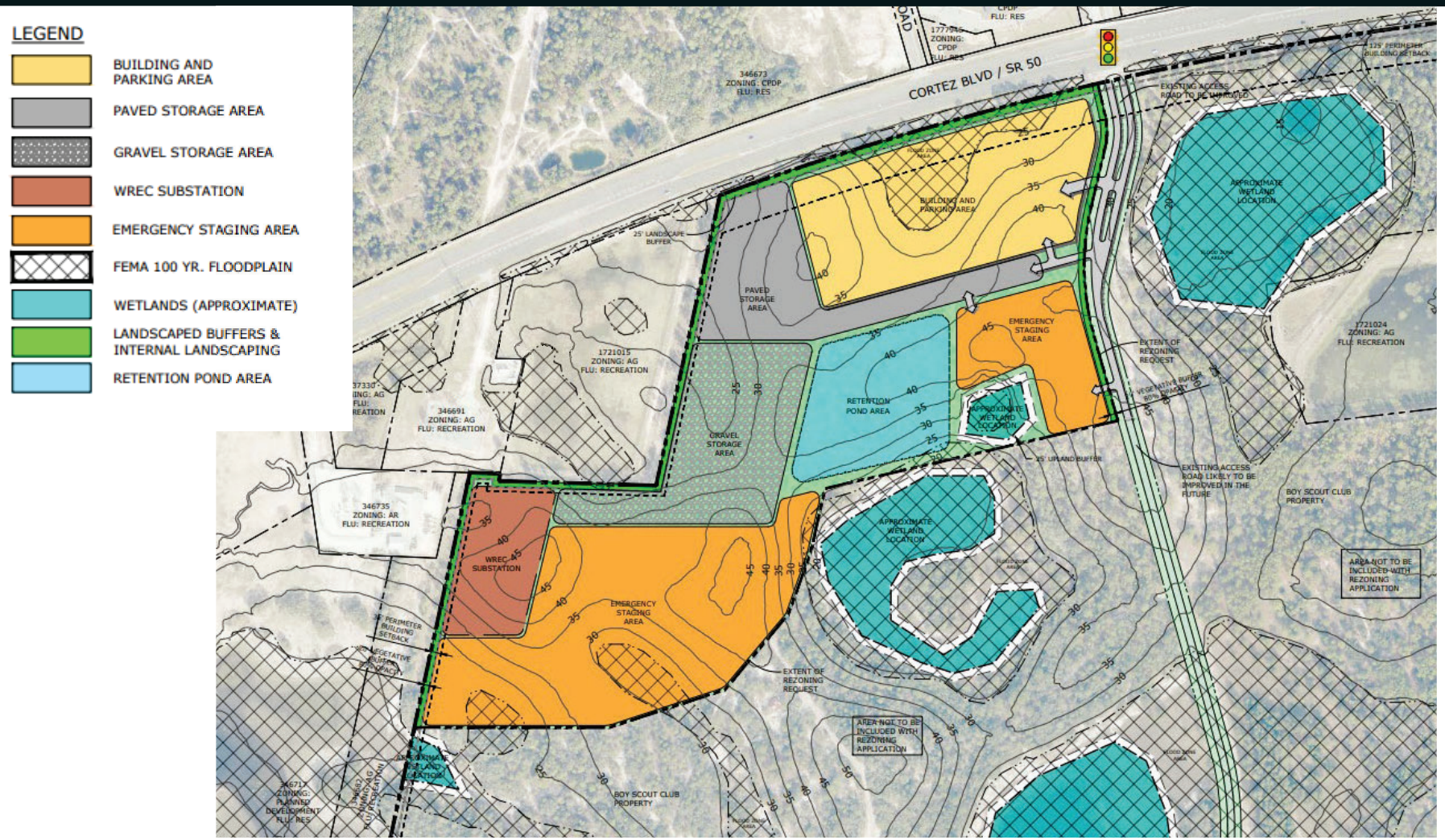
Coastal Engineering Associates Inc.

Proposed Master Plan



Sand Hill Scout Reservation Map

CONCLUSION

- The Boy Scouts are vested with Fee Simple Title to sell to WREC
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Questions?

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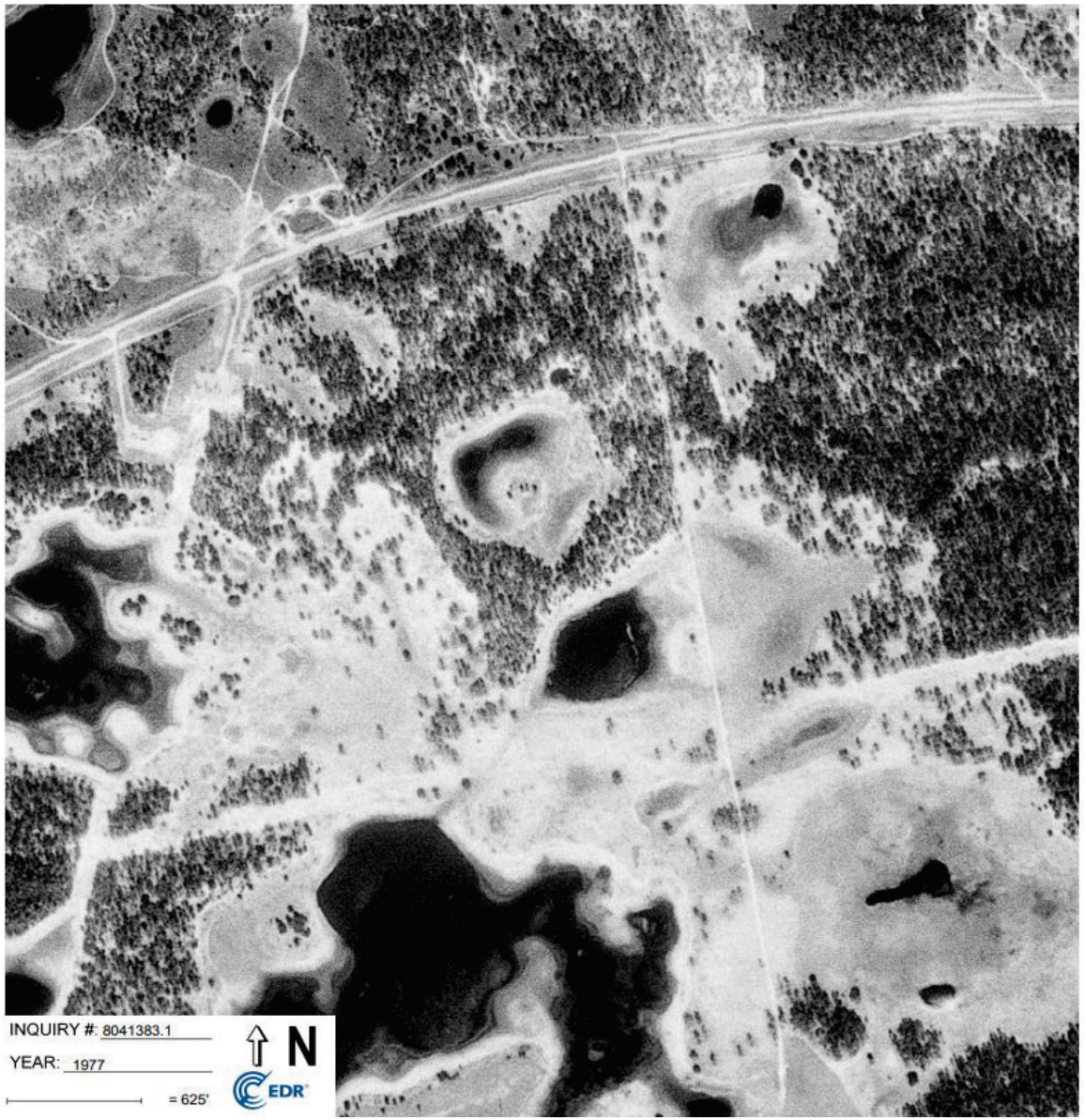

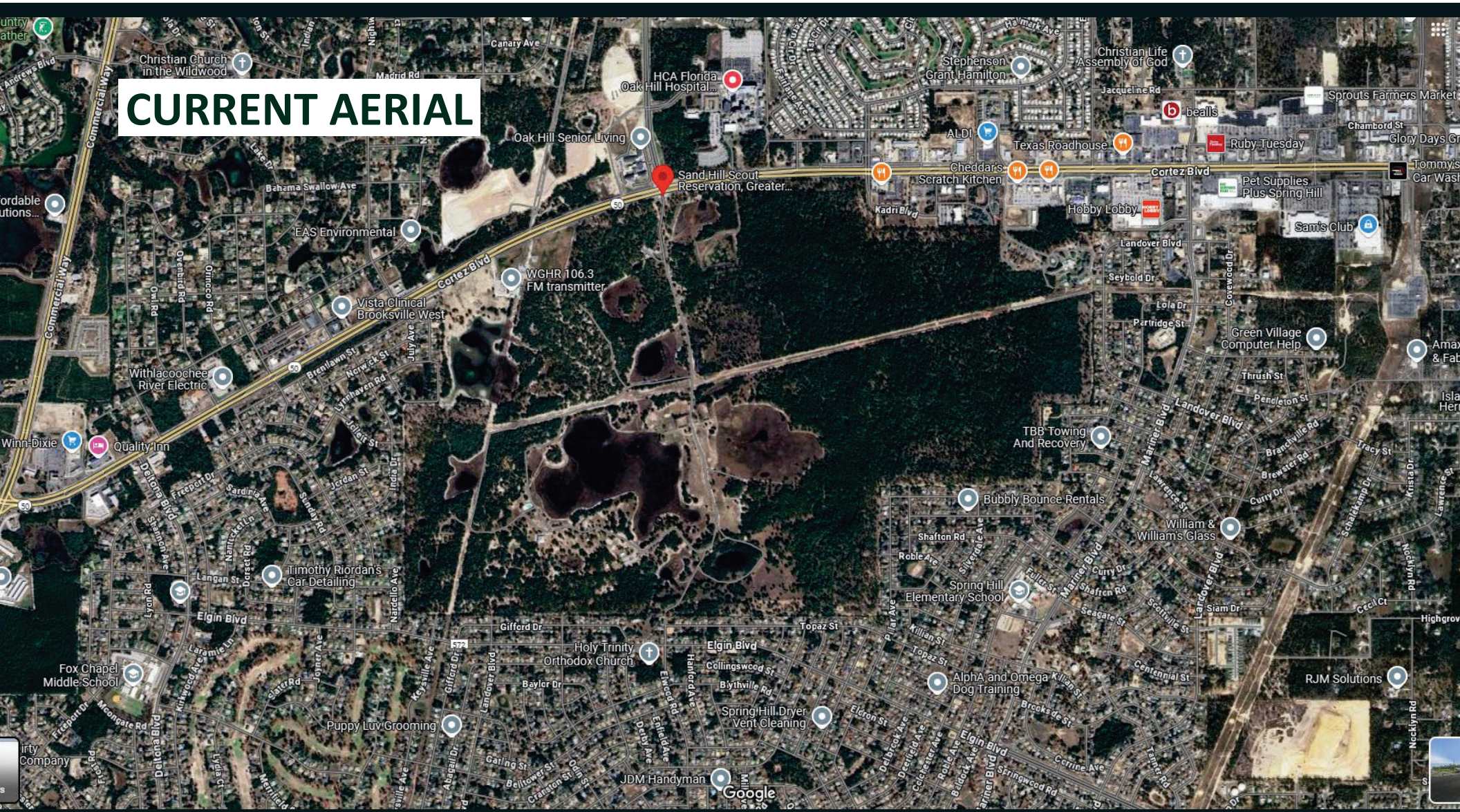
CURRENT AERIAL
Christian Church in the Wildwood
Canary Ave
Madrid Rd
HCA Florida Oak Hill Hospital...
Stephenson Grant Hamilton
Christian Life Assembly of God
Jacqueline Rd
Sprouts Farmers Market
bealls
Chambord St
Glory Days Gr
ALDI
Texas Roadhouse
Ruby Tuesday
Oak Hill Senior Living
Sand Hill Scout Reservation, Greater...
Cheddar's Scratch Kitchen
Cortez Blvd
Pet Supplies Plus Spring Hill
Tommy's Car Wash
Commercial Way
Bahama Swallow Ave
Kadri Blvd
Hobby Lobby
Sam's Club
EAS Environmental
Landover Blvd
Seybold Dr
WGHR 106.3 FM transmitter
Vista Clinical Brooksville West
Lola Dr
Partridge St
Green Village Computer Help
Withlacoochee River Electric
Brenlawn St
Thrush St
Pendleton St
Winn-Dixie
Quality Inn
TBB Towing And Recovery
Mariner Blvd
Brandville Rd
Tracy St
Brewster Rd
Curry Dr
Bubbly Bounce Rentals
William & William's Glass
Shafton Rd
Roble Ave
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Langan St
Elgin Blvd
Gifford Dr
Topaz St
Holy Trinity Orthodox Church
Collingswood St
Siam Dr
Cecil Ct
Fox Chapel Middle School
Baylor Dr
Alpha and Omega Dog Training
Centennial St
RJM Solutions
Spring Hill Dryer Vent Cleaning
Puppy Luv Grooming
Brookside St
Elgin Blvd
Cerrine Ave
JDM Handyman
Springwood Rd
Google

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Greater Tampa Bay Area Council, Inc., Boy Scouts of America

FILE NUMBER: H-25-14

REQUEST: Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative

GENERAL LOCATION: South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)

PARCEL KEY NUMBERS: A 52-acre +/- portion of Parcel Key #346708

REQUEST: Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully

advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Jon Jouben
County Attorney's Office

September 2, 2025

Hernando County
Board of County Commissioners

Hernando County Case No.: H-25-14

Project Name: WREC – West Hernando District Office

Property Owner: Greater Tampa Bay Area Council, Inc. Boy Scouts of America

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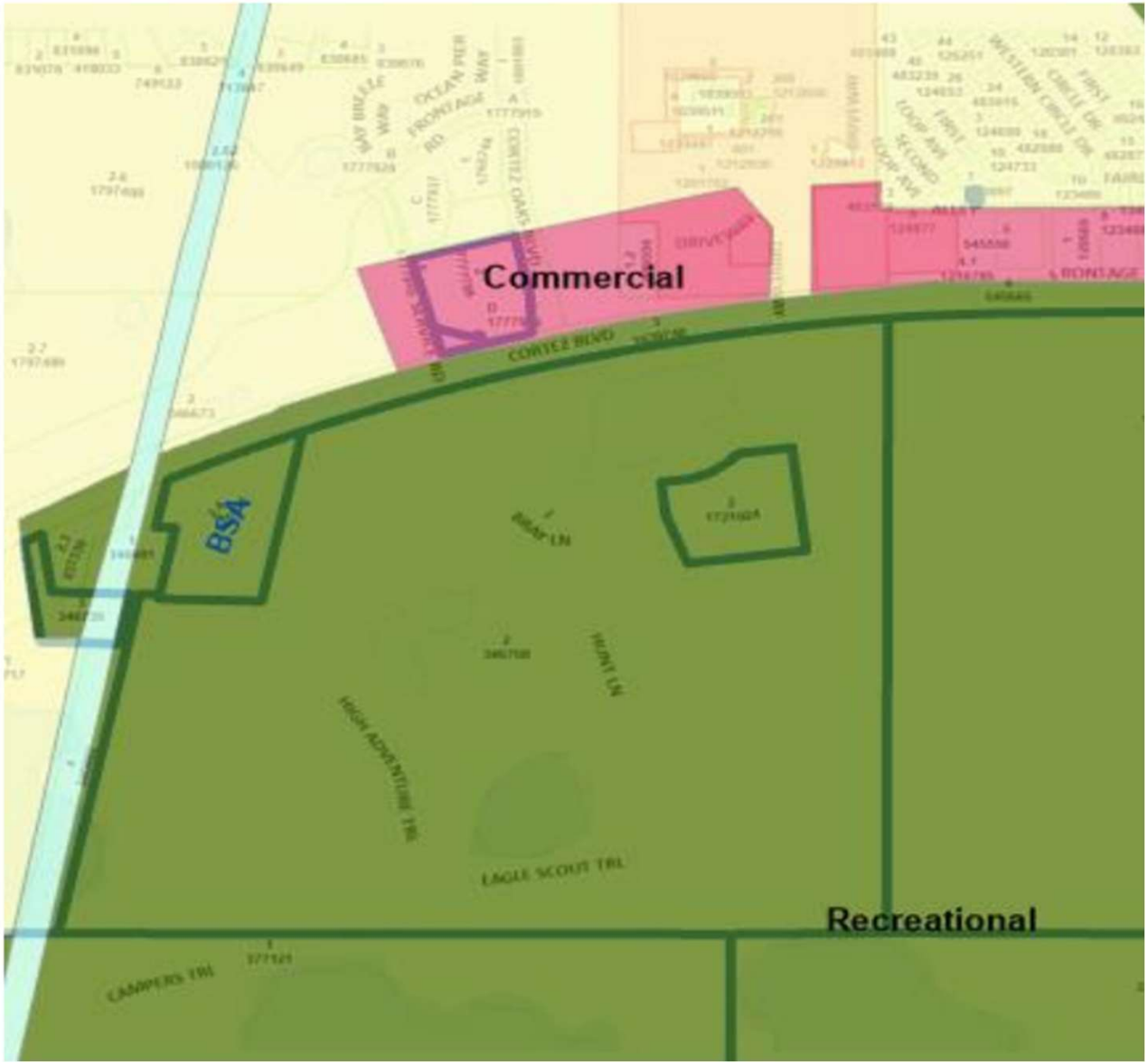
Coastal Engineering Associates Inc.

ZONING MAP

Coastal Engineering Associates Inc.

FUTURE LAND USE



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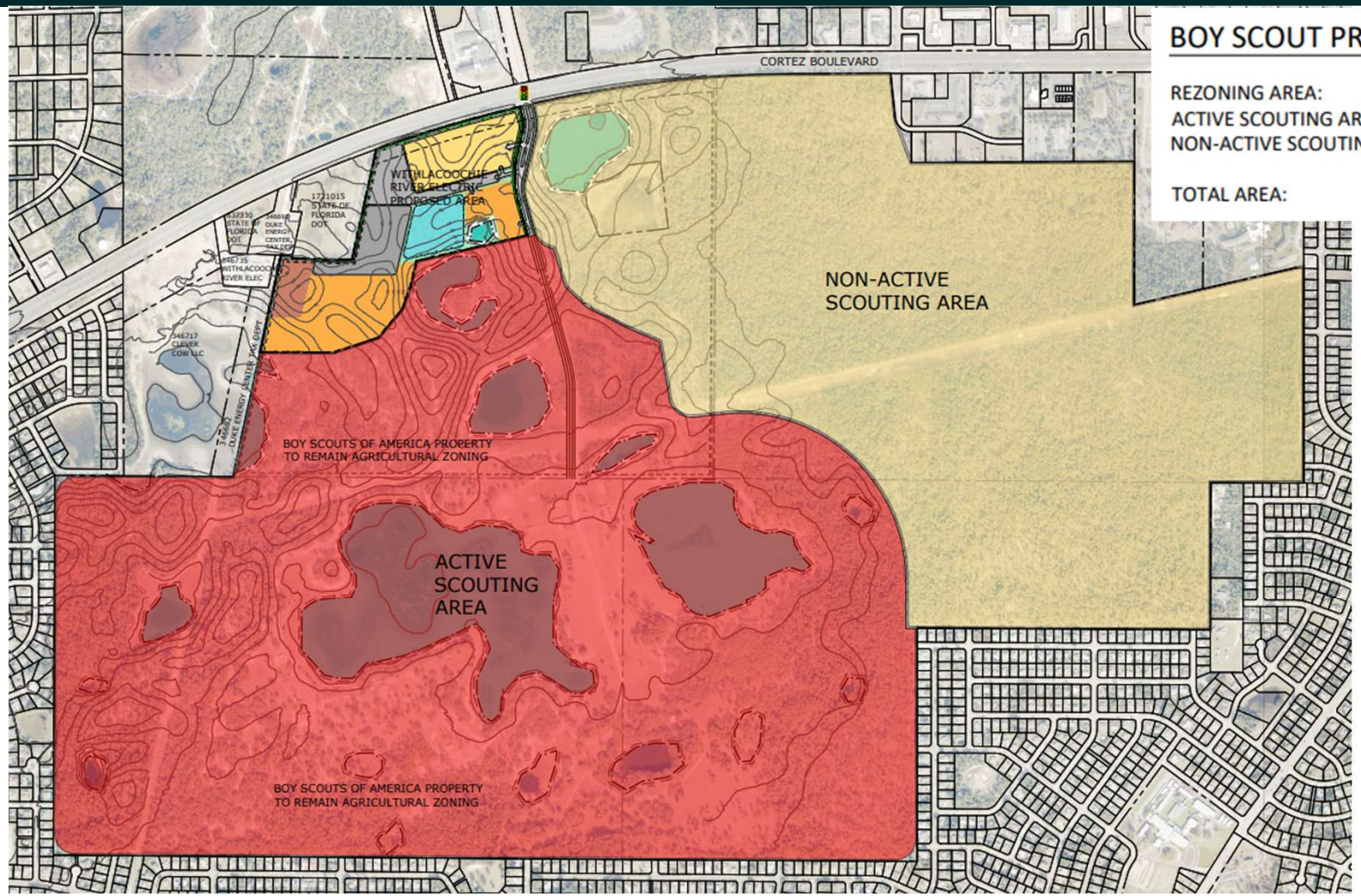

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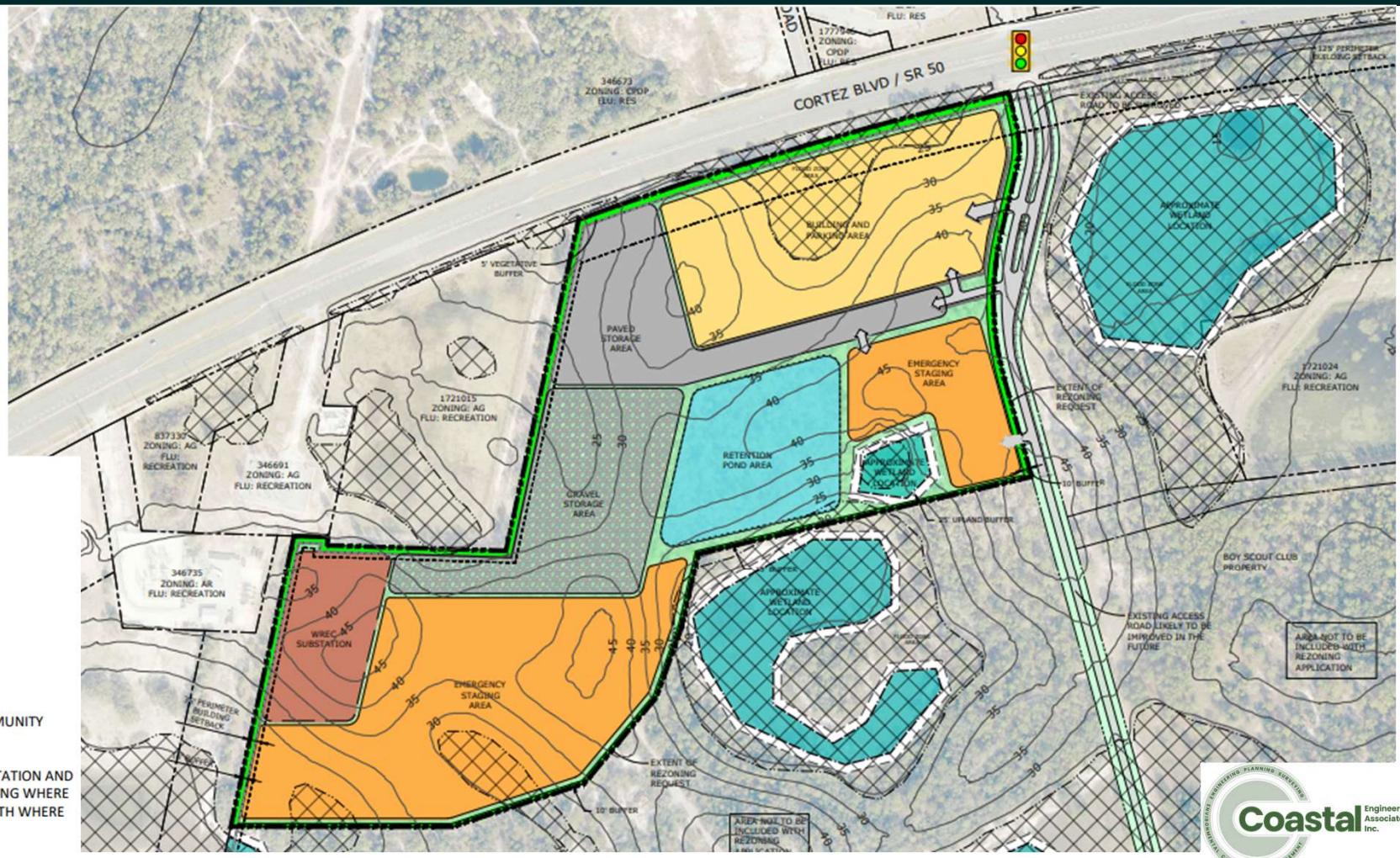

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SAND HILL SCOUT RESERVATION
GREATER TAMPA BAY AREA COUNCIL

Coastal Engineering Associates Inc.

Questions?

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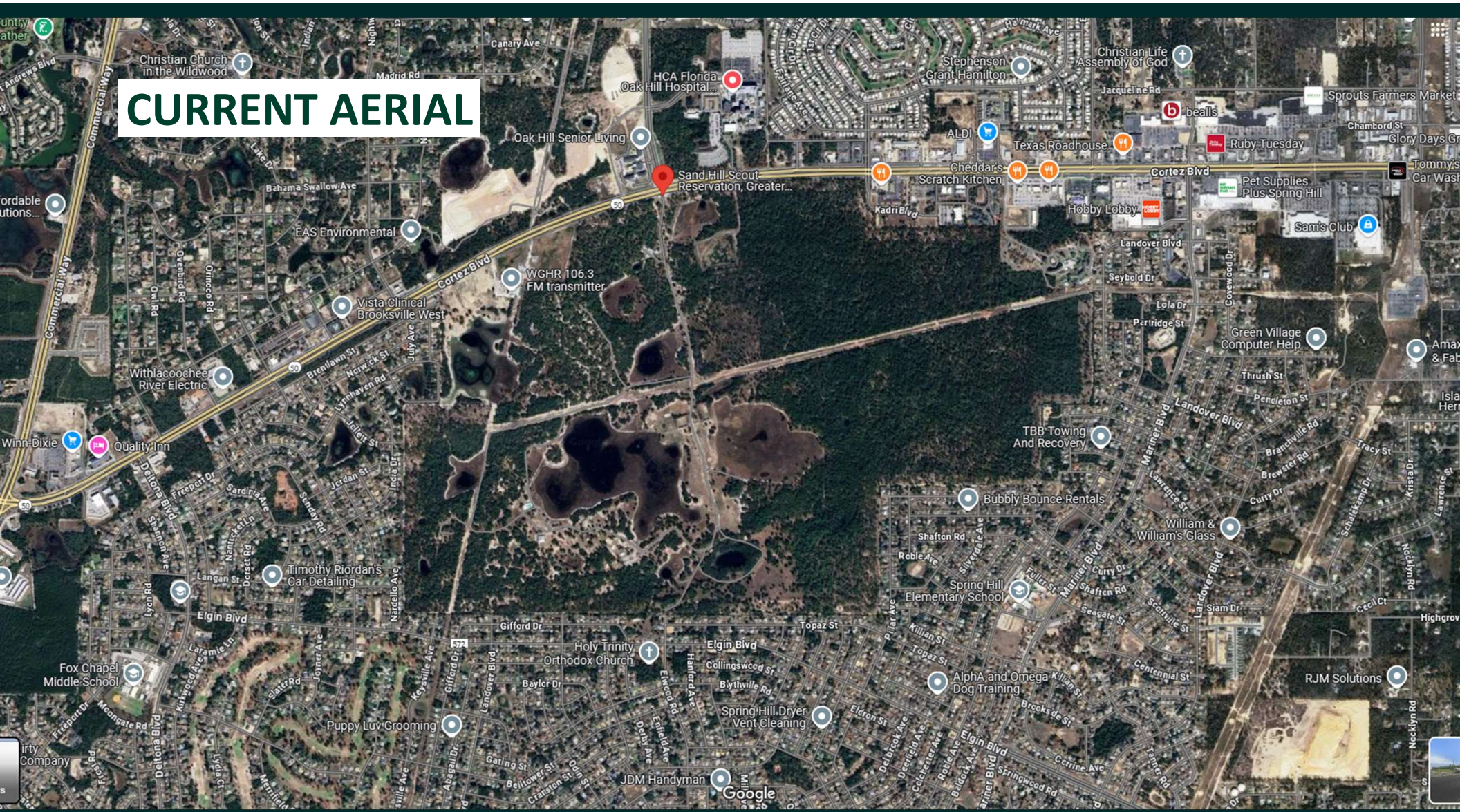
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bealls
Chambord St
Glory Days Gr
ALDI
Texas Roadhouse
Ruby Tuesday
Oak Hill Senior Living
Sand Hill Scout Reservation, Greater...
Cheddar's Scratch Kitchen
Cortez Blvd
Pet Supplies Plus Spring Hill
Tommy's Car Wash
Bahama Swallow Ave
Kadri Blvd
Hobby Lobby
Sam's Club
EAS Environmental
Landover Blvd
Seybold Dr
WGHR 106.3 FM transmitter
Vista Clinical Brooksville West
Lola Dr
Partridge St
Green Village Computer Help
Withlacoochee River Electric
Brenlawn St
Norwich St
Lynnhaven Rd
Thrush St
Pendleton St
Winn-Dixie
Quality Inn
Deltona Blvd
Freeport Dr
Sardinia Ave
Jordan St
India Dr
Julep St
TBB Towing And Recovery
Mariner Blvd
Brandville Rd
Brewster Rd
Tracy St
Curry Dr
Bubbly Bounce Rentals
William & William's Glass
Shafton Rd
Roble Ave
Silverdale Ave
Timothy Riordan's Car Detailing
Langan St
Dorset Rd
Nantucket Ln
Sunday Rd
Spring Hill Elementary School
Fuller St
Seagate St
Scottsville St
Siam Dr
Cecil Ct
Elgin Blvd
Gifford Dr
Topaz St
Holy Trinity Orthodox Church
Collingswood St
Blythville Rd
Baylor Dr
Killian St
Centennial St
Fox Chapel Middle School
Laramie Ln
Kingwood Ave
Slater Rd
Joiner Ave
Kenesville Ave
Hanford Ave
Elwood Rd
Enfield Ave
Derby Ave
Alpha and Omega Dog Training
RJM Solutions
Brooksde St
Elcron St
Spring Hill Dryer Vent Cleaning
Puppy Luv Grooming
Meongate Rd
Freeport Dr
Deltona Blvd
Lydia Ct
Abagail Dr
Gatling St
Belltower St
Cranston St
Odin St
Deltabrook Ave
Deerfield Ave
Cedarbrook Ave
Roble Ave
Baldock Ave
Springwood Rd
Cerrine Ave
Tanner Rd
JDM Handyman
Google

IN THE CIRCUIT COURT FOR THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA
CIVIL DIVISION

GREATER TAMPA BAY AREA COUNCIL, INC., BOY SCOUTS OF AMERICA, a Florida not-for-profit corporation,

Plaintiff,

v.

HERNANDO COUNTY, a political subdivision of the State of Florida,

Defendant.
_____/

Case No.: H-27-2023-CA-1763

FINAL JUDGMENT
QUIETING TITLE TO REAL PROPERTY

This cause came before the Court on the Joint Stipulation and Consent to Final Judgment Quieting Title by Plaintiff Greater Tampa Bay Area Council, Inc., Boy Scouts of America (the "Boy Scouts")[1] and Defendant Hernando County ("Joint Stipulation and Consent"). The Court, having reviewed the Joint Stipulation and Consent, having considered the pleadings on file, and being otherwise being fully advised in the premises, hereby makes the following findings of fact:

1. On May 16, 1977, Larry Die Polder executed the Last Will and Testament of Larry Die Polder (the "Will").

2. Pursuant to the Will, Die Polder bequeathed certain real property described therein to the Boy Scouts.

3. Larry Die Polder passed away on or around March 18, 1978.

[1] Per the Articles of Merger filed with the Florida Secretary of State on April 26, 2016, "Gulf Ridge Council, Inc., Boy Scouts of America" merged with "West Central Florida Council, Inc., Boy Scouts of America." West Central Florida Council, Inc., Boy Scouts of America is formerly known as Pinellas Area Council, Inc., Boy Scouts of America. The "West Central Florida Council, Inc., Boy Scouts of America" is now the same entity as the "Greater Tampa Bay Area Council, Inc., Boy Scouts of America" who is the Plaintiff in this action.

4. On or around March 21, 1978, Main Henderson filed a Petition for Administration in Hernando County Circuit Court, Probate Division (Case No. 78-33-CP-02; the "Probate Action") as Petitioner and Personal Representative of the Die Polder Estate.

5. The Probate Action named as beneficiaries Courtney Die Polder (Larry Die Polder's wife), Larry Roberts (Larry Die Polder's stepson), Main Henderson (Larry Die Polder's son), Kate Philow (Larry Die Polder's niece), and the Boy Scouts.

6. The Will was recorded on March 22, 1978 at Book 418, Pages 1832-1839 in the Official Records of Hernando County, Florida.

7. The Will provides in relevant part:

X.

> I hereby devise all of the land which I own in the following sections in Hernando County, Florida, to-wit: Section 31 and 32, Township 22 South, Range 18 East, and Sections 5 and 6, Township 23 South, Range 18 East to the Gulf Ridge Council, Boy Scouts of America, Inc. and the Pinellas Area Council, Boy Scouts of America, Inc. to be held by said Council in trust for the use and benefit of those organizations. It being specifically understood that this property shall never be sold by said devisees and shall be used in connection with the Boy Scout programs only. The lands must never be used in any way that can be deemed commercial nor sold or disposed of in any way, shape or form. It is my desire and my intent that said property shall be used so that the Boy Scouts will have a place sufficiently large enough to enjoy the great outdoors and the beauties and benefits of nature. The above devisees shall begin to use the above lands for the purposes herein set forth and their purposes within two years from date of my death, and unless said lands are being used for the purposes herein expressed then this gift shall lapse and be of no further force and effect and all of the land above shall pass as hereinafter set forth.

XI.

> In the event that the Gulf Ridge Council Boy Scouts of America, Inc. and the Pinellas Area Council Boy Scouts of America, Inc. should fail to utilize the property within the time and manner herein set forth, then the above gift shall lapse and the property shall descend to Hernando County Florida to be used as a recreational area and park. This devise is made so that the citizens of this community will always have an area sufficiently large enough to enjoy the benefits of nature and the great outdoors. In the event that the property passes to Hernando County as herein set forth then Hernando County must use the property as herein set forth and in no way

shall it be sold or used for commercial purposes.

The above provisions in Sections X and XI of the Will are referred to as the "Use Restrictions."

8. After the institution of the Probate Action and the recording of the Will, a dispute arose among the beneficiaries over Courtney Roberts Die Polder's assertion that she was Larry Die Polder's surviving spouse and, as such, had a statutory right to take an elective share and family allowance out of the Estate.

9. This dispute was thereafter settled among the beneficiaries, which resulted in a stipulation dated August 15, 1979, being filed in the Probate Action and recorded on September 24, 1979, at Book 448, Page 1767 in the Official Records of Hernando County, Florida (the "Stipulation").

10. In order to effect to the Will, the settlement, and the Stipulation, Main Henderson, the Personal Representative of the Die Polder Estate, gave two Personal Representative's deeds to the Boy Scouts. The first deed is dated December 28, 1979, and was recorded on December 31, 1979 at Book 454, Pages 1037-1038 in the Official Records of Hernando County, Florida ("1979 Deed"). The second deed is dated January 14, 1981 and was recorded on April 23, 1981 at Book 481, Pages 1856-1857 in the Official Records of Hernando County, Florida ("1981 Deed") (collectively with the 1979 Deed, the "PR Deeds"). The real property described in the PR Deeds is collectively referred to as the "Sand Hill Property."

11. Pursuant to the PR Deeds, the Personal Representative conveyed the Sand Hill Property to the Boy Scouts in "fee simple forever," without reference to, and free and clear of, the Use Restrictions in the Will.

12. The PR Deeds were both given by Main Henderson, pursuant to the powers vested in the Personal Representative in the Will, including the express authority to compromise, settle, or adjust any claims and convey "fee simple" title together with all "tenements, hereditaments and

appurtenances" belonging to the Sand Hill Property, free and clear of the Use Restrictions.

13. The PR Deeds superseded the devise by the Will, and conveyed the Sand Hill Property to the Boy Scouts in "fee simple forever," free and clear of the Use Restrictions, including, without limitation, without any executory interest in favor of Hernando County.

14. By the time the PR Deeds were given, the Will had been recorded with reference to those Use Restrictions, and those remain of record today and cloud title to the Boy Scouts' fee simple title to the Sand Hill Property.

15. However, as a result of the settlement and Stipulation, the Boy Scouts took title to the Sand Hill Property, pursuant to the PR Deeds, free and clear of the Use Restrictions set forth in the Will including, without limitation, free and clear of any executory interest in favor of Hernando County.

16. The Boy Scouts therefore have marketable record title to the Sand Hill Property free and clear of the Use Restrictions, including, without limitation, any executory interest that Hernando County may have had pursuant to the Will in or to the Sand Hill Property, and any other claims arising out of the Will.

17. Plaintiff filed this action seeking declaratory judgment and to quiet title to the Sand Hill Property in the Boy Scouts' name in fee simple, free and clear of the Use Restriction.

18. In light of the foregoing findings and the Stipulation and Consent, the Court finds that the Boy Scouts are entitled to the relief they are seeking.

WHEREFORE, it is hereby **ORDERED, ADJUDGED,** and **DECREED** that:

1. The Greater Tampa Bay Area Council, Inc., Boy Scouts of America is the fee simple owner of the Sand Hill Property pursuant to the PR Deeds, and has marketable record title to the Sand Hill Property free and clear of the Use Restrictions, including, without limitation, any

executory interest that Hernando County may have had pursuant to the Will in or to the Sand Hill Property and all other claims, reservations, restrictions, or reverters arising out of the Will, now and forever.

2. Hernando County has no interest of any kind in the Sand Hill Property and any rights that it may have had arising from the Will or otherwise have long been, and are hereby confirmed to have long been, superseded, extinguished, and declared to be null and void.

3. Accordingly, title to the Sand Hill Property is hereby forever quieted in favor of the Greater Tampa Bay Area Council, Inc., Boy Scouts of America, thereby removing any cloud on the Greater Tampa Bay Area Council, Inc., Boy Scouts of America's title to the Sand Hill Property caused by the Will, including, without limitation, the Use Restrictions and any executory interest that Hernando County may have had pursuant to the Will in or to the Sand Hill Property, and any other claims, reservations, restrictions, or reverters purporting to arise out of the Will.

4. Full and final judgment is hereby **ENTERED** in favor of the Greater Tampa Bay Area Council, Inc., Boy Scouts of America.

DONE AND ORDERED in Chambers, at Brooksville, Hernando County, Florida on this 12 day of June, 2024.

Donald Eugene Scaglione
Circuit Court Judge

CERTIFICATE OF SERVICE

I hereby certify copies of the foregoing were furnished by E-Service Delivery on this 22 day of January, 2024 to:

Kyle J. Benda John A. Jouben 20 North Main Street, Ste 462 Brooksville, FL 34601 KBenda@co.hernando.fl.us JJouben@co.hernando.fl.us cao@co.hernando.fl.us *Attorneys for Hernando County*	Christopher W. Smart Troy A. Mainzer CARLTON FIELDS, P.A. P. O. Box 3239 Tampa, Florida 33601 csmart@carltonfields.com tmainzer@carltonfields.com cdyson@carltonfields.com *Attorneys for the Greater Tampa Bay Area Council Inc., Boy Scouts of America*

Becky Dennis
Judicial Assistant

RESOLUTION NO. 2025 - 150

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Greater Tampa Bay Area Council, Inc., Boy Scouts of America

FILE NUMBER: H-25-14

REQUEST: Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative

GENERAL LOCATION: South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)

PARCEL KEY NUMBERS: A 52-acre +/- portion of Parcel Key #346708

REQUEST: Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully

advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center for Withlacoochee River Electric Cooperative as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 2nd DAY OF September, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Jon Joubert
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS ACTION

On September 2, 2025, the Board of County Commissioners voted 4-1 to adopt a resolution approving the petitioner's request to Establish a Public Service Facility Overlay District (PSFOD) for an electric utility operations center with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County as well as other applicable agencies, meeting all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. At the time of site development, the jurisdictional wetland line shall be set. A 25-foot vegetated buffer shall be placed along the perimeter of the wetland in accordance with all Southwest Florida Water Management District regulations and shall be shown on all civil site plans for the subject site.

3. The petitioner shall be required to comply with all federal, state, and local environmental regulations.

4. The petitioner shall be required to submit a utility capacity analysis and connect to the central water and wastewater systems at the time of development.

5. The applicant shall coordinate with the County Engineer in the design of the entrance road from SR 50 to ensure that access issues (existing and future) are addressed, including a possible future frontage road to the east and possibly west. Any change of land use from the proposed public facility will require a rezoning application and consideration of cross access or frontage road to the west,

6. A Traffic Access Analysis will be required. Any improvements identified will be the responsibility of the developer to install.

7. The petitioner shall coordinate with the Florida Department of Transportation to determine the applicable access management and drainage permits required for the project.

8. At the time of development, the petitioner shall be required to meet all commercial site development requirements.

9. Minimum Setbacks and Building Height:
    - Front: 125'
    - Side: 35'
    - Rear: 50'
    - Building Height: 45'

10. The following buffers shall be placed within the development:
    - A 5-foot vegetative buffer along S.R. 50 (Cortez Blvd) that meets the requirements of the Community Appearance ordinance for commercial projects.
    - A 5-foot vegetative buffer around the parking lot/pavement that meets the requirements of the Community Appearance ordinance for commercial projects.

- All other perimeter buffers will consist of 10-foot-wide buffer consisting of natural vegetation supplemented with landscaping where needed.

11. Screening of outdoor storage from SR 50 shall be achieved by a combination of a setback (125' from SR 50) and opaque fencing a minimum height of five (5) feet and maximum of eight (8) feet. The required buffer shall be considered adequate screening to the west, south and east of the property.

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site preventing any light spillage onto neighboring properties.

13. The petitioner shall provide a master plan in compliance with all the performance conditions within 30 days of receipt of the Board of County commissioner's approval memo. Failure to submit the revised plan will result in no further development permits being issued.

TITLE

Petition Submitted by Kempton Williams on Behalf of Williams Land & Cattle Company for Family Hardship Relief From Subdivision Regulations

BRIEF OVERVIEW

The subject property is on Ayers Road and is currently 228.50 acres. The applicant, Kempton Williams on behalf of Williams Land and Cattle Company, submitted a Class D Subdivision application to create two (2) parcels from the approximate 228.50 acre parcel; one parcel would be approximately 10.0 acres, and the second parcel would be approximately 218.50 acres, more or less.

Section 26-3(e) of the Hernando County Code of Ordinances requires that Class D Subdivisions created in a residential, agricultural-residential, or rural zoning districts shall meet the following:

- Sec. 26-3(e) Class D (2)a. i: Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.

The proposed parcels do not meet the above requirements, and the parcel subdivision was denied. The petitioners seek approval by the Board for family hardship relief from these requirements.

Should the Board determine that a family hardship is warranted, Section 26-3(g) of the Hernando County Code of Ordinances requires compliance with items (1) through (4) listed in the Legal Note below, and the Board should authorize the Chairman's signature upon the attached approval resolution, which will be recorded in the official records. Likewise, if the petition for family hardship is denied, the Board should authorize the Chairman's signature on the attached denial resolution.

FINANCIAL IMPACT

There is no identified financial impact.

LEGAL NOTE

The Board has the authority to take action on the request for relief from the Class D Subdivision regulations due to family hardship in accordance with Chapter 26, Article I, Section 26-3(g) of the Hernando County Code of Ordinances. A petition for such relief may be filed by any person who feels the provisions of the Class D Subdivision regulations, if complied with, would place upon them an undue burden on their ability to transfer land to family members.

The governing body, upon review of the petition, may approve the subdivision provided the

governing body has determined that the provisions of the Class D Subdivision regulations have placed an undue burden on the petitioners' ability to transfer land to family members and:

1) All lots proposed to be created under the Board of County Commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcels(s).

3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that the "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

4) All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

RECOMMENDATION

It is recommended that the Board, as the sole authority, determine whether the provisions of the Class D Subdivision regulations, if complied with, would place an undue burden on the petitioners' ability to transfer land to family members. Should the Board determine that a family hardship is warranted, Section 26-3(g) of the Hernando County Code of Ordinances requires compliance with items (1) through (4) listed above.

It is further recommended that the Board approve and authorize the Chairman's signature on the attached associated resolution.

REVIEW PROCESS

Omar DePablo	Escalated	08/04/2025 5:17 PM
KayMarie Griffith	Escalated	08/05/2025 5:18 PM
Omar DePablo	Escalated	08/07/2025 5:17 PM
KayMarie Griffith	Approved	08/08/2025 1:41 PM
Pamela Hare	Approved	08/13/2025 10:13 AM
Jon Jouben	Approved	08/14/2025 4:14 PM
Heidi Prouse	Approved	08/18/2025 9:00 AM
Toni Brady	Approved	08/18/2025 2:00 PM
Colleen Conko	Escalated	08/18/2025 2:06 PM
Jeffrey Rogers	Approved	08/19/2025 1:57 PM
Colleen Conko	Approved	08/20/2025 8:25 AM

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

HERNANDO COUNTY PLANNING DEPARTMENT CLASS D SUBDIVISION REVIEW APPLICATION

1653 Blaise Dr.
Brooksville, FL 34601
(352) 754-4057 Ext 28020
Carrie Cline, Planner I - Email ccline@hernandocounty.us

Date: _____

APPLICANT: Williams Land & Cattle

Mailing Address: 22201 Wise Owl Rd

City, State, Zip Code: Brooksville FL 34602

Daytime Phone: 813-454-8084 Email : Kemptonw@gmail.com

REPRESENTATIVE: Kempton B. Williams

Mailing Address: 22201 Wise Owl Rd.

City, State, Zip Code: Brooksville, FL 34602

Daytime Phone: 813-454-8084 Email : Kemptonw@gmail.com

Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

PARCEL KEY NUMBER 384783 SEC 28 TWP 23 (S) RANGE 19 (E)

Size of Area Covered by Application: 230.9

Highway & Street Boundaries: 9285 [redacted] Ayers Rd.

Number of Parcels Proposed: 2

Minimum Size(s) of Lot(s) Created: ● Acres

STAFF REPORT

HEARINGS:	Board of County Commissioners: September 2, 2025
APPLICANT:	Kempton Williams on behalf of Williams Land & Cattle Company
FILE NUMBER:	1507032
PURPOSE:	Class D Subdivision Appeal
GENERAL LOCATION:	Lying on Ayres Road.
PARCEL KEY NUMBER:	384783

APPLICANT'S REQUEST:

The petitioner is requesting relief from the strict application standards of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to FAMILY HARDSHIP, as more fully described below.

The subject site is a 228.50-acre AG(Agricultural) parcel. The Class D Subdivision for Kempton Williams on behalf of Williams Land & Cattle Company, is to create (2) two parcels Parcel 2.2 - 218.50 acres and Parcel 2.1 - 10.0 acres. It is the petitioner's desire to split the parcel to build his family home on the 10.0-acre parcel. The parcel is located on Ayers Road.

The survey has been reviewed by the Planning Department and found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

(1) A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(2) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

(3) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(4) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(5) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(6) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

(7) All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ▯ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

July 18, 2025

Williams Land & Cattle Company
Kempton Williams, Owner
22201 Wise Owl Road
Brooksville, FL 34602-6009

RE: Key No. 384783
Section 28, Township 23, Range 19 East
File No: 1507032 - Class D Subdivision

Dear Kempton Williams,

This letter is the formal notice to you of County denial of your request to create a Class D subdivision requesting the creation of two (2) parcels. Your request is denied because the proposed subdivision does not meet Hernando County's Ordinance regarding Class D subdivision, to-wit:

1. **Sec. 26-3(e) Class D (2)i – Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.**

Under Chapter 26 of the Hernando County Ordinance Code, there is a mechanism in the subdivision regulations by which you may appeal this denial to the Board of County Commissioners. Chapter 26-3(f) states:

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "**subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision.**"

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:

(1) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that **"subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."**

(4) **All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.**

If you appeal the denial to the Board of County Commissioners, please submit the following:

1. A letter requesting to appeal the denial to the Board with the **requirement as indicated above**; and
2. A filing fee of $ 100.00.

If an appeal is filed and approved by the Board of County Commissioners, conditions as stated above will be included in the resolution as well as the following:

1. Provide a final original signed/sealed survey including the flood hazard areas delineated and existing structure setback compliance prior to final subdivision approval.
2. Subsequent lot owners should be advised of potential for listed protected species and state/federal permit requirements. Prior to site development of each lot, a gopher tortoise burrow survey by a qualified professional is required to determine presence or absence. If present, follow FWC permitting and regulation requirements.

If I may be of further assistance in this matter, please contact me.

Sincerely,

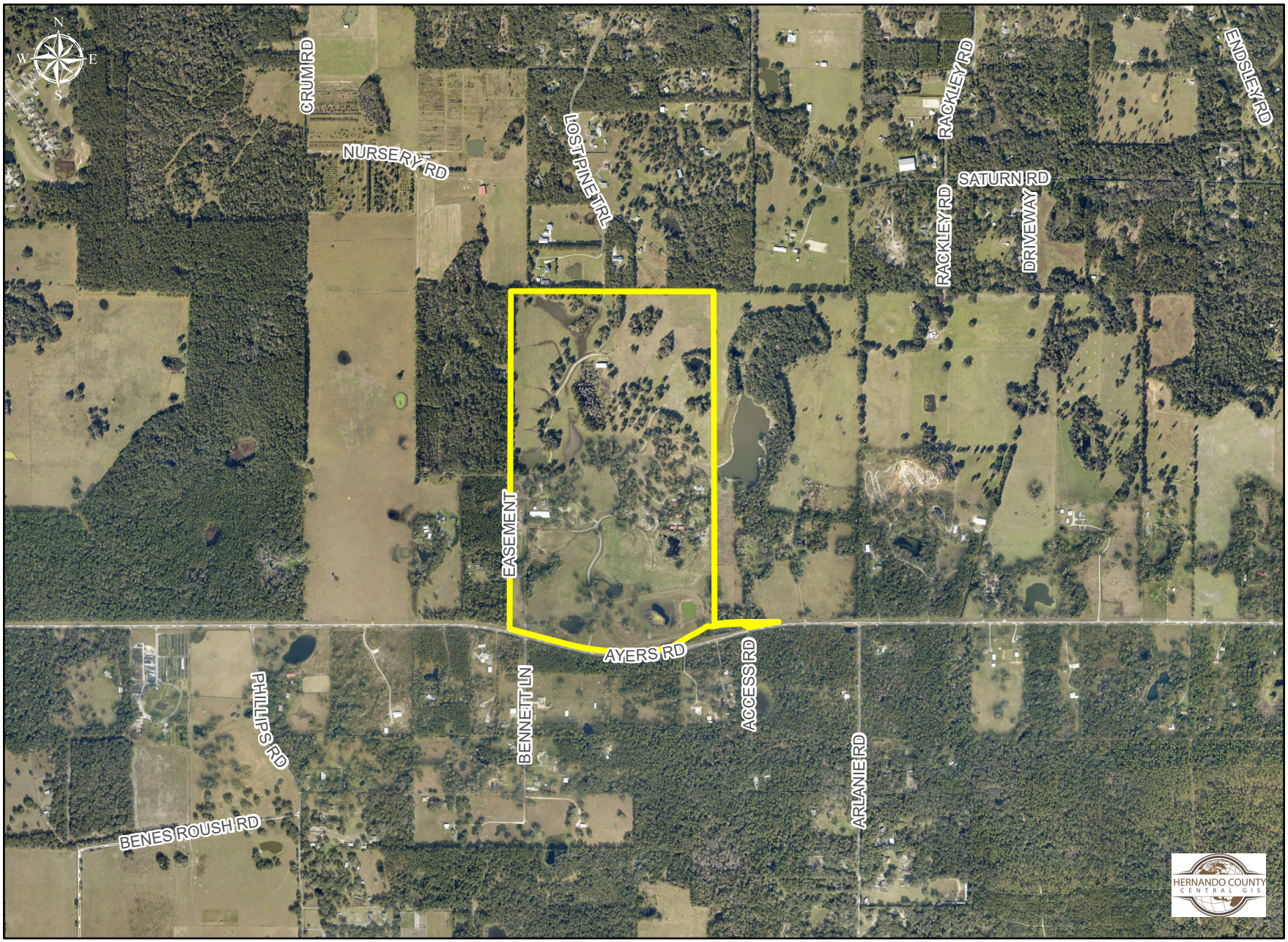
Carrie L. Cline

Carrie L. Cline
Subdivisions - Planner I

1507032

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



1507032

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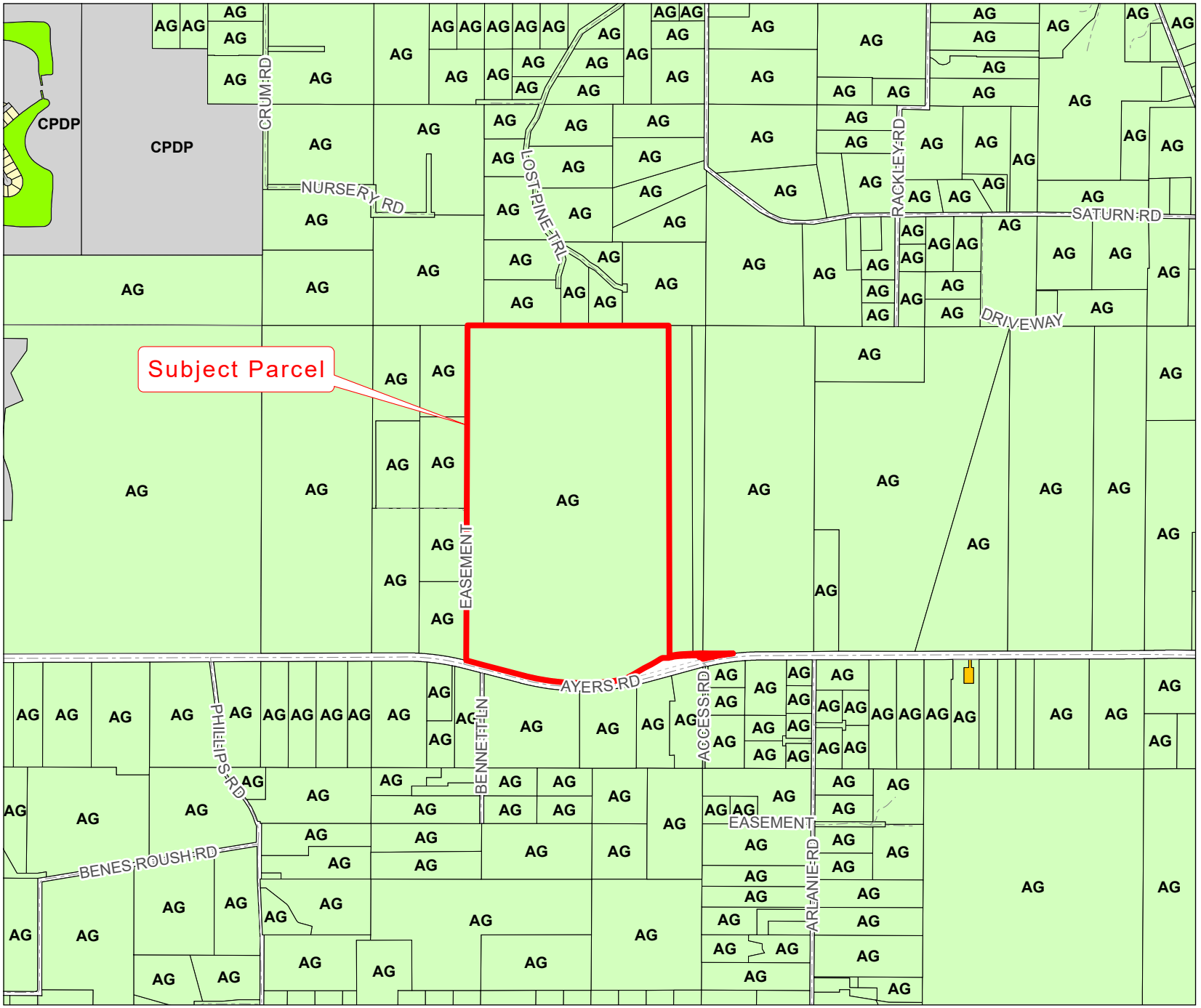
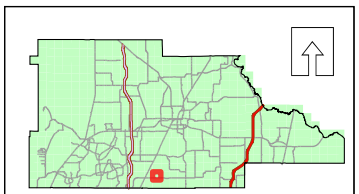


HERNANDO COUNTY
CENTRAL GIS

Zoning:

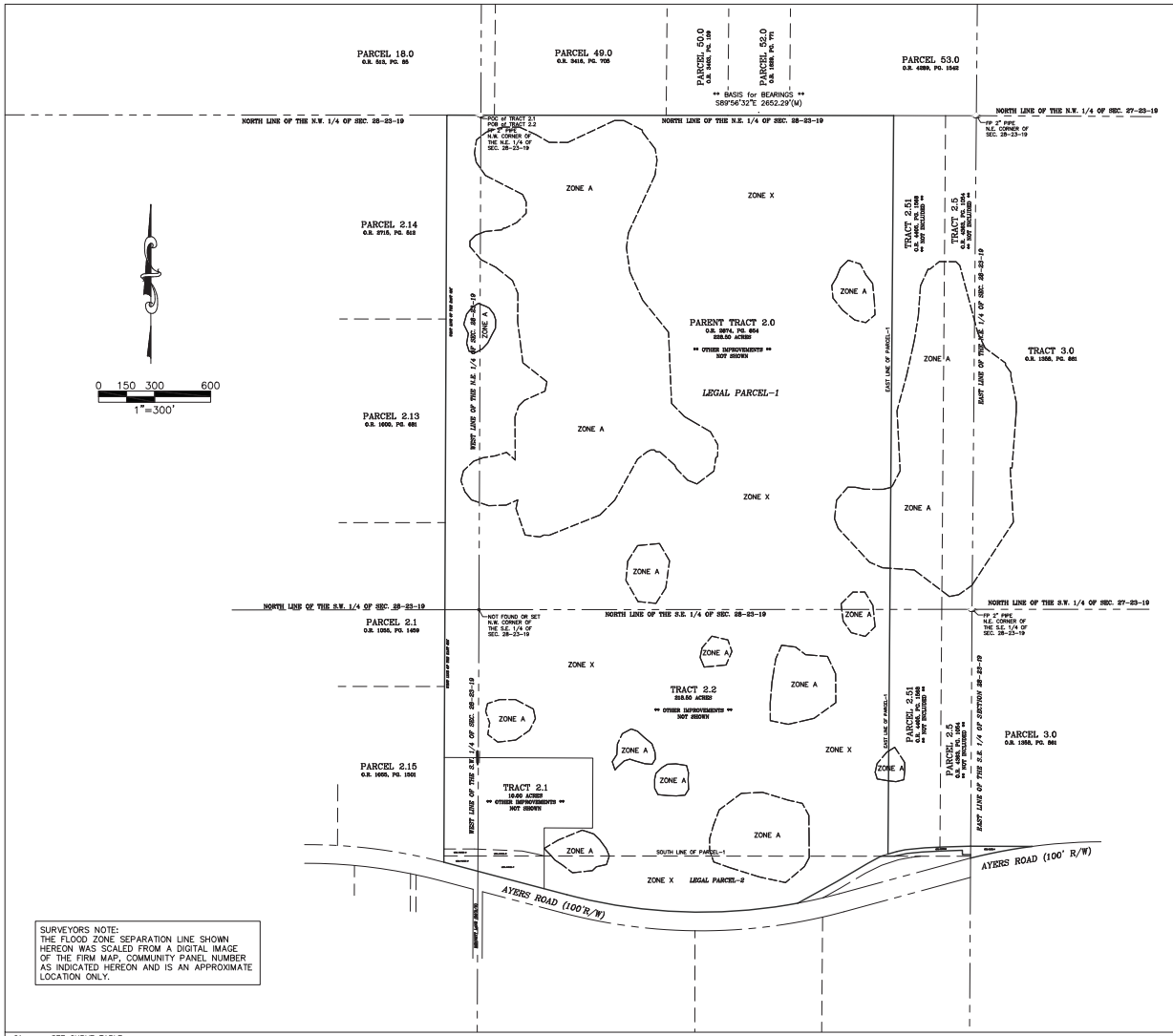
AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Planning Department
Project date: 07/22/2025

0 0.13 0.25 0.5 0.75 1 Miles



LEGAL DESCRIPTIONS

PARENT TRACT 2.0

PARCEL #1

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28, 00 THENCE S89°57'23"E, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 2209.01 FEET; THENCE S00°25'46"W, 3955.11 FEET; THENCE S74°07'08"W, 37.22 FEET; THENCE S00°47'47"W, 2.18 FEET; THENCE N89°58'01"W, 1802.69 FEET; THENCE S00°00'47"W, 175.35 FEET TO THE NORTHERLY RIGHT-OF-WAY OF AYERS ROAD AS IT IS NOW ESTABLISHED (NOVEMBER 1998) THENCE ALONG SAID RIGHT-OF-WAY N75°14'55"W, 368.80 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY N75°08'10"W, 178.99 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 9.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 00°11'02", A CHORD BEARING AND DISTANCE OF 9.37 FEET, N75°32'47"W, TO A POINT ON THE WEST BOUNDARY OF THE EAST 182.24 FEET OF THE WEST 1/2 OF SAID SECTION 28; THENCE ALONG SAID WEST BOUNDARY N00°13'02"E, 33.84 FEET; THENCE N00°16'18"E, 36.98 FEET; THENCE N00°12'59"E, 3930.23 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID NORTH LINE S89°57'15"E, 182.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 218.41 ACRES MORE OR LESS.

AND

PARCEL #2

A PORTION OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°13'12"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1315.08 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST H OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 28, N89°58'44"E, 354.55 FEET TO THE POINT OF BEGINNING; THENCE S89°58'31"E, 1802.69 FEET TO A POINT ON THE NORTH LINE OF THE OLD MAINTAINED RIGHT-OF-WAY LINE FOR OLD AYERS ROAD, AS PER OFFICIAL RECORD BOOK 648, PAGE 492, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID OLD RIGHT-OF-WAY LINE S81°57'20"W, 1549 FEET; THENCE S89°29'56"W, 191.17 FEET; THENCE S89° 57'43"W, 239.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NEW AYERS ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 1247.01 FEET ALONG A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 2817.15 FEET, A CENTRAL ANGLE OF 25°21'43", A CHORD AND BEARING OF 1236.86 FEET, N87°54'41"W, THENCE N75°15'04" W, 126.15 FEET; THENCE LEAVING SAID NORTHERLY RIGHT- OF-WAY LINE, GO THENCE N00°02'46 E, 175.35 FEET TO THE POINT OF BEGINNING.

AND

PARCEL #3

A PORTION OF SUBJECT PROPERTY WITHIN SECTION 27 BEING A PORTION OF ABANDONED AYERS ROAD MAINTAINED RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 108, PAGE 80 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE N00°20'13"E, ALONG THE WEST BOUNDARY OF SAID SECTION 27, A DISTANCE OF 1312.42 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT- OF-WAY LINE OF AYERS ROAD (A 100.00 FOOT RIGHT-OF-WAY) AS IT IS PRESENTLY (FEBRUARY 9TH, 1996) ESTABLISHED; THENCE CONTINUE N00°20'13"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 63.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY, A DISTANCE OF 63.83 FEET TO A POINT ON THE NORTHERLY THENCE S89°48'27"E ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 328.54 FEET TO A NON- TANGENT POINT OF CURVATURE, SAID POINT BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD (A 100.00 FOOT RIGHT-OF-WAY); THENCE ALONG THE ARC OF SAID NORTHERLY RIGHT- OF-WAY LINE WESTERLY 336.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2914.79 FEET; A CENTRAL ANGLE OF 06°36'18", AND A CHORD BEARING AND DISTANCE OF S79°13'14"A, 335.84 FEET TO THE POINT OF BEGINNING. CONTAINING 0.217 ACRES MORE OR LESS.

AND

PARCEL #4

A PORTION OF MAINTAINED RIGHT-OF-WAY WITHIN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 BEING A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED) LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°14'38"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1318.18 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE CONTINUE N00°14'38"E, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 38.20 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE: (1) N87°39'58"W, A DISTANCE OF 18.08 FEET; (2) N89°56'09"W, A DISTANCE OF 164.17 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 182.24 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S00°14'38"W ALONG SAID WEST BOUNDARY, A DISTANCE OF 36.90 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S89°57'25"E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 182.24 FEET TO THE POINT OF BEGINNING. CONTAINING 0.154 ACRES MORE OR LESS.

AND

PARCEL #5

A PORTION OF MAINTAINED RIGHT-OF-WAY WITHIN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 BEING A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED) LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°14'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1318.18 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE CONTINUE N00°14'38"E ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 38.20 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE: (1) S87°39'58"E, A DISTANCE OF 236.53 FEET; (2) S79°54'24"E, A DISTANCE OF 89.10 FEET; (3) S74°47'17"E, A DISTANCE OF 31.97 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHWEST 1 /4 OF THE SOUTHEAST 1 /4 OF SAID SECTION 28; THENCE N89°57'46"W ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 354.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.359 ACRES MORE OR LESS.

AND

PARCEL #6

A PORTION OF SUBJECT PROPERTY WITHIN SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 790, PAGE 765 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR BENNETT ROAD (PRESENTLY ABANDONED), AND A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR BENNETT LANE (PRESENTLY ABANDONED) ALL LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°14'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1236.38 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD (A 100.00 FOOT RIGHT-OF-WAY) AS IT IS PRESENTLY (FEBRUARY 9TH, 1996) ESTABLISHED; THENCE CONTINUE N00°14'38"E, ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 81.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N89°57'25"W ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 182.24 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 182.24 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S00°14'38"W ALONG SAID WEST BOUNDARY, A DISTANCE OF 33.88 FEET TO A NON- TANGENT POINT OF CURVATURE, SAID POINT BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY RIGHT- OF-WAY LINE: (1) EASTERLY 9.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 00°11'02", AND A CHORD BEARING AND DISTANCE OF S75°17'39"E, 9.36 FEET TO A POINT OF TANGENCY; (2) S75°12'28"E, A DISTANCE OF 178.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.240 ACRES MORE OR LESS.

AND

PARCEL #7

A PORTION OF SUBJECT WITHIN SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 483, PAGE 1285 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR BENNETT LANE (PRESENTLY ABANDONED), ALL LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°14'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1236.38 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD (A 100.00 FOOT RIGHT-OF-WAY) AS IT IS PRESENTLY (FEBRUARY 9TH, 1996) ESTABLISHED; THENCE CONTINUE N00°14'38"E, ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 81.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAIL SECTION 28; THENCE N89°57'46"E ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 354.51 FEET; THENCE S00°02'14"E, A DISTANCE OF 175.24 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD; THENCE N75°12'28"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 366.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.047 ACRES MORE OR LESS.

AND

PARCEL #8

BEING A PORTION OF MAINTAINED RIGHT-OF-WAY ADJOINING S.W.F.W.M.D. MITIGATION

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE N00°20'12"E ALONG THE EAST BOUNDARY OF SAID SECTION 28, A DISTANCE OF 1321.36 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE CONTINUE N00°20'12"E ALONG SAID EAST BOUNDARY, A DISTANCE OF 44.99 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID MAINTAINED RIGHT-OF-WAY: (1) S88°32'46"E, A DISTANCE OF 1.00 FEET; (2) S87°17'22"E, A DISTANCE OF 99.99 FEET; (3) S86°02'58"E, A DISTANCE OF 100.00 FEET; (4) S84°48'34"E, A DISTANCE OF 100.00 FEET; (5) S83°34'10"E, A DISTANCE OF 100.00 FEET; (6) S82°19'46"E, A DISTANCE OF 43.77 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE S00°20'12"W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 43.77 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE DEPARTING SAID NORTH BOUNDARY N77°54'20"E, A DISTANCE OF 71.72 FEET; THENCE N84°28'31"E, A DISTANCE OF 78.16 FEET; THENCE N87°03'36"E, A DISTANCE OF 105.97 FEET; THENCE N88°57'35"E, A DISTANCE OF 111.12 FEET; THENCE S00°23'17"E, A DISTANCE OF 23.43 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1 /2 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N89°36'43"E, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 43.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.239 ACRES MORE OR LESS.

TRACT 2.1 (LESS OUT TRACT)

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4, RUN N89°54'20"W, 182.07 FEET; THENCE ALONG THE WEST LINE OF THE EAST 182 FEET OF SAID NORTHEAST 1/4, RUN S00°13'50"W, 3440.14 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE, RUN S89°46'10"E, 785.40 FEET; THENCE S00°13'50"W, 375.00 FEET; THENCE N89°46'10"W, 259.19 FEET; THENCE S00°07'38"W, 335.58 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN N75°47'09"W, 369.60 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE CONTINUE ALONG THE NORTH RIGHT-OF-WAY LINE OF AYERS ROAD, N75°07'19"W, 178.99 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 01°11'02", AND A CHORD BEARING AND DISTANCE OF N75°37'50"W, 9.37 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE WEST LINE OF THE EAST 182 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 28, N00°13'50"E, 33.84 FEET; THENCE N00°17'08"E, 36.98 FEET; THENCE N00°13'50"E, 490.09 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.00 ACRES, MORE OR LESS.

TRACT 2.2 (REMAINDER TRACT)

A PARCEL OF LAND LYING IN SECTIONS 27&28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, RUN S89°57'23"E, 2487.62 FEET; THENCE LEAVING SAID NORTH LINE, RUN S00°25'46"W, 3917.38 FEET; THENCE N87°11'35"E, 80.70 FEET; THENCE N88°31'27"E, 150.98 FEET; THENCE S89°47'09"E, 211.86 FEET; THENCE S89°47'09"E, 117.53 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD ALSO BEING A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 6°36'18", AND A CHORD BEARING AND DISTANCE OF S75°13'51"W, 335.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 336.01 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE EAST LINE OF SAID SECTION 28, RUN N00°16'15"E, 8.82 FEET; THENCE N00°19'05"E, 8.82 FEET; THENCE LEAVING SAID EAST LINE, RUN S89°30'44"W, 43.77 FEET; THENCE N00°26'42"E, 23.40 FEET; THENCE S88°02'24"W, 111.13 FEET; THENCE S87°07'30"W, 105.95 FEET; THENCE S84°29'09"W, 78.18 FEET; THENCE S77°54'58"W, 71.70 FEET; THENCE S89°57'15"W, 71.30 FEET; THENCE S61°54'26"W, 80.59 FEET; THENCE S59°25'13"W, 191.10 FEET; THENCE S61°52'36"W, 239.65 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD ALSO BEING A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2814.32 FEET, A CENTRAL ANGLE OF 23°23'41", AND A CHORD BEARING AND DISTANCE OF N87°54'15"W, 1236.39 FEET; THENCE ALONG THE ARC OF SAID CURVE 1282.05 FEET; THENCE N75°12'28"W, 126.15 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN N00°07'48"E, 325.58 FEET; THENCE S89°47'01"E, 259.19 FEET; THENCE N00°12'59"E, 375.00 FEET; THENCE N89°47'01"W, 785.40 FEET TO THE WEST LINE OF THE EAST 182 FEET; THENCE ALONG SAID WEST LINE, RUN N00°12'59"E, 3440.14 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG SAID NORTH LINE, RUN S89°57'01"E, 182.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 218.50 ACRES MORE OR LESS.

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
FIP = FOUND IRON PIN NO ID
FIPC = FOUND IRON PIN AND CAP
FN&D = FOUND NAIL AND DISK
FCM = FOUND CONCRETE MONUMENT
SIPC = SET IRON PIN AND CAP
SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
RES = RESIDENCE

CBS = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
PG = PAGE
PC = POINT of CURVATURE
PT = POINT of TANGENT
R/W = RIGHT-OF-WAY
AC = AIR CONDITIONER PAD
CS = CONCRETE SLAB
CE = COVERED ENTRY
SEC = SECTION
MES = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT of REVERSE CURVE
PCC = POINT of COMPOUND CURVE
+100.0' = EXISTING ELEVATION

SIGN
FIRE HYDRANT
UTILITY POLE
LIGHT POLE
UTILITY GATE VALVE
TELEPHONE SERVICE RISER
ELECTRIC TRANSFORMER
FIBER OPTIC BOX
WATER METER
SANITARY MANHOLE

UTILITY SPLICE BOX
CATV MARKER
FOUND IRON PIN & CAP (AS SHOWN)
SET IRON PIN AND CAP (5/8"IR LB #7200)
FOUND NAIL AND DISK (AS SHOWN)
SET NAIL AND DISK (LB #7200)
FOUND CONCRETE MONUMENT (AS SHOWN)
SET CONCRETE MONUMENT (4X4" LB #7200)
DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°56'32"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28-23-19. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN A FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE "A" (AREA DETERMINED TO FALL INSIDE OF THE .2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0333-D & 0334-D, EFFECTIVE DATE 02/02/2012.

SHEET 1 OF 5 SHEET
JOB No: 25075-BNDY

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
07/23/25	SMD	RAA	50/3	07/22/25	AP/SM

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3703 East Forest Drive Inverness, FL 34453 352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

BOUNDARY SURVEY
AND CLASS-D SUBDIVISION
OF PARCEL 2.0
SECTION 27&28, TOWNSHIP 23 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:

KEMPTON WILLIAMS

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THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

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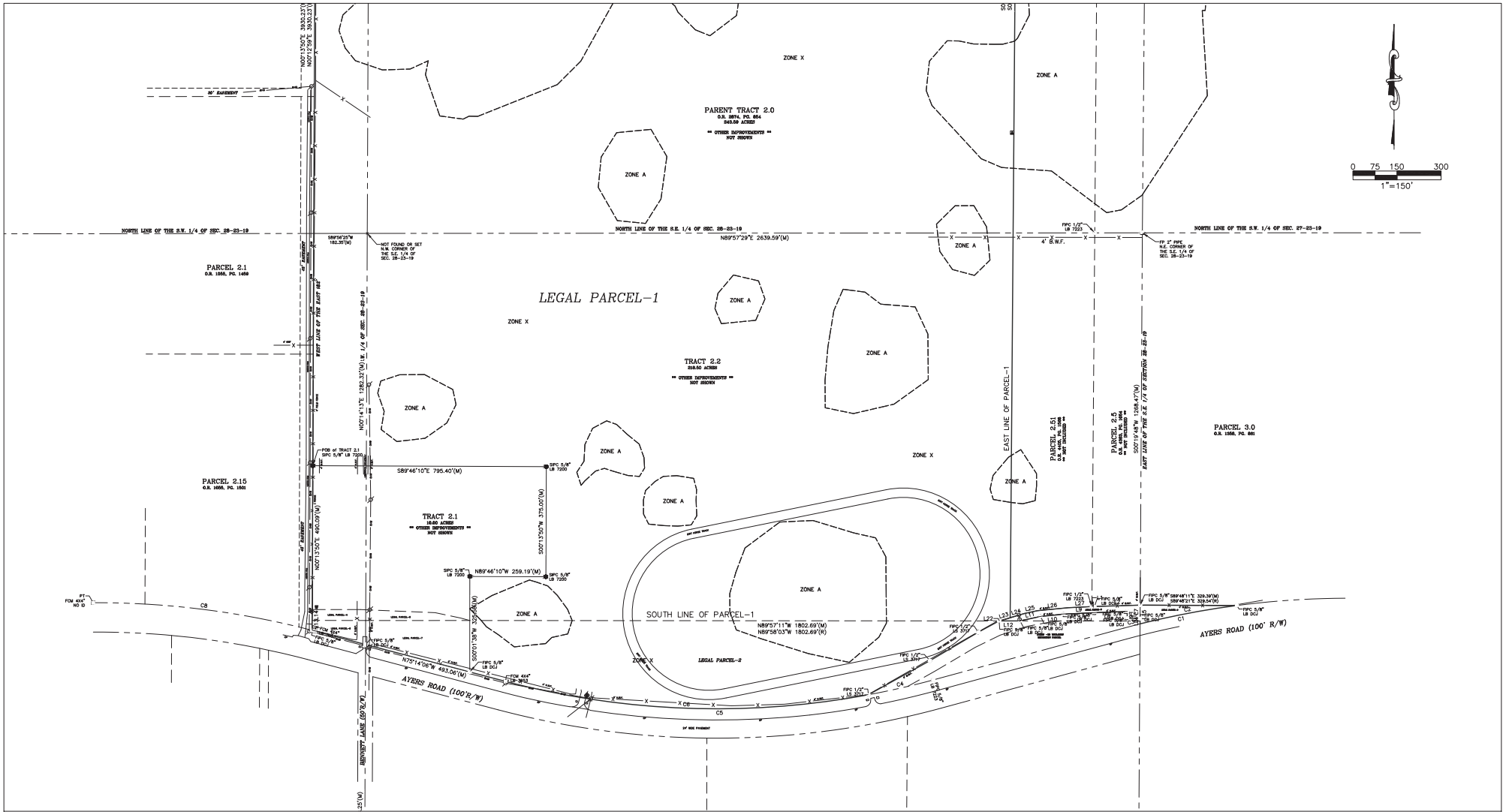

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SHEET 2 OF 5 SHEET
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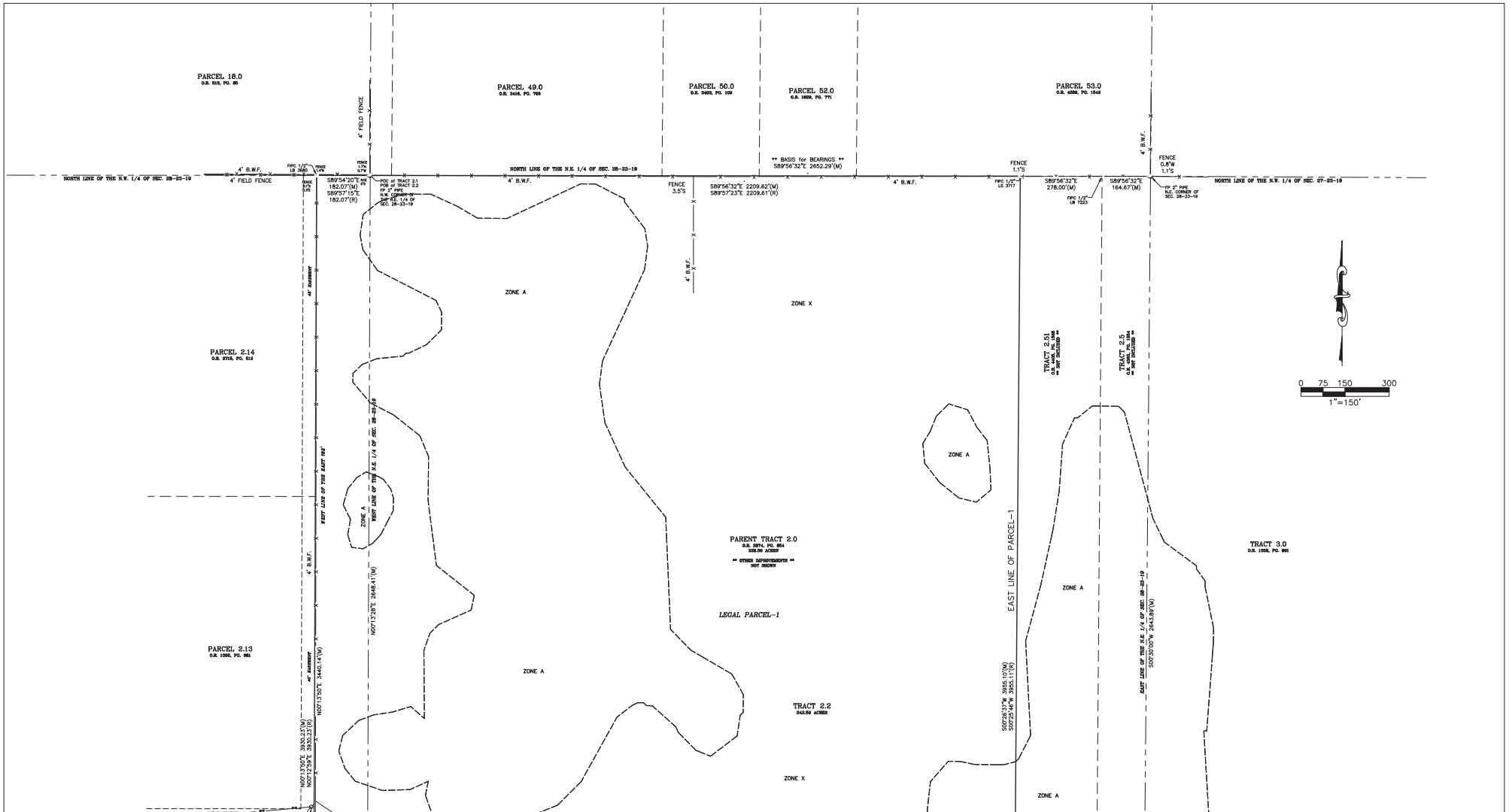

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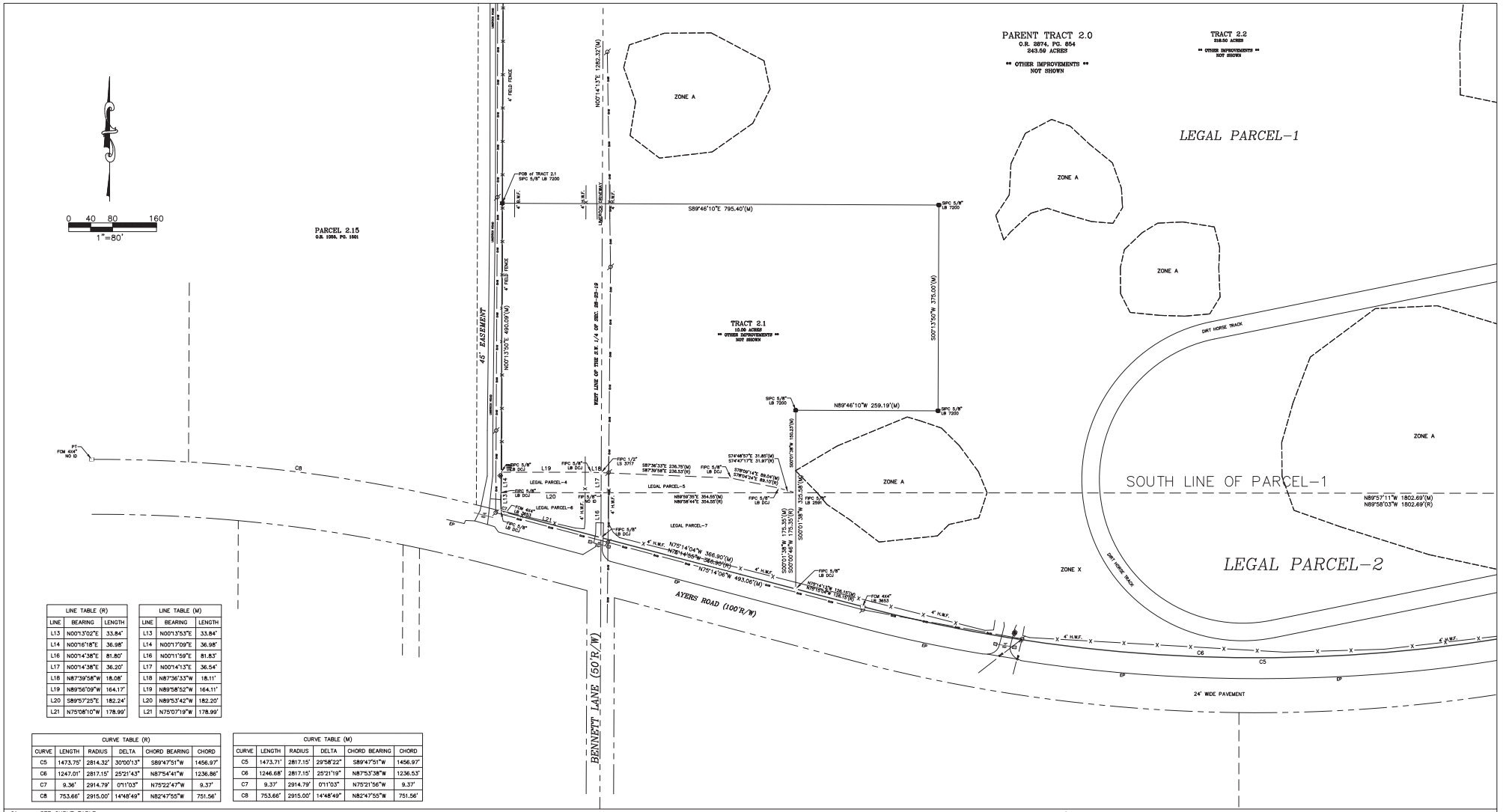

LINE TABLE (R)		
LINE	BEARING	LENGTH
L13	N00°13'02"E	33.84'
L14	N00°16'18"E	36.98'
L16	N00°14'38"E	81.80'
L17	N00°14'38"E	36.20'
L18	N87°39'58"W	18.08'
L19	N89°56'09"W	164.17'
L20	S89°57'25"E	182.24'
L21	N75°08'10"W	178.99'

LINE TABLE (M)		
LINE	BEARING	LENGTH
L13	N00°13'53"E	33.84'
L14	N00°17'09"E	36.98'
L16	N00°11'59"E	81.83'
L17	N00°14'13"E	36.54'
L18	N87°36'33"W	18.11'
L19	N89°58'52"W	164.11'
L20	N89°53'42"W	182.20'
L21	N75°07'19"W	178.99'

CURVE TABLE (R)					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	1473.75'	2814.32'	30°00'13"	S89°47'51"W	1456.97'
C6	1247.01'	2817.15'	25°21'43"	N87°54'41"W	1236.86'
C7	9.36'	2914.79'	0°11'03"	N75°22'47"W	9.37'
C8	753.66'	2915.00'	14°48'49"	N82°47'55"W	751.56'

CURVE TABLE (M)					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	1473.71'	2817.15'	29°58'22"	S89°47'51"W	1456.97'
C6	1246.68'	2817.15'	25°21'19"	N87°53'38"W	1236.53'
C7	9.37'	2914.79'	0°11'03"	N75°21'56"W	9.37'
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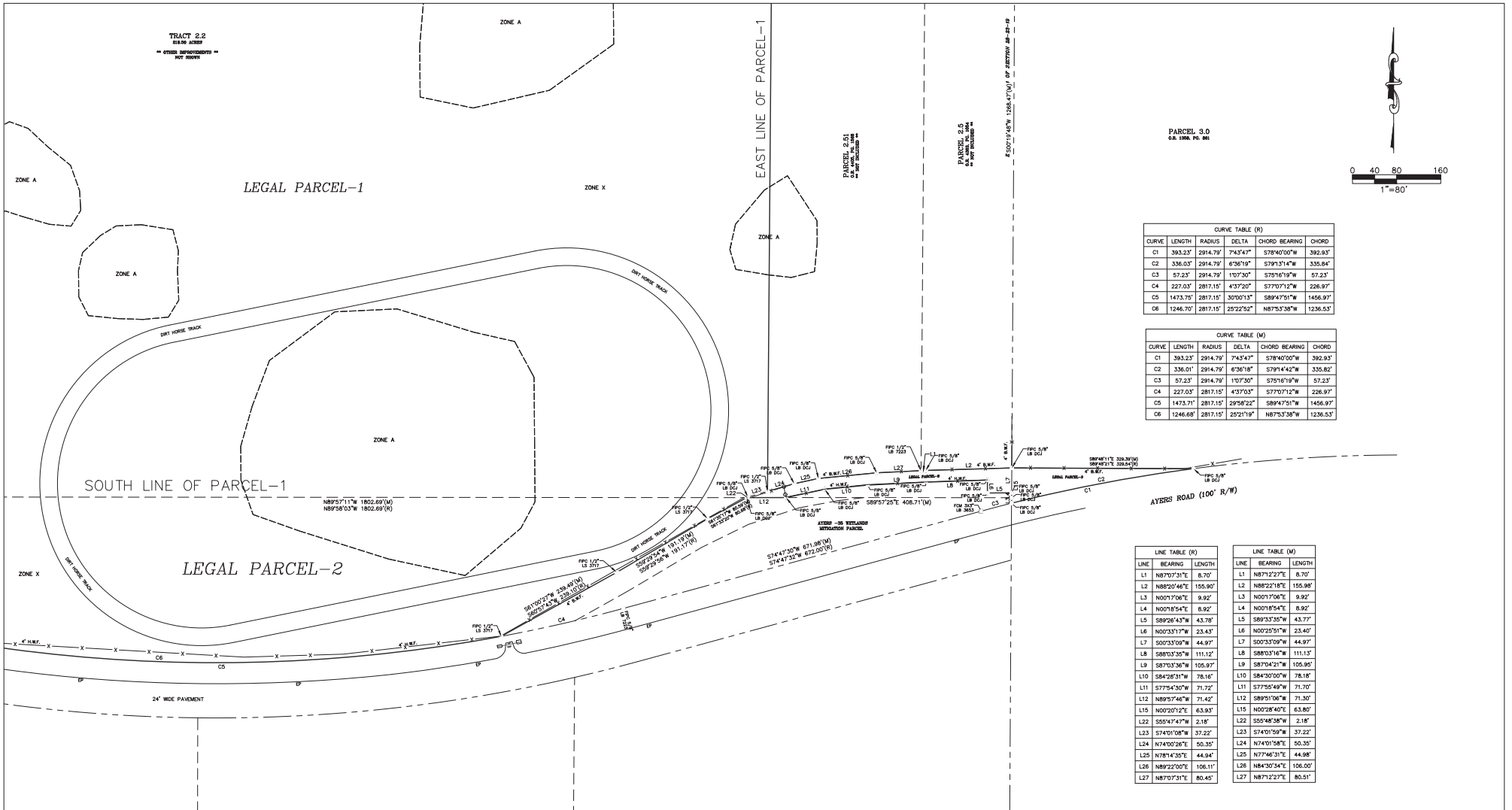
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.



CURVE TABLE (R)					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	393.23'	2914.79'	7°43'47"	S78°40'00"W	392.93'
C2	336.03'	2914.79'	6°36'19"	S79°13'14"W	335.84'
C3	57.23'	2914.79'	1°07'30"	S75°16'19"W	57.23'
C4	227.03'	2817.15'	4°37'20"	S77°07'12"W	226.97'
C5	1473.75'	2817.15'	30°00'13"	S89°47'51"W	1456.97'
C6	1246.70'	2817.15'	25°22'52"	N87°53'38"W	1236.53'

CURVE TABLE (M)					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	393.23'	2914.79'	7°43'47"	S78°40'00"W	392.93'
C2	336.01'	2914.79'	6°36'18"	S79°14'42"W	335.82'
C3	57.23'	2914.79'	1°07'30"	S75°16'19"W	57.23'
C4	227.03'	2817.15'	4°37'03"	S77°07'12"W	226.97'
C5	1473.71'	2817.15'	29°58'22"	S89°47'51"W	1456.97'
C6	1246.68'	2817.15'	25°21'19"	N87°53'38"W	1236.53'

LINE TABLE (R)		
LINE	BEARING	LENGTH
L1	N87°07'31"E	8.70'
L2	N88°20'46"E	155.90'
L3	N00°17'06"E	9.92'
L4	N00°18'54"E	8.92'
L5	S89°26'43"W	43.78'
L6	N00°33'17"W	23.43'
L7	S00°33'09"W	44.97'
L8	S88°03'35"W	111.12'
L9	S87°03'36"W	105.97'
L10	S84°26'31"W	78.16'
L11	S77°54'30"W	71.72'
L12	N89°57'46"W	71.42'
L15	N00°20'12"E	63.93'
L22	S55°47'47"W	2.18'
L23	S74°01'08"W	37.22'
L24	N74°00'26"E	50.35'
L25	N78°14'35"E	44.94'
L26	N89°22'00"E	106.11'
L27	N87°07'31"E	80.45'

LINE TABLE (M)		
LINE	BEARING	LENGTH
L1	N87°12'27"E	8.70'
L2	N88°22'18"E	155.98'
L3	N00°17'06"E	9.92'
L4	N00°18'54"E	8.92'
L5	S89°33'35"W	43.77'
L6	N00°25'51"W	23.40'
L7	S00°33'09"W	44.97'
L8	S88°03'16"W	111.13'
L9	S87°04'21"W	105.95'
L10	S84°30'00"W	78.18'
L11	S77°55'49"W	71.70'
L12	S89°51'06"W	71.30'
L15	N00°28'40"E	63.80'
L22	S55°48'38"W	2.18'
L23	S74°01'59"W	37.22'
L24	N74°01'58"E	50.35'
L25	N77°46'31"E	44.98'
L26	N84°30'34"E	106.00'
L27	N87°12'27"E	80.51'

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
FIP = FOUND IRON PIN NO ID
FIPC = FOUND IRON PIN AND CAP
FN&D = FOUND NAIL AND DISK
FCM = FOUND CONCRETE MONUMENT
SIPC = SET IRON PIN AND CAP
SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
RES = RESIDENCE

CBS = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
PG = PAGE
PC = POINT of CURVATURE
PT = POINT of TANGENT
R/W = RIGHT-OF-WAY

AC = AIR CONDITIONER PAD
CS = CONCRETE SLAB
CE = COVERED ENTRY
SEC = SECTION
MES = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT of REVERSE CURVE
PCC = POINT of COMPOUND CURVE
+100.0' = EXISTING ELEVATION

= SIGN
= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= SANITARY MANHOLE

= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (5/8"IR LB #7200)
= FOUND NAIL AND DISK (AS SHOWN)
= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4X4" LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°56'32"E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 28-23-19. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE "A" (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0333-D & 0334-D, EFFECTIVE DATE 02/02/2012.

SHEET 5 OF 5 SHEET
JOB No: 25075-BNDY

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
07/23/25	SMD	RAA	50/3	07/22/25	AP/SM

REVISION

DATE	SURVEYOR	REV. BY	COMMENTS

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, inc.
Engineering Planning Surveying Environmental Construction Management
966 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423
3703 East Forest Drive Inverness, FL 34453 352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

BOUNDARY SURVEY
OF PARCEL 2.0
SECTION 27&28, TOWNSHIP 23 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:

KEMPTON WILLIAMS

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DIGITALLY SIGNED & SEALED ON 07/23/25
SEE SHEET 1 OF 5 FOR SIGNATURE DETAILS.
THIS SURVEY IS NOT VALID WITHOUT ALL 5 PAGES

SCOTT M. OSBORNE, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
DATE SIGNED
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

Instr #2012002271 BK:2874 PG:854 Filed & Recorded:1/13/2012 11:45:19 AM,#Pgs:7
Rec Fees:$61.00 Deed Stamps:$0.70 LTC Deputy Clk, Karen Nicolai, Hernando County Clerk of Court

7/3

Prepared By and Return To:
Gregory L. Williams, Esquire
4554 Windmill Drive
Inverness, Florida 34453

R

WARRANTY DEED

THIS WARRANTY DEED, is made this 29th day of December, A.D. 2011, between Gregory L. Williams and Danette L. Williams, husband and wife, whose address is 4554 Windmill Drive, Inverness, Florida 34453 (hereafter the "Grantors") and Williams Land & Cattle Company, a Florida corporation, whose address is 4554 Windmill Drive, Inverness, Florida (hereafter the"Grantee").

WITNESSETH

That the said Grantors, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said Grantee, its successors and assigns forever, those certain parcels of land lying and being in the County of Hernando and State of Florida, as more particularly described as Parcels #1-8, inclusive on Exhibit A hereto, which is descriptions are hereby incorporated herein by reference (the "Property").

(Parcel Identification Number #R28 423 19 0000 0020 0000)

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the same in fee simple forever, subject to:

1. All easements, covenants, conditions, reservations, limitations, restrictions, and other matters of record;

2. Zoning and other governmental land use laws, rules, regulations or ordinances; and

3. The rights of parties in possession under existing leases and subleases.

And the said Grantors covenant with the said Grantees that they are lawfully seized of the Property; that they have good right and lawful authority to sell the Property; that the said parties of the Grantors do hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that, except as noted above, the Property is free from all encumbrances.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered in
Our Presence:

Signature of Witness

Jessica Holcomb
Printed Name of Witness

Signature of Witness

DAWN MARTONE
Printed Name of Witness

(SEAL)
Gregory L. Williams

Signature of Witness

Jessica Holcomb
Printed Name of Witness

Signature of Witness

DAWN MARTONE
Printed Name of Witness

(SEAL)
Danette L. Williams

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 29 day of December, 2011, by Gregory L. Williams who is personally known to me or who has produced _____ as identification.

JESSICA HOLCOMB
Commission DD 796014
Expires June 8, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC

Print Name: Jessica Holcomb

STATE OF FLORIDA AT LARGE (Seal)

My Commission expires:

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 29 day Dec of December, 2011, by Danette L. Williams who is personally known to me or who has produced _____ as identification.

JESSICA HOLCOMB
Commission DD 796014
Expires June 8, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC

Print Name: Jessica Holcomb

STATE OF FLORIDA AT LARGE (Seal)

My Commission expires:

EXHIBIT A

LEGAL DESCRIPTIONS PARCELS #1-#8

PARCEL #1

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28, GO THENCE S89°57'23"E, ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 2209.61 FEET; THENCE S00°25'46"W, 3955.11 FEET; THENCE S74°01'08"W, 37.22 FEET; THENCE S55°47'47"W, 2.18 FEET; THENCE N89°58'03"W, 1802.69 FEET; THENCE S00°00'46"W, 175.35 FEET TO THE NORTHERLY RIGHT-OF-WAY OF AYERS ROAD AS IT IS NOW ESTABLISHED (NOVEMBER 1998) THENCE ALONG SAID RIGHT-OF-WAY N75°14'55"W, 366.90 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY N75°08'10"W, 178.99 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE 9.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 00°11'03", A CHORD BEARING AND DISTANCE OF 9.37 FEET, N75°22'47"W, TO A POINT ON THE WEST BOUNDARY OF THE EAST 182.24 FEET OF THE WEST 1/2 OF SAID SECTION 28, THENCE ALONG SAID WEST BOUNDARY N00°13'02"E, 33.84 FEET; THENCE N00°16'18"E, 36.98 FEET; THENCE N00°12'59"E, 3930.23 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, THENCE ALONG SAID NORTH LINE S89°57'15"E, 182.07 FEET TO THE POINT OF BEGINNING.
CONTAINING 218.41 ACRES MORE OR LESS.

AND

PARCEL #2

A portion of the South ½ of the SE ¼ of Section 28, Township 23 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

Commence at the South ¼ corner of said Section 28; thence N 00° 13′ 12″ E, along the North-South centerline of said Section 28, a distance of 1318.08 feet to the Northwest corner of the Southwest ¼ of the Southeast ¼ of said Section 28; thence along the North line of the South ½ of the SE ¼ of said Section 28, N 89° 58′ 44″ E, 354.55 feet to the Point of Beginning; thence S 89° 58′ 03″ E., 1802.69 feet to a point on the North line of the Old maintained right-of-way line for Old Ayers Road, as per Official Record Book 646, Page 492, of the public records of Hernando County, Florida; thence along said old Right-of-way line S 61″ 33′ 20″ W, 80.68 feet; thence S 59° 29′ 56″ W, 191.17 feet; thence S 60° 57′ 43″ W, 239.10 feet to the Northerly right-of-way line of New Ayers Road, thence along said Northerly right-of-way line an arc distance of 1247.01 feet along a curve concave to the North, said curve having a radius of 2817.15 feet, a central angle of 25° 21′ 43″, a chord and bearing of 1236.86 feet, N 87° 54′ 41″ W, thence N 75° 15′ 04″ W, 126.15 feet; thence leaving said Northerly right-of-way line, go thence N 00° 00′ 46″ E, 175.35 feet to the Point of Beginning.

AND

PARCEL #3
A PORTION OF SUBJECT PROPERTY WITHIN SECTION 27 BEING A PORTION OF ABANDONED AYERS ROAD MAINTAINED RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 108, PAGE 80 OF

THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE N00°20'12"E. ALONG THE WEST BOUNDARY OF SAID SECTION 27, A DISTANCE OF 1312.42 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD (A 100.00 FOOT RIGHT-OF-WAY) AS IT IS PRESENTLY (FEBRUARY 9TH, 1996) ESTABLISHED; THENCE CONTINUE N00°20'12"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 63.93 FEET TO A POINT ON THE NORTHERLY BOUNDARY, A DISTANCE OF 63.93 FEET TO A POINT ON THE NORTHERLY THENCE S89°48'21"E ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 329.54 FEET TO A NON-TANGENT POINT OF CURVATURE, SAID POINT BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD (A 100.00 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE WESTERLY 336.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 06°36'19", AND A CHORD BEARING AND DISTANCE OF S79°13'14"W, 335.84 FEET TO THE POINT OF BEGINNING. CONTAINING 0.217 ACRES MORE OR LESS.

AND

PARCEL #4

A PORTION OF MAINTAINED RIGHT-OF-WAY WITHIN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 BEING A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED) LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°14'38"E. ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1318.18 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE CONTINUE N00°14'38"E. ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 36.20 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE: (1) N87°39'58"W, A DISTANCE OF 18.08 FEET; (2) N89°56'09"W, A DISTANCE OF 164.17 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 182.24 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S00°14'38"W ALONG SAID WEST BOUNDARY, A DISTANCE OF 36.99 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S89°57'25"E ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 182.24 FEET TO THE POINT OF BEGINNING. CONTAINING 0.154 ACRES MORE OR LESS.

AND

PARCEL #5

A PORTION OF MAINTAINED RIGHT-OF-WAY WITHIN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 BEING A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED) LYING IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°14'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1318.18 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE CONTINUE N00°14'38"E ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE

SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 36.20 TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY LINE: (1) S87°39'58"E, A DISTANCE OF 236.53 FEET; (2) S78°04'24"E, A DISTANCE OF 89.10 FEET; (3) S74°47'17"E, A DISTANCE OF 31.97 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHWEST 1 /4 OF THE SOUTHEAST 1 /4 OF SAID SECTION 28; THENCE N89°57'46"W ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 354.51 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.209 ACRES MORE OR LESS.

AND

PARCEL #6
A PORTION OF SUBJECT PROPERTY WITHIN SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 790, PAGE 765 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED), AND A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR BENNETT LANE (PRESENTLY ABANDONED) All LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°14'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1236.38 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD (A 100.00 FOOT RIGHT-OF-WAY) AS IT IS PRESENTLY (FEBRUARY 9TH, 1996) ESTABLISHED; THENCE CONTINUE N00°14'38"E ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 81.80 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1 /4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N89°57'25"W ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 182.24 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 182.24 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S00°14'38"W ALONG SAID WEST BOUNDARY, A DISTANCE OF 33.88 FEET TO A NON-TANGENT POINT OF CURVATURE, SAID POINT BEING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) EASTERLY 9.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2914.79 FEET, A CENTRAL ANGLE OF 00°11'02", AND A CHORD BEARING AND DISTANCE OF S75°17'59"E, 9.36 FEET TO A POINT OF TANGENCY; (2) S75°12'28"E, A DISTANCE OF 178.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.242 ACRES MORE OR LESS.

AND

PARCEL #7
A PORTION OF SUBJECT WITHIN SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28 BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 483, PAGE 1395 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED), AND A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR BENNETT LANE (PRESENTLY ABANDONED), ALL LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE N00°14'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28, A DISTANCE OF 1236.38 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD (A 100.00 FOOT RIGHT-OF-WAY) AS IT IS

PRESENTLY (FEBRUARY 9TH, 1996) ESTABLISHED; THENCE CONTINUE N00°14'38"E ALONG SAID NORTH-SOUTH CENTERLINE, A DISTANCE OF 81.80 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE S89°57'46"E ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 354.51 FEET; THENCE S00°02'14"W, A DISTANCE OF 175.24 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF AYERS ROAD; THENCE N75°12'28"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 366.91 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.047 ACRES MORE OR LESS.

AND

PARCEL #8
BEING A PORTION OF MAINTAINED RIGHT-OF-WAY ADJOINING S.W.F.W.M.D. MITIGATION AREA.
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE N00°20'12"E ALONG THE EAST BOUNDARY OF SAID SECTION 28, A DISTANCE OF 1331.36 FEET FOR A POINT OF BEGINNING; SAID POINT BEING ON THE SOUTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE CONTINUE N00°20'12"E ALONG SAID EAST BOUNDARY, A DISTANCE OF 44.99 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY FOR AYERS ROAD (PRESENTLY ABANDONED); THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID MAINTAINED RIGHT-OF-WAY: (1) S88°20'46"W, A DISTANCE OF 155.90 FEET; (2) S87°07'31"W, A DISTANCE OF 89.15 FEET; (3) S84°22'00"W., A DISTANCE OF 106.11 FEET; (4) S78°14'35"W, A DISTANCE OF 44.94 FEET; (5) S74°00'26"W, A DISTANCE OF 87.52 FEET; (6) S61°36'40"W, A DISTANCE OF 2.16 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 28, THENCE S89°57'46"E ALONG SAID NORTH BOUNDARY, A DISTANCE OF 71.42 FEET; THENCE DEPARTING SAID NORTH BOUNDARY N77°54'30"E, A DISTANCE OF 71.72 FEET; THENCE N84°28'31" E, A DISTANCE OF 78.16 FEET; THENCE N87°03'36"E, A DISTANCE OF 105.97 FEET; THENCE N88°03'35"E, A DISTANCE OF 111.12 FEET; THENCE S00°33'17"E, A DISTANCE OF 23.43 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1 /2 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE N89°26'43"E, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 43.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.239 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY , FLORIDA; GO THENCE S89°36'47"W ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 652.85 FEET; THENCE S00°12'12"E, A DISTANCE OF 662.71 FEET; THENCE N89°39'47"E, A DISTANCE OF 653.08 FEET; THENCE N00°14'24"W, A DISTANCE OF 663.28 FEET TO THE POINT OF BEGINNING.
SAID LANDS LYING AND BEING A PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA. LESS EXISTING PUBLIC ROADS RIGHT-OF-WAY.
CONTAINING 9.94 ACRES, MORE OR LESS.
DEED AS RECORDED IN OFFICIAL RECORDS BOOK 95, PAGE 450, IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

RECEIVED
ENGINEERING

Class D Subdivision Department of Public Works Clearance Form

Pursuant to Hernando County Ordinance, Chapter 26, Section 26-3, Class D (1), Applicants must receive driveway location approval by the Department of Public Works prior to approval of the Class D subdivision. Department of Public Works is located at 1525 E. Jefferson St., Brooksville, FL 34601.

Please submit this form with one copy of the survey showing proposed driveway and access locations to the Department Of Public Works for review. The review results will be returned to the Subdivision Review Technician. A fee set by the Department of Public Works will be collected with the clearance form submittal.

Date: 7/16/2025 Parcel Key: 384783

Print Applicant Name: Williams Land & Cattle

Applicant Address: 19285 Ayers Road

Applicant Phone Number: 813-454-8084

Applicant Email address: KemptonW@gmail.com
KemptonW@gmail.com

Review Results:

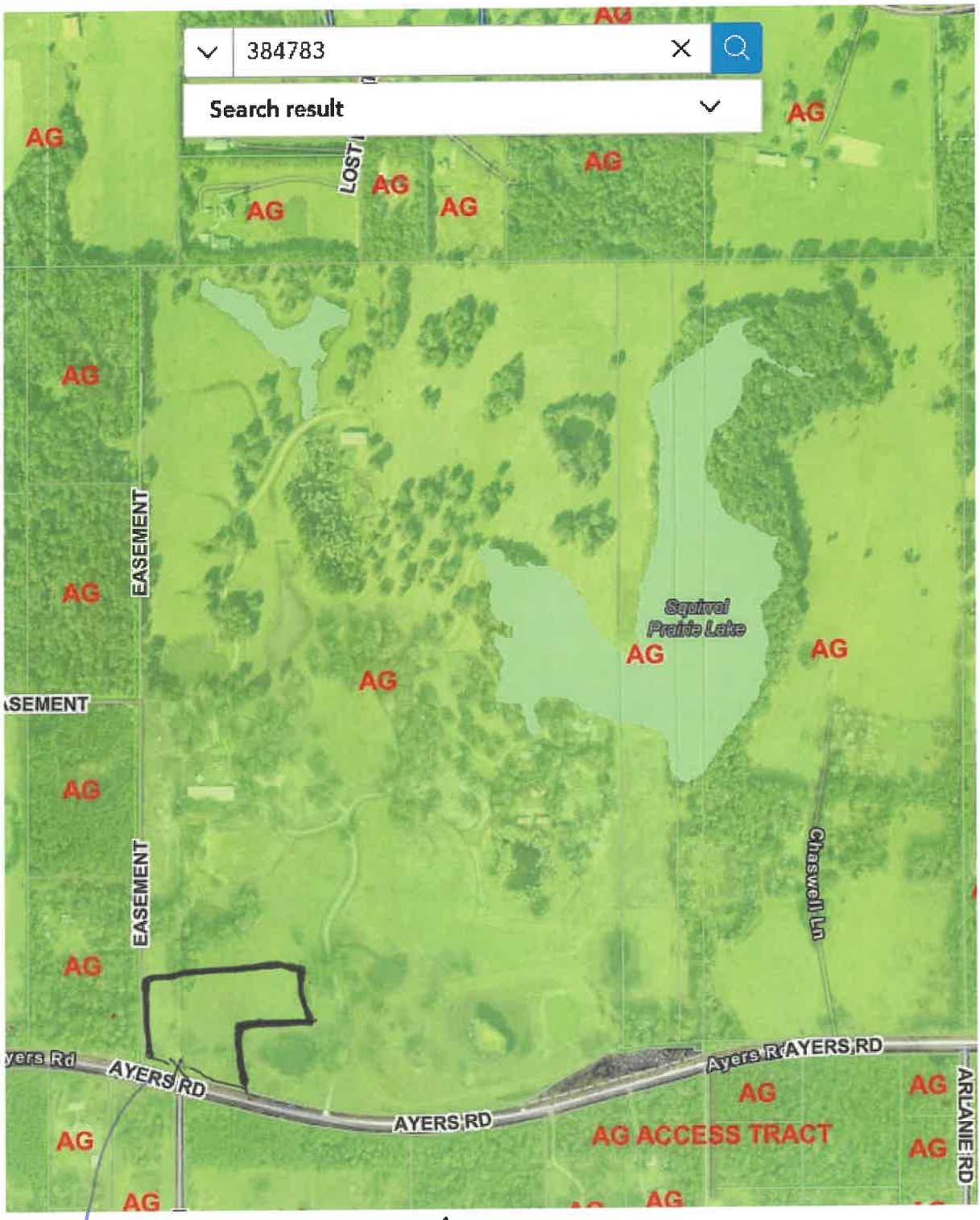
Department of Public Works inspector Name: Kristie McCabe

✓ The proposed driveway location is **approved** by the Department of Public Works. At such time a driveway installation or Right-of-Way improvement is proposed, a Right-of-Way permit or Building Department driveway permit will be required prior to construction.

____ The proposed driveway location is **not approved.**

Notes: _____

Receipt # 4488 ck # 129 $100.00 MJ



Has existing driveway

Key 384783

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **FAMILY HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Kempton Williams on behalf of Williams Land & Cattle Company

FILE NUMBER: 1507032

PURPOSE: To divide 228.50 acres into two parcels creating Parcel 2.1 (10.0 acres) and Parcel 2.2 (218.50 acres)

GENERAL LOCATION: A portion of Section 28, Township 23 South, Range 19 East, lying on Ayers Road

PARCEL KEY: 384783

REQUEST: The Petitioner was denied a Class D Subdivision to divide 228.50 acres into two parcels creating Parcel 2.1 (10.0 acres) and Parcel 2.2 (218.50 acres) for failing to meet all the requirements for a Class D Subdivision in Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, pursuant to Section 26-3(g) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be

credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(g) of the Hernando County Ordinance Code for relief due to **FAMILY HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

3. All lots proposed to be created meet the minimum lot size of the zoning district in which the subdivision is located and conform with the policies of the comprehensive plan.

4. All proposed lots have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

5. Petitioner warrants that each deed of conveyance entered into and executed will contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

6. Petitioner warrants that all lots will be transferred to an immediate family member and such transfers will provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(g) of the Hernando County Ordinance Code for relief due to **FAMILY HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(g) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

4. All lots will be transferred to an immediate family member and such transfers will provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: Jon Jouben
County Attorney's Office

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **FAMILY HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Kempton Williams on behalf of Williams Land & Cattle Company

FILE NUMBER: 1507032

PURPOSE: To divide 228.50 acres into two parcels creating Parcel 2.1 (10.0 acres) and Parcel 2.2 (218.50 acres)

GENERAL LOCATION: A portion of Section 28, Township 28 South, Range 19 East, lying on Ayers Road.

PARCEL KEY: 384783

REQUEST: The Petitioner was denied a Class D Subdivision to divide 228.50 acres into two parcels creating Parcel 2.1 (10.0 acres) and Parcel 2.2 (218.50 acres) for failing to meet all the requirements for a Class D Subdivision in Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, pursuant to Section 26-3(g) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: Jon Jouben
County Attorney's Office

INSTR #2025061858 BK: 4606 PG: 54 Page 1 of 3
FILED & RECORDED 9/4/2025 10:57 AM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $27.00

RESOLUTION NO. 2025 - 151

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **FAMILY HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Kempton Williams on behalf of Williams Land & Cattle Company

FILE NUMBER: 1507032

PURPOSE: To divide 228.50 acres into two parcels creating Parcel 2.1 (10.0 acres) and Parcel 2.2 (218.50 acres)

GENERAL LOCATION: A portion of Section 28, Township 23 South, Range 19 East, lying on Ayers Road

PARCEL KEY: 384783

REQUEST: The Petitioner was denied a Class D Subdivision to divide 228.50 acres into two parcels creating Parcel 2.1 (10.0 acres) and Parcel 2.2 (218.50 acres) for failing to meet all the requirements for a Class D Subdivision in Section 26-3(e) of the Hernando County Ordinance Code. Therefore, the Petitioner requests relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, pursuant to Section 26-3(g) of the Hernando County Ordinance Code.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the Petitioner's request to be

credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The Petition meets the application requirements in Section 26-3(g) of the Hernando County Ordinance Code for relief due to **FAMILY HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

3. All lots proposed to be created meet the minimum lot size of the zoning district in which the subdivision is located and conform with the policies of the comprehensive plan.

4. All proposed lots have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

5. Petitioner warrants that each deed of conveyance entered into and executed will contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

6. Petitioner warrants that all lots will be transferred to an immediate family member and such transfers will provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(g) of the Hernando County Ordinance Code for relief due to **FAMILY HARDSHIP**.

2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would place an undue burden on the Petitioner.

ACTION: Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **FAMILY HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(g) of the Hernando County Ordinance Code:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.

2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).

3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

4. All lots will be transferred to an immediate family member and such transfers will provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

ADOPTED IN REGULAR SESSION THE 2nd **DAY OF** September **2025.**

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

(SEAL)

By: _____
Brian Hawkins
Chairman

Approved as to Form and Legal Sufficiency

By: Jon Jouben
County Attorney's Office

TITLE

Documents to Effectuate Consolidation of Fire Rescue and Emergency Services With City of Brooksville

BRIEF OVERVIEW

The City of Brooksville (City) requested a proposal from Hernando County Fire Rescue and Emergency Services (HCFR) under the Board of County Commissioners for consolidation of services with the Brooksville Fire Department (BFD). The attached documents establish that those services within the boundaries of the City of Brooksville will be provided by HCFR beginning 8:00 AM on October 1, 2025.

Interlocal Agreement between the City of Brooksville and Hernando County Regarding Consolidation of Fire Rescue Services

This agreement governs the consolidation of services and the transition of personnel, facilities, equipment and assets. Additional provisions address fire hydrant maintenance and fire inspections. Compensation to Hernando County for FY 2026 will be $1,478,341.89 payable in 12 equal monthly installments. Beginning FY 2027, the County shall levy and collect fire assessments, using the same calculation methodology, from City property owners in the same manner as applied to property owners in the unincorporated areas of the County.

Interlocal Agreement for Fire Protection and Emergency Medical Services Capital Facility Impact Fee Joint Program Administration

Per the terms of this agreement, a study will be performed in FY 2026 to update and include the City of Brooksville in Hernando County's Fire/EMS Impact Fees.

Interlocal Agreement for Lease of Fire Station

Under the terms of an existing 2008 Interlocal Agreement with the City of Brooksville, HCFR currently shares the use of the City's Fire Rescue Station located at 85 Veterans Avenue. With the consolidation, that cohabitation agreement will be replaced with the attached lease which allows for the termination of the cohabitation agreement as of September 30, 2026. The cost will be $1.00 for FY 2026, after which time it will be $12.00 per square foot for a total annual rent of $145,896.00.

FINANCIAL IMPACT

Once the agreement is signed by both parties, a budget resolution will be brought to the Board for signature.

LEGAL NOTE

The Board has authority to act on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION

It is recommended that the Board approve and authorize the Chairman's signature on all three

Interlocal Agreements in order for HCFR to provide fire protection and emergency medical services within the City of Brooksville as of October 1, 2025.

REVIEW PROCESS

Paul Hasenmeier	Approved	08/28/2025	9:03 AM
Albert Bertram	Approved	08/28/2025	9:09 AM
Pamela Hare	Approved	08/28/2025	1:12 PM
Jon Jouben	Approved	08/28/2025	1:30 PM
Heidi Prouse	Escalated	08/28/2025	1:38 PM
Toni Brady	Approved	08/28/2025	1:41 PM
Jeffrey Rogers	Approved	08/28/2025	2:00 PM
Colleen Conko	Approved	08/28/2025	2:03 PM

RESULT:	**ADOPTED**
MOVER:	Ryan Amsler
SECONDER:	Steve Champion
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

HERN CTY
OFC

INTERLOCAL AGREEMENT

THIS AGREEMENT, made and entered into this 23rd day of September, 2008, by and between THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA ("COUNTY"), and the CITY OF BROOKSVILLE ("CITY").

1. The COUNTY and CITY are authorized to enter into this Agreement pursuant to the provisions of Section 163.01, Florida Statutes, "The Florida Interlocal Cooperation Act of 1969," and pursuant to the provisions of Chapters 125, Florida Statutes.

2. The purpose of this Agreement is to enable the COUNTY and CITY to jointly exercise the powers which each public agency has in order to enable the respective public agencies to make the most efficient use of said powers by enabling them to cooperate with each other on a basis of mutual advantage and thereby to provide services and facilities in a manner that will promote efficiency and economy in the rendering of public services to the citizens of the City and to citizens of Hernando County.

3. The purpose of this Agreement is to enable the COUNTY and CITY to utilize the facilities, resources, systems, or operations of each agency to obtain mutual advantage for each agency.

4. The COUNTY and CITY hereby agree that the following facts form the predicate basis for this Agreement:

a. The parties have established and operate fire rescue departments, protecting the City of Brooksville incorporated area and the surrounding unincorporated areas of Hernando County; and

b. The parties have entered into a formal automatic mutual aid agreement and fully cooperate together in order to maximize the overall fire rescue service delivery to the residents of the City of Brooksville and Hernando County; and

c. The City owns, operates and staffs a fire rescue station located at 85 Veterans Avenue, Brooksville, FL 34601; and

d. The County is responsible to operate and staff a fire rescue station centrally located within Hernando County, able to provide fire service to all

areas surrounding the incorporated area of the City of Brooksville; and

e. The County is responsible for providing advanced life support transport rescue service (ALS ambulance) within Hernando County, including the incorporated area of the City of Brooksville; and

f. The City and the County have determined that the 85 Veterans Avenue fire rescue station is a desirable location from a response perspective and is also the most cost effective location; and

g. The City has agreed to cooperate with the County, by a shared use of the City Fire Rescue Station located at 85 Veterans Avenue, Brooksville, FL.

5. Based on the foregoing, the City and the County agree as follows:

a. PROPERTY DESCRIPTION. The City agrees to grant co-utilization rights to the County, and the County agrees to accept co-utilization rights from the City, within the following described public building:

Brooksville Fire Station
85 Veterans Avenue
Brooksville, Florida 34601

b. TERM OF AGREEMENT. The term of this agreement shall be a period of twenty five (25) years, commencing on October 1, 2008, and ending at 12:00 midnight on September 30, 2033.

c. JOINT USE CONTRIBUTION. As the purpose of this Agreement is for a Joint Use Facility, the City agrees to accept the following as consideration and the County agrees to pay/fund the following expenses and capital improvements at the City's Fire Rescue Station:

1. County shall pay the full actual monthly electric bill for the 85 Veterans Avenue Fire Station.
2. County shall pay the full actual monthly water/sewer bill for 85 Veterans Avenue Fire Station.
3. County shall fund the entire cost of: design, engineering, permitting, construction and construction oversight for a 2,000 +/- square foot addition to the 85 Veterans Avenue Fire Station. Said construction shall include an expanded dormitory, an enlarged dining area and additional bathroom/shower facilities. The facility expansion process shall be initiated by the County no

more than 90 days following the effective date of this Agreement and shall be accomplished as described in e.4. below.

4. All payments due from the County to the City under the terms of this Agreement, shall be paid promptly when due. If any payment is not received by noon on the 30th day following the day on which the payment is due, a late fee shall be due equal to five (5%) percent of the delinquent payment.

d. SECURITY DEPOSIT. No security deposit shall be required.

e. COUNTY'S COVENANTS. County covenants and agrees as follows:

1. To use the premises in a careful and proper manner; to assist in maintaining the building, grounds and parking lot in clean condition; to commit or permit no waste or damages to the premises; to use the premises solely as a fire rescue station; to conduct or permit no act that is a nuisance or may be in violation of any federal, state or local law or ordinance; to surrender the premises on expiration or termination of this Agreement in clean condition and good repair, normal wear and tear excepted, provided, however, that all alterations, additions and improvements permanently attached and made by County, shall become and remain the property of City on the termination of County's co-occupancy of the premises as specified herein.

2. To make no alterations in, or addition or improvements to, or install any signs on, the premises without in each case obtaining the written consent of City, which shall not be unreasonable withheld. If any alterations, additions or improvements in or to the premises become necessary by reason of the special use and occupancy of the premises by the County, then the County agrees that the County will make all such alterations, additions and improvements in or to the premises at its own expense and in compliance with all building codes, ordinances and governmental regulations pertaining to such work, use or occupancy.

3. City shall not be liable for any loss by reason of damage, theft, or otherwise to the property of the County, or County's agents, employees, guests, or visitors.

4. During the fire rescue station expansion project, the County shall obtain written approval of acceptance from the Brooksville City Manager's office for each of the following: preliminary design phase, final design phase, Selection of Contractor and final payment request.

f. CITY'S COVENANTS. City covenants and agrees as follows:

1. To warrant and defend the County's right to co-utilization of the premises during the aforesaid term. Including the co-use of living areas and the use of a minimum of two (2) apparatus bays.
2. To maintain the fire rescue station (including the additional building expansion) in a safe and functional manner during the term of this agreement.

g. INSURANCE. Each party shall furnish liability insurance coverage as to the party's activities as well as coverage for personal injury. The limits of liability shall not be less than $1,000,000 per occurrence for injury or death to any person or persons, and the general aggregate shall not be less than $2,000,000.

h. TERMINATION OF AGREEMENT. Either party may terminate this agreement under the following parameters:

1. This agreement shall terminate at 12:00 midnight on September 30, 2033, unless extended by mutual agreement in writing by both parties.
2. The City may terminate this agreement early for any reason, with a 365 day written notice of intent to the County and a prorated repayment to the County for the actual cost of capital improvements specified within Section 5.c.3. above. The prorated amount of repayment to the County shall be calculated as the actual cost of the capital improvement (including the costs for: design, permitting, construction management and construction) less $1/25^{th}$ of actual cost of the capital improvements for each year, from the commencement of the agreement until the final date of termination. The capital improvement repayment by the City, to the County shall be due 30 days prior to the final termination of the agreement.
3. The County may terminate this agreement early for any reason, with a 365 day written notice of intent to the City. If the County elects to terminate this agreement prior to September 30, 2033, the City shall be responsible for a prorated repayment to the County for the actual cost of capital improvements specified within Section 5.c.3. The prorated amount of repayment to the County, shall be calculated as the actual cost of the capital improvements (including the costs for: design, permitting, construction management and construction) less $1/20^{th}$ of actual cost of the capital improvements for each year, from the commencement of the agreement until the final date of termination. The capital improvement repayment by the City, to the

County shall be due 30 days after the final termination of the agreement.

4. Neither party may cancel this agreement prior to the completion and final inspection of the addition referenced in Section 5.c.3.

i. MODIFICATION OF AGREEMENT. Both parties reserve the right to modify or replace this agreement without penalty, by mutual written agreement arising from changes in: organizational structure, future emergency services consolidation and/or future service delivery evolutions.

j. DISPUTE RESOLUTION. All personnel of the County and City are expected to cooperate to assure the highest level of service and efficiency for the citizens. In the event that there is an operational or procedural conflict between the personnel of the County or City, the dispute shall be resolved by:

1. The dispute shall be resolved at the lowest level of the chain-of-command possible within both party's fire rescue agencies.
2. In the event that an operational conflict cannot be resolved between the City and County Fire Chiefs, the County Administrator and the City Manager shall negotiate a final resolution.

k._INDEMNIFICATION. The County and City do not assume any liability for the acts, commissions, or negligence of the other, in the performance of their respective duties under this agreement.

l. GOOD FAITH. Each of the parties hereto does herewith agree to take such action and forebear such actions as agreed necessary to carry the meaning and intent of this agreement and all of its terms and conditions.

In witness whereof, the parties hereto have executed this Agreement as of the date first above written.

ATTEST:

CLERK

Hernando County Board of County Commissioners

CHRISTOPHER A. KINGSLEY
Chairman

ATTEST:

Karen M. Phillips, City Clerk

City of Brooksville

Mayor

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

City Attorney

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY _____
County Attorney's Office

{00106596}

INTERLOCAL AGREEMENT BETWEEN HERNANDO COUNTY AND THE CITY OF BROOKSVILLE FOR FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES CAPITAL FACILITY IMPACT FEE JOINT PROGRAM ADMINISTRATION

This INTERLOCAL AGREEMENT is made and entered into by and between HERNANDO COUNTY, a political subdivision of the State of Florida (the "County"), and CITY OF BROOKSVILLE, a Florida municipal corporation (the "City").

RECITALS

WHEREAS, the "Florida Interlocal Cooperation Act of 1969," Fla. Stat. § 163.01, as it may be amended, permits public agencies to enter into agreements to make the most efficient use of their powers by enabling them to cooperate on a basis of mutual advantage and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and,

WHEREAS, the "Community Planning Act," Fla. Stat. § 163.3161, *et seq*., generally requires that new developments be served by adequate public facilities; and,

WHEREAS, to achieve that Community Planning Act's mandate, it is necessary for local governments to finance public facilities with the participation of new developments that add to the need for such facilities; and,

WHEREAS, the "Florida Impact Fee Act," Fla. Stat. § 163.31801, authorizes local governments to collect impact fees on development activities to fund a proportionate share of the

cost of acquiring the capital assets that are necessary for the provision of fire prevention/suppression and emergency medical services to the extent that the applicable capital assets are reasonably related to and which benefit the new developments; and,

WHEREAS, the County has enacted the "Fire Protection and Emergency Medical Services Capital Facilities Impact Fees Ordinance," Hernando County Code § 23-41, *et seq.* (the "County Fire/EMS Impact Fee"), in order "to regulate the use and development of land so as to ensure that new development bears a proportionate share of the cost of capital expenditures necessary to provide fire protection and emergency medical services capital facilities in Hernando County as contemplated by the Hernando County Comprehensive Plan"[1]; and,

WHEREAS, the City has enacted the Brooksville Impact Fees Ordinance, Brooksville City Code § 50-1, *et seq.*, which imposes an impact fee dedicated to "fire rescue" (the "City Fire Impact Fee"); and,

WHEREAS, the City and the County are contemporaneously entering into a separate interlocal agreement that will provide for the consolidation of their respective fire departments; and,

WHEREAS, in light of the impending consolidation, the City and the County believe that creating a jointly administered impact fee program will be more effective and efficient than continuing to maintain separate programs; and,

WHEREAS, although the City and County do not operate identical impact fee programs at this time, there is an immediate need to formalize on agreement authorizing impact fee fund transfers and reporting between the City and County in certain situations as defined in this Agreement.

---

[1]Hernando County Code § 23-42(b).

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. **Recitals.** The recitals stated above constitute material and integral parts of this Agreement and are hereby incorporated herein.

2. **Statutory Authority.** This Agreement is entered into pursuant to the Florida Interlocal Cooperation Act of 1969, Fla. Stat. § 163.01, and pursuant to the home rule powers granted by law to the City and to the County.

3. **Purpose.** The purpose of this Agreement is to establish a coordinated program for the imposition, collection, administration, reporting, and transfer of fire and emergency medical impact fees between the City and County in light of the contemporaneous consolidation of their respective fire departments.

4. **Incorporation of Consolidation Interlocal Agreement by Reference.** The City and the County hereby incorporate their "Interlocal Agreement between the City of Brooksville and Hernando County Regarding Consolidation of Fire Rescue Services" (the "Consolidation Agreement"), as it may be amended, into this Agreement.

5. **Effective Date and Term.** This Agreement shall become effective at 8:00 a.m. on October 1, 2025 (the "Effective Date") and shall continue in full force and effect so long as the Consolidation Agreement remains in full force and effect.

6. **Financing.** Each party shall bear its own costs and establish its own budget as necessary to carry out its responsibilities under this Agreement.

7. **Definitions.** For the purposes of this Agreement, the following definitions shall apply. Additional definitions set forth in the Florida Interlocal Cooperation Act of 1969, the Community

Planning Act, the "Florida Impact Fee Act," and the Consolidation Agreement are also applicable to this Agreement. All definitions shall be interpreted in a manner that is consistent with the above-listed authorities.

A. "City" means the City of Brooksville.

B. "City Capital Improvement Program" means the capital improvements element and the schedule of capital improvements, collectively, that the City has adopted as elements of the City Comprehensive Plan as required by Fla. Stat. § 163.3177, as it may be amended.

C. "City Comprehensive Plan" means the "City of Brooksville Comprehensive Plan, April 2017," as it may be amended from time to time.

D. "City Impact Fee Fund" means the segregated, restricted "fire rescue impact fee account," as that term is defined by Brooksville City Code § 50-4(a), as it may be amended from time to time.

E. "County" means Hernando County, Florida.

F. "County Capital Improvement Program" means the capital improvements element and the schedule of capital improvements, collectively, that the County has adopted as elements of the County Comprehensive Plan as required by Fla. Stat. § 163.3177, as it may be amended.

G. "County Comprehensive Plan" means the "Hernando County, Florida, 2040 Comprehensive Plan," as it may be amended from time to time.

H. "County Impact Fee Fund" means the segregated, restricted fund into which the County deposits the County Fire/EMS Impact Fees that it collects.

8. **Initial Continuation of City Impact Fee.** The City shall continue to impose and collect the City Fire Impact Fee pursuant to the Brooksville Impact Fees Ordinance until September 30, 2026. Since the amendment of the Brooksville Impact Fee Ordinance or the City Capital Improvement Plan has the potential to require changes to this Agreement, the City shall not amend either the Ordinance or the Plan, to the extent that they regulate the City Fire Impact Fee, during the time period between the Effective Date and September 30, 2026.

9. **City to Transfer Impact Fees Collected to the County.** During the period between the Effective Date and September 30, 2026, the City shall continue to impose and collect the City Fire Impact Fees, and once collected, transfer such fees to the County. Pursuant to Fla. Stat. § 163.31801(4)(c), the City shall retain administrative charges for its collection of the impact fees; provided, that such fees may not exceed its actual costs. Until the County adopts the Comprehensive Plan Amendment required by § 10 hereinafter, the County's expenditure of the collected City Fire Impact Fees shall be governed by the Brooksville Impact Fee Ordinance and the City Capital Improvement Plan.

10. **Joint Preparation of an Amendment to the County's Comprehensive Plan.** On or before May 1, 2026, the City and the County shall jointly prepare an amendment to the County Capital Improvement Program for the limited purpose of incorporating the need for fire or emergency medical service infrastructure within the City's boundaries.

11. **Preparation of a New, Countywide Impact Fee Study.** On or before May 1, 2026, the County shall obtain and approve a new fee study for the imposition of the County Fire/EMS Impact Fees on a countywide basis.

12. **City Fire Impact Fees to Be Terminated/County Impact Fees to Be Collected.** Once the County enacts new County Fire/EMS Impact Fees on a countywide basis, the City shall take such actions as are necessary and appropriate to terminate its imposition of the City Fire Impact Fees and impose, instead, the new County Fire/EMS Impact Fees in the City. Thereafter, such Fire Impact Fees will be collected by the City with other impact fees for new development and shall be transmitted to the County. Pursuant to Fla. Stat. § 163.31801(4)(c), the City may retain administrative charges for its collection of the impact fees; provided, that such fees may not exceed its actual costs. In the event that the County fails to adopt new, countywide County Fire/EMS Impact Fees, the parties shall continue operating pursuant to § 8 and § 9 supra.

13. **Balance of City Fire Impact Fees.** With regard to the balance of the City Fire Impact Fees that the City had collected prior to the Effective Date of this Agreement, the City shall retain such funds and shall dispose of same in a manner as determined by the City Council in full compliance with the Brooksville Impact Fee Ordinance and the City Capital Improvement Plan.

14. **Inconsistent Provisions.** To the extent any provision of this Agreement is inconsistent with any prior agreement, no matter the style, this writing shall serve to amend any prior agreements or provisions of prior agreements between the parties that are otherwise rendered inconsistent by the signing or enactment of this agreement.

15. **Modification.** This Agreement may not be modified except by written amendment approved and executed by both parties.

16. **Severability.** If any terms or provisions of this Agreement should be deemed invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, to the maximum degree possible, shall be deemed severable and shall be given full force and effect.

17. **Termination.** The Parties acknowledge that this Agreement shall automatically terminate upon the termination of the Consolidation Agreement. In order to ensure time for adequate budgeting strategies, any termination of this Agreement shall only become effective on the last day of the upcoming fiscal year, not the fiscal year in which notice of termination is served.

18. **Dispute Resolution.** Adjudication of any disputes arising out of the interpretation or enforcement of this Agreement shall occur in a court of competent jurisdiction located in Hernando County, Florida. Prior to seeking judicial resolution, the parties shall attempt to resolve the dispute through the governmental conflict resolution procedures specified in the "Florida Governmental Conflict Resolution Act," Fla. Stat. §§ 164.101-164.1061, as it may be amended. Each party shall bear its own costs for any mediation or litigation, including attorney's fees.

19. **Notices.** All notices required hereunder shall be by hand-delivery or first class mail, return receipt requested. Any notice hereunder shall be addressed to the party intended to receive same at the following addresses:

For the City:

City of Brooksville
c/o Office of the City Manager
201 Howell Avenue
Brooksville, Forida 34601

With a copy to:

Gretchen R. H. ("Becky") Vose, Esq.
Vose Law Firm LLP
324 W. Morse Boulevard
Winter Park, Florida 32789

For the County:

Hernando County
c/o County Administrator's Office
15470 Flight Path Dr.
Brooksville, Florida 34604

With a copy to:

Office of the County Attorney
20 North Main Street, Suite 462
Brooksville, Florida 34601

20. **Preservation of Rights and Immunities.** Nothing in this Agreement shall be construed as waiving or diminishing any constitutional or statutory right or immunity possessed by either party.

21. **No Waiver.** The decision by either party not to seek enforcement of any term or provision of this Agreement shall not be considered a waiver of the right to enforce such term or provision in the future.

22. **Integrated Final Agreement.** This Agreement embodies and includes the final understandings and terms as agreed by the parties and supersedes all previous and contemporaneous understandings and agreements, whether written or oral.

23. **Certified Copy to Be Filed.** A certified copy of this Agreement shall be filed with the Clerk of the Circuit Court of Hernando County, Florida, as required by the Florida Interlocal Cooperation Act of 1969.

24. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together, shall constitute one (1) and the same instrument

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____
DOUG CHORVAT, JR. BRIAN HAWKINS
Clerk Chairman

Approved for Form and Legal Sufficiency

_____
County Attorney's Office

CITY OF BROOKSVILLE

Attest: _____ By: _____
JENNIFER J. BATTISTA, CMC CHRISTA TANNER
Clerk Mayor

Approved for Form and Legal Sufficiency

_____
City Attorney

INTERLOCAL AGREEMENT BETWEEN THE CITY OF BROOKSVILLE AND HERNANDO COUNTY REGARDING CONSOLIDATION OF FIRE RESCUE SERVICES

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this ___ day of _____, 2025, by and between CITY OF BROOKSVILLE, a municipal corporation organized and existing under the laws of the State of Florida ("City"), and HERNANDO COUNTY, a political subdivision of the State of Florida ("County"), collectively referred to herein as the "Parties."

WHEREAS, Article VIII, Section 1 of the Florida Constitution and Chapter 163, Part I, Florida Statutes (the "Florida Interlocal Cooperation Act of 1969") authorize local governmental units to enter into agreements to exercise jointly any power, privilege, or authority which they share in common and which each might exercise separately; and,

WHEREAS, the City presently provides fire protection and related emergency services to property owners and residents within its municipal boundaries through the Brooksville Fire Department and also provides fire protection and related emergency services in Hernando County; and,

WHEREAS, the County provides fire rescue services to properties and residents in the unincorporated areas of the County and in the City of Brooksville through the Hernando County Fire Rescue Department; and,

WHEREAS, the Parties desire to consolidate the City's fire protection services into the County's fire rescue system to achieve greater efficiency, reduce duplication of services, enhance service levels, and promote fiscal responsibility; and,

WHEREAS, the Parties intend for this consolidation to be effective October 1, 2025; and,

WHEREAS, the Parties desire to set forth the financial, operational, and transitional terms of such consolidation in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

ARTICLE 1. EFFECTIVE DATE AND TERM

1.1 Effective Date: This Agreement shall become effective at 8:00 a.m. on October 1, 2025 ("Effective Date") and shall continue in full force and effect unless terminated as provided herein.

ARTICLE 2. CONSOLIDATION OF SERVICES

2.1 Transfer of Fire Services: On the Effective Date, the Brooksville Fire Department shall be consolidated into the Hernando County Fire Rescue Department ("County Fire Rescue"), and the County shall provide all fire suppression, fire prevention, rescue, and related emergency services within the municipal boundaries of the City.

2.2 Personnel Transition/Assignment: On the Effective Date, all current City fire department personnel shall be offered positions with County Fire Rescue. The County requires that individuals serving in the classifications of driver-engineer, captain, and district chief also hold a paramedic certification. City personnel presently holding those positions but lacking a paramedic certification shall be employed by the County as firefighter/EMTs and permitted to attend paramedic school and complete such additional training and coursework as the County may require. Upon successful completion of such requirements, those employees shall be eligible to test for promotion to the equivalent position previously held in the City's Fire Department. The County acknowledges that this arrangement is consistent with the understanding reached with IAFF Local #3760. Personnel shall otherwise retain credit for tenure, years of service, accrued leave, and seniority in accordance with applicable County policies.

2.3 Pension: The pension liability associated with the City's Fire Pension Plan shall remain the sole responsibility of the City. City personnel hired by the County pursuant to this Agreement shall be eligible to enroll in the Florida Retirement System ("FRS") and may purchase creditable service therein, subject to the eligibility requirements of FRS. The City shall take all actions necessary to terminate its existing Fire Pension Plan in accordance with Section 175.361, Florida Statutes.

2.4 Uniform Insignia: The County shall not alter its uniforms or insignia to reflect the City. However, in recognition of the City's history, the name "Brooksville" shall be retained on the fire station and apparatus assigned thereto, and historic recognition shall be maintained within the facility.

ARTICLE 3. FINANCIAL TERMS

3.1 FY 2025–2026 Payment: For Fiscal Year 2025–2026, the City shall pay to the County the sum of $1,478,341.89, payable in twelve (12) equal monthly installments of $123,195.16, with the first installment due on October 1, 2025, and subsequent installments due on the first day of each month thereafter. During this period of time, the City shall collect its fire assessments and shall use such assessments received to pay the monthly installments to the County and shall use any remaining fire assessments received to pay other fire related expenses as needed.

3.2 FY 2026–2027 and Beyond: Beginning in Fiscal Year 2026–2027 and for each fiscal year thereafter, no payments shall be due from the City to the County for fire rescue services. The County shall levy and collect Fire Assessments from City property owners in the same manner, using the same calculation methodology, as applied to property owners in unincorporated areas of the County. Upon consolidation of the Brooksville Fire Department into the County Fire Rescue, the City shall enact an ordinance opting the City into the County's annual fire rescue special assessments and shall amend Brooksville City Code § 34-31(b) to remove the City's automatic opt-out from the County's emergency medical service MSTU if its rate exceeds 0.6 mils.

3.3 One-Time Service Contract and Debt Assumption: The City's obligation shall be limited to the one-time cost described in Section 3.1. Thereafter, the County shall assume all debt, liabilities, and monetary responsibilities associated with providing fire suppression, emergency medical services, and related services within the City.

ARTICLE 4. FACILITIES, EQUIPMENT, AND ASSETS

4.1 Lease of Fire Station: The County shall lease, and not purchase, the existing City Fire Station pursuant to a separate Lease Agreement executed contemporaneously with this Agreement.

4.2 Purchase of Assets: The County's primary interest is in acquiring the City's fire engine and brush truck, at values mutually agreed upon or, if necessary, determined by a neutral third-party appraiser. All other assets may be liquidated by either the City or the County, with the proceeds retained by the disposing party. The County will retain, dispose of, or liquidate any assets that remain in the fire station on the effective date unless the City provides a list of assets they intend to remove within 10 days of the effective date.

4.3 Labeling of Apparatus: Fire apparatus and other equipment assigned to and primarily serving the City shall be prominently labeled "CITY OF BROOKSVILLE," in addition to any County markings.

ARTICLE 5. SERVICE LEVELS, FIRE HYDRANTS AND FIRE INSPECTIONS

5.1 Service Standards: The County shall provide fire rescue services to properties and residents within the City at service levels and response times consistent with applicable National Fire Protection Association ("NFPA") standards. While the County endeavors to maintain such standards, it retains discretion during periods of high demand to reallocate apparatus in order to ensure the best overall coverage. The County intends to house both an ambulance and an Advanced Life Support (ALS) fire engine at the Brooksville station; however, the County cannot give an absolute guarantee that an ambulance and an Advanced Life Support (ALS) fire engine will always be in the City.

5.2 Fire Hydrant Maintenance: The County shall not assume responsibility for the maintenance, inspection, or repair of fire hydrants located within the City unless separately compensated. At present, Hernando County Fire Rescue performs hydrant maintenance within the unincorporated County and bills Hernando County Utilities for such service. If the County were to assume hydrant maintenance responsibilities within the City, the annual cost would be calculated as the total of the actual itemized cost of 1 hydrant technician, vehicle costs, and operating /supply costs for up to 2000 fire hydrants on the City's water utility system, to be payable annually on October 1st. The County Fire Rescue will follow NFPA 291 (or any future revised NFPA standard) on hydrant flow testing and markings. HCFR will report and yield all service and operational repairs to the City's water utility. The installation of the 2001st fire hydrant on the City's water utility system will automatically initiate the renegotiation of these terms amongst the parties. If the City maintains their own fire hydrants, the City will provide to the County Fire Rescue the flow testing results and the applicable maintenance records annually and in cooperation with any insurance rating inspections.

5.3 Fire Inspections: Beginning on the Effective Date, the County shall assume responsibility for fire inspections within the City. The Parties acknowledge that this responsibility is included in the one-time payment made by the City to the County for Fiscal Year 2025–2026. The City shall provide to the County all inspection records and related data necessary to prevent duplication and ensure that properties remain on their established inspection schedules. Commencing in Fiscal Year 2026–2027, the costs of such inspections shall be funded through the County's Fire Assessment program.

ARTICLE 6. CITY ORDINANCE CHANGES

6.1 Upon consolidation of the Brooksville Fire Department into the County Fire Rescue, the City shall repeal Brooksville City Code Chapter 46, Articles II (Fire Division), III (Fire Code), IV (Mutual Aid), V (Air Curtain Incineration Land Clearing), and VII (Emergency Services Cost Recovery Ordinance) effective as of October 1, 2025. Repealing those conflicting provisions will allow the County's Fire Code to be enforced countywide.

ARTICLE 7. FIRE IMPACT FEES

7.1 The City and the County shall enter into a separate Interlocal Agreement addressing issues relating to Fire Impact Fees going forward.

ARTICLE 8. MISCELLANEOUS PROVISIONS

8.1 Indemnification: To the extent permitted by law, each Party shall be responsible for its own acts or omissions and those of its officers, employees, and agents.

8.2 Amendments: This Agreement may be amended only in writing, duly executed by both Parties.

8.3 Governing Law and Venue: This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any dispute shall be in the Circuit Court in and for Hernando County, Florida.

8.5 Entire Agreement: This document, along with any contemporaneously executed Lease Agreement, constitutes the entire agreement between the Parties concerning the subject matter herein.

8.6 Severability: If any provision of this Agreement is found invalid or unenforceable, the remaining provisions shall continue in full force and effect.

8.7 Notices: All notices required hereunder shall be by hand-delivery or first-class mail, return receipt requested. Any notice hereunder shall be addressed to the party intended to receive same at the following addresses:

For the City:

City of Brooksville
c/o Office of the City Manager
201 Howell Avenue
Brooksville, Forida 34601

With a copy to:

Gretchen R. H. ("Becky") Vose, Esq.
Vose Law Firm LLP
324 W. Morse Boulevard
Winter Park, Florida 32789

For the County:

Hernando County
c/o County Administrator's Office
15470 Flight Path Dr.
Brooksville, Florida 34604

With a copy to:

Office of the County Attorney
20 North Main Street, Suite 462
Brooksville, Florida 34601

8.8 Dispute Resolution: Adjudication of any disputes arising out of the interpretation or enforcement of this Agreement shall occur in a court of competent jurisdiction located in Hernando County, Florida. Prior to seeking judicial resolution, the parties shall attempt to resolve the dispute through the governmental conflict resolution procedures specified in the "Florida Governmental Conflict Resolution Act," Fla. Stat. §§ 164.101-164.1061, as it may be amended. Each party shall bear its own costs for any mediation or litigation, including attorney's fees.

8.9. Preservation of Rights and Immunities: Nothing in this Agreement shall be construed as waiving or diminishing any constitutional or statutory right or immunity possessed by either party.

8.10 No Waiver: The decision by either party not to seek enforcement of any term or provision of this Agreement shall not be considered a waiver of the right to enforce such term or provision in the future.

8.11 Certified Copy to Be Filed: A certified copy of this Agreement shall be filed with the Clerk of the Circuit Court of Hernando County, Florida, as required by the Florida Interlocal Cooperation Act of 1969.

8.12 Counterparts: This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together, shall constitute one (1) and the same instrument

(SIGNATURES TO FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
BRIAN HAWKINS
Chairman

Approved for Form and Legal Sufficiency

Jon Jouben
_____
County Attorney's Office

CITY OF BROOKSVILLE

Attest: _____
JENNIFER J. BATTISTA, CMC
Clerk

By: _____
CHRISTA TANNER
Mayor

Approved for Form and Legal Sufficiency

_____
City Attorney

INTERLOCAL AGREEMENT BETWEEN CITY OF BROOKSVILLE AND HERNANDO COUNTY FOR LEASE OF FIRE STATION FACILITY

THIS INTERLOCAL AGREEMENT (the "Lease") is made and entered into this ___ day of _____, 2025, by and between: CITY OF BROOKSVILLE, a Florida municipal corporation (the "Landlord" or the "City"), and HERNANDO COUNTY, a political subdivision of the State of Florida (the "Tenant" or the "County").

WHEREAS, the City owns the real property and improvements located at 85 Veterans Avenue, Brooksville, Florida 34601(the "Premises"), commonly known as the Brooksville Fire Station; and,

WHEREAS, the County desires to lease the Premises to operate fire rescue services pursuant to that certain Interlocal Agreement Between the City of Brooksville and Hernando County Regarding Consolidation of Fire Rescue Services dated _____, 2025 (the "Consolidation Agreement"); and,

WHEREAS, the Parties wish to resolve all outstanding issues related to the existing City-County Cohabitation Agreement in this Lease; and,

NOW, THEREFORE, in consideration of the mutual covenants contained herein and in the Consolidation Agreement, the Parties agree as follows:

ARTICLE 1. LEASE OF PREMISES

1.1 Leased Premises: The City hereby leases to the County, and the County hereby leases from the City, the Premises described above, together with all buildings, improvements, fixtures, and appurtenances, for the sole purpose of operating fire rescue services.

1.2 Commencement and Term: The term of this Lease shall commence on October 1, 2025 and continue for the duration of the Consolidation Agreement, unless earlier terminated as provided herein. The Lease may be renewed by mutual written agreement.

ARTICLE 2. RENT AND UTILITIES

2.1 FY 2025/2026: Rent shall be $1.00. The City-County Cohabitation Agreement shall terminate at the end of this fiscal year, with neither party owing any further obligation to the other.

2.2 FY 2026/2027 and Each Subsequent Year: Rent shall be calculated at $12.00 per square foot for the approximately 7158 sq. ft. of the main station and the approximately 5000 sq. ft. of the four bay warehouse located at the rear of the property, for a total annual rent of $145,896.00. Square footages are based on Hernando County Property Appraiser records.

2.3 Utilities: The County shall be responsible for all utilities, including but not limited to electricity, water, sewer, telephone, internet, and trash removal.

ARTICLE 3. MAINTENANCE AND REPAIRS

3.1 County Responsibilities: The County shall maintain the Premises in good order and repair, including the interior and routine upkeep.

3.2 City Responsibilities: The City shall be responsible for structural repairs, mechanical systems, and the generator, as well as the building and roof, unless damage is caused by County negligence or willful misconduct.

ARTICLE 4. COHABITATION AGREEMENT RESOLUTION

4.1 Resolution of Outstanding Issues: Execution of this Lease constitutes full and final settlement of all outstanding obligations, disputes, and operational matters under the prior City-County Cohabitation Agreement. Upon execution, that agreement is terminated and superseded.

ARTICLE 5. ALTERATIONS AND IMPROVEMENTS

5.1 Alterations: The County may make non-structural alterations, additions, or improvements to the Premises at its own expense without City consent, provided such changes do not diminish the value of the property. Structural changes require prior written City approval.

5.2 Ownership of Improvements: All improvements shall become the property of the City upon Lease termination, unless otherwise agreed in writing.

ARTICLE 6. INSURANCE AND LIABILITY

6.1 Insurance: The County shall maintain property and liability insurance on the Premises in amounts consistent with other County-owned fire stations. The City shall be named as an additionally named insured as to the policy of insurance covering the Premises.

6.2 Liability: To the extent permitted by law, each Party shall be responsible for its own acts and omissions and those of its officers, employees, and agents.

ARTICLE 7. TERMINATION

7.1 Termination: The Parties acknowledge that this Lease shall automatically terminate upon the termination of the Consolidation Agreement.

7.2 Termination for Cause: Either Party may terminate this Lease for material breach by the other Party after providing written notice and a reasonable opportunity to cure which shall be no less than ninety (90) days.

7.3 Termination Without Cause: This Lease may be terminated without cause by mutual written agreement of the Parties.

7.4 Effect of Termination: Upon termination, the County shall vacate the Premises and return possession to the City in good condition, reasonable wear and tear excepted.

ARTICLE 8. MISCELLANEOUS

8.1 Inconsistent Provisions: To the extent any provision of this Lease is inconsistent with any prior agreement, no matter the style, this writing shall serve to amend any prior agreements or provisions of prior agreements between the parties that are otherwise rendered inconsistent by the signing or enactment of this Lease.

8.2 Modification: This Lease may not be modified except by written amendment approved and executed by both parties.

8.3 Severability: If any terms or provisions of this Lease should be deemed invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, to the maximum degree possible, shall be deemed severable and shall be given full force and effect.

8.4 Dispute Resolution: Adjudication of any disputes arising out of the interpretation or enforcement of this Lease shall occur in a court of competent jurisdiction located in Hernando County, Florida. Prior to seeking judicial resolution, the parties shall attempt to resolve the dispute through the governmental conflict resolution procedures specified in the "Florida Governmental Conflict Resolution Act," Fla. Stat. §§ 164.101-164.1061, as it may be amended. Each party shall bear its own costs for any mediation or litigation, including attorney's fees.

8.5 Notices: All notices required hereunder shall be by hand-delivery or first class mail, return receipt requested. Any notice hereunder shall be addressed to the party intended to receive same at the following addresses:

For the City:

City of Brooksville
c/o Office of the City Manager
201 Howell Avenue
Brooksville, Forida 34601

With a copy to:

Gretchen R. H. ("Becky") Vose, Esq.
Vose Law Firm LLP
324 W. Morse Boulevard
Winter Park, Florida 32789

For the County:

Hernando County
c/o County Administrator's Office
15470 Flight Path Dr.
Brooksville, Florida 34604

With a copy to:

Office of the County Attorney
20 North Main Street, Suite 462
Brooksville, Florida 34601

8.6 Preservation of Rights and Immunities: Nothing in this Lease shall be construed as waiving or diminishing any constitutional or statutory right or immunity possessed by either party.

8.7 No Waiver: The decision by either party not to seek enforcement of any term or provision of this Lease shall not be considered a waiver of the right to enforce such term or provision in the future.

8.8 Integrated Final Agreement: This Lease embodies and includes the final understandings and terms as agreed by the parties and supersedes all previous and contemporaneous understandings and agreements, whether written or oral.

8.9 Certified Copy to Be Filed: A certified copy of this Lease shall be filed with the Clerk of the Circuit Court of Hernando County, Florida, as required by the Florida Interlocal Cooperation Act of 1969.

8.10 Counterparts: This Lease may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together, shall constitute one (1) and the same instrument

IN WITNESS WHEREOF, the Parties hereto have caused this Lease to be executed on their behalf by their duly authorized representatives.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
BRIAN HAWKINS
Chairman

Approved for Form and Legal Sufficiency

Jon Jouben
_____
County Attorney's Office

CITY OF BROOKSVILLE

Attest: _____
JENNIFER J. BATTISTA, CMC
Clerk

By: _____
CHRISTA TANNER
Mayor

Approved for Form and Legal Sufficiency

_____
City Attorney

CONSOLIDATION OF BROOKSVILLE FIRE DEPARTMENT WITH HERNANDO COUNTY FIRE SERVICES

SEPTEMBER 2, 2025

THREE AGREEMENTS

- INTERLOCAL AGREEMENT BETWEEN THE CITY OF BROOKSVILLE AND HERNANDO COUNTY REGARDING CONSOLIDATION OF FIRE RESCUE SERVICES
- INTERLOCAL AGREEMENT FOR FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES CAPITAL FACILITY IMPACT FEE JOINT PROGRAM ADMINISTRATION
- INTERLOCAL AGREEMENT FOR LEASE OF FIRE STATION

CONSOLIDATION

- BEGINS OCTOBER 1, 2025. CONTINUES UNTIL CANCELLED.
- COUNTY TO PROVIDE FIRE SUPPRESSION, FIRE PREVENTION, RESCUE, AND RELATED EMERGENCY SERVICES IN CITY LIMITS.
- ALL FIREFIGHTER PERSONNEL OFFERED POSITIONS
  - ABILITY TO GO TO MEDIC SCHOOL TO MEET QUALIFICATIONS AND TEST FOR PROMOTION TO PREVIOUS POSITION IN THE CITY OF BROOKSVILLE FIRE DEPARTMENT.
  - TENURE, YEARS OF SERVICE, ACCRUED LEAVE, AND SENIORITY MAINTAINED WITH COUNTY POLICIES.
- COMPENSATION TO HERNANDO COUNTY FOR FY 2026 WILL BE $1,478,341.89 PAYABLE IN 12 EQUAL MONTHLY INSTALLMENTS.

CONSOLIDATION

- FIRE MSBU: FY 2027 - LEVIED TO ALL PROPERTY OWNERS IN CITY OF BROOKSVILLE.
- BROOKSVILLE NAME OF FIRE STATION AND FIRE ENGINE AT STATION 10.
- CITY FIRE PENSION LIABILITY RESPONSIBILITY OF CITY OF BROOKSVILLE.
- COUNTY PURCHASE CITY FIRE ENGINE AND BRUSH TRUCK.
- COUNTY RESPONSIBLE FOR FIRE INSPECTIONS IN CITY OF BROOKSVILLE.

IMPACT FEES

- FY 26: CITY COLLECTS IMPACT FEES AND TRANSFERS TO THE COUNTY AT THE CITY APPROVED RATE UNTIL SEPT. 30, 2026.
- COUNTY UPDATES IMPACT FEE STUDY BY MAY 1, 2026 TO INCLUDE CITY OF BROOKSVILLE, INCLUDING UPDATING CAPITAL IMPROVEMENT PROGRAM.
- AFTER APPROVED NEW RATE: CITY COLLECTS IMPACT FEES AT NEW RATE AND TRANSFERS TO THE COUNTY.

LEASE AGREEMENT

- COHABITATION AGREEMENT CANCELLED.
- THE COST WILL BE $1.00 FOR FY 2026, AFTER WHICH TIME IT WILL BE $12.00 PER SQUARE FOOT FOR A TOTAL ANNUAL RENT OF $145,896.00.
- CITY RESPONSIBLE FOR MAJOR REPAIRS:
  - ROOF, MECHANICAL EQUIPMENT (A/C), VENT HOOD, GENERATOR, STRUCTURAL
- COUNTY RESPONSIBLE FOR ALL UTILITIES, MINOR REPAIRS
- INSURANCE: COUNTY MAINTAIN PROPERTY AND LIABILITY INSURANCE

A COMBINED FORCE FOR PUBLIC WELFARE

FIRE & EMS

- Division Chiefs of Fire Operations & EMS Operations
- EMS
  - 13 full-time rescues & 3 day car medics
  - Community Paramedicine program
- Fire
  - 13 engines, 1 ladder truck, 3 tankers, & 8 brush trucks

TRAINING

- DIVISION CHIEF OF TRAINING
  - 4 TRAINING CAPTAINS
- 63,400 HOURS OF TRAINING IN 2024
- FIRE & EMS
- RECRUIT ACADEMIES
- RECRUITMENT

SPECIALTY TEAMS

- URBAN SEARCH & RESCUE
- HAZARDOUS MATERIALS
- MARINE
- AIRCRAFT RESCUE & FIREFIGHTING
- DRONE
- VENOM

FIRE PREVENTION AND COMMUNITY RISK REDUCTION

- DIVISION CHIEF OF PREVENTION
  - 4 FIRE INSPECTORS / ADMINISTRATIVE ASSISTANT
  - 4547 ANNUAL COMMERCIAL AND NEW CONSTRUCTION FIRE INSPECTIONS IN 2024
- COMMUNITY RISK REDUCTION MANAGER
  - 28,886 EDUCATIONAL CONTACTS IN 2024

LOGISTICS / FACILITIES

- 24,000 SQUARE FOOT WAREHOUSE
- BULK PURCHASING
  - EMS SUPPLY SAVINGS
  - UNIFORMS
- EQUIPMENT CACHE READY FOR IMMEDIATE DEPLOYMENT

SUPPORT SERVICES

- PARTNERSHIP WITH TAMPA GENERAL HOSPITAL FOR OCCUPATIONAL HEALTH, WELLNESS, & CANCER SCREENING
- PEER SUPPORT TEAM
- PEER FITNESS PROGRAM
- HONOR GUARD
- CHAPLAIN

EMPLOYEE OPPORTUNITIES

- PARAMEDIC SCHOOL REIMBURSEMENT
- TUITION REIMBURSEMENT
- FLORIDA RETIREMENT SYSTEM
- CAREATC MEDICAL CLINIC
- ADVANCEMENT OPPORTUNITIES
- CAREER & SPECIALTY TRAINING OPPORTUNITIES

INSTR #2025073006 BK: 4624 PG: 786 Page 1 of 9
FILED & RECORDED 10/20/2025 4:04 PM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $78.00

INTERLOCAL AGREEMENT BETWEEN HERNANDO COUNTY AND THE CITY OF BROOKSVILLE FOR FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES CAPITAL FACILITY IMPACT FEE JOINT PROGRAM ADMINISTRATION

This INTERLOCAL AGREEMENT is made and entered into by and between HERNANDO COUNTY, a political subdivision of the State of Florida (the "County"), and CITY OF BROOKSVILLE, a Florida municipal corporation (the "City").

RECITALS

WHEREAS, the "Florida Interlocal Cooperation Act of 1969," Fla. Stat. § 163.01, as it may be amended, permits public agencies to enter into agreements to make the most efficient use of their powers by enabling them to cooperate on a basis of mutual advantage and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and,

WHEREAS, the "Community Planning Act," Fla. Stat. § 163.3161, *et seq.*, generally requires that new developments be served by adequate public facilities; and,

WHEREAS, to achieve that Community Planning Act's mandate, it is necessary for local governments to finance public facilities with the participation of new developments that add to the need for such facilities; and,

WHEREAS, the "Florida Impact Fee Act," Fla. Stat. § 163.31801, authorizes local governments to collect impact fees on development activities to fund a proportionate share of the

cost of acquiring the capital assets that are necessary for the provision of fire prevention/suppression and emergency medical services to the extent that the applicable capital assets are reasonably related to and which benefit the new developments; and,

WHEREAS, the County has enacted the "Fire Protection and Emergency Medical Services Capital Facilities Impact Fees Ordinance," Hernando County Code § 23-41, *et seq.* (the "County Fire/EMS Impact Fee"), in order "to regulate the use and development of land so as to ensure that new development bears a proportionate share of the cost of capital expenditures necessary to provide fire protection and emergency medical services capital facilities in Hernando County as contemplated by the Hernando County Comprehensive Plan"[1]; and,

WHEREAS, the City has enacted the Brooksville Impact Fees Ordinance, Brooksville City Code § 50-1, *et seq.*, which imposes an impact fee dedicated to "fire rescue" (the "City Fire Impact Fee"); and,

WHEREAS, the City and the County are contemporaneously entering into a separate interlocal agreement that will provide for the consolidation of their respective fire departments; and,

WHEREAS, in light of the impending consolidation, the City and the County believe that creating a jointly administered impact fee program will be more effective and efficient than continuing to maintain separate programs; and,

WHEREAS, although the City and County do not operate identical impact fee programs at this time, there is an immediate need to formalize on agreement authorizing impact fee fund transfers and reporting between the City and County in certain situations as defined in this Agreement.

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[1]Hernando County Code § 23-42(b).

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. **Recitals.** The recitals stated above constitute material and integral parts of this Agreement and are hereby incorporated herein.

2. **Statutory Authority.** This Agreement is entered into pursuant to the Florida Interlocal Cooperation Act of 1969, Fla. Stat. § 163.01, and pursuant to the home rule powers granted by law to the City and to the County.

3. **Purpose.** The purpose of this Agreement is to establish a coordinated program for the imposition, collection, administration, reporting, and transfer of fire and emergency medical impact fees between the City and County in light of the contemporaneous consolidation of their respective fire departments.

4. **Incorporation of Consolidation Interlocal Agreement by Reference.** The City and the County hereby incorporate their "Interlocal Agreement between the City of Brooksville and Hernando County Regarding Consolidation of Fire Rescue Services" (the "Consolidation Agreement"), as it may be amended, into this Agreement.

5. **Effective Date and Term.** This Agreement shall become effective at 8:00 a.m. on October 1, 2025 (the "Effective Date") and shall continue in full force and effect so long as the Consolidation Agreement remains in full force and effect.

6. **Financing.** Each party shall bear its own costs and establish its own budget as necessary to carry out its responsibilities under this Agreement.

7. **Definitions.** For the purposes of this Agreement, the following definitions shall apply. Additional definitions set forth in the Florida Interlocal Cooperation Act of 1969, the Community

Planning Act, the "Florida Impact Fee Act," and the Consolidation Agreement are also applicable to this Agreement. All definitions shall be interpreted in a manner that is consistent with the above-listed authorities.

A. "City" means the City of Brooksville.

B. "City Capital Improvement Program" means the capital improvements element and the schedule of capital improvements, collectively, that the City has adopted as elements of the City Comprehensive Plan as required by Fla. Stat. § 163.3177, as it may be amended.

C. "City Comprehensive Plan" means the "City of Brooksville Comprehensive Plan, April 2017," as it may be amended from time to time.

D. "City Impact Fee Fund" means the segregated, restricted "fire rescue impact fee account," as that term is defined by Brooksville City Code § 50-4(a), as it may be amended from time to time.

E. "County" means Hernando County, Florida.

F. "County Capital Improvement Program" means the capital improvements element and the schedule of capital improvements, collectively, that the County has adopted as elements of the County Comprehensive Plan as required by Fla. Stat. § 163.3177, as it may be amended.

G. "County Comprehensive Plan" means the "Hernando County, Florida, 2040 Comprehensive Plan," as it may be amended from time to time.

H. "County Impact Fee Fund" means the segregated, restricted fund into which the County deposits the County Fire/EMS Impact Fees that it collects.

8. **Initial Continuation of City Impact Fee.** The City shall continue to impose and collect the City Fire Impact Fee pursuant to the Brooksville Impact Fees Ordinance until September 30, 2026. Since the amendment of the Brooksville Impact Fee Ordinance or the City Capital Improvement Plan has the potential to require changes to this Agreement, the City shall not amend either the Ordinance or the Plan, to the extent that they regulate the City Fire Impact Fee, during the time period between the Effective Date and September 30, 2026.

9. **City to Transfer Impact Fees Collected to the County.** During the period between the Effective Date and September 30, 2026, the City shall continue to impose and collect the City Fire Impact Fees, and once collected, transfer such fees to the County. Pursuant to Fla. Stat. § 163.31801(4)(c), the City shall retain administrative charges for its collection of the impact fees; provided, that such fees may not exceed its actual costs. Until the County adopts the Comprehensive Plan Amendment required by § 10 hereinafter, the County's expenditure of the collected City Fire Impact Fees shall be governed by the Brooksville Impact Fee Ordinance and the City Capital Improvement Plan.

10. **Joint Preparation of an Amendment to the County's Comprehensive Plan.** On or before May 1, 2026, the City and the County shall jointly prepare an amendment to the County Capital Improvement Program for the limited purpose of incorporating the need for fire or emergency medical service infrastructure within the City's boundaries.

11. **Preparation of a New, Countywide Impact Fee Study.** On or before May 1, 2026, the County shall obtain and approve a new fee study for the imposition of the County Fire/EMS Impact Fees on a countywide basis.

12. **City Fire Impact Fees to Be Terminated/County Impact Fees to Be Collected.** Once the County enacts new County Fire/EMS Impact Fees on a countywide basis, the City shall take such actions as are necessary and appropriate to terminate its imposition of the City Fire Impact Fees and impose, instead, the new County Fire/EMS Impact Fees in the City. Thereafter, such Fire Impact Fees will be collected by the City with other impact fees for new development and shall be transmitted to the County. Pursuant to Fla. Stat. § 163.31801(4)(c), the City may retain administrative charges for its collection of the impact fees; provided, that such fees may not exceed its actual costs. In the event that the County fails to adopt new, countywide County Fire/EMS Impact Fees, the parties shall continue operating pursuant to § 8 and § 9 supra.

13. **Balance of City Fire Impact Fees.** With regard to the balance of the City Fire Impact Fees that the City had collected prior to the Effective Date of this Agreement, the City shall retain such funds and shall dispose of same in a manner as determined by the City Council in full compliance with the Brooksville Impact Fee Ordinance and the City Capital Improvement Plan.

14. **Inconsistent Provisions.** To the extent any provision of this Agreement is inconsistent with any prior agreement, no matter the style, this writing shall serve to amend any prior agreements or provisions of prior agreements between the parties that are otherwise rendered inconsistent by the signing or enactment of this agreement.

15. **Modification.** This Agreement may not be modified except by written amendment approved and executed by both parties.

16. **Severability.** If any terms or provisions of this Agreement should be deemed invalid or unenforceable by a court of competent jurisdiction, the remaining provisions, to the maximum degree possible, shall be deemed severable and shall be given full force and effect.

17. **Termination.** The Parties acknowledge that this Agreement shall automatically terminate upon the termination of the Consolidation Agreement. In order to ensure time for adequate budgeting strategies, any termination of this Agreement shall only become effective on the last day of the upcoming fiscal year, not the fiscal year in which notice of termination is served.

18. **Dispute Resolution.** Adjudication of any disputes arising out of the interpretation or enforcement of this Agreement shall occur in a court of competent jurisdiction located in Hernando County, Florida. Prior to seeking judicial resolution, the parties shall attempt to resolve the dispute through the governmental conflict resolution procedures specified in the "Florida Governmental Conflict Resolution Act," Fla. Stat. §§ 164.101-164.1061, as it may be amended. Each party shall bear its own costs for any mediation or litigation, including attorney's fees.

19. **Notices.** All notices required hereunder shall be by hand-delivery or first class mail, return receipt requested. Any notice hereunder shall be addressed to the party intended to receive same at the following addresses:

For the City:

City of Brooksville
c/o Office of the City Manager
201 Howell Avenue
Brooksville, Forida 34601

With a copy to:

Gretchen R. H. ("Becky") Vose, Esq.
Vose Law Firm LLP
324 W. Morse Boulevard
Winter Park, Florida 32789

For the County:

Hernando County
c/o County Administrator's Office
15470 Flight Path Dr.
Brooksville, Florida 34604

With a copy to:

Office of the County Attorney
20 North Main Street, Suite 462
Brooksville, Florida 34601

20. **Preservation of Rights and Immunities.** Nothing in this Agreement shall be construed as waiving or diminishing any constitutional or statutory right or immunity possessed by either party.

21. **No Waiver.** The decision by either party not to seek enforcement of any term or provision of this Agreement shall not be considered a waiver of the right to enforce such term or provision in the future.

22. **Integrated Final Agreement.** This Agreement embodies and includes the final understandings and terms as agreed by the parties and supersedes all previous and contemporaneous understandings and agreements, whether written or oral.

23. **Certified Copy to Be Filed.** A certified copy of this Agreement shall be filed with the Clerk of the Circuit Court of Hernando County, Florida, as required by the Florida Interlocal Cooperation Act of 1969.

24. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together, shall constitute one (1) and the same instrument

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk for DOUG CHORVAT, JR.
Clerk

By: BRIAN HAWKINS
Chairman

Approved for Form and Legal Sufficiency

Jon Jouben
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA SEAL

CITY OF BROOKSVILLE

Attest: Jennifer J. Battista
JENNIFER J. BATTISTA, CMC
Clerk

By: Christa N. Tanner
CHRISTA TANNER
Mayor

Approved for Form and Legal Sufficiency

City Attorney

Approved by Hc BOCC
9/2/25
Approved by City Council
9/15/25

INTERLOCAL AGREEMENT BETWEEN THE CITY OF BROOKSVILLE AND HERNANDO COUNTY REGARDING CONSOLIDATION OF FIRE RESCUE SERVICES

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into this 2nd day of September, 2025, by and between CITY OF BROOKSVILLE, a municipal corporation organized and existing under the laws of the State of Florida ("City"), and HERNANDO COUNTY, a political subdivision of the State of Florida ("County"), collectively referred to herein as the "Parties."

WHEREAS, Article VIII, Section 1 of the Florida Constitution and Chapter 163, Part I, Florida Statutes (the "Florida Interlocal Cooperation Act of 1969") authorize local governmental units to enter into agreements to exercise jointly any power, privilege, or authority which they share in common and which each might exercise separately; and,

WHEREAS, the City presently provides fire protection and related emergency services to property owners and residents within its municipal boundaries through the Brooksville Fire Department and also provides fire protection and related emergency services in Hernando County; and,

WHEREAS, the County provides fire rescue services to properties and residents in the unincorporated areas of the County and in the City of Brooksville through the Hernando County Fire Rescue Department; and,

WHEREAS, the Parties desire to consolidate the City's fire protection services into the County's fire rescue system to achieve greater efficiency, reduce duplication of services, enhance service levels, and promote fiscal responsibility; and,

WHEREAS, the Parties intend for this consolidation to be effective October 1, 2025; and,

WHEREAS, the Parties desire to set forth the financial, operational, and transitional terms of such consolidation in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

ARTICLE 1. EFFECTIVE DATE AND TERM

1.1 Effective Date: This Agreement shall become effective at 8:00 a.m. on October 1, 2025 ("Effective Date") and shall continue in full force and effect unless terminated as provided herein.

ARTICLE 2. CONSOLIDATION OF SERVICES

2.1 Transfer of Fire Services: On the Effective Date, the Brooksville Fire Department shall be consolidated into the Hernando County Fire Rescue Department ("County Fire Rescue"), and the County shall provide all fire suppression, fire prevention, rescue, and related emergency services within the municipal boundaries of the City.

2.2 Personnel Transition/Assignment: On the Effective Date, all current City fire department personnel shall be offered positions with County Fire Rescue. The County requires that individuals serving in the classifications of driver-engineer, captain, and district chief also hold a paramedic certification. City personnel presently holding those positions but lacking a paramedic certification shall be employed by the County as firefighter/EMTs and permitted to attend paramedic school and complete such additional training and coursework as the County may require. Upon successful completion of such requirements, those employees shall be eligible to test for promotion to the equivalent position previously held in the City's Fire Department. The County acknowledges that this arrangement is consistent with the understanding reached with IAFF Local #3760. Personnel shall otherwise retain credit for tenure, years of service, accrued leave, and seniority in accordance with applicable County policies.

2.3 Pension: The pension liability associated with the City's Fire Pension Plan shall remain the sole responsibility of the City. City personnel hired by the County pursuant to this Agreement shall be eligible to enroll in the Florida Retirement System ("FRS") and may purchase creditable service therein, subject to the eligibility requirements of FRS. The City shall take all actions necessary to terminate its existing Fire Pension Plan in accordance with Section 175.361, Florida Statutes.

2.4 Uniform Insignia: The County shall not alter its uniforms or insignia to reflect the City. However, in recognition of the City's history, the name "Brooksville" shall be retained on the fire station and apparatus assigned thereto, and historic recognition shall be maintained within the facility.

ARTICLE 3. FINANCIAL TERMS

3.1 FY 2025–2026 Payment: For Fiscal Year 2025–2026, the City shall pay to the County the sum of $1,478,341.89, payable in twelve (12) equal monthly installments of $123,195.16, with the first installment due on October 1, 2025, and subsequent installments due on the first day of each month thereafter. During this period of time, the City shall collect its fire assessments and shall use such assessments received to pay the monthly installments to the County and shall use any remaining fire assessments received to pay other fire related expenses as needed.

3.2 FY 2026–2027 and Beyond: Beginning in Fiscal Year 2026–2027 and for each fiscal year thereafter, no payments shall be due from the City to the County for fire rescue services. The County shall levy and collect Fire Assessments from City property owners in the same manner, using the same calculation methodology, as applied to property owners in unincorporated areas of the County. Upon consolidation of the Brooksville Fire Department into the County Fire Rescue, the City shall enact an ordinance opting the City into the County's annual fire rescue special assessments and shall amend Brooksville City Code § 34-31(b) to remove the City's automatic opt-out from the County's emergency medical service MSTU if its rate exceeds 0.6 mils.

3.3 One-Time Service Contract and Debt Assumption: The City's obligation shall be limited to the one-time cost described in Section 3.1. Thereafter, the County shall assume all debt, liabilities, and monetary responsibilities associated with providing fire suppression, emergency medical services, and related services within the City.

ARTICLE 4. FACILITIES, EQUIPMENT, AND ASSETS

4.1 Lease of Fire Station: The County shall lease, and not purchase, the existing City Fire Station pursuant to a separate Lease Agreement executed contemporaneously with this Agreement.

4.2 Purchase of Assets: The County's primary interest is in acquiring the City's fire engine and brush truck, at values mutually agreed upon or, if necessary, determined by a neutral third-party appraiser. All other assets may be liquidated by either the City or the County, with the proceeds retained by the disposing party. The County will retain, dispose of, or liquidate any assets that remain in the fire station on the effective date unless the City provides a list of assets they intend to remove within 10 days of the effective date.

4.3 Labeling of Apparatus: Fire apparatus and other equipment assigned to and primarily serving the City shall be prominently labeled "CITY OF BROOKSVILLE," in addition to any County markings.

ARTICLE 5. SERVICE LEVELS, FIRE HYDRANTS AND FIRE INSPECTIONS

5.1 Service Standards: The County shall provide fire rescue services to properties and residents within the City at service levels and response times consistent with applicable National Fire Protection Association ("NFPA") standards. While the County endeavors to maintain such standards, it retains discretion during periods of high demand to reallocate apparatus in order to ensure the best overall coverage. The County intends to house both an ambulance and an Advanced Life Support (ALS) fire engine at the Brooksville station; however, the County cannot give an absolute guarantee that an ambulance and an Advanced Life Support (ALS) fire engine will always be in the City.

5.2 Fire Hydrant Maintenance: The County shall not assume responsibility for the maintenance, inspection, or repair of fire hydrants located within the City unless separately compensated. At present, Hernando County Fire Rescue performs hydrant maintenance within the unincorporated County and bills Hernando County Utilities for such service. If the County were to assume hydrant maintenance responsibilities within the City, the annual cost would be calculated as the total of the actual itemized cost of 1 hydrant technician, vehicle costs, and operating /supply costs for up to 2000 fire hydrants on the City's water utility system, to be payable annually on October 1st. The County Fire Rescue will follow NFPA 291 (or any future revised NFPA standard) on hydrant flow testing and markings. HCFR will report and yield all service and operational repairs to the City's water utility. The installation of the 2001st fire hydrant on the City's water utility system will automatically initiate the renegotiation of these terms amongst the parties. If the City maintains their own fire hydrants, the City will provide to the County Fire Rescue the flow testing results and the applicable maintenance records annually and in cooperation with any insurance rating inspections.

5.3 Fire Inspections: Beginning on the Effective Date, the County shall assume responsibility for fire inspections within the City. The Parties acknowledge that this responsibility is included in the one-time payment made by the City to the County for Fiscal Year 2025–2026. The City shall provide to the County all inspection records and related data necessary to prevent duplication and ensure that properties remain on their established inspection schedules. Commencing in Fiscal Year 2026–2027, the costs of such inspections shall be funded through the County's Fire Assessment program.

ARTICLE 6. CITY ORDINANCE CHANGES

6.1 Upon consolidation of the Brooksville Fire Department into the County Fire Rescue, the City shall repeal Brooksville City Code Chapter 46, Articles II (Fire Division), III (Fire Code), IV (Mutual Aid), V (Air Curtain Incineration Land Clearing), and VII (Emergency Services Cost Recovery Ordinance) effective as of October 1, 2025. Repealing those conflicting provisions will allow the County's Fire Code to be enforced countywide.

ARTICLE 7. FIRE IMPACT FEES

7.1 The City and the County shall enter into a separate Interlocal Agreement addressing issues relating to Fire Impact Fees going forward.

ARTICLE 8. MISCELLANEOUS PROVISIONS

8.1 Indemnification: To the extent permitted by law, each Party shall be responsible for its own acts or omissions and those of its officers, employees, and agents.

8.2 Amendments: This Agreement may be amended only in writing, duly executed by both Parties.

8.3 Governing Law and Venue: This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any dispute shall be in the Circuit Court in and for Hernando County, Florida.

8.5 Entire Agreement: This document, along with any contemporaneously executed Lease Agreement, constitutes the entire agreement between the Parties concerning the subject matter herein.

8.6 Severability: If any provision of this Agreement is found invalid or unenforceable, the remaining provisions shall continue in full force and effect.

8.7 Notices: All notices required hereunder shall be by hand-delivery or first-class mail, return receipt requested. Any notice hereunder shall be addressed to the party intended to receive same at the following addresses:

For the City:

City of Brooksville
c/o Office of the City Manager
201 Howell Avenue
Brooksville, Forida 34601

With a copy to:

Gretchen R. H. ("Becky") Vose, Esq.
Vose Law Firm LLP
324 W. Morse Boulevard
Winter Park, Florida 32789

For the County:

Hernando County
c/o County Administrator's Office
15470 Flight Path Dr.
Brooksville, Florida 34604

With a copy to:

Office of the County Attorney
20 North Main Street, Suite 462
Brooksville, Florida 34601

8.8 Dispute Resolution: Adjudication of any disputes arising out of the interpretation or enforcement of this Agreement shall occur in a court of competent jurisdiction located in Hernando County, Florida. Prior to seeking judicial resolution, the parties shall attempt to resolve the dispute through the governmental conflict resolution procedures specified in the "Florida Governmental Conflict Resolution Act," Fla. Stat. §§ 164.101-164.1061, as it may be amended. Each party shall bear its own costs for any mediation or litigation, including attorney's fees.

8.9. Preservation of Rights and Immunities: Nothing in this Agreement shall be construed as waiving or diminishing any constitutional or statutory right or immunity possessed by either party.

8.10 No Waiver: The decision by either party not to seek enforcement of any term or provision of this Agreement shall not be considered a waiver of the right to enforce such term or provision in the future.

8.11 Certified Copy to Be Filed: A certified copy of this Agreement shall be filed with the Clerk of the Circuit Court of Hernando County, Florida, as required by the Florida Interlocal Cooperation Act of 1969.

8.12 Counterparts: This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together, shall constitute one (1) and the same instrument

(SIGNATURES TO FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk for
DOUG CHORVAT, JR.
Clerk

By: _____
BRIAN HAWKINS
Chairman

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA SEAL

Approved for Form and Legal Sufficiency

Jon Jouben
County Attorney's Office

CITY OF BROOKSVILLE

Attest: _____
JENNIFER J. BATTISTA, CMC
Clerk

By: _____
CHRISTA TANNER
Mayor

Approved for Form and Legal Sufficiency

_____
City Attorney