



Hernando County
Board of County Commissioners
Land-Use Meeting and 5-Year Capital Improvement
Plan Discussion for FY 2026 - FY 2030
Minutes

June 3, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, June 3, 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
Craig Becker	Facilities Manager
Albert Bertram	Office of Management and Budget Director
Toni Brady	Deputy County Administrator
Todd Crosby	Assistant County Engineer
Paul Hasenmeier	Public Safety Director/Fire Chief
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Christopher Linsbeck	Community Services Director
Douglas Livermore	Fleet Operations Manager
Michelle Miller	Planner III
Steve Miller	Airport Operations Manager
Gordon Onderdonk	Utilities Director
Valerie Pianta	Economic Development Director
Jeffrey Rogers	County Administrator
Rob Talmage	Parks and Recreation Administrator
Heidi Prouse	Deputy Clerk

Invocation

Pledge of Allegiance

AGENDA

Motion

To approve the Agenda.

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

CONSENT AGENDA

Approval of Construction Drawing Time Extension for Oak Hill Estates

Resolution Ratifying Denial of Rezoning Petition Submitted by NVR, Inc., on Behalf of Banc Development Limited and Emerson Capital Group, LLC, for Property Located on Cortez Boulevard/State Road 50 (H2453)

Motion

To approve the Consent Agenda (Resolution No. 2025-095).

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

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Action Taken by Planning and Zoning Commission on May 12, 2025

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on May 12, 2025

PUBLIC HEARINGS

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

Ex Parte Communications

Comm. Champion announced that he had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairman Hawkins and Comms. Campbell, Allocco and Amsler 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:	John Allocco
AYES:	Hawkins, Campbell, Allocco, Amsler and Champion

Petition Submitted by Jumper Loop Project, LLC, to Vacate Rights-of-Way Located in Silver Hills Subdivision

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-096).

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

Petition Submitted by Justin McMann and Hunter McMann to Vacate Utility and Drainage Easements Located in Royal Highlands

There was no public input.

Motion

To approve the staff recommendation (Resolution No. 2025-097).

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

RECESS/RECONVENE

The Board recessed at 9:25 a.m. and reconvened at 9:30 a.m.

OFFICE OF MANAGEMENT AND BUDGET DIRECTOR ALBERT BERTRAM

Discussion Regarding Five-Year Capital Improvement Plan for FY 2026 Through FY 2030

RECESS/RECONVENE

The Board recessed at 11:40 a.m. and reconvened at 11:45 a.m.

Chairman Hawkins was not present when the meeting reconvened. Vice Chairman Campbell assumed the Chairmanship.

Discussion Regarding Five-Year Capital Improvement Plan for FY 2026 Through FY 2030

Comm. Champion temporarily left the meeting and returned shortly thereafter.

Comm. Champion left the meeting.

There was Board consensus to direct Community Services Director Christopher Linsbeck to research options regarding the Linda Pedersen tower, and to bring it back to the Board for discussion on a future Agenda.

BOARD OF COUNTY COMMISSIONERS

The Board commented on various issues.

ADJOURNMENT

The meeting was adjourned at 2:20 p.m.



AGENDA ITEM

TITLE

Approval of Construction Drawing Time Extension for Oak Hill Estates

BRIEF OVERVIEW

Construction Drawings for Oak Hill Estates were initially approved on January 19, 2024. This approval required construction to commence by January 19, 2025, and to be completed by July 19, 2026.

The applicant submitted a written request to the Development Services Department on March 27, 2025, requesting an extension of these deadlines to January 10, 2026, and July 10, 2027, respectively.

Section 26-21(d)(2) of the Hernando County Land Development Regulations allows for the developer to request a one-time extension for construction drawings for a period not to exceed 18 months.

FINANCIAL IMPACT

A matter of policy.

LEGAL NOTE

The Board has the authority to act on this request in accordance with Section 26-21 of the Land Development Regulations.

RECOMMENDATION

It is recommended that the Board approve the construction drawing extension and authorize the Chairman's signature on the attached associated letter to be forwarded by the Planning Division to ProCivil 360 representing Oak Hill Estates.

REVIEW PROCESS

Michelle Miller	Approved	05/15/2025	9:09 AM
Omar DePablo	Escalated	05/19/2025	5:18 PM
KayMarie Griffith	Approved	05/22/2025	9:15 AM
Albert Bertram	Approved	05/22/2025	5:46 PM
Pamela Hare	Approved	05/23/2025	4:02 PM
Michael Cowan	Approved	05/27/2025	8:37 AM
Heidi Prouse	Approved	05/27/2025	9:52 AM
Toni Brady	Approved	05/28/2025	10:35 AM
Colleen Conko	Approved	05/29/2025	7:50 AM

RESULT:	ADOPTED
MOVER:	Steve Champion

SECONDER: Ryan Amsler

AYES: Hawkins, Campbell, Allocco, Amsler and Champion



12 S. MAIN STREET, BROOKSVILLE, FL 34601

352-593-4255

www.procivil360.com

March 27, 2025

Ms. Michelle Miller
Hernando County Planning Dept
Providence Road
Brooksville, FL 34601

Re: Oak Hill Estates

Dear Ms. Miller,

As per our previous conversation, the Owners have failed to begin construction prior to the expiration date. There are several reasons of course, but we won't delve into all of them.

I can tell you, they are, and have been actively pursuing a sale of the lots to a National Builder, but have failed to strike a deal. They are currently in negotiations with Maronda Homes, and this transaction appears to be on the horizon. Maronda has contacted our office regarding some changes they would like to see in the plans.

None of these changes are considered major, and have no effect on any land outside the boundaries of this project. The request in summary, is to review the grading of certain lots with the approved proposed floor elevations. Our office is presently performing these revisions to the plans.

Maronda is in their due diligence period, and one of the outstanding items is the expiration of the construction plan approval.

We are formally requesting an extension of the beginning date of construction to be Jan 10, 2026. We would hope to be under construction prior to that date, but want to extend beyond the expected time, to avoid the approval expiring again.

If you would be so kind to please give this your consideration, we would be most gracious.
Thanks as always.

Sincerely,

A handwritten signature in black ink that reads "Alan K. Garman".

Alan K. Garman,
Manager

encl: Approval letter dated: 01/19/24



12 S. MAIN STREET, BROOKSVILLE, FL 34601

352-593-4255

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DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

1653 Blaise Drive | BROOKSVILLE, FLORIDA 34601

P 352.754.4057 www.HernandoCounty.us

January 19, 2024

ProCivil 360
12 South Main Street
Brooksville, FL 34601

Re: Construction Drawings for Oak Hill Estates

Dear Mr. Bengé,

The construction drawings for Oak Hill Estates Subdivision have been reviewed and approved. Construction may commence pursuant to the approved plans and specifications and the **following conditions.**

Mitigation of specimen and majestic trees on lots cannot be met by the 3" caliber trees planted on the lots for the landscaping requirements. Please include the required mitigation DBH and proposed plantings in the landscape plan.

Start of construction must occur within 12 months of the date of this letter and must be completed within 18 months. **Approved copies of all required permits from other agencies must be provided to the Zoning Department prior to clearing and commencement of the associated work shown on these construction drawings. The approvals required include but are not limited to NPDES, FWC permits with burrow survey, FWC final After-Action Report and state acceptance email is required to be submitted prior to development.**

Prior to any site clearing, site work and/or building construction for subdivision improvements including infrastructure and other improvements (i.e., buffer fences, subdivision walls/signs, retaining walls, fountains, gates, guardhouses, irrigation systems) the Developer or contractor must contact the Zoning and Building Department to obtain the required authorizations or permit(s) and provide contractor information. A copy of this approval letter will be needed to assist in securing permits and other required applications from the Building Department.

Permit applications for new home construction or commercial buildings cannot be submitted to the Building Dept. for individual lots until the Zoning Dept. has received copies of the recorded Final Plat. Individual lots must have key numbers assigned by the Property Appraiser's Office to each platted lot. These key numbers must then be active in the Building Dept. computer system.

Prior to beginning construction, a right-of-way use permit must be obtained from the Department of Public Works; furthermore, the project engineer shall set up a preconstruction conference with the County Utilities (if water/sewer is requested), Public Works Department and Development Department. During the conference, the engineer should establish a schedule and sequence of inspections to be conducted by those departments during construction.



12 S. MAIN STREET, BROOKSVILLE, FL 34601

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Any required testing will be accomplished by an independent and certified testing laboratory, approved by the County Engineer. Testing shall be accomplished in accordance with the County's Testing and Certification Schedule (II-01) of the Hernando County Facility Design Guidelines.

Prior to beginning construction and any gopher tortoise relocation, a gopher tortoise burrow survey and Florida Fish and Wildlife Commission (FWC) permit must be issued and forwarded to the County. Proof of relocation, including an after-action report and FWC acceptance email is required prior to any site alteration or development.

If you intend to plat this subdivision prior to completion of improvements, a performance bond will be required. The amount of the performance bond is equal to 100 percent of cost of constructing improvements.

Once all required improvements are completed, a maintenance security must be posted for an eighteen (18) month period from the date established by the County to ensure the integrity of the improvements. In addition, the developer shall submit written request for the inspection of all required improvements covered by the maintenance security at least sixty (60) days prior to the expiration date of the security. Final inspections shall be requested by the project engineer upon completion of the improvements and submission to the County of as-built drawings, test results, and certification of completion.

Please do not hesitate to contact this office should you have any questions.

Sincerely,

Alaina Kidd

Digitally signed by Alaina Kidd
Date: 2024.01.19 16:04:00
-05'00'

Alaina Kidd
Planner II



DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

1653 Blaise Drive | BROOKSVILLE, FLORIDA 34601

P 352.754.4057 www.HernandoCounty.us

January 19, 2024

ProCivil 360
12 South Main Street
Brooksville, FL 34601

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Please do not hesitate to contact this office should you have any questions.

Sincerely,

Alaina Kidd

Digitally signed by Alaina Kidd
Date: 2024.01.19 16:04:00
-05'00'

Alaina Kidd
Planner II



DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

1653 BLAISE DR BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

June 3, 2025

Alan K. Garman
Manager, ProCivil 360
12 S. Main Street
Brooksville, FL 34601

Re: Oak Hill Estates Construction Drawing Extension (Application #1436727)

Dear Mr. Garman,

On June 3, 2025, the Board of County Commissioners approved a time extension for the Oak Hill Estates Construction Drawings. The deadline to commence and complete construction has been extended to January 10, 2026, and July 10, 2027, respectively.

If you have any questions, please contact Omar DePablo, Development Services Director, at odepablo@hernandocounty.us.

Sincerely,

Brian Hawkins, Chairman
Hernando County Board of County Commissioners



DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

1653 BLAISE DR BROOKSVILLE, FLORIDA 34601
P 352.754.4057 www.HernandoCounty.us

June 3, 2025

Alan K. Garman
Manager, ProCivil 360
12 S. Main Street
Brooksville, FL 34601

Re: Oak Hill Estates Construction Drawing Extension (Application #1436727)

Dear Mr. Garman,

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If you have any questions, please contact Omar DePablo, Development Services Director, at odepablo@hernandocounty.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Hawkins", is written over the printed name.

Brian Hawkins, Chairman
Hernando County Board of County Commissioners



Board of County Commissioners

AGENDA ITEM

Meeting: 06/03/2025
Department: Planning
Prepared By: Dlnigro Nigro
Initiator: Omar DePablo
DOC ID: 15911
Legal Request Number: LR-2024-580-9
Bid/Contract Number:

TITLE

Resolution Ratifying Denial of Rezoning Petition Submitted by NVR, Inc., on Behalf of Banc Development Limited and Emerson Capital Group, LLC, for Property Located on Cortez Boulevard/State Road 50 (H2453)

BRIEF OVERVIEW

Request:

Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan.

General Location:

South side of Cortez Boulevard (SR 50) at its intersection with Oxley Road, reaching Emerson Road approximately 940' south of its intersection with Cortez Boulevard (SR 50)

P&Z Action:

On December 9, 2024, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for rezoning from CPDP (Combined Planning Development Project) to PDP(MF)/Planned Development Project (Multifamily) with deviations and modified performance conditions.

Hearing Detail:

On January 28, 2025, the BOCC voted to postpone the petitioners request to the March 25, 2025, hearing, in order to provide additional time for the petitioner to review BOCC comments and potential changes to the Master Plan with County staff.

On March 25, 2025, the BOCC voted to postpone the petitioners request to a date certain of May 6, 2025.

On May 6, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution denying the petitioner's request for a rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan. Denial was based on intensity of the project and environmental impact concerns.

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 the Board adopt and authorize the Chairman's signature on the attached resolution ratifying the Board's action to deny the petitioner's request for a rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan.

REVIEW PROCESS

Omar DePablo	Escalated	05/13/2025	5:17 PM
KayMarie Griffith	Approved	05/22/2025	9:14 AM
Albert Bertram	Approved	05/22/2025	4:39 PM
Pamela Hare	Approved	05/23/2025	9:55 AM
Michael Cowan	Approved	05/23/2025	4:00 PM
Heidi Prouse	Approved	05/27/2025	9:42 AM
Toni Brady	Approved	05/28/2025	10:42 AM
Jeffrey Rogers	Approved	05/29/2025	6:27 AM
Colleen Conko	Approved	05/29/2025	7:53 AM

RESULT: **ADOPTED**

MOVER: Steve Champion

SECONDER: Ryan Amsler

AYES: Hawkins, Campbell, Allocco, Amsler and Champion

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

Date: August 1, 2024

File No. _____ Official Date Stamp:

RECEIVED

8-16 2024

Development Services
Division

APPLICANT NAME: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager

Address: 1409 Tech Blvd, Suite 202

City: Tampa

State: Florida

Zip: 33619

Phone: 813-739-7435

Email: bzellmer@nvrinc.com

Property owner's name: (if not the applicant) Banc Development Ltd

REPRESENTATIVE/CONTACT NAME: Cynthia Tarapani

Company Name: Tarapani Planning Strategies

Address: 128 E. Tarpon Avenue

City: Tarpon Springs

State: Florida

Zip: 34689

Phone: 727-642-2030

Email: c.tarapani@tarapaniplanning.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): See Attached List
2. SECTION 26 & 35, TOWNSHIP 22, RANGE 19
3. Current zoning classification: PDP-GC
4. Desired zoning classification: PDP-MF
5. Size of area covered by application: 40.26 acres
6. Highway and street boundaries: State Road 50 on north and Emerson Road on east
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: 20 minutes)

PROPERTY OWNER AFFIDAVIT

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): NVR, Inc.


and (representative, if applicable): Cynthia Tarapani

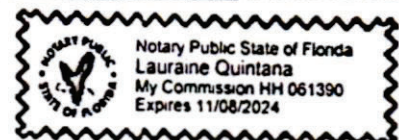
to submit an application for the described property.


Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15 day of July, 2024, by BESIM HALEF who is personally known to me or produced _____ as identification.


Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp



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

Date: August 1, 2024

File No. H-21-53 Official Date Stamp:

RECEIVED

AUG 21 2024

Hernando County Development Services
Zoning Division

APPLICANT NAME: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager

Address: 1409 Tech Blvd, Suite 202

City: Tampa

State: Florida

Zip: 33619

Phone: 813-739-7435

Email: bzellmer@nvrinc.com

Property owner's name: (if not the applicant) Emerson Capital Group LLC

REPRESENTATIVE/CONTACT NAME: Cynthia Tarapani

Company Name: Tarapani Planning Strategies

Address: 128 E. Tarpon Avenue

City: Tarpon Springs

State: Florida

Zip: 34689

Phone: 727-642-2030

Email: c.tarapani@tarapaniplanning.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 420556/ 1580541/ 739730/ 1411163/ 1411154/ 739749/ 476407
2. SECTION 26 & 35, TOWNSHIP 22, RANGE 19
3. Current zoning classification: PDP-GC
4. Desired zoning classification: PDP-MF
5. Size of area covered by application: 40.26 acres
6. Highway and street boundaries: State Road 50 on north and Emerson Road on east
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: 20 minutes)

PROPERTY OWNER AFFIDAVIT

I, W. Parkinson Myers, 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): NVR, Inc.
and (representative, if applicable): Cynthia Tarapani
to submit an application for the described property.

Emerson Capital Group, LLC
by: ECG Manager, LLC - its Manager
by: W. Parkinson Myers - its Manager

Signature of Property Owner

STATE OF FLORIDA

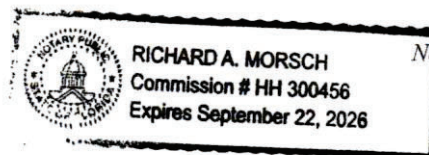
COUNTY OF HERNANDO Hillsborough

The foregoing instrument was acknowledged before me this 9th day of AUGUST, 2024, by W. PARKINSON MYERS who is personally known to me or produced _____ as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16

Rezoning Application Form_11-08-16.Docx



Notary Seal/Stamp

Page 1 of 1

**MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE**

Presented to:

**Hernando County
1653 Blaise Drive
Brooksville, Florida 34601**

Prepared for:

**NVR, INC.
1409 Tech Boulevard, Suite 202
Tampa, Florida 33619**

Prepared by:

**Cynthia Tarapani, Owner
Tarapani Planning Strategies
Land Use Planning Expert
128 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030
c.tarapani@tarapaniplanning.com**

**August 6, 2024
Revised November 8, 2024
Revised November 22, 2024**

**MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE**

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**MAPLE CROSSING REZONING APPLICATION
LIST OF SUBMITTAL DOCUMENTS**

A. Application Signed by Property Owners

B. List of Parcel's Key Numbers (Legal Description)

C. Proof of Ownership

Deed for Banc Development Ltd.- OR Book 3249, Page 1620

Deed for Emerson Capital Group- OR Book 3063, Page 1353

D. List of Experts for Public Hearings

E. Property Appraiser's List and Map of Adjacent Property Owners

F. Maple Crossing PD Master Plan

G. Maple Crossing Land Development Traffic Assessment

H. Preliminary Protected Species Surveys

I. Application Fee

Check from NVR Ryan Homes in the amount of \$1,281.40 payable to
Hernando County

J. Cultural Resources Assessment Survey (submitted on November 8, 2024)

I. INTRODUCTION

NVR, Inc., the Applicant, is the Contract Purchaser of an approximate 40.18 acre property located at the southwest quadrant of State Road 50 and Emerson Road in Hernando County. The property is composed of seven parcels owned by two different owners: Banc Development Ltd. and Emerson Capital Group. This Rezoning Application is submitted to revise the type of allowable development from Commercial to Multifamily, revise the site's zoning from PDP-C to PDP-MF, and revise the previously approved Master Plan to allow the proposed use of up to a maximum of 245 townhouses.

II. PROJECT PROPOSAL & SITE CHARACTERISTICS

The Rezoning Site is currently vacant and it is proposed for a townhouse development with a maximum total of 245 townhouses, developed in a range of two to eight townhouse units per building. There is no commercial development proposed for the site. There is a wetland system that bifurcates the site that begins in the southwest corner of the property, continues diagonally through the site to the northeast, and then continues off-site connecting with the FDOT pond located at the southwest corner of SR 50 and Emerson Road. Based on the wetland survey, the size of the wetlands are a total of 1.64 acres, the size of the uplands is 38.54 acres, for a total site size of 40.18 acres.

There are two access points proposed for the development: one entrance on Emerson Road on the east side of the site, and one entrance on Oxley Road on the west side of the site. Both access points will be treed boulevard entrances in compliance with Hernando County regulations. There is no access proposed to State Road 50/ Cortez Boulevard for the development. The Applicant proposes to connect the two sections of the property with an internal road that crosses the wetlands in the southwest section of the site. The specific location where the road crosses the wetlands is subject to design and permitting. Therefore, the project will comply with the County's policy requiring two access points for a residential development with more than 50 residential units.

It should be noted that the project entrance on Oxley Road will be located close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road.

Within the development, the local roads are proposed to be public roads that comply with the County's development standards. The site will be designed with a stormwater management system that complies with the regulations of both Hernando County and SWFWMD. The development will contain neighborhood parks that comply with the County's requirements regarding the acreage and the parks will be located in locations convenient to the residents of both the East and West Parcels

The total size of the project and proposed density is shown in **Table 1** below.

Table 1
Maple Crossing
Project Size and Proposed Density

Site	Size in acres
Uplands	38.54 ac
Wetlands	1.64 ac
TOTAL SITE SIZE	40.18 acres
Proposed Development	245 Townhouse Units
Gross Density (on Total Site)	245 units on 40.18 acre= 6.1 u/ ac
Net Density (on Uplands Only)	245 units on 38.54 acres = 6.4 u/ ac

Proposed Deviations from LDC

For the Maple Crossing development the Applicant requests three deviations from the *Land Development Code* as described below.

1. Request to reduce the building setback along State Road 50 in the West Parcel only from 125' to 75'.

The Planned Development provisions, Article VIII of the *LDC*, require a building setback of 125' from State Road 50 and the Applicant proposes a setback of 75'. The justification for this reduced setback relates to the physical form and dimensions of the West Parcel, which is the only section of the site to which the State Road 50 setback applies. The depth of the West Parcel from the north property line adjacent to State Road 50 south to the wetland system is approximately 274 feet, excluding the wetland buffer. If the State Road 50 setback is applied, it will be difficult, if not impossible, to develop townhouses on both sides of a local road in this area, and resulting in an inefficient site design that will negatively impact the development potential of the project.

The Applicant proposes a setback of 75' from the north property line to the townhouse buildings within which an extremely wide buffer of 45' will be installed along the entire West Parcel frontage of State Road 50. The large proposed setback coupled with the wide buffer will provide an effective buffer between State Road 50 and the proposed townhouses. Additionally, the buffer will create an aesthetically pleasing view along the State Road 50 frontage.

2. Reduce the minimum lot size from 4,500 square feet to 2,640 square feet.

The County's R -3 Zoning District establishes lot sizes for multifamily residential units, and as calculated, would require a 4,500 square foot lot for each townhouse. The Applicant requests a minimum lot size of 2,640 square feet for each townhouse.

Each townhouse lot is designed with a width of 24' and a depth of 110' which results in the proposed lot size of 2,640 square feet. It should be noted that this lot size is very typical for townhouse development to reflect the land actually sold to the individual townhouse owner. It should be noted that this minimum lot size does not operate to allow additional density since the maximum development in the proposed project is limited to 245 residential units. Additionally, the development will comply with the County's requirements for Neighborhood Parks and Open Space.

3. Reduce the interior front yard setback for the townhouse units from 25' to 20'.

The County's required setback is 25' for the front yard of residential developments. The Applicant requests a front yard setback of 20' between the townhouse building and the internal local road for the following reasons.

First, this front yard setback will be visible only to residents of the development and will not impact the view of the project from external boundaries. Secondly, the reduced front yard setback results in a driveway length that is adequate for the lengths of typical cars and trucks. Typical car lengths range from 14' for a compact car, 16' for a midsize car, 17' for a full size car, and 16'-19' for typical truck sizes. With the proposed 20' front setback, there will be adequate space in the driveway for typical cars and trucks without blocking the sidewalk. Therefore, the requested reduced setback will not impair the function of the local roads or the sidewalks.

III. ENVIRONMENTAL CONSIDERATIONS

A Preliminary Protected Species Survey has been prepared by Universal Engineering Sciences for each side of the development and they are attached as **Submittal Document H**. Based on review of available data and a field inspection, the attached Surveys confirm that no Protected Species were identified on the project property. In summary, other than the wetland system that traverses the site, at this time, there are no known environmental considerations on the site.

The site is located in Flood Zones A and X. The detailed engineering design will determine whether or not the buildings will be required to be elevated. If building elevation is necessary, then the first floor of all habitable buildings on the site will be elevated as determined by this analysis and consistent with Hernando County's regulations.

IV. SITE PLAN DISCUSSION

As mentioned above there is a wetland system that bifurcates the site that begins in the southwest corner of the property, continues diagonally through the site to the northeast, and then continues off-site connecting with the FDOT pond located at the southwest corner of SR 50 and Emerson Road. Based on the wetland survey, the size of the wetlands are a total of 1.64 acres and the project will include the appropriate wetland buffers, consistent with SWFWMD regulations.

There are two access points proposed for the development: one entrance on Emerson Road on the east side of the site, and one entrance on Oxley Road on the west side of the site. Both access points will be treed boulevard entrances in compliance with Hernando County regulations. There is no access proposed to State Road 50/ Cortez Boulevard for the development. The Applicant proposes to connect the two sections of the property with an internal road that crosses the wetlands in the southwest section of the site. Therefore, the project will comply with the County's policy requiring two access points for a residential development with more than 50 residential units.

The project entrance on Oxley Road will be located in close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road. It should be noted that this proposed entrance is north of the northernmost home's driveway on Oxley Road and therefore, the project traffic will turn into the townhouse neighborhood before this residential driveway and will not need to travel past the existing homes to enter and exit the townhouse development.

Sidewalks

The development will be constructed with sidewalks on all of the project's interior roads. The internal road that connects the two portions of the site will also have a sidewalk to provide pedestrian access between the two sections of the site.

Guest Parking

The development proposes additional parking to be available for guests and located conveniently throughout the East and West Parcels. The final number of spaces and specific location of the guest parking will be determined during engineering design and submitted to the County for review.

Compatibility, Setbacks & Buffers

The site is located at the intersection of two major roads: State Road 50 and Emerson Road, and also has frontage on Oxley Road, a third local road. The site's shape and dimensions are suitable to a townhouse development with appropriate community amenities. The site is also well insulated from any surrounding properties and is not expected to create negative impacts to the surrounding properties based on the following proposed setbacks and buffers. It should be noted that all of the proposed setbacks and buffers are shown on the Master Plan and are described in this section. Additionally, the required and provided building setbacks are described in **Table 2** below. There will be a 25' buffer from all wetlands as required by SWFWMD, and as illustrated on the Master Plan.

North: The north boundary of the development is State Road 50, a State- maintained arterial currently constructed as a four-lane divided roadway. Along the north property boundary, the project proposes a 75' building setback from the property line to the townhouse buildings and a 45' buffer. The justification for a reduced building setback along State Road 50 is contained in **Section II** of this report.

South: To the south of the site is a public school, Moton Elementary School. The activities on the school property in the proximity of the new townhouses are employee parking and a stormwater pond. Further south on the school property, there are sports courts and open play fields. Along the project's southern boundary, the Master Plan proposes a 45' building setback from the property line to the townhouse buildings and a 15' buffer.

East: Emerson Road is adjacent to the eastern property line of the site and to the southeast of the site is a private school, Hernando Christian Academy. There will be one entrance to the development from Emerson Road which will be a treed boulevard entrance with open space/ landscaping on both sides of the entrance. To the north and south of the open space at the project entrance along the balance of Emerson Road, a buffer of 35' is proposed. The project proposes to comply with the required 35' building setback along Emerson Road.

Portions of the East and West Parcels border the FDOT stormwater pond, and therefore, limited buffering is needed in these areas. Within the East Parcel and along the three internal property lines adjacent to the off-site pond, a 5' buffer is proposed. Specifically, this 5' buffer is proposed within the East Parcel along both north boundaries and also along the east boundary.

Within the West Parcel and on its east boundary adjacent to the FDOT stormwater pond, the proposed buffer is 15' for the upland portion of that boundary. A significant portion of this boundary is occupied by wetlands and the required 25' wetland buffer will be observed in this area.

West: Oxley Road is adjacent to the western boundary of the site. The approved Cone & Graham townhouse project is located at the immediate southwest corner of Oxley Road and SR 50 and west of this proposed Rezoning site. Single family homes are developed to the south of the approved Cone & Graham townhouse development on the west side of Oxley Road.

The project proposes to minimize the traffic impacts on Oxley Road by locating only one access point on this road and locating it in close proximity to State Road 50. It should be noted that this proposed entrance is north of the northernmost home's driveway on Oxley Road and therefore, the project traffic will turn into the development before this residential driveway and will not need to travel past the existing homes to enter and exit the townhouse development.

The proposed external setbacks and buffers are proposed to minimize impacts of the proposed development with surrounding land uses. The West boundary is the only property boundary that is in proximity to existing residential uses. Therefore, the project has proposed a large setback of 45' on the West boundary along Oxley Road and a 20' buffer along this roadway. Further, there is only one entrance to the development on Oxley Road and this entrance will also be developed as a treed entrance. All of these site features are designed to form an appropriate buffer between these two residential uses.

Table 2
Maple Crossing
Summary of External Project Setbacks

Property Boundary	Required Setback	Provided Setback
North	125' along State Road 50 20' along FDOT Parcel	75' along State Road 50* 30' along FDOT Parcel
South	20'	45'
East	20' in West Parcel 35' in East Parcel along Emerson Road'	30' in West Parcel adjacent to FDOT Pond 35' in East Parcel along Emerson Road
West	35' along Oxley Road	45' along Oxley Road

* Deviation requested and described in **Section II**.

The dimensional requirements for the townhouse units are shown on the Master Plan and also in **Table 3** below.

Table 3
Maple Crossing
Summary of Townhouse Dimensional Standards

Standard	Amount
Lot Size	2,640 sq. ft. *
Lot Depth	110'
Setbacks	Front: 20' * Rear: See External Project Setbacks Side: N.A.
Building Coverage	35% (As calculated for the overall project site)

* Deviation requested and described in **Section II**.

Cultural Resources Assessment Survey

A Cultural Resource Assessment Survey was conducted by a well-qualified firm, Archaeological Consultants, Inc., for the Maple Crossing site. The Survey is included in this resubmittal.

The Survey included both background research and field work on the site to determine and locate any cultural resources within the site boundary. The results of the Survey indicate that there are no previously recorded historic resources or archaeological sites within the project boundary and no new resources were identified as a result of the field work. Additionally, there are no archaeological sites or historic resources on the site that are listed, determined eligible, or appear to be potentially eligible for listing in the National Register of Historic Places, and therefore, the project will not affect historic properties.

V. IMPACTS TO PUBLIC FACILITIES

Transportation

The Applicant has submitted a Traffic Assessment along with this Rezoning Application to confirm that the project will not reduce the Level of Service on the road network and to identify the improvements appropriate for the project. The Land Development Traffic Assessment was prepared by W.E. Oliver, P.E., LLC dated July 12, 2024 and attached as **Submittal Document G**.

The results of the Traffic Assessment are summarized on Page 11 of the report and as follows:

1. The Level of Service Analysis for Year 2030 “indicates good conditions” that meet the County’s adopted standards.
2. An east-to-south bound right turn lane on State Road 50 at Oxley Road is recommended.
3. A south-to-west bound right turn lane on Emerson Road at the East Parcel entrance is recommended.
4. Improvement of Oxley Road from State Road 50 south to West Parcel entrance is recommended to improve this section of Oxley Road to the County standards.

For more details, please refer to the full Traffic Assessment contained in this submittal.

Stormwater Management/ Drainage

The new development will be required to treat its stormwater on the site in accordance with the regulations of Hernando County and SWFWMD. The Master Plan shows the conceptual location of the stormwater management ponds that will serve the project.

Water and Sewer Utilities

See analysis in **Section VI** below.

Neighborhood Parks

The proposed development will meet and exceed the County's requirement for neighborhood parks by providing parks in locations convenient to residents of both Parcels. The final sizes and locations of the neighborhood parks will be determined during final engineering design and submitted to the County for review.

Public School Facilities

The project will be subject to and will comply with the County's Concurrency Evaluation and the Educational Facilities Impact Fees for each townhouse.

Summary

Based on the analysis in this **Section V**, adequate public facilities will be available to serve the project.

VI. WATER & SEWER SERVICES

Although the proposed development is located within the jurisdiction of Hernando County, it is located within the utility service area for the City of Brooksville. The City of Brooksville is evaluating their sewer capacity and taking steps to expand capacity through a potential agreement with Hernando County and with a major expansion to the sewer treatment plant. The Applicant is aware of this ongoing capacity evaluation and will coordinate with the City of Brooksville to obtain sewer service. Central water service will also be provided through the City of Brooksville and there are no capacity issues relating to that service.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 4, 2024
Board of County Commissioners: December 17, 2024
Planning & Zoning Commission: December 9, 2024
Board of County Commissioners: January 28, 2025
Board of County Commissioners: March 25, 2025
Board of County Commissioners: May 6, 2025

APPLICANT: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager

FILE NUMBER: H-24-53

REQUEST: Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan

GENERAL LOCATION: South side of Cortez Boulevard (SR 50) at its intersection with Oxley Road, reaching Emerson Road approximately 940' south of its intersection with Cortez Boulevard (SR 50)

PARCEL KEY NUMBER(S): 420556, 1580541, 739730, 1411163, 1411154, 739749, 476407

BACKGROUND

The petitioner's initial request was a rezoning of the subject property from CPDP (Combined Planning Development Project) including GC (General Commercial), and SF (Single-family) uses, and CPDP (Combined Planning Development Project) including OP (Office Professional) and Congregate Care Facility uses, to PDP(MF) Planned Development Project (Multifamily). The petitioner proposed a 245-unit townhome community configured to preserve the stream/wetland that runs through the middle of the property. The petition was postponed several times before being heard at the January 28, 2025, Board meeting.

BOARD OF COUNTY COMMISSIONERS CONCERNS

At the Board of County Commissioners meeting on January 28, 2025, several concerns were raised regarding the proposed development, including:

- Whether school capacity is available for the proposed development
- Whether a flood zone elevation requirement would be in place for the proposed development
- The trip generation rate for the proposed development

APPLICANT'S RESPONSE AND REVISED REQUEST

The petitioner has modified the master plan and associated narrative to address the concerns identified by the Board of County Commissioners. These modifications include:

- Reduction of the total number of units from 245 to 215
- Reduction of development density from 6.1 units/acre to 5.4 units/acre
- Removal of setback deviation request along S.R. 50
- Agreement to construct sidewalk along the west side of Emerson Road

In addition, the developer has proposed a change in the townhome layout, increasing the proposed width from 24' to 28' and incorporating a two-car garage in lieu of the 1-car initially proposed. This change will allow for four parking spaces per unit.

Lastly, the applicant's transportation engineer provided an analysis of the potential traffic impacts for the proposed development versus those that could be generated from the existing entitlements. This analysis has been provided to the County Engineer for review and comment.

Requested Deviations

With the new site design, the petitioner has requested two deviations to the Land Development Regulations:

- Lot Size Reduction to 3,800 square feet
- Lot Setback Reductions:
 - Front: 20'
 - Side: 0' (internal only); external to be at least 10' between buildings
 - Rear: 15'

REVISED STAFF RECOMMENDATION:

Based on the revised master plan and narrative, staff has revised its staff recommendation for the proposed project and has summarized previous actions by the Planning and Zoning Commission and Board of County Commissioners for ease of reference.

SITE CHARACTERISTICS

Site Size: 40.18 acres

Surrounding Zoning;

Land Uses:

North:	PDP(GHC) H-88-109 and Cortez Boulevard (SR 50); Undeveloped
South:	AG with a Special Exception & AR; Moton elementary School & Single-family home
East:	AG; Undeveloped
West:	AR, CPDP; Single-family houses, & undeveloped

Current Zoning: CPDP (Combined Planning Development Project) H-08-06/H-05-35

**Future Land Use
Map Designation:** Residential and Commercial

ENVIRONMENTAL REVIEW

Soils: Blichton Loamy Fine Sane and Flemington Fine Sandy Loam.

Protection Features: There are neither Protection Features (Wellhead Protection Areas (WHPA) nor Special Protection Areas (Special Protected Areas (SPAs) on this site according to county data.

Hydrologic Features: There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data.

Comments: The petitioner shows a wetland flowing through the middle of the project. Staff recommend establishing a jurisdictional wetland line on the property; this line shall be included in all plans and drawings for this project. A buffer of 25' shall be established adjacent to the wetlands. See land use section for specific requirements.

Habitat: The subject property is designated Mixed Hardwood-Coniferous according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).

Comments: This property has the potential to have the Red-cockaded Woodpecker, the Florida Black Bear, the Swallow-tail Kite, Gopher Tortoises, and the Cooper's Hawk. Invasive plant species, if present, are to be removed during the development process.

A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional and submitted as part of the conditional plat application stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

Water Quality: The proposed development is within the Chassahowitzka River Basin Management Action Plan and subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate. It is also within the Chassahowitzka Outstanding Florida Spring Group (OFS).

Comments: The proposed development must maintain a 15' buffer around all water bodies where fertilizers are not used to prevent contamination. The builder is required to provide information on Florida Friendly Landscaping™ techniques and proper fertilizer use to the homeowners. These materials are designed to address and help reduce nutrient pollution. These educational materials are available through the Hernando County Utilities Department (HCUD).

The implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters for this property is required. This will be addressed during the permitting phase of development.

Flood Zone: The subject property is in flood zones X, A and AE.

Comments: The petitioner shall be required to notify all potential residents of their flood risk and evacuation options through the Hernando County Emergency Operations Center if an emergency event occurs.

Archaeology: This property has a potential of containing archaeological sites according to previous surveys.

Comments: An archaeological survey shall be performed by a qualified professional and shall be submitted with the site development permit or conditional plat. If evidence of archaeological sites are present, the petitioner shall be required to adhere to the State regulations regarding archaeological sites and development.

SCHOOL DISTRICT REVIEW

The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

Comments: The petitioner has been coordinating with the Hernando County School District on the capacity needs at the high school level. Final capacity determinations will be determined at the time of conditional plat review.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comment: These parcels are located within the City of Brooksville Utility Department's (CBUD) first right to serve district. The petitioner shall coordinate with the City of Brooksville to validate the availability of utilities capacity.

Note: Prior to receiving a Certificate of Concurrency for the proposed development, the petitioner shall be required to provide proof of capacity from the City of Brooksville.

ENGINEERING REVIEW

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

- The property is in the Bystre Lake Watershed with areas of A and AE flood Zones at Elevation 99.6. Oxley Road is a minor rural residential road, with no markings, that is unable to handle the traffic volumes that will be generated by the development occurring on this road.
- A Traffic Access Analysis has been received and is currently under review. Any improvements identified will be the responsibility of the developer to install.
- To make Oxley Road functional for new development, it is required to be paved according to County standards from Cortez Boulevard (SR 50) to the entrance of the development.
- All roadways and driveways shall meet Hernando County standards.
- Driveway locations must be in coordination with another project located at West side of Oxley Rd. & South side of Cortez Blvd. (Cone & Graham, key numbers: 357508, 357946, rezoning case H-24-22)
- Sidewalks shall be installed throughout this development.
- FDOT access management and drainage permits are required.
- The petitioner shall coordinate with the Engineering Department to provide a transit stop with amenities.

Comments: Subsequent to the initial comments, the petitioner reduced the number of units to 215 and provided a preliminary trip generation analysis indicating that the proposed development would generate less trips than those uses previously approved. This analysis has been included in the applicant's submittal documents for the Board's consideration. Staff recommends that the total number of units in the development be limited to those that would not exceed previously established trip generation maximums, or 215, whichever is less. This trip generation maximum will be demonstrated at the time of conditional plat through the traffic analysis.

Additionally, the petitioner agreed to construct a sidewalk from the entrance of the development to Moton Elementary, as shown on the proposed Master Plan, at their sole expense.

LAND USE REVIEW

The petitioner requests to rezone the property to PDP(MF) Planned Development Project (Multifamily) to construct a townhome development. The site is located just south of Brooksville in an area that is appropriate for higher density due to its proximity to the City and Cortez Boulevard (SR 50). As the Land Development Regulations do not currently have a townhome district, the R-3 standards are used as the base for the PDP(MF) Planned Development Project (Multifamily) master plan request.

Perimeter Setbacks and Buffers:

The petitioner has proposed the following perimeter setbacks for the subject site:

- S.R. 50: 125'
- West: 45'

- South: 45'
- East (Along Emerson): 35'
- East (Remainder): 30'

Within the perimeter setbacks, the petitioner has proposed the following perimeter buffers:

- S.R. 50: 45'
- West: 20'
- South: 15'
- East (Along Emerson): 35'
- East (Remainder): 5'

Comments: The petitioner shall maintain and/or enhance vegetation along all buffers to ensure that they are at 80% opacity within 18 months of planting.

Wetland Buffer:

The petitioner has recognized a potential wetland that runs throughout the center of the property. The petitioner shall be required to delineate the wetland jurisdictional line at the time of site development or conditional plat application submittal. A 25' buffer and building setback shall be set from the jurisdictional lines. No structures shall be permitted within this setback, and conservation easements in favor of the HOA or CDD, as applicable, which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), shall be placed over all wetland setback and buffer areas.

Lot Size and Setbacks:

The R-3 (Residential-3) zone, which is the zoning district related to the PDP(MF), states the minimum lot area for multifamily dwellings containing three (3) or more dwelling units, shall be twelve thousand (12,000) square feet plus three thousand (3,000) square feet for each additional dwelling unit over the first two (2) dwelling units (*Article IV, Section 2(G)(4)(iii)*). For a four (4) unit building, the minimum size for the lot is 18,000 square feet. This provides a 4,500 square foot lot minimum for each dwelling unit. For a six (6) unit building, the minimum lot size is 24,000 square feet, providing a 4,000 square foot lot minimum for each dwelling unit.

The petitioner has proposed the following lot sizes, lot widths, and setbacks for the townhome product:

- Lot size: 3,800 square feet (Deviation from 4,000 square feet for a 6-unit building)
- Townhome width: 28' with 2 car garage

Comments: The townhomes are proposed to be sold as fee-simple, individually owned units. The lot lines will be clearly delineated at the subdivision phase of development, with no individual lot being less than 3,800 square feet.

Building Setbacks:

- Front: 20'
- Side: 0' (Internal)
- Rear:
- Building Separation: Minimum 10'

The petitioner has requested between 2 and 8 units per building.

Comments: Staff has no objections to the lot sides and layout as requested by the applicant.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units.

Comments: The petitioner has identified two access points to the development – one of Emerson Road just north of Moton Elementary School and a second off Oxley Road just south of S.R. 50. As per the requirements of the County Engineer, these points of access must be coordinated with the representatives for previously approved master plan H-24-22 prior to the submittal of the conditional plat for the development.

Tree-Lined Entrance

Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has not indicated the location of the tree-lined entrance into the development. Planning staff recommends that the petitioner coordinate with the County Engineer to identify the primary entranceway into the proposed development. Upon determination, that entrance must be designed as the tree-lined entrance into the development in accordance with the Hernando County Land Development Regulations.

Neighborhood Park:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements.

The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum

neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park. The approximate location and acreage of the neighborhood park system shall be identified within the project master plan.

Comments: If the master plan is approved, the petitioner shall be required to set aside 2.15 acres for a neighborhood park. Staff believes the park location is appropriate to identify in the Conditional Plat, due to the topographic uniqueness of the property. The park should be centrally located to be accessible to all residents within the development. The petitioner can utilize wetlands as part of the park system, by including it in the Neighborhood Park Plan submitted as part of the construction drawings.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet.

Comments: If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The natural vegetation of 2.81 acres (122,517 square feet) shall be designated during the conditional plat phase of development.

Fire Protection Plan:

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, 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.

Multifamily Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area

Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(6): Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP) Master Plan and related strategies to accommodate infill and/or mixed-use development.

Strategy 1.04B(7): All multifamily developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

- a. multifamily development may serve as a density transition located on the periphery of single-family neighborhoods and connecting to higher intensity uses;
- b. multifamily developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single-family neighborhoods

Future Land Use Map, Commercial Category

Strategy 1.04A(6): The Commercial Category provides commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Future Land Use Element, Planned Development Project Standards

- Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.
- Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.
- Strategy 1.10C(2): Delineation of the allowable density and/or intensity of development shall be contingent upon the ability to provide the adopted level of service of public services and facilities concurrent with project development as outlined in the adopted land development regulations.
- Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.
- Strategy 1.10D(4): Public space and amenity standards appropriate to the development context and consistent with the scale of development may be required where appropriate for new Planned Development Projects. Concepts such as the following may be utilized: a. wide sidewalks, courtyards, gardens or greens that enhance the walkability and expanded useful open space of the site; b. public space integrated with the drainage network, using low impact development (LID) standards where practical; c. public space integrated with multi-modal movement, resting and staging area amenities, such as transit stops and business fronting sidewalks; d. site amenities that encourage the use of outdoor public space using vegetation, furniture, architectural features, appropriate lighting and mobile vendor accommodation where appropriate.

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(1): The County's long range and master plans for transportation, potable water service, wastewater service and other public facilities are utilized to provide guidance for the timing and location of infrastructure according to need and level of service. Capital infrastructure projects shall be primarily directed to the urbanized areas of the County as depicted on the Adjusted Urbanized Area Map.
- 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 subject rezoning application is consistent with the Comprehensive Plan's goals, objectives and strategies related to multifamily residential development. The property shall be limited to its impacts to the transportation network by ensuring the number of units does not generate more impacts than the previously approved entitlements. In addition, the applicant has been coordinating with the school district on its capacity needs and will enter into any mitigation agreement at the time of conditional plat.

Further, the development is consistent with both the commercial and residential land use classifications, as it is located along a major highway corridor, does not require that residents travel through existing single-family residential neighborhoods for highway access, and has a moderate multi-family density. The applicant shall be required to coordinate with the City of Brooksville for the provision of water and sewer services; a certificate of concurrency will not be issued until provision is secured.

FINDINGS OF FACT

The petitioner's request for a rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning

Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan is appropriate as it is consistent with the Comprehensive Plan and the surrounding land 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.

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.

SUMMARY OF PREVIOUS ACTIONS ON APPLICATION:

Original Staff Recommendation: It is recommended that the Planning and Zoning Commission postpone the petitioner's request in order to provide the petitioner and staff with ample time to discuss proposed changes to the originally submitted application. Changes are based on County Departmental comments and the petitioners' desire to change some features of the project due to some of the subject site's environmental conditions.

P&Z ACTION (November 4, 2024): On November 4, 2024, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request to provide the petitioner with additional time to coordinate with staff revisions to the original request/application.

Note: Subsequent to the P&Z Action on November 4, Planning staff developed a staff recommendation that was presented to the Planning and Zoning Commission on December 9, 2024.

P&Z ACTION (December 9, 2024): On December 9, 2024, the Planning and Zoning Commission voted 3-2 to approve the petitioner's request with revised performance conditions.

BOCC Action (January 28, 2025): On January 28, 2025, the Board of County Commissioners (BOCC) voted to postpone the petitioners request to their March 25, 2025, hearing, in order to provide additional time for the petitioner to review BOCC comments and potential changes to the master plan with County staff.

BOCC Action (March 25, 2025): On March 25, 2025, the Board of County Commissioners (BOCC) voted to postpone the petitioner's request to their May 6, 2025, hearing in order to provide additional time for the petitioner to review BOCC comments and potential changes to the master plan with County staff.

REVISED STAFF RECOMMENDATION (FOR MAY 6, 2025, BOARD OF COUNTY COMMISSIONERS HEARING):

Staff recommends that the Board of County Commissioners adopt a resolution approving the petitioner's request with the following performance conditions:

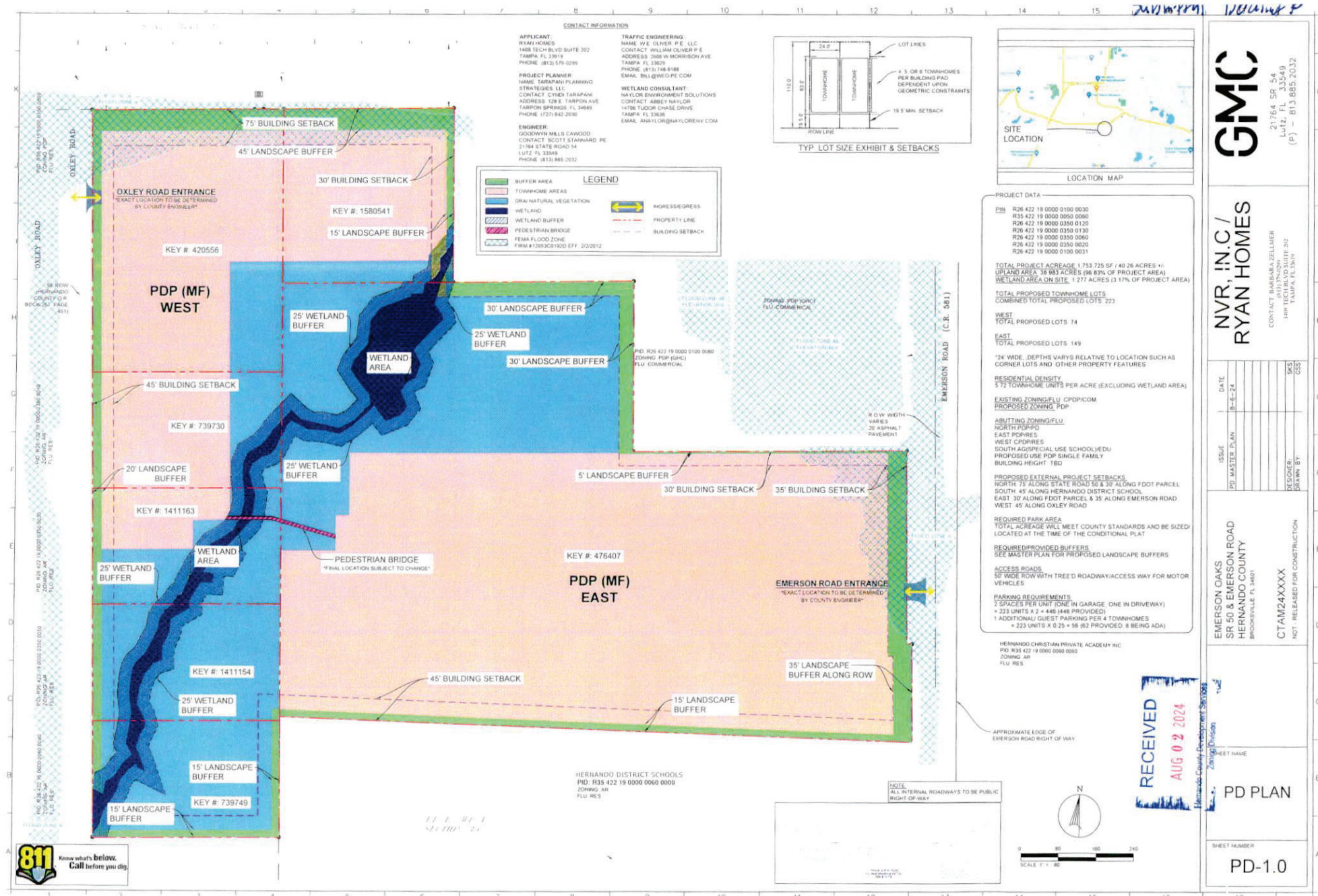
1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must 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.
4. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
5. The petitioner shall coordinate with the City of Brooksville to validate the availability of utilities capacity. Prior to receiving a Certificate of Concurrency for the proposed development, the petitioner shall be required to provide proof of capacity from the City of Brooksville.
6. The property is in the Bystre Lake Watershed with areas of A and AE flood Zones at Elevation 99.6. Oxley Road is a minor rural residential road, with no markings, that is unable to handle the traffic volumes that will be generated by the development occurring on this road.
7. A Traffic Access Analysis has been received and is currently under review. Any improvements identified will be the responsibility of the developer to install.
8. To make Oxley Road functional for new development, it is required to be paved according to County standards from Cortez Boulevard (SR 50) to the entrance of the development.
9. All roadways and driveways shall meet Hernando County standards.

10. Driveway locations must be in coordination with previously approved rezoning case H-24-22. This coordination must occur prior to the submittal of the conditional plat for the project.
11. Sidewalks shall be installed throughout this development.
12. FDOT access management and drainage permits are required.
13. The petitioner shall coordinate with the Engineering Department to provide a transit stop with amenities. This shall be identified on the conditional plat.
14. The petitioner shall construct a sidewalk from the entrance of the development to Moton Elementary, along Emerson Road, as shown on the proposed master plan, at the sole expense of the developer.
15. The development shall be limited to a total of 215 units or the number of units that will not exceed trip generation maximums from previous entitlements on the site, whichever is less. This will be demonstrated through the Traffic Analysis provided at the conditional plat.
16. The development shall be required to follow the Class A subdivision requirements as identified in Chapter 26 of the Land Development Regulations.
17. The following perimeter setbacks shall apply to the development:
 - S.R. 50: 125'
 - West: 45'
 - South: 45'
 - East (Along Emerson): 35'
 - East (Remainder): 30'
18. The development shall be required to provide the following perimeter buffers for the development. These buffers shall be maintained and/or enhanced to reach 80% opacity within 18 months of development. If enhancement is required, the specific planting plans shall be incorporated into the landscape plans submitted with the construction drawings for the development.
 - S.R. 50: 45'
 - West: 20'
 - South: 15'
 - East (Along Emerson): 35'
 - East (Remainder): 5'
19. The petitioner shall be required to delineate the wetland jurisdictional line at the time of site development or conditional plat application submittal. A 25' buffer and building setback shall be set from the jurisdictional lines. No structures shall be permitted within this setback, and conservation easements in favor of the HOA or CDD, as applicable, which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), shall be placed over all wetland setback and buffer areas.

20. The townhomes are proposed to be sold as fee-simple, individually owned units. The lot lines will be clearly delineated at the subdivision phase of development, with no individual lot being less than 3,800 square feet.
21. Building Setbacks:
 - Front: 20'
 - Side: 0' (Internal)
 - Rear:
 - Building Separation: Minimum 10'
22. The units shall be constructed in pods, with no building having more than 8 units.
23. The conditional plat may allow for flexibility in the overall layout of the buildings and units without requiring a master plan revision, as long as the general areas of development as identified in this rezoning are not impacted.
24. The petitioner shall coordinate with the County Engineer to identify the primary entranceway into the proposed development. Upon determination, that entrance must be designed as the tree-lined entrance into the development in accordance with the Hernando County Land Development Regulations.
25. The petitioner shall be required to set aside 2.15 acres for a neighborhood park, with the location identified at conditional plat. The park should be centrally located to be accessible to all residents within the development. The petitioner can utilize wetlands as part of the park system, by including it in the Neighborhood Park Plan submitted as part of the construction drawings.
26. The petitioner shall provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The natural vegetation of 2.81 acres shall be designated during the conditional plat phase of development.
27. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with the Hernando County Land Development Regulations.

BOCC ACTION

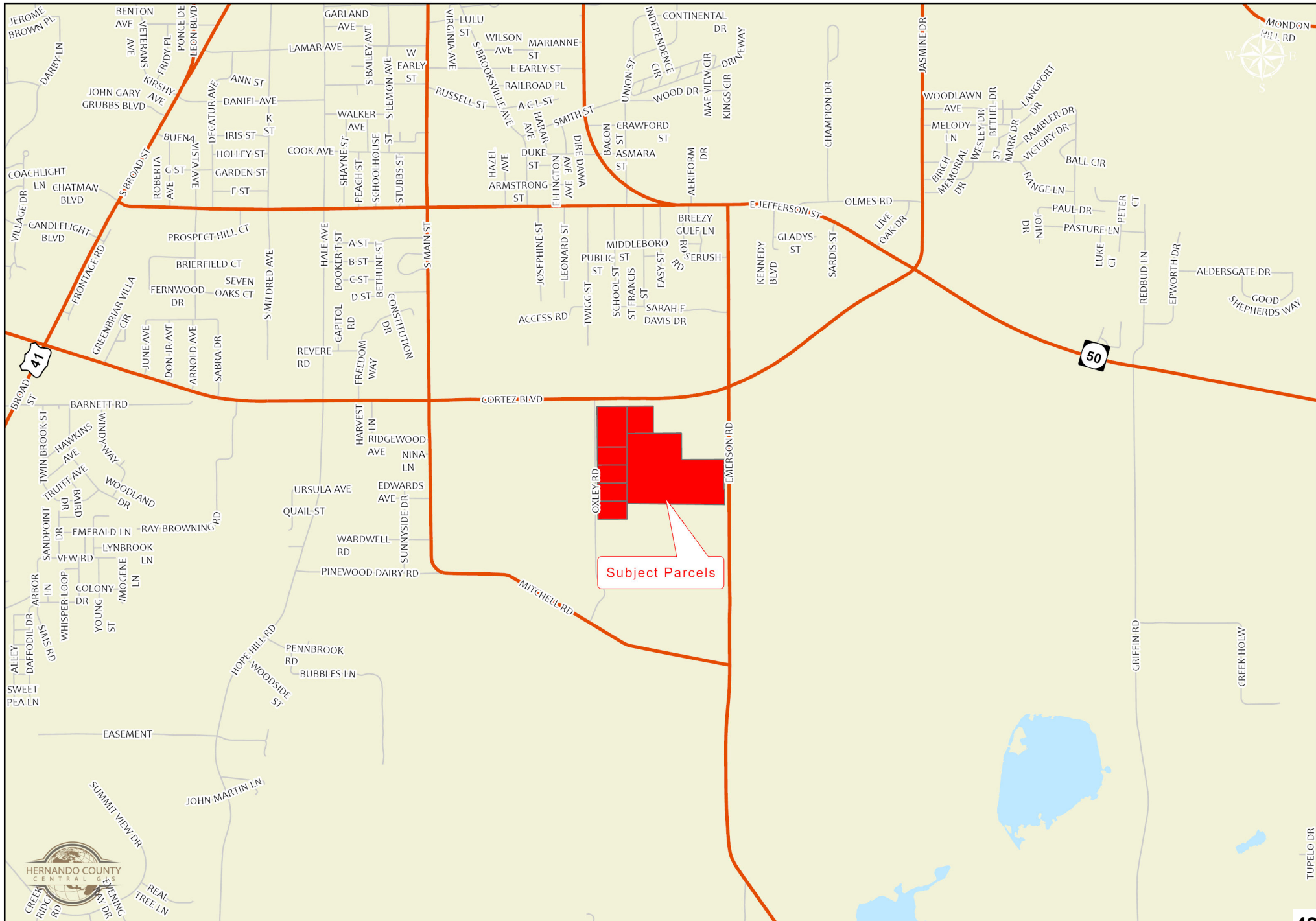
On May 6, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution denying the petitioner's request for a rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan. Denial was based on intensity of the project and environmental impact concerns.



This drawing is and shall remain the property of Goodwin, Mills and Cawood, Inc. (GMC) and Goodwin Mills Cawood LLC (GMC). Unauthorized use of any kind including use on other projects is prohibited. In the event that a conflict arises between the master plan and the proposed plan, the master plan shall prevail.

H-24-53 AREA MAP

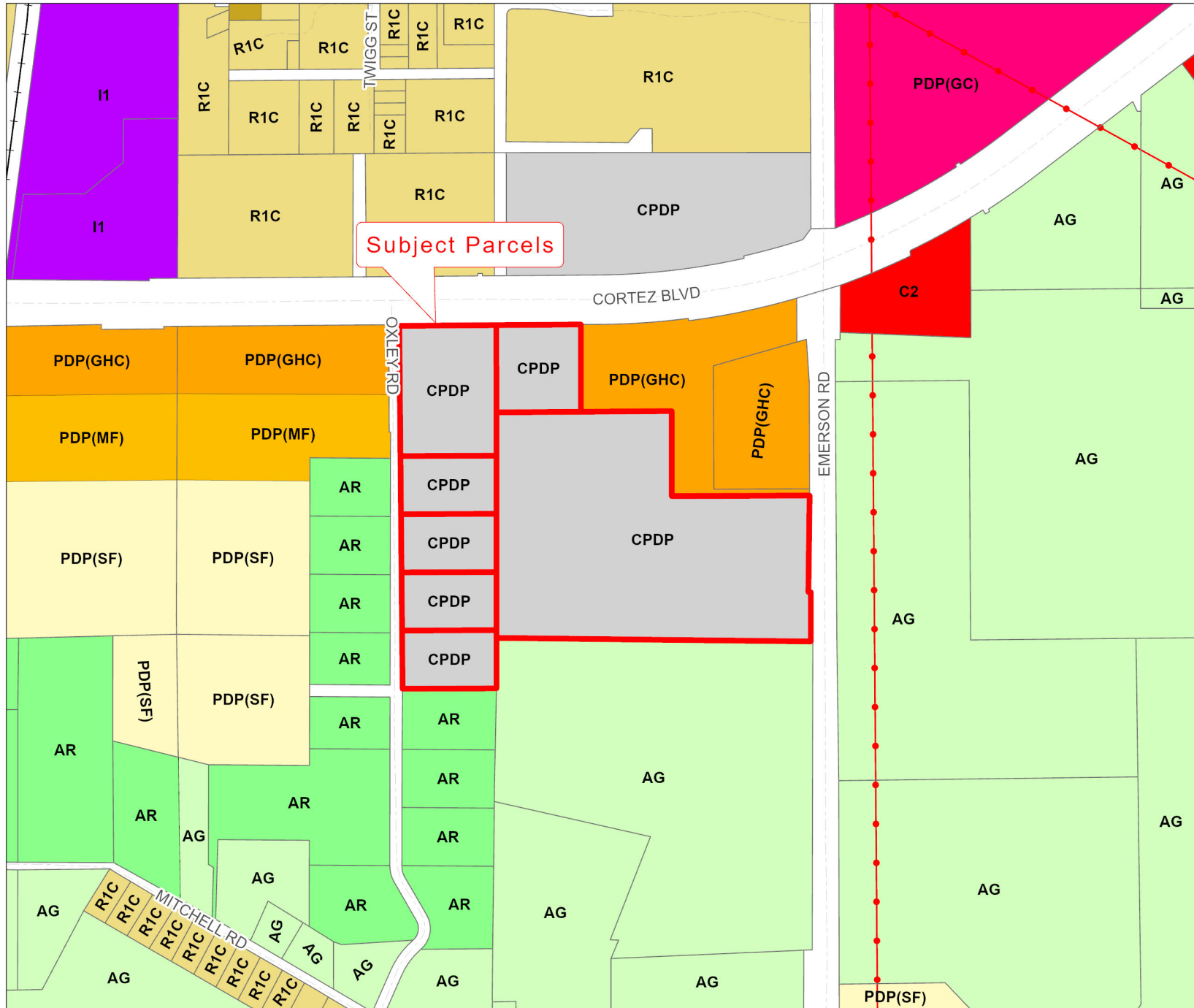
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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H-24-53

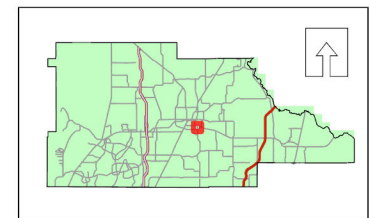
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Zoning:

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

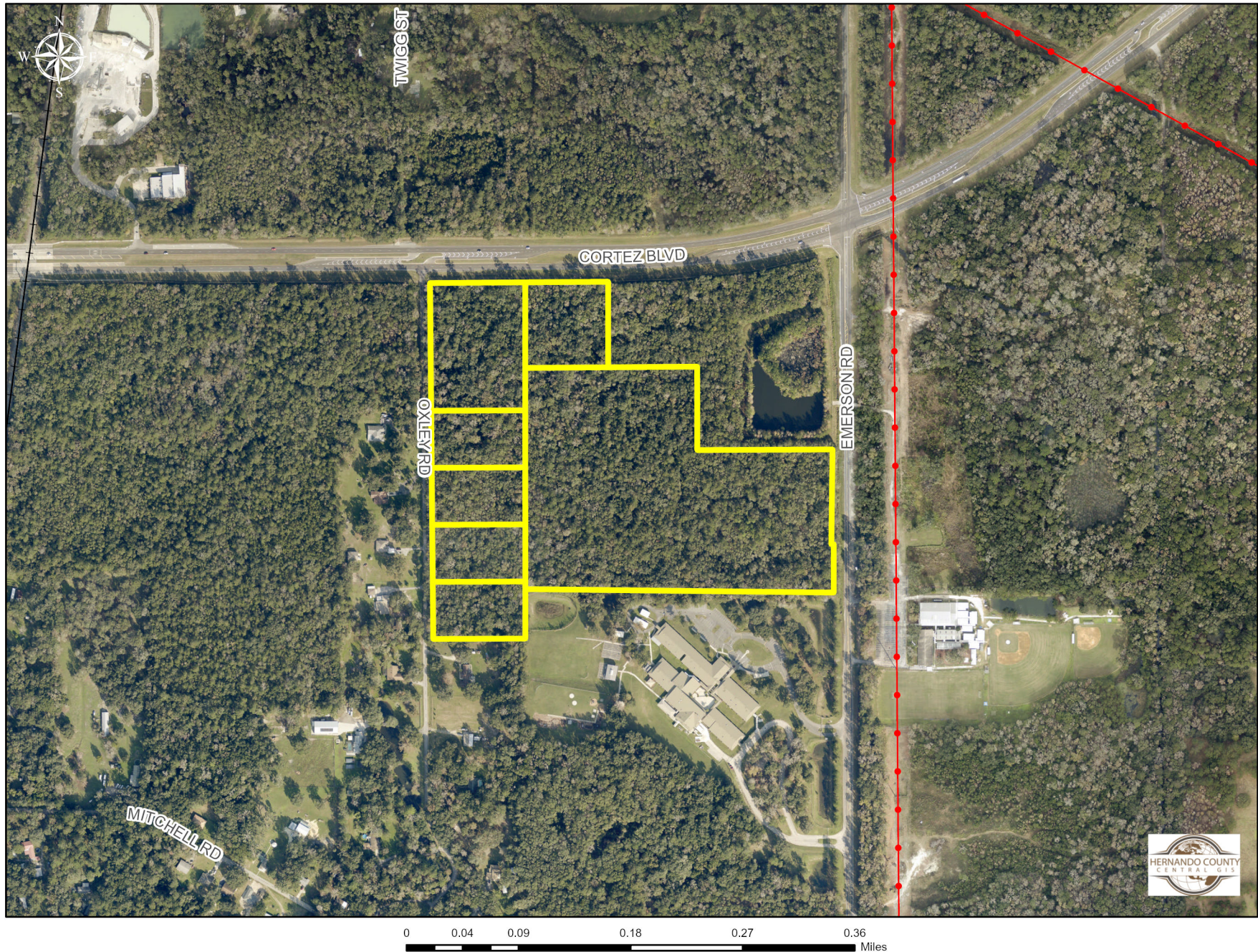
City Zoning Pending



H-24-53

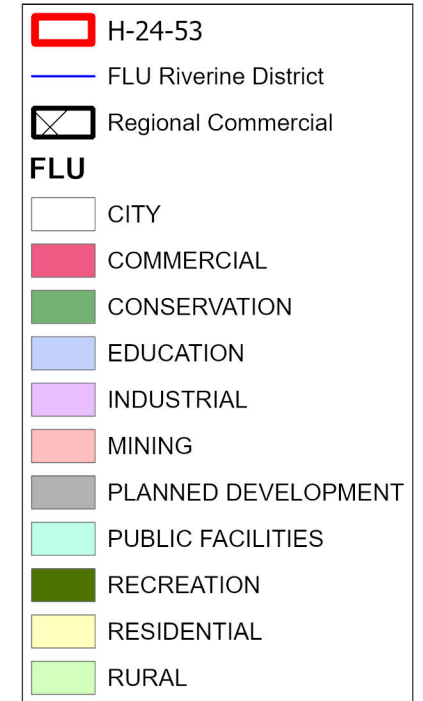
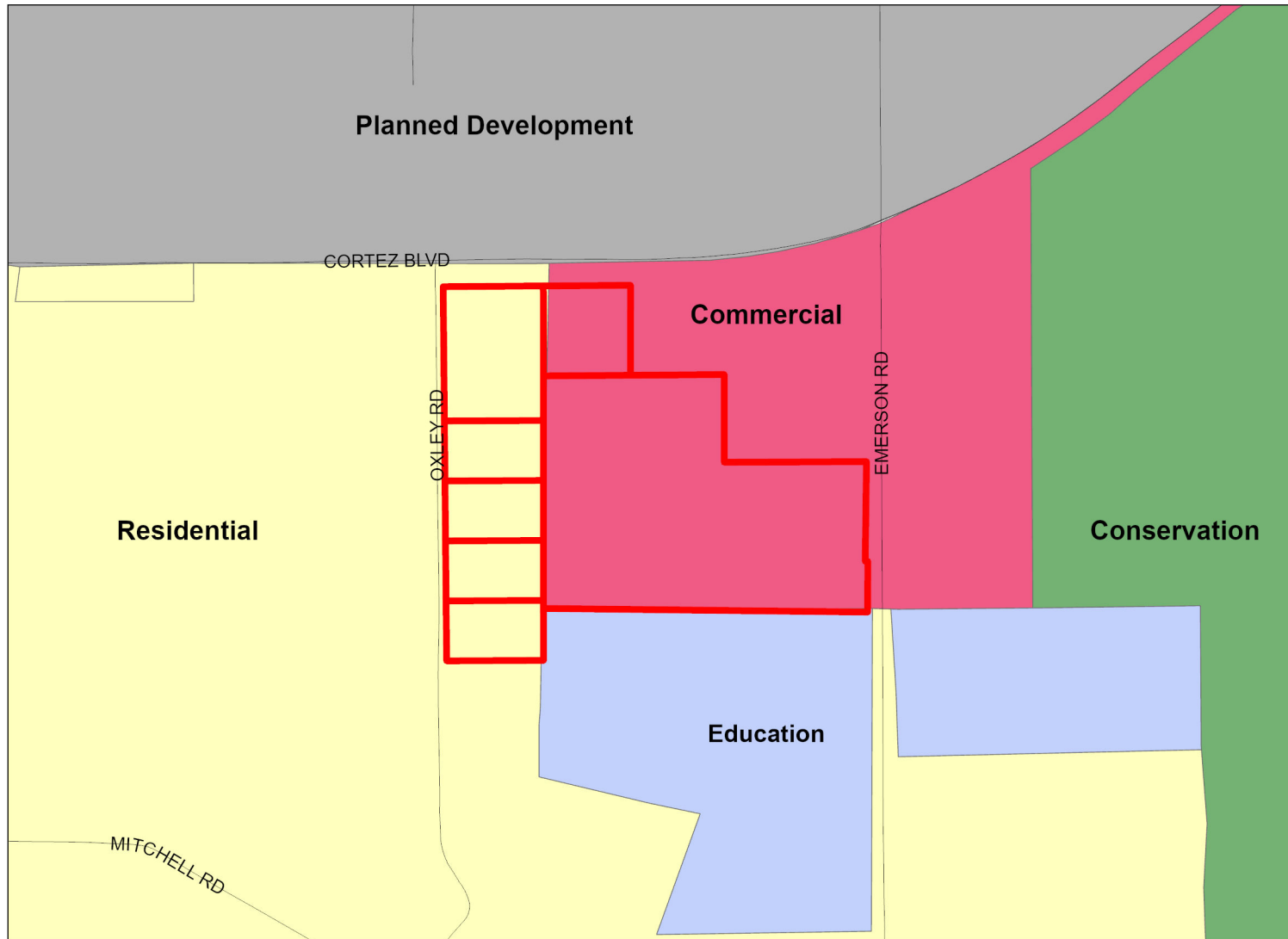
Photo date: 2023

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Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-53
Version Date: 12/09/2022



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.

0 0.05 0.1 0.2 0.3 0.4 Miles



Date of mapping: 09/13/2024



**MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE**

Presented to:

**Hernando County
1653 Blaise Drive
Brooksville, Florida 34601**

Prepared for:

**NVR, INC.
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Prepared by:

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**August 6, 2024
Revised November 8, 2024
Revised November 22, 2024
Revised March 12, 2025**

**MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE**

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VI. WATER & SEWER SERVICES	9

**MAPLE CROSSING REZONING APPLICATION
LIST OF SUBMITTAL DOCUMENTS**

A. Application Signed by Property Owners

B. List of Parcel's Key Numbers (Legal Description)

C. Proof of Ownership

Deed for Banc Development Ltd.- OR Book 3249, Page 1620

Deed for Emerson Capital Group- OR Book 3063, Page 1353

D. List of Experts for Public Hearings

E. Property Appraiser's List and Map of Adjacent Property Owners

F. Maple Crossing PD Master Plan

G. Maple Crossing Land Development Traffic Assessment

H. Preliminary Protected Species Surveys

I. Application Fee

Check from NVR Ryan Homes in the amount of \$1,281.40 payable to
Hernando County

J. Cultural Resources Assessment Survey (submitted on November 8, 2024)

I. INTRODUCTION

NVR, Inc., the Applicant, is the Contract Purchaser of an approximate 40.18 acre property located at the southwest quadrant of State Road 50 and Emerson Road in Hernando County. The property is composed of seven parcels owned by two different owners: Banc Development Ltd. and Emerson Capital Group. This Rezoning Application is submitted to revise the type of allowable development from Commercial to Multifamily, revise the site's zoning from PDP-C to PDP-MF, and revise the previously approved Master Plan to allow the proposed development of a maximum of 215 townhouses.

II. PROJECT PROPOSAL & SITE CHARACTERISTICS

The Rezoning Site is currently vacant and it is proposed for a townhouse development with a maximum total of 215 townhouses, developed in a range of two (2) to eight (8) townhouse units per building. There is no commercial development proposed for the site. Each townhouse will be 28 feet wide, contain a two-car garage and a two-car driveway for a total of 4 parking spaces for each townhouse. In addition, although not required by Hernando County's *LDC*, the community will include on-street guest parking in various locations throughout the site.

There is a wetland system that bifurcates the site that begins in the southwest corner of the property, continues diagonally through the site to the northeast, and then continues off-site connecting with the FDOT pond located at the southwest corner of SR 50 and Emerson Road. Based on the wetland survey, the size of the wetlands are a total of 1.64 acres, the size of the uplands is 38.54 acres, for a total site size of 40.18 acres.

There are two access points proposed for the development: one entrance on Emerson Road on the east side of the site, and one entrance on Oxley Road on the west side of the site. Both access points will be treed boulevard entrances in compliance with Hernando County regulations. There is no access proposed to State Road 50/ Cortez Boulevard for the development. The Applicant proposes to connect the two sections of the property with an internal road that crosses the wetlands in the southwest section of the site. The specific location where the road crosses the wetlands is subject to design and permitting. Therefore, the project will comply with the County's policy requiring two access points for a residential development with more than 50 residential units.

It should be noted that the project entrance on Oxley Road will be located close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road.

Within the development, the local roads are proposed to be public roads that comply with the County's development standards. The site will be designed with a stormwater management system that complies with the regulations of both Hernando County and SWFWMD. The development will contain neighborhood parks that comply with the County's

requirements regarding the acreage and the parks will be located in locations convenient to the residents of both the East and West Parcels

The total size of the project and proposed density is shown in **Table 1** below.

Table 1
Maple Crossing
Project Size and Proposed Density

Site	Size in acres
Uplands	38.54 ac
Wetlands	1.64 ac
TOTAL SITE SIZE	40.18 acres
Proposed Development	215 Townhouse Units
Gross Density (on Total Site)	215 units on 40.18 acre= 5.4 u/ ac
Net Density (on Uplands Only)	215 units on 38.54 acres = 5.6 u/ ac

Proposed Deviations from LDC

For the Maple Crossing development, the Applicant requests three deviations from the *Land Development Code* as described below.

1. Reduce the minimum lot size from 4,500 square feet to 3,080 square feet.

The County's R -3 Zoning District establishes lot sizes for multifamily residential units, and as calculated, would require a 4,500 square foot lot for each townhouse. The Applicant requests a minimum lot size of 3,080 square feet for each townhouse.

Each townhouse lot is designed with a width of 28' and a depth of 110' which results in the proposed lot size of 3,080 square feet. It should be noted that this lot size is very typical for townhouse development to reflect the land actually sold to the individual townhouse owner. It should be noted that this minimum lot size does not operate to allow additional density since the maximum development in the proposed project is limited to 215 residential units. Additionally, the development will comply with the County's requirements for Neighborhood Parks and Open Space.

2. Reduce the interior front yard setback for the townhouse units from 25' to 20'.

The County's required setback is 25' for the front yard of residential developments. The Applicant requests a front yard setback of 20' between the townhouse building and the internal local road for the following reasons.

First, this front yard setback will be visible only to residents of the development and will not impact the view of the project from external boundaries. Secondly, the reduced front yard setback results in a driveway length that is adequate for the lengths of typical cars and trucks. Typical car lengths range from 14' for a compact car, 16' for a midsize car, 17' for a full-size car, and 16'-19' for typical truck sizes. The driveway at each townhouse unit will have a depth of 20' within the townhouse lot and a depth of 22.5' to the closest edge of the sidewalk. Therefore, if the proposed front yard setback is approved, cars parking in the driveway will not interfere with pedestrians on the sidewalk.

With the proposed 20' front setback, there will be adequate space in the driveway for typical cars and trucks without blocking the sidewalk. Therefore, the requested reduced setback will not impair the function of the local roads or the sidewalks.

III. ENVIRONMENTAL CONSIDERATIONS

A Preliminary Protected Species Survey has been prepared by Universal Engineering Sciences for each side of the development and they are attached as **Submittal Document H**. Based on review of available data and a field inspection, the attached Surveys confirm that no Protected Species were identified on the project property. In summary, other than the wetland system that traverses the site, at this time, there are no known environmental considerations on the site.

The site is located in Flood Zones A and X. Since these Flood Zones do not require that habitable buildings be elevated, this site will not be required to elevate the townhouses.

IV. SITE PLAN DISCUSSION

As mentioned above there is a wetland system that bifurcates the site that begins in the southwest corner of the property, continues diagonally through the site to the northeast, and then continues off-site connecting with the FDOT pond located at the southwest corner of SR 50 and Emerson Road. Based on the wetland survey, the size of the wetlands are a total of 1.64 acres and the project will include the appropriate wetland buffers, consistent with SWFWMD regulations.

There are two access points proposed for the development: one entrance on Emerson Road on the east side of the site, and one entrance on Oxley Road on the west side of the site. Both access points will be treed boulevard entrances in compliance with Hernando County regulations. There is no access proposed to State Road 50/ Cortez Boulevard for the development. The Applicant proposes to connect the two sections of the property with an internal road that crosses the wetlands in the southwest section of the site. Therefore, the project will comply with the County's policy requiring two access points for a residential development with more than 50 residential units.

The project entrance on Oxley Road will be located in close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road. It should be noted that this proposed entrance is north of the northernmost home's driveway on Oxley Road and therefore, the project traffic will turn into the townhouse neighborhood before this residential driveway and will not need to travel past the existing homes to enter and exit the townhouse development.

Sidewalks

The development will be constructed with sidewalks on all of the project's interior roads. The internal road that connects the two portions of the site will also have a sidewalk to provide pedestrian access between the two sections of the site. The Developer has also agreed to construct a sidewalk on the west side of Emerson Road from the townhouse project entrance to the driveway entrance to Moton Elementary School to provide a safe and convenient pedestrian walkway for students who live in the community.

Guest Parking

Although not required by Hernando County regulations, the development proposes additional on-street parking to be available for guests and located conveniently throughout the East and West Parcels. The final number of spaces and specific location of the guest parking spaces will be determined during engineering design and submitted to the County for review.

Compatibility, Setbacks & Buffers

The site is located at the intersection of two major roads: State Road 50 and Emerson Road, and also has frontage on Oxley Road, a third local road. The site's shape and dimensions are suitable for a townhouse development with appropriate community amenities. The site is also well insulated from any surrounding properties and is not expected to create negative impacts to the surrounding properties based on the following proposed setbacks and buffers. It should be noted that all of the proposed setbacks and buffers are shown on the Master Plan and are described in this section. Additionally, the required and provided building setbacks are described in **Table 2** below. There will be a 25' buffer from all wetlands as required by SWFWMD, and as illustrated on the Master Plan.

North: The north boundary of the development is State Road 50, a State-maintained arterial currently constructed as a four-lane divided roadway. Along the north property boundary, the project proposes a 125' building setback from the property line to the townhouse buildings and a 45' buffer. Both the proposed building setback and buffer meet and exceed the County's requirements.

South: To the south of the site is a public school, Moton Elementary School. The activities on the school property in the proximity of the new townhouses are employee parking and a stormwater pond. Further south on the school property, there are sports courts and open play fields. Along the project's southern boundary, the Master Plan proposes a 45' building setback from the property line to the townhouse buildings and a 15' buffer, in compliance with the County's requirements.

East: Emerson Road is adjacent to the eastern property line of the site and to the southeast of the site is a private school, Hernando Christian Academy. There will be one entrance to the development from Emerson Road which will be a treed boulevard entrance with open space/ landscaping on both sides of the entrance. To the north and south of the open space at the project entrance along the balance of Emerson Road, a buffer of 35' is proposed. The project proposes to comply with the required 35' building setback along Emerson Road.

Portions of the East and West Parcels border the FDOT stormwater pond, and therefore, limited buffering is needed in these areas. Within the East Parcel and along the three internal property lines adjacent to the off-site pond, a 5' buffer is proposed. Specifically, this 5' buffer is proposed within the East Parcel along both north boundaries and also along the east boundary.

Within the West Parcel and on its east boundary adjacent to the FDOT stormwater pond, the proposed buffer is 15' for the upland portion of that boundary. A significant portion of this boundary is occupied by wetlands and the required 25' wetland buffer will be observed in this area.

West: Oxley Road is adjacent to the western boundary of the site. The approved Cone & Graham townhouse project is located at the immediate southwest corner of Oxley Road and SR 50 and west of this proposed Rezoning site. Single family homes are developed to the south of the approved Cone & Graham townhouse development on the west side of Oxley Road.

The project proposes to minimize the traffic impacts on Oxley Road by locating only one access point on this road and locating it in close proximity to State Road 50. It should be noted that this proposed entrance is north of the northernmost home's driveway on Oxley Road and therefore, the project traffic will turn into the development before this residential driveway and will not need to travel past the existing homes to enter and exit the townhouse development.

The proposed external setbacks and buffers are proposed to minimize impacts of the proposed development with surrounding land uses. The West boundary is the only property boundary that is in proximity to existing residential uses. Therefore, the project has proposed a large setback of 45' on the West boundary along Oxley Road and a 20' buffer along this roadway. Further, there is only one entrance to the development on Oxley Road and this entrance will also be developed as a treed entrance. All of these site features are designed to form an appropriate buffer between these two residential uses.

Table 2
Maple Crossing
Summary of External Project Setbacks

Property Boundary	Required Setback	Provided Setback
North	125' along State Road 50 20' along FDOT Parcel	125' along State Road 50 30' along FDOT Parcel
South	20'	45'
East	20' in West Parcel 35' in East Parcel along Emerson Road'	30' in West Parcel adjacent to FDOT Pond 35' in East Parcel along Emerson Road
West	35' along Oxley Road	45' along Oxley Road

The dimensional requirements for the townhouse units are shown on the Master Plan and also in **Table 3** below.

Table 3
Maple Crossing
Summary of Townhouse Dimensional Standards

Standard	Amount
Lot Size	3,080 sq. ft. *
Lot Width	28'
Lot Depth	110'
Setbacks	Front: 20' * Rear: See External Project Setbacks Side: N.A.
Building Coverage	35% (As calculated for the overall project site)

* Deviation requested and described in **Section II**.

Cultural Resources Assessment Survey

A Cultural Resource Assessment Survey was conducted by a well-qualified firm, Archaeological Consultants, Inc., for the Maple Crossing site. The Survey is included in this resubmittal.

The Survey included both background research and field work on the site to determine and locate any cultural resources within the site boundary. The results of the Survey indicate that there are no previously recorded historic resources or archaeological sites within the project boundary and no new resources were identified as a result of the field work. Additionally, there are no archaeological sites or historic resources on the site that are listed, determined eligible, or appear to be potentially eligible for listing in the National Register of Historic Places, and therefore, the project will not affect historic properties.

V. IMPACTS TO PUBLIC FACILITIES

Transportation

The Applicant has submitted a Traffic Assessment along with this Rezoning Application to confirm that the project will not reduce the Level of Service on the road network and to identify the improvements appropriate for the project. The Land Development Traffic Assessment was prepared by W.E. Oliver, P.E., LLC dated July 12, 2024 and attached as **Submittal Document G**.

The results of the Traffic Assessment are summarized on Page 11 of the report and as follows:

1. The Level of Service Analysis for Year 2030 “indicates good conditions” that meet the County’s adopted standards.
2. An east-to-south bound right turn lane on State Road 50 at Oxley Road is recommended.
3. Improvement of Oxley Road from State Road 50 south to West Parcel entrance is recommended to improve this section of Oxley Road to the County standards.

For more details, please refer to the full Traffic Assessment contained in this submittal.

Stormwater Management/ Drainage

The new development will be required to treat its stormwater on the site in accordance with the regulations of Hernando County and SWFWMD. The Master Plan shows the conceptual location of the stormwater management ponds that will serve the project.

Water and Sewer Utilities

See analysis in **Section VI** below.

Neighborhood Parks

The proposed development will meet and exceed the County's requirement for neighborhood parks by providing parks in locations convenient to residents of both Parcels. The final sizes and locations of the neighborhood parks will be determined during final engineering design and submitted to the County for review.

Public School Facilities

The project will be subject to and will comply with the County's Concurrency Evaluation and the Educational Facilities Impact Fees for each townhouse.

Summary

Based on the analysis in this **Section V**, adequate public facilities will be available to serve the project.

VI. WATER & SEWER SERVICES

Although the proposed development is located within the jurisdiction of Hernando County, it is located within the utility service area for the City of Brooksville. The City of Brooksville is evaluating their sewer capacity and taking steps to expand capacity through a potential agreement with Hernando County and with a major expansion to the sewer treatment plant. The Applicant is aware of this ongoing capacity evaluation and will coordinate with the City of Brooksville to obtain sewer service. Central water service will also be provided through the City of Brooksville and there are no capacity issues relating to that service.

Michelle Miller

MAR 26 2025

HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

From: Cyndi Tarapani <c.tarapani@tarapaniplanning.com>
Sent: Wednesday, March 26, 2025 12:43 PM
To: Michelle Miller
Cc: Omar DePablo; Danielle Nigro; KayMarie Griffith; Barbara Zellmer; Greg Stannard; Scott Stannard, P.E. (Scott.Stannard@gmcnetwork.com); Lam, Shelby; Bill Oliver, P.E.
Subject: Re: Maple Crossing
Attachments: Maple Crossing Narrative Revised 3-26-25.pdf; Maple Crossing Master Plan Rev 3-26-25.pdf; Oliver Ltr Trip Gen 3-11-25.pdf; Oliver Ltr Exhibit 3-11-25.pdf

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.

Dear Michelle,

Thanks again for reaching out on the Maple Crossing project and I look forward to working with you on this Rezoning application. As requested, I am sending you the Revised Narrative and Revised Master Plan for Maple Crossing as the first two attachments to this email. On March 12, 2025, I submitted very similar documents to Omar; however, after submittal, we discovered a couple of typos and have fixed those in the attached documents. .

I thought it might be helpful to give you some background/ history on the Rezoning case which is shown below.

August 1, 2024- Initial Submittal

November 4, 2024- Original Planning Commission hearing date- case continued to December 9

November 22, 2024- Resubmittal to revise buffer where adjacent to FDOT Pond No other changes to Master Plan

December 9, 2024- Planning Commission Hearing- recommendation for approval without any changes to the conditions

January 28, 2025- Original Board of County Commissioners' Hearing. Due to questions and comments from BCC, the Applicant requested a continuance to address the questions. The BCC continued the case to March 25, 2025.

March 12, 2025- Resubmittal of Master Plan and Narrative by Applicant to address BCC comments. Significant changes include reduction in number of units, change to larger townhouse style, and revisions to provide 4 parking spaces on each townhouse lot, where only 2 spaces are required.

March 25, 2025- Second BCC Hearing- case is not advertised on the Agenda so BCC continued the case to May 6, 2025 with new notice to be provided. Since the County erred by not including case on the Agenda, Mr. Rogers confirmed to me that the County would pay for the readvertising and place the case first on the new BCC hearing.

The Applicant has made significant changes to the project to address the comments and concerns raised by the Board at their January hearing. These changes are reflected on the attached Narrative and Master Plan and include the following items:

1. A significant reduction in the number of townhouse units from the original 245 units to the proposed 215 units.
2. A related reduction in density from the original 6.1 units/ acre to the proposed 5.4 units/ acre.
3. An improvement in the type and size of the proposed townhouse unit from the original 24' wide townhouse with a one-car garage to a 28' wide townhouse with a two-car garage. In addition, each townhouse will have a two-car driveway for a total of 4 parking spaces for each townhouse. We will present the new townhouse elevations at the public hearing.
4. Deletion of the request for a variance to the State Road 50 setback. The revised Master Plan now meets the 125' setback along State Road 50 as well as meeting all other setbacks. Therefore, there are only 2 deviations requested: to the lot size and to the internal front yard setback. A justification for each of these deviations is included in the Narrative.
5. Agreement to build a sidewalk on the west side of Emerson Road from the development's Emerson Road entrance to the vehicular driveway entrance to Moton Elementary School. We agreed to this condition at the January 28, 2025 BCC hearing

There were three additional issues that the BCC requested us to research. We have investigated each of these issues and plan to present our findings at the BCC hearing.

The first issue is School Capacity. We have also talked with the School Board staff and determined that there is capacity for the project for both the elementary and middle schools. With regard to the high school, the School Board is considering changes to their work program on April 8, 2025 and the staff indicates that if these changes are approved, there will be capacity for the high school also.

The second issue is to confirm whether there is a flood zone elevation requirement on this site. Scott Stannard, the project engineer has confirmed that there is no elevation requirement for this site and he will discuss this issue at the May hearing.

The third issue is the BCC's request to compare the trip generation of this project to the uses previously approved in the mixed use PDP. Bill Oliver, the project's traffic engineer has done that analysis and will present the findings at the May hearing. In summary of his analysis, the proposed project generates less trips or comparable trips as the previously approved mixed use project. Please note that the previous approval had multiple options of the allowable mixed uses, and all of these options were evaluated by Mr. Oliver. Mr. Oliver's trip generation analysis was sent to County Engineer Scott Herring on March 18 and I am attaching it for your files as the third and fourth attachments to this email.

I think it would be helpful to have a conference call with you after you have reviewed all of this information. Could we set a time to talk sometime during the week of April 7? Of course, if you have questions about the project before then, please do not hesitate to call or email me and we will respond promptly.

Thank you for your assistance and look forward to talking with you.

Cyndi

On Tue, Mar 25, 2025 at 9:57 AM Michelle Miller <MLMiller@co.hernando.fl.us> wrote:

Hi Cyndi,

I just recently returned to planning last month and am excited to jump back in and assist our partners. I am following up on Maple Crossing; can you please forward me the documentation that you provided that revised the master plan and narrative? I will be reviewing and working on a revised staff report and recommendation for the BOCC meeting.

Thank you,

Michelle



Michelle L. Miller, M.S. | Planner III

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28018

Email: mlmiller@hernandocounty.us

Website: <http://www.hernandocounty.us>

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

--
Cyndi Tarapani
Tarapani Planning Strategies, LLC
128 E. Tarpon Avenue
Tarpon Springs, FL 34689
Phone 727-642-2030
c.tarapani@tarapaniplanning.com

**MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE**

Presented to:

**Hernando County
1653 Blaise Drive
Brooksville, Florida 34601**

RECEIVED

MAR 26 2025

**HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION**

Prepared for:

**NVR, INC.
1409 Tech Boulevard, Suite 202
Tampa, Florida 33619**

Prepared by:

**Cynthia Tarapani, Owner
Tarapani Planning Strategies
Land Use Planning Expert
128 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030
c.tarapani@tarapaniplanning.com**

**August 6, 2024
Revised November 8, 2024
Revised November 22, 2024
Revised March 12, 2025**

**MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE**

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V. IMPACTS TO PUBLIC FACILITIES	8-9
VI. WATER & SEWER SERVICES	9

**MAPLE CROSSING REZONING APPLICATION
LIST OF SUBMITTAL DOCUMENTS**

- A. Application Signed by Property Owners**
- B. List of Parcel's Key Numbers (Legal Description)**
- C. Proof of Ownership**
 - Deed for Banc Development Ltd.- OR Book 3249, Page 1620
 - Deed for Emerson Capital Group- OR Book 3063, Page 1353
- D. List of Experts for Public Hearings**
- E. Property Appraiser's List and Map of Adjacent Property Owners**
- F. Maple Crossing PD Master Plan**
- G. Maple Crossing Land Development Traffic Assessment**
- H. Preliminary Protected Species Surveys**
- I. Application Fee**
 - Check from NVR Ryan Homes in the amount of \$1,281.40 payable to Hernando County
- J. Cultural Resources Assessment Survey (submitted on November 8, 2024)**

I. INTRODUCTION

NVR, Inc., the Applicant, is the Contract Purchaser of an approximate 40.18 acre property located at the southwest quadrant of State Road 50 and Emerson Road in Hernando County. The property is composed of seven parcels owned by two different owners: Banc Development Ltd. and Emerson Capital Group. This Rezoning Application is submitted to revise the type of allowable development from Commercial to Multifamily, revise the site's zoning from PDP-C to PDP-MF, and revise the previously approved Master Plan to allow the proposed development of a maximum of 215 townhouses.

II. PROJECT PROPOSAL & SITE CHARACTERISTICS

The Rezoning Site is currently vacant and it is proposed for a townhouse development with a maximum total of 215 townhouses, developed in a range of two (2) to eight (8) townhouse units per building. There is no commercial development proposed for the site. Each townhouse will be 28 feet wide, contain a two-car garage and a two-car driveway for a total of 4 parking spaces for each townhouse. In addition, although not required by Hernando County's *LDC*, the community will include on-street guest parking in various locations throughout the site.

There is a wetland system that bifurcates the site that begins in the southwest corner of the property, continues diagonally through the site to the northeast, and then continues off-site connecting with the FDOT pond located at the southwest corner of SR 50 and Emerson Road. Based on the wetland survey, the size of the wetlands are a total of 1.64 acres, the size of the uplands is 38.54 acres, for a total site size of 40.18 acres.

There are two access points proposed for the development: one entrance on Emerson Road on the east side of the site, and one entrance on Oxley Road on the west side of the site. Both access points will be treed boulevard entrances in compliance with Hernando County regulations. There is no access proposed to State Road 50/ Cortez Boulevard for the development. The Applicant proposes to connect the two sections of the property with an internal road that crosses the wetlands in the southwest section of the site. The specific location where the road crosses the wetlands is subject to design and permitting. Therefore, the project will comply with the County's policy requiring two access points for a residential development with more than 50 residential units.

It should be noted that the project entrance on Oxley Road will be located close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road.

Within the development, the local roads are proposed to be public roads that comply with the County's development standards. The site will be designed with a stormwater management system that complies with the regulations of both Hernando County and SWFWMD. The development will contain neighborhood parks that comply with the County's

requirements regarding the acreage and the parks will be located in locations convenient to the residents of both the East and West Parcels

The total size of the project and proposed density is shown in **Table 1** below.

Table 1
Maple Crossing
Project Size and Proposed Density

Site	Size in acres
Uplands	38.54 ac
Wetlands	1.64 ac
TOTAL SITE SIZE	40.18 acres
Proposed Development	215 Townhouse Units
Gross Density (on Total Site)	215 units on 40.18 acre= 5.4 u/ ac
Net Density (on Uplands Only)	215 units on 38.54 acres = 5.6 u/ ac

Proposed Deviations from LDC

For the Maple Crossing development, the Applicant requests two deviations from the *Land Development Code* as described below.

1. Reduce the minimum lot size from 4,500 square feet to 3,080 square feet.

The County's R -3 Zoning District establishes lot sizes for multifamily residential units, and as calculated, would require a 4,500 square foot lot for each townhouse. The Applicant requests a minimum lot size of 3,080 square feet for each townhouse.

Each townhouse lot is designed with a width of 28' and a depth of 110' which results in the proposed lot size of 3,080 square feet. It should be noted that this lot size is very typical for townhouse development to reflect the land actually sold to the individual townhouse owner. It should be noted that this minimum lot size does not operate to allow additional density since the maximum development in the proposed project is limited to 215 residential units. Additionally, the development will comply with the County's requirements for Neighborhood Parks and Open Space.

2. Reduce the interior front yard setback for the townhouse units from 25' to 20'.

The County's required setback is 25' for the front yard of residential developments. The Applicant requests a front yard setback of 20' between the townhouse building and the internal local road for the following reasons.

First, this front yard setback will be visible only to residents of the development and will not impact the view of the project from external boundaries. Secondly, the reduced front yard setback results in a driveway length that is adequate for the lengths of typical cars and trucks. Typical car lengths range from 14' for a compact car, 16' for a midsize car, 17' for a full-size car, and 16'-19' for typical truck sizes. The driveway at each townhouse unit will have a depth of 20' within the townhouse lot and a depth of 22.5' to the closest edge of the sidewalk. Therefore, if the proposed front yard setback is approved, cars parking in the driveway will not interfere with pedestrians on the sidewalk.

With the proposed 20' front setback, there will be adequate space in the driveway for typical cars and trucks without blocking the sidewalk. Therefore, the requested reduced setback will not impair the function of the local roads or the sidewalks.

III. ENVIRONMENTAL CONSIDERATIONS

A Preliminary Protected Species Survey has been prepared by Universal Engineering Sciences for each side of the development and they are attached as **Submittal Document H**. Based on review of available data and a field inspection, the attached Surveys confirm that no Protected Species were identified on the project property. In summary, other than the wetland system that traverses the site, at this time, there are no known environmental considerations on the site.

The site is located in Flood Zones A and X. Since these Flood Zones do not require that habitable buildings be elevated, this site will not be required to elevate the townhouses.

IV. SITE PLAN DISCUSSION

As mentioned above there is a wetland system that bifurcates the site that begins in the southwest corner of the property, continues diagonally through the site to the northeast, and then continues off-site connecting with the FDOT pond located at the southwest corner of SR 50 and Emerson Road. Based on the wetland survey, the size of the wetlands are a total of 1.64 acres and the project will include the appropriate wetland buffers, consistent with SWFWMD regulations.

There are two access points proposed for the development: one entrance on Emerson Road on the east side of the site, and one entrance on Oxley Road on the west side of the site. Both access points will be treed boulevard entrances in compliance with Hernando County regulations. There is no access proposed to State Road 50/ Cortez Boulevard for the development. The Applicant proposes to connect the two sections of the property with an internal road that crosses the wetlands in the southwest section of the site. Therefore, the project will comply with the County's policy requiring two access points for a residential development with more than 50 residential units.

The project entrance on Oxley Road will be located in close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road. It should be noted that this proposed entrance is north of the northernmost home's driveway on Oxley Road and therefore, the project traffic will turn into the townhouse neighborhood before this residential driveway and will not need to travel past the existing homes to enter and exit the townhouse development.

Sidewalks

The development will be constructed with sidewalks on all of the project's interior roads. The internal road that connects the two portions of the site will also have a sidewalk to provide pedestrian access between the two sections of the site. The Developer has also agreed to construct a sidewalk on the west side of Emerson Road from the townhouse project entrance to the driveway entrance to Moton Elementary School to provide a safe and convenient pedestrian walkway for students who live in the community.

Guest Parking

Although not required by Hernando County regulations, the development proposes additional on-street parking to be available for guests and located conveniently throughout the East and West Parcels. The final number of spaces and specific location of the guest parking spaces will be determined during engineering design and submitted to the County for review.

Compatibility, Setbacks & Buffers

The site is located at the intersection of two major roads: State Road 50 and Emerson Road, and also has frontage on Oxley Road, a third local road. The site's shape and dimensions are suitable for a townhouse development with appropriate community amenities. The site is also well insulated from any surrounding properties and is not expected to create negative impacts to the surrounding properties based on the following proposed setbacks and buffers. It should be noted that all of the proposed setbacks and buffers are shown on the Master Plan and are described in this section. Additionally, the required and provided building setbacks are described in **Table 2** below. There will be a 25' buffer from all wetlands as required by SWFWMD, and as illustrated on the Master Plan.

North: The north boundary of the development is State Road 50, a State- maintained arterial currently constructed as a four-lane divided roadway. Along the north property boundary, the project proposes a 125' building setback from the property line to the townhouse buildings and a 45' buffer. Both the proposed building setback and buffer meet and exceed the County's requirements.

South: To the south of the site is a public school, Moton Elementary School. The activities on the school property in the proximity of the new townhouses are employee parking and a stormwater pond. Further south on the school property, there are sports courts and open play fields. Along the project's southern boundary, the Master Plan proposes a 45' building setback from the property line to the townhouse buildings and a 15' buffer, in compliance with the County's requirements.

East: Emerson Road is adjacent to the eastern property line of the site and to the southeast of the site is a private school, Hernando Christian Academy. There will be one entrance to the development from Emerson Road which will be a treed boulevard entrance with open space/ landscaping on both sides of the entrance. To the north and south of the open space at the project entrance along the balance of Emerson Road, a buffer of 35' is proposed. The project proposes to comply with the required 35' building setback along Emerson Road.

Portions of the East and West Parcels border the FDOT stormwater pond, and therefore, limited buffering is needed in these areas. Within the East Parcel and along the three internal property lines adjacent to the off-site pond, a 5' buffer is proposed. Specifically, this 5' buffer is proposed within the East Parcel along both north boundaries and also along the east boundary.

Within the West Parcel and on its east boundary adjacent to the FDOT stormwater pond, the proposed buffer is 15' for the upland portion of that boundary. A significant portion of this boundary is occupied by wetlands and the required 25' wetland buffer will be observed in this area.

West: Oxley Road is adjacent to the western boundary of the site. The approved Cone & Graham townhouse project is located at the immediate southwest corner of Oxley Road and SR 50 and west of this proposed Rezoning site. Single family homes are developed to the south of the approved Cone & Graham townhouse development on the west side of Oxley Road.

The project proposes to minimize the traffic impacts on Oxley Road by locating only one access point on this road and locating it in close proximity to State Road 50. It should be noted that this proposed entrance is north of the northernmost home's driveway on Oxley Road and therefore, the project traffic will turn into the development before this residential driveway and will not need to travel past the existing homes to enter and exit the townhouse development.

The proposed external setbacks and buffers are proposed to minimize impacts of the proposed development with surrounding land uses. The West boundary is the only property boundary that is in proximity to existing residential uses. Therefore, the project has proposed a large setback of 45' on the West boundary along Oxley Road and a 20' buffer along this roadway. Further, there is only one entrance to the development on Oxley Road and this entrance will also be developed as a treed entrance. All of these site features are designed to form an appropriate buffer between these two residential uses.

Table 2
Maple Crossing
Summary of External Project Setbacks

Property Boundary	Required Setback	Provided Setback
North	125' along State Road 50 20' along FDOT Parcel	125' along State Road 50 30' along FDOT Parcel
South	20'	45'
East	20' in West Parcel 35' in East Parcel along Emerson Road'	30' in West Parcel adjacent to FDOT Pond 35' in East Parcel along Emerson Road
West	35' along Oxley Road	45' along Oxley Road

The dimensional requirements for the townhouse units are shown on the Master Plan and also in **Table 3** below.

Table 3
Maple Crossing
Summary of Townhouse Dimensional Standards

Standard	Amount
Lot Size	3,080 sq. ft. *
Lot Width	28'
Lot Depth	110'
Setbacks	Front: 20' * Rear: See External Project Setbacks Side: N.A.
Building Coverage	35% (As calculated for the overall project site)

* Deviation requested and described in **Section II**.

Cultural Resources Assessment Survey

A Cultural Resource Assessment Survey was conducted by a well-qualified firm, Archaeological Consultants, Inc., for the Maple Crossing site. The Survey is included in this resubmittal.

The Survey included both background research and field work on the site to determine and locate any cultural resources within the site boundary. The results of the Survey indicate that there are no previously recorded historic resources or archaeological sites within the project boundary and no new resources were identified as a result of the field work. Additionally, there are no archaeological sites or historic resources on the site that are listed, determined eligible, or appear to be potentially eligible for listing in the National Register of Historic Places, and therefore, the project will not affect historic properties.

V. IMPACTS TO PUBLIC FACILITIES

Transportation

The Applicant has submitted a Traffic Assessment along with this Rezoning Application to confirm that the project will not reduce the Level of Service on the road network and to identify the improvements appropriate for the project. The Land Development Traffic Assessment was prepared by W.E. Oliver, P.E., LLC dated July 12, 2024 and attached as **Submittal Document G**.

The results of the Traffic Assessment are summarized on Page 11 of the report and as follows:

1. The Level of Service Analysis for Year 2030 “indicates good conditions” that meet the County’s adopted standards.
2. An east-to-south bound right turn lane on State Road 50 at Oxley Road is recommended.
3. Improvement of Oxley Road from State Road 50 south to West Parcel entrance is recommended to improve this section of Oxley Road to the County standards.

For more details, please refer to the full Traffic Assessment contained in this submittal.

Stormwater Management/ Drainage

The new development will be required to treat its stormwater on the site in accordance with the regulations of Hernando County and SWFWMD. The Master Plan shows the conceptual location of the stormwater management ponds that will serve the project.

Water and Sewer Utilities

See analysis in **Section VI** below.

Neighborhood Parks

The proposed development will meet and exceed the County's requirement for neighborhood parks by providing parks in locations convenient to residents of both Parcels. The final sizes and locations of the neighborhood parks will be determined during final engineering design and submitted to the County for review.

Public School Facilities

The project will be subject to and will comply with the County's Concurrency Evaluation and the Educational Facilities Impact Fees for each townhouse.

Summary

Based on the analysis in this **Section V**, adequate public facilities will be available to serve the project.

VI. WATER & SEWER SERVICES

Although the proposed development is located within the jurisdiction of Hernando County, it is located within the utility service area for the City of Brooksville. The City of Brooksville is evaluating their sewer capacity and taking steps to expand capacity through a potential agreement with Hernando County and with a major expansion to the sewer treatment plant. The Applicant is aware of this ongoing capacity evaluation and will coordinate with the City of Brooksville to obtain sewer service. Central water service will also be provided through the City of Brooksville and there are no capacity issues relating to that service.

March 11, 2025

Mr. Scott K. Stannard, P.E., Vice-President
Goodwyn Mills Cawood, LLC
21764 State Rd 54
Lutz, FL 33549

RECEIVED

MAR 26 2025

HERNANDO COUNTY OFFICIAL TRAFFIC SERVICES
ZONING DIVISION

Subject: Comparison of Maple Crossing Trips with Prior Approval

Dear Mr. Stannard,

In response to question raised by the Hernando County Board of Commissioners regarding the number of trip-ends generated by the current proposal versus the site's previous approval, I provide the following.

The proposal currently under consideration has been changed slightly from that discussed in the January 28th public hearing – the number of proposed dwellings has been reduced from 245 units to 215 units. The associated traffic generation is estimated as 1,588 daily, 106 a.m. peak hour, and 125 p.m. peak hour trip-ends, as denoted in the traffic-generation estimate outlined in green in Attachment A.

Information regarding the previous approval was gathered from a site development plan prepared by Hamilton Engineering, dated March 14, 2008 (Attachment B). This site plan identifies four "parcels". Parcels 1 and 2 are approved for 180 multi-family units. Parcel 3 may be developed with 42 multi-family units or 24,000 s.f. of Assisted Living, Nursing Home, or Office-Professional uses. Parcel 4 may be developed with 36,000 s.f. of Assisted Living, Nursing Home, or Office-Professional uses. Thus, several options of trip-end generation are additionally provided in the Attachment A table.

The least intense previous approval scenario would be to maximize the Assisted Living Facility use on parcels 3 and 4, and develop 180 multi-family units on parcels 1 and 2. This scenario is outlined in blue in Attachment A. This previous approval scenario is estimated to generate 1,481 daily, 101 a.m. peak hour, and 127 p.m. peak hour trip-ends. The proposed development plan's trip-ends are comparable to this scenario.

The most intense previous approval scenario would be to develop parcels 3 and 4 with 60,000 s.f. of medical/dental offices, with 180 multi-family units on parcels 1 and 2, and is outlined in red in Attachment A. This previous approval scenario is estimated to generate 3,699 daily, 231 a.m. peak hour, and 387 p.m. peak hour trip-ends. This level of development would generate more than twice the trip-ends as the currently-proposed development plan.

Mr. Scott K. Stannard

March 11, 2025

Page 2 of 2

Based on this information, the proposed development plan generates comparable or less trips, not more trips, than the previous approval would permit. Should you have any questions regarding these observations, please contact me.

Very Truly Yours,

W.E. Oliver, P.E., LLC

A handwritten signature in black ink that reads "Wm E Oliver". The signature is written in a cursive, flowing style.

William E. Oliver, P.E.

President

Attachments: Graphics

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Attachment A
Traffic Generation Estimates

Land Use	ITE Code	Qty	Daily		A.M. Peak Hour				P.M. Peak Hour			
			Trip Rate	Trip-Ends	Trip Rate	Total	In	Out	Trip Rate	Total	In	Out
Proposed Use:												
Single-Family Attached	215	215 d.u.	7.39	1,588	0.49	106	33	73	0.58	125	71	54
Prior Approved Uses:												
Multi-Family Low-Rise (1-3 story)	220	222 d.u.	6.75	1,498	0.41	92	22	70	0.52	116	73	43
Assisted Living	254	36 ksf	4.19	151	0.38	14	10	3	0.48	17	6	12
			Totals:	1,649		105				133		
Multi-Family Low-Rise (1-3 story)	220	222 d.u.	6.75	1,498	0.41	92	22	70	0.52	116	73	43
Nursing Home	620	36 ksf	6.8	243	0.35	13	10	3	0.57	20	8	12
			Totals:	1,741		104				136		
Multi-Family Low-Rise (1-3 story)	220	222 d.u.	6.75	1,498	0.41	92	22	70	0.52	116	73	43
Office-Urban/Suburban, >10ksf	710	36 ksf	13.3	477	1.93	70	61	8	1.98	71	12	59
			Totals:	1,975		161				187		
Multi-Family Low-Rise (1-3 story)	220	222 d.u.	6.75	1,498	0.41	92	22	70	0.52	116	73	43
Medical/Dental Office	720	36 ksf	39.97	1,439	2.67	96	76	20	4.79	172	52	121
			Totals:	2,937		188				288		
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36
Assisted Living	254	60 ksf	4.19	251	0.38	23	17	6	0.48	29	9	20
			Totals:	1,481		101				127		
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36
Nursing Home	620	60 ksf	6.3	376	0.33	20	15	5	0.55	33	13	19
			Totals:	1,605		98				131		
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36
Office-Urban/Suburban, >10ksf	710	60 ksf	12.4	744	1.80	108	95	13	1.81	109	18	90
			Totals:	1,973		187				207		
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36
Medical/Dental Office	720	60 ksf	41.17	2,470	2.54	152	120	32	4.82	289	87	202
			Totals:	3,699		231				387		
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36
Assisted Living	254	36 ksf	4.19	151	0.38	14	10	3	0.48	17	6	12
Office-Urban/Suburban, >10ksf	710	24 ksf	14.0	335	2.04	49	43	6	2.12	51	9	42
			Totals:	1,715		141				166		
Multi-Family Low-Rise (1-3 story)	220	180 d.u.	6.83	1,229	0.44	79	19	60	0.54	98	62	36
Assisted Living	254	36 ksf	4.19	151	0.38	14	10	3	0.48	17	6	12
Medical/Dental Office	720	24 ksf	38.47	923	2.78	67	53	14	4.75	114	34	80
			Totals:	2,303		159				229		

Source: Institute of Transportation Engineers, Trip Generation 11th Edition, 2022.

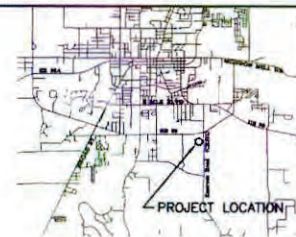
C:\WEO-PE\Projects\137.02-GMC-Emerson Oaks\3. Analysis\TrpGen.xlsx

LAND USE - 6.00 AC. SITE		
LAND USE	AREA	INTENSITY
MULTIFAMILY	2.32 AC.	84 UNITS
RECREATION/OPEN SPACE	1.24 AC.	
WETLANDS	2.44 AC.	
TOTAL	6.00 AC.	84 MULTIFAMILY UNITS

LAND USE - 6.13 AC. SITE		
LAND USE	AREA	INTENSITY
RIGHT OF WAY	0.80 AC.	
MULTIFAMILY	2.32 AC.	84 UNITS
RECREATION/OPEN SPACE	1.30 AC.	
WETLANDS	1.71 AC.	
TOTAL	6.13 AC.	84 MULTIFAMILY UNITS

PARKING TABLE	
6.00 AC. SITE	
PARKING REQUIRED	1.5 SPACES/1 BR & 2 BR 1,264 UNITS = 172 SPACES 5 PER 1000 SF X 1440 SF = 8 SPACES
PARKING PROVIDED	130 SPACES (INCL. H/C) 8 H/C SPACES
6.13 AC. SITE	
PARKING REQUIRED	1.5 SPACES/1 BR & 2 BR 2.0 SPACES/30R 1,564 UNITS = 84 SPACES 2.0/40 UNITS = 80 SPACES 5 PER 1000 SF X 1440 SF = 8 SPACES
PARKING PROVIDED	172 SPACES (INCL. H/C) 14 H/C SPACES

Requested Modification to Approved Uses for PDP#026-422-19-0000-0100-0030						
Phase	Parcel	Area	Approved Uses	Density	Intensity	Intensity
1.00	1.00	9.13	Multifamily	10.5	96.00	n/a
2.00	2.00	5.00	Multifamily	16.8	84.00	n/a
3.00	3.00	2.80	Multifamily or OP & ALF/Nursing Home	15.0	42	24,000
	4.00	6.52	OP use plus ALF/Nursing Home	n/a	n/a	36,000
Totals		23.45		9.5	222	60,000
Land						
Water						
Other						
Other						

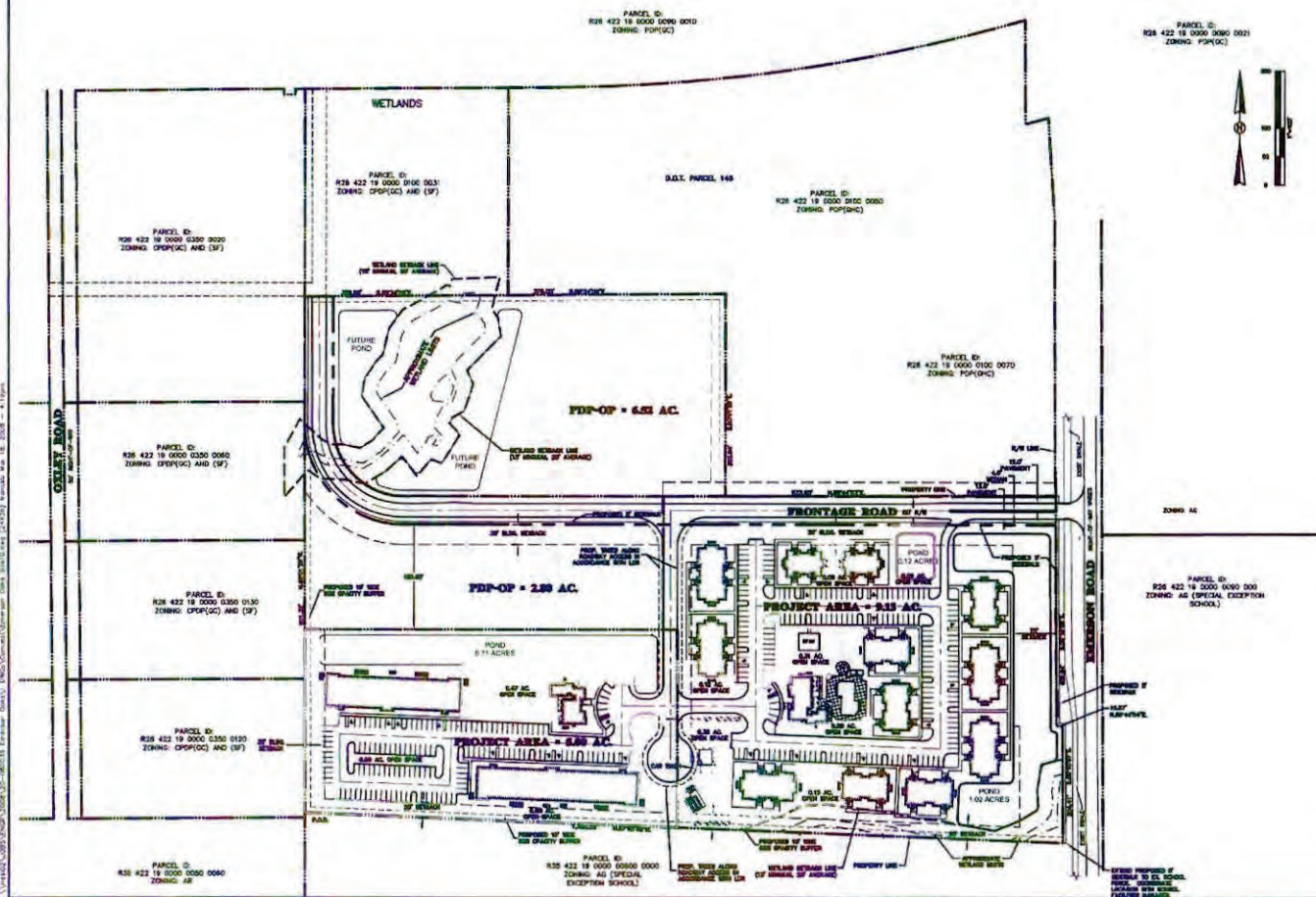


LOCATION MAP

APPROVED MASTER PLAN
BCC HEARING DATE: 4/9/00
COMMENTS:
 See PD 91
 For Specific
 Conditions
VERIFIED BY: (signature)

SITE DATA
 APPLICANT: THE BISHAM GROUP OF FLORIDA, INC.
 100 VILLAGE BOULEVARD, SUITE 300
 WEST PALM BEACH, FLORIDA 33409
 PARCEL AREA = APPROX 23.45 ± ACRES
 LOCATED IN SECTION 28, TOWNSHIP 22S, RANGE 19E,
 HERNANDO COUNTY, FLORIDA
 CURRENT ZONING: POP (M)
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL
 FLOOD INSURANCE MAP (FIRM)
 COMMUNITY PANEL NO. 1120110 0190 8 EFFECTIVE
 APRIL 17, 1994, ZONE "C"
 PERMETER BUILDING SETBACKS:
 NORTH PROPERTY LINE: 30'
 EAST PROPERTY LINE: 75'
 WEST PROPERTY LINE: 30'
 SOUTH PROPERTY LINE: 25'
 FRONTAGE ROAD: 30'

- NOTES:**
- THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION RECORDS.
 - DRAINAGE FINAL CONFIGURATION FUNCTION AND EASEMENT TYPE AND LOCATION SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAN.

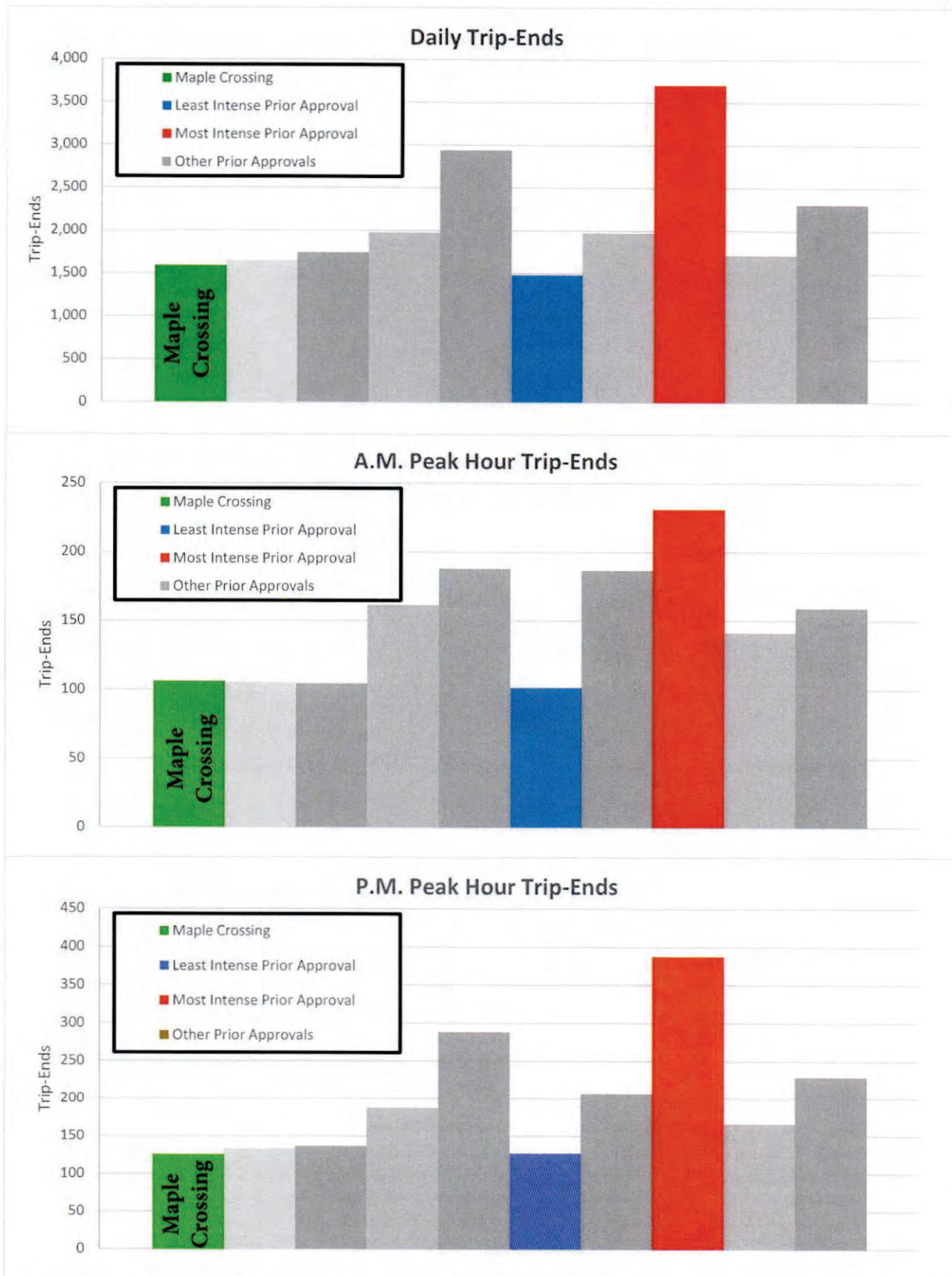


HAMILTON
 ENGINEERING & SURVEYING, INC.
 1100 N. W. 11th Ave., Suite 100
 Ft. Lauderdale, FL 33304
 TEL: 954-561-1100
 FAX: 954-561-1101

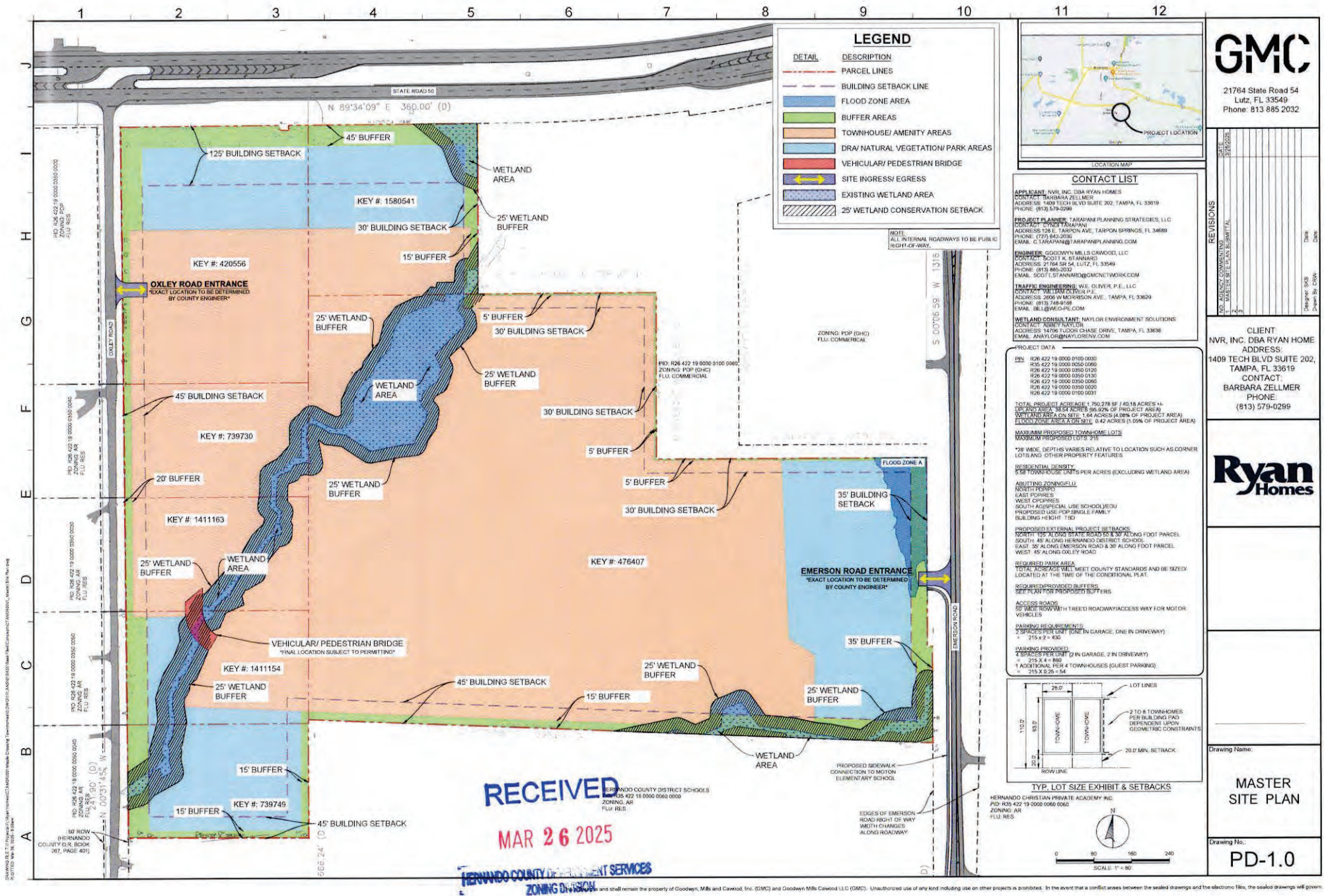
MASTER PLAN
EMERSON OAKS
EMERSON ROAD
HERNANDO COUNTY

Attachment B

NO.	DATE	REVISION
1		
2		
3		
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10		



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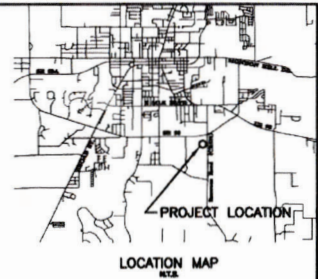
11-08-56

LAND USE - S.O.D. AD. SITE		
LAND USE	AREA	PERCENTAGE
RESIDENTIAL	1.00	100.00
COMMERCIAL	0.00	0.00
INDUSTRIAL	0.00	0.00
AGRICULTURAL	0.00	0.00
WATER	0.00	0.00
ROADS	0.00	0.00
RAILROADS	0.00	0.00
UNDEVELOPED	0.00	0.00
TOTAL	1.00	100.00

LAND USE - 8.13 AC. SITE		
LAND USE	AREA	INTENSITY
REST OF LOT	0.80 AC.	
DRIVEWAY		DE LIMITED
SEWERAGE	3.30 AC.	
SEWERAGE	1.30 AC.	
SEWERAGE	1.13 AC.	
SEWERAGE	8.13 AC.	DE UNLIMITED LAND

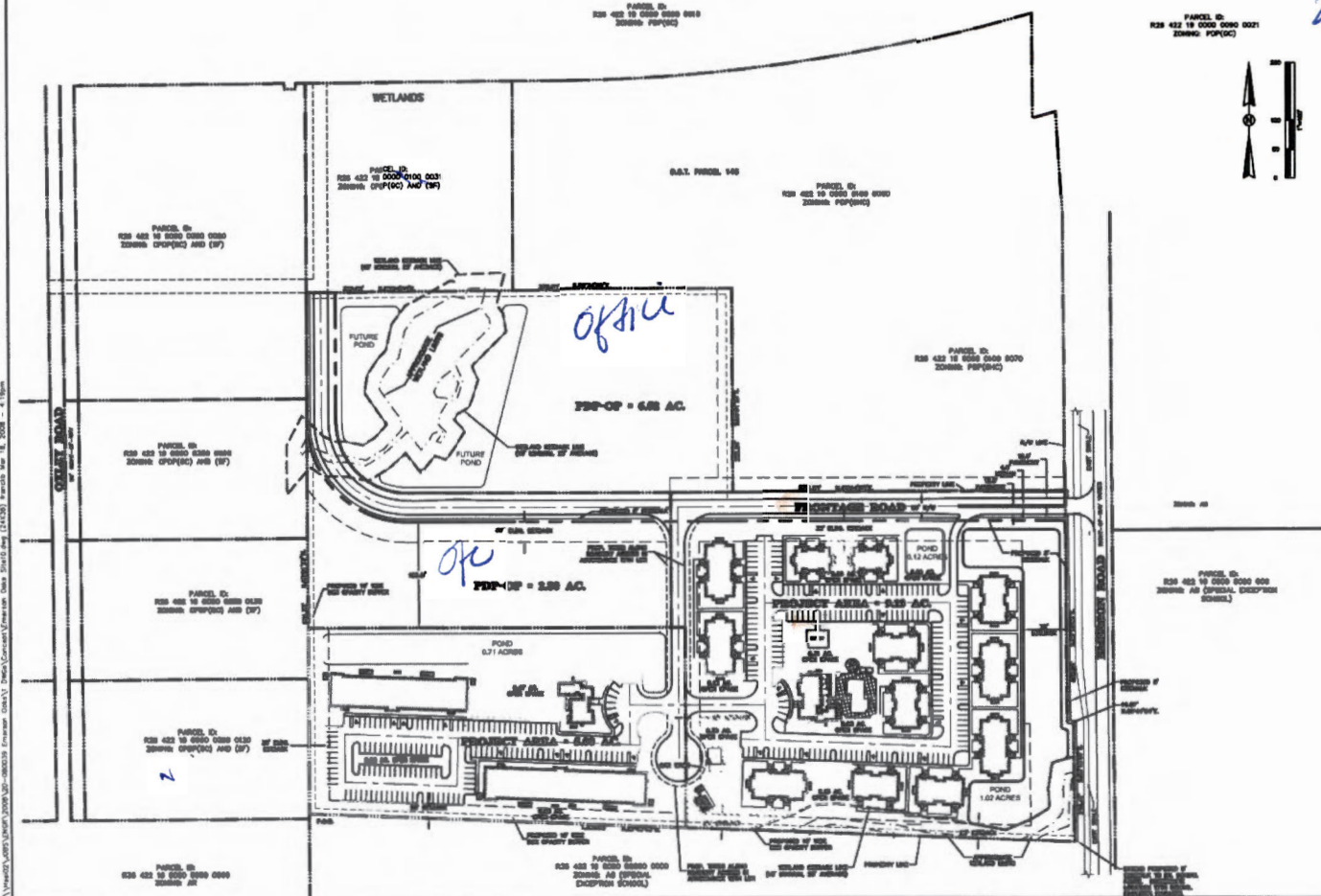
PAVING TABLE	
6.00 AC. BITE	
PAVING REQUIRED	1.5 SPACES/1' BR & 2 BR 1.56K UNITS = 128 SPACES 5 PER 1000 SF X 14400 SF=8 SPACES
	128+11= 137 SPACES
	137 TOTAL SPACES
PAVING PROVIDED	128 SPACES (INCL. N/C) 9 N/C SPACES
6.15 AC. BITE	
PAVING REQUIRED	1.5 SPACES/1' BR & 2 BR 2.0 SPACES/CUR 2.56K UNITS = 84 SPACES 1.56K UNITS = 30 SPACES 5 PER 1000 SF X 14400 SF=8
	84+30+8=122 SPACES
	122 TOTAL SPACES
PAVING PROVIDED	122 SPACES (INCL. N/C) 14 N/C SPACES

Requested Modification by Approved Uses for PDP#R26-422-19-0000-0100-0030								
Phase	Parcel	Area	Approved Uses	Density		Intensity		
				Units per acre	Permit Units	Square Footage	Floor Area Ratio	
1.00	1.00	9.13	Multifamily	10.5	95.00	n/a	n/a	
2.00	2.00	5.00	Multifamily	16.8	84.00	n/a	n/a	
3.00	3.00	2.80	Multifamily or OP & ALF/Nursing Home	15.0	42	OR	24,000	0.20
	4.00	8.52	OP unless Plus ALF/Nursing Home	n/a	n/a		36,000	0.13
Totals for Master Plan		23.45		9.5	222		60,000	0.15
Original zoned		23.45		10.6	248		0.00	0.00
				12.0	261		0.00	0.00



04
84
+96

180 dr. for
office or alt
6.52a
2.99a



APPROVED MASTER PLAN
BCC HEARING DATE: 4/9/00
COMMENTS:
 See PD 91
 For specific
 instructions
VERIFIED BY: (signature)

SITE DATA
 APPLICANT
 THE STRAHAN GROUP OF FLORIDA, INC.
 8140 LANE BULLDOZER, SUITE 200
 WEST PALM BEACH, FLORIDA 33409
 PROJECT AREA = APPROX 33.45 + ACRES
 LOCATED IN SECTION 26, TOWNSHIP 22S, RANGE 10E,
 HIGHLAND COUNTY, FLORIDA
 HIGHEST ZONING: POP 10P
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL
 PLANNED DEVELOPMENT MAP DESIGNATION:
 COMBINARY PLOT # 123110 0400 00 EFFICIENCY
 APRIL 17, 1994, PAGE 17
 FURNISHED BUILDING SKETCHES
 100' PROPERTY LINE 30'
 50' PROPERTY LINE 70'
 50' PROPERTY LINE 30'
 50' PROPERTY LINE 30'
 PROVIDING ROAD 25'

NOTES:

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION RECORD.
2. SWIMMING POOL CONFIGURATION, FUNCTION AND DIMENSION SIZE AND LOOKINGS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND POOL PLAN.

Received
MAY 12 2008
Hernando County
Planning Department

HAMILTON
ENGINEERING & SURVEYING, INC.

TEL (813) 250-3525
FAX (813) 250-2636

1000 NORTH NEWPORT AVENUE, SUITE 100
PALM BEACH, FL 33406

MASTER PLAN

EMERSON OAKS
EMERSON ROAD
HERNANDO COUNTY

3744

MORISSE

DATE _____

LUCAS CARLOS DE
MENEZES

1998

1 OF 1

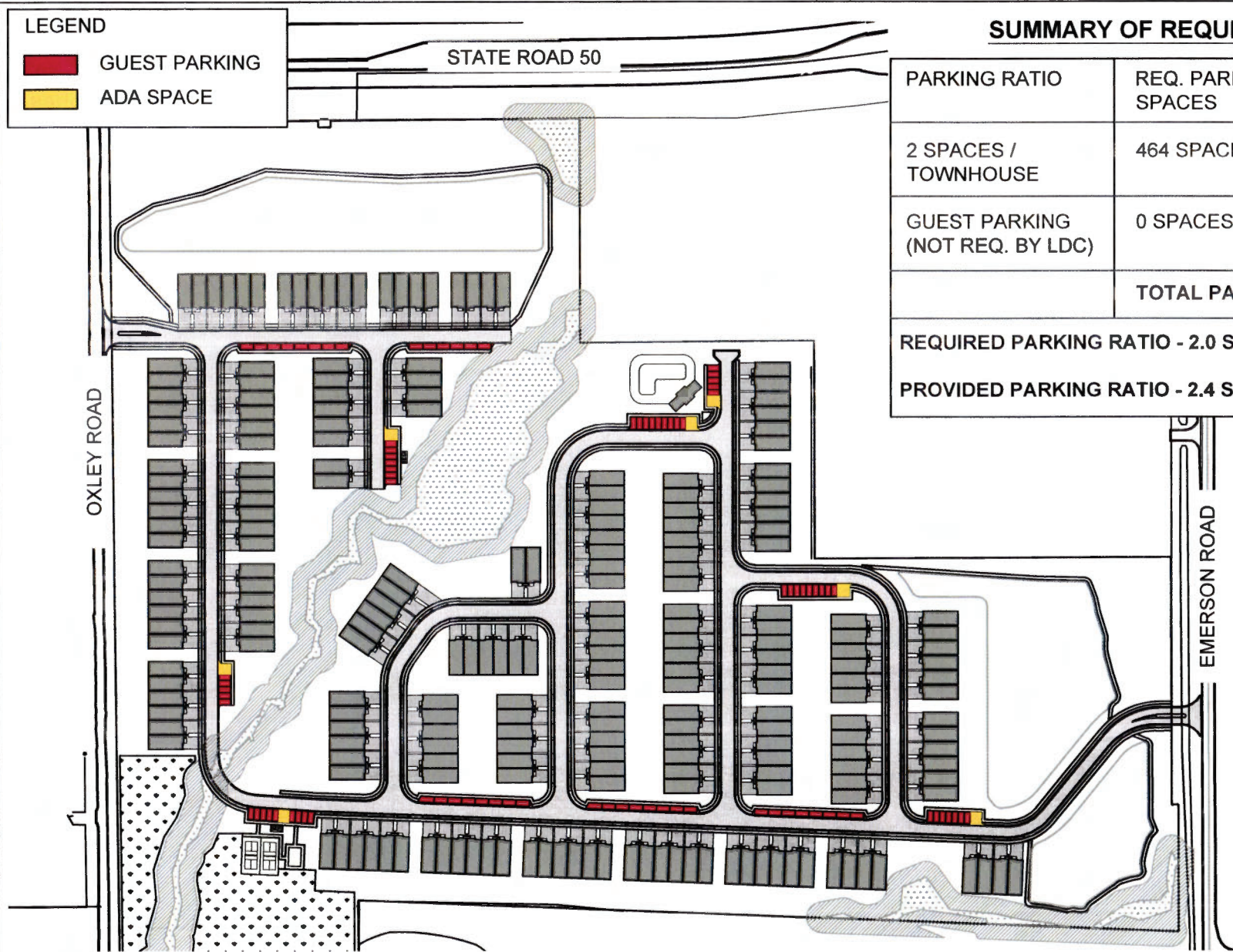
H08-06

LEGEND

- GUEST PARKING
- ADA SPACE

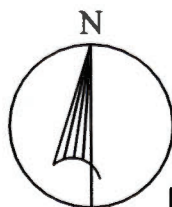
SUMMARY OF REQUIRED PARKING

PARKING RATIO	REQ. PARKING SPACES	PROVIDED PARKING SPACES
2 SPACES / TOWNHOUSE	464 SPACES	464 SPACES
GUEST PARKING (NOT REQ. BY LDC)	0 SPACES	96 SPACES
TOTAL PARKING 560 SPACES		
REQUIRED PARKING RATIO - 2.0 SPACES PER UNIT		
PROVIDED PARKING RATIO - 2.4 SPACES PER UNIT		



MAPLE CROSSING EXHIBIT

STATE ROAD 50 &
EMERSON ROAD,
BROOKSVILLE, FL 34601



N.T.S.

DATE: 1/21/2025

MAPLE CROSSING
PARKING
EXHIBIT



Geotechnical Engineering | Building Code Compliance
Construction Materials Testing and Inspection
Environmental, Health & Safety | Facilities Consulting

Submittal
Document H
H-2453



**Protected Species
Assessment for
Emerson Lake at State
Road 50 and Oxley
Road in Brooksville,
Hernando County, FL**

universalengineering.com

September 15, 2022

Mr. Scott Stannard, P.E.
Commercial Site Solutions
21764 State Road 54
Lutz, Florida 33549

Reference: **Protected Species Assessment**
Emerson Lake
State Road 50 & Oxley Road
Brooksville, Hernando County, Florida 34601
UES Project No. 0840.2200129.0000

Dear Mr. Stannard:

Universal Engineering Sciences, LLC (UES) is pleased to have completed the Protected Species Assessment for the above-referenced site (the "subject property") and have attached the summary report for your use.

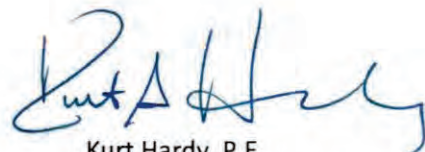
The purpose of the protected species assessment was to determine if protected species (plants and animals as listed by the Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (USFWS), reside or potentially reside on the property, if known nesting sites on or near the property will affect development, and if the site contains critical habitat areas. There are no federally-listed critical habitat areas on site and we located no listed species during the site visit. Please refer to the report for additional details.

UES appreciates this opportunity to provide environmental services to you and we look forward to future endeavors. Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
Universal Engineering Sciences



Tim Mann
Ecological Scientist
tmann@universalengineering.com



Kurt Hardy, P.E.
Environmental Division Manager
khardy@universalengineering.com

TABLE OF CONTENTS

	Page No.
1.0 GENERAL SITE DESCRIPTION	1
2.0 EXISTING CONDITIONS.....	1
3.0 PROTECTED SPECIES ASSESSMENT METHOD	2
4.0 PROTECTED SPECIES ASSESSMENT RESULTS.....	2
5.0 LIMITATIONS.....	3

FIGURES

USGS TOPOGRAPHIC MAP / SITE LOCATION MAP	FIGURE 1
SITE PLAN / AERIAL PHOTOGRAPH	FIGURE 2
LAND USE MAP	FIGURE 3

APPENDIX

SITE PHOTOGRAPHS	APPENDIX A
USDA NRCS SOIL SURVEY DATA.....	APPENDIX B
USFWS IPAC RESOURCE LIST AND FLORIDA NATURAL AREAS INVENTORY.....	APPENDIX C
DOCUMENTATION AND REFERENCES FOR POTENTIAL SPECIES	APPENDIX D

1.0 GENERAL SITE DESCRIPTION

The subject property reviewed during this assessment is a nearly 38-acre area that comprises six parcels beginning at the southeast corner of State Road 50 and Oxley Road, west of Emerson Road and approximately 1.6 miles east of U.S. Highway 41 in Brooksville, Florida. A Site Location Map is provided as **Figure 1**, a site plan is provided as **Figure 2**, and site photographs of the subject property obtained during the field visit and presented in appendix A. The details provided by the Hernando County Property Appraiser's website are shown in the table below.

Parcel ID	Site Address	Land Use (per property appraiser)	Section-Township-Range
R26 422 19 0000 0350 0020 R26 422 19 0000 0350 0060 R26 422 19 0000 0350 0130 R26 422 19 0000 0350 0120 R26 422 19 0000 0100 0030	Not provided	Not provided	26-22S-19E
R35 422 19 0000 0050 0060	Not provided	Not provided	35-22S-19E

2.0 EXISTING CONDITIONS

At the time of our evaluation, the subject property was vacant, forested land. The immediate vicinity is characterized primarily by vacant forested land with an elementary school adjacent to the south.

On-site land uses: The land uses described in this report are based on the 2018 Florida Land Cover Classification System retrieved from the FWC website. A Land Use map is provided as **Figure 3**.

Land Use ID	Land Use Name	Acres	Percent of Property
18212	Low Structure Density	0.5	1
18225	Institutional	0.58	2
1400	Mixed hardwood - Coniferous	35.9	95
NA	Not mapped	0.72	2

Soils: According to the National Resource Conservation Service, the subject property falls on three mapped soil series.

Soil Series	Gopher Tortoise Burrowing Suitability	Acres	Percent of Property
Blichton Loamy Fine Sand, 0-2% slopes	Unsuitable	28.9	77
Flemington Fine Sandy Loam, 2-5% slopes	Unsuitable	7.7	20
Blichton Loamy Fine Sand, 2-5% slopes	Unsuitable	1.2	3

Detailed soils maps are provided in **Appendix B**.

3.0 PROTECTED SPECIES ASSESSMENT METHOD

The purpose of the protected species assessment was to determine if protected species (plants and animals as listed by the Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (USFWS), reside or potentially reside on the property, if known nesting sites on or near the property will affect development, and if the site contains critical habitat areas.

On September 1, 2022, Mr. Tim Mann, Ecological Scientist with UES, reviewed the property for presence of any species listed as protected by the USFWS and the FWC. The protected species assessment included:

- 1) Prior to the site visit, a review of reference data and information provided by the USFWS, FWC, eBird.org, and Florida Natural Areas Inventory (FNAI) to determine:
 - The potential protected species that may inhabit or use the property;
 - The location of known nearby Bald Eagle nests;
 - The location of the nearest known Wood Stork colonies and their associated core foraging buffers; and
 - To determine the consultation areas for potential federally protected species.
- 2) A survey on foot of the property.

4.0 PROTECTED SPECIES ASSESSMENT RESULTS

Mr. Mann found no protected species during the site visit.

Wood Stork: There are no known Wood Stork colonies on or near the property and the property does not have suitable nesting habitat. The property does lie in an established Wood Stork core foraging buffer (buffers are a 15-mile circle around a known nesting colony), but it does not have suitable foraging habitat as described by the U.S. Army Corp. of Engineers and the USFWS.

Bald Eagle: There are no known Bald Eagle nests on or near the property (the closest known recently active nests are approximately 1.5 miles away), and the property has marginal nesting habitat.

Red-cockaded Woodpecker: The subject property does not have suitable habitat.

Eastern Indigo Snake: The subject property lies within the consultation area established for this threatened species but while the property does not contain suitable habitat (the species prefers well-drained, sandy, upland soils), the USFWS Standard Protection Measures for the Eastern Indigo Snake should be implemented on the site during future construction activities. No further action is required as long as the standard measures for protection are utilized. The standard measures typically include placing of signage at construction site entrances and in the construction office, along with educating construction staff on how to identify the indigo snake and what steps to take if one is observed or one is found injured/dead during construction activities. We have included a sample poster in **Appendix D**.

Gopher Tortoise – The subject property is poor habitat for the state-listed gopher tortoise due to the high water table. As shown above, the mapped soils are declared “unsuitable.” Mr. Mann found no tortoises nor burrows during his field visit. If tortoises are located further in the development process, ground clearing must stop and the gopher tortoise relocation permitting process must begin. Florida regulations require that any gopher tortoises must be relocated prior to any ground-clearing activities.

To briefly summarize the relocation permitting process: A 15% survey is conducted by an FWC-authorized gopher

tortoise agent within 90 days of submitting an application to FWC for a relocation permit. No *more* than 90 days prior to and no *fewer* than 72 work week hours before commencing capture activities, the agent will submit a 100% burrow survey. The FWC website provides the gopher tortoise permitting guidelines here: <https://myfwc.com/license/wildlife/gopher-tortoise-permits/permitting-guidelines>. FWC data sheets for gopher tortoises are provided in **Appendix D**.

Cooley's Water-willow: This species is found only in very localized areas of the Brooksville Ridge and Mr. Mann did not locate it.

5.0 **LIMITATIONS**

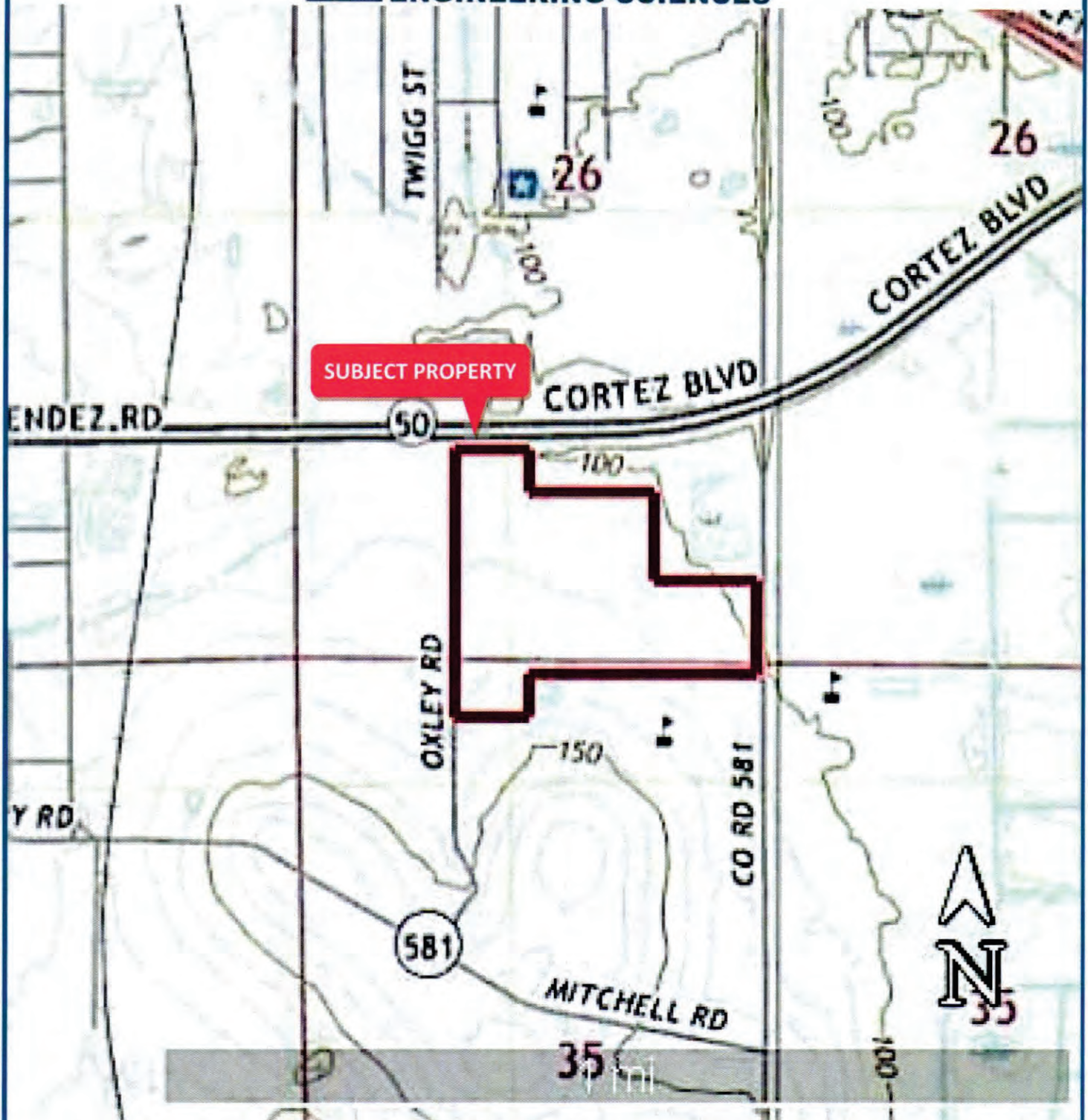
In expressing the opinions stated in this report, UES has exercised the degree of skill and care ordinarily exercised by a reputable and competent environmental professional in the same area and time frame given the same facts and circumstances. Documentation and data provided by the Client or other interested parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that UES assumes no responsibility or liability for their accuracy. The information contained in this report, including its conclusions, is based on the information that was made available to UES during the investigation and upon the services described that were performed. Because the report is based on available information, some of its conclusions could be different if the information upon which it is based is determined to be false, inaccurate, or contradicted by additional information.

This assessment represents the results of our review based on observations and technical information available on the date of the indicated on-site evaluation. UES accepts no responsibility for recruitment of protected wildlife or plants to the site following the date(s) of this assessment. The USFWS, FFWCC, and local government agencies may request additional assessments and/or surveys at any time. This report is intended for general planning purposes only. If applicable for this assessment scope, the limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, currently or in the future.

This report is intended for the sole use of our client. Its contents may not be relied upon by other parties for any purpose without the express written consent of UES. UES is not responsible for conclusions drawn by others upon review of the enclosed report. This is not a statement of suitability of the property for any use or purpose. This assessment was conducted in accordance with the UES General Conditions, which are incorporated into the Client authorized agreement that governs this assessment.



FIGURE 1



USGS SITE LOCATION MAP

SOURCE: USGS "BROOKSVILLE, FL" QUADRANGLE 7.5-MINUTE SERIES (DATED 2021)

PROPOSED EMERSON OAKS SUBDIVISION
EMERSON ROAD & CORTEZ BOULEVARD
BROOKSVILLE, HERNANDO COUNTY, FLORIDA

DRAWN BY T. MANN	DATE 9/14/2022	CHECKED BY K. HARDY	DATE 9/14/2022
SCALE AS SHOWN	PROJECT NO. 0840.2200129	REPORT NO. 1978622	FIGURE NO. 1

FIGURE 2



SITE PLAN/2021 AERIAL PHOTOGRAPH

SOURCE: GOOGLE EARTH

PROPOSED EMERSON OAKS SUBDIVISION
EMERSON ROAD & CORTEZ BOULEVARD
BROOKSVILLE, HERNANDO COUNTY, FLORIDA

DRAWN BY T. MANN	DATE 9/14/2022	CHECKED BY K. HARDY	DATE 9/14/2022
SCALE AS SHOWN	PROJECT NO. 0840.2200129	REPORT NO. 1978622	FIGURE NO. 2



FIGURE 3



LAND USE MAP

SOURCE: SWFWMD Land Use, Cover & Forms Classification System (FLUCCS)

PROPOSED EMERSON OAKS SUBDIVISION
 EMERSON ROAD & CORTEZ BOULEVARD
 BROOKSVILLE, HERNANDO COUNTY, FLORIDA

DRAWN BY T. MANN	DATE 9/14/2022	CHECKED BY K. HARDY	DATE 9/14/2022
SCALE AS SHOWN	PROJECT NO. 0840.2200129	REPORT NO. 1978622	FIGURE NO. 3



APPENDIX A



Photograph No. 1: Within the northwest section of the property



Photograph No. 2: At the southwest corner of the property

SITE PHOTOGRAPHS

Emerson Lake
State Road 50 and Oxley Road
Brooksville, Hernando County, FL

Project No. 0840.2200129

Photograph Date: September 1, 2022



Photograph No. 3: Within the south section of the property



Photograph #4: Within the west interior of the property

SITE PHOTOGRAPHS

Emerson Lake
State Road 50 and Oxley Road
Brooksville, Hernando County, FL

Project No. 0840.2200129

Photograph Date: September 1, 2022



Photograph #5: Within the east interior of the property



Photograph #6: At the northeast corner of the property

SITE PHOTOGRAPHS

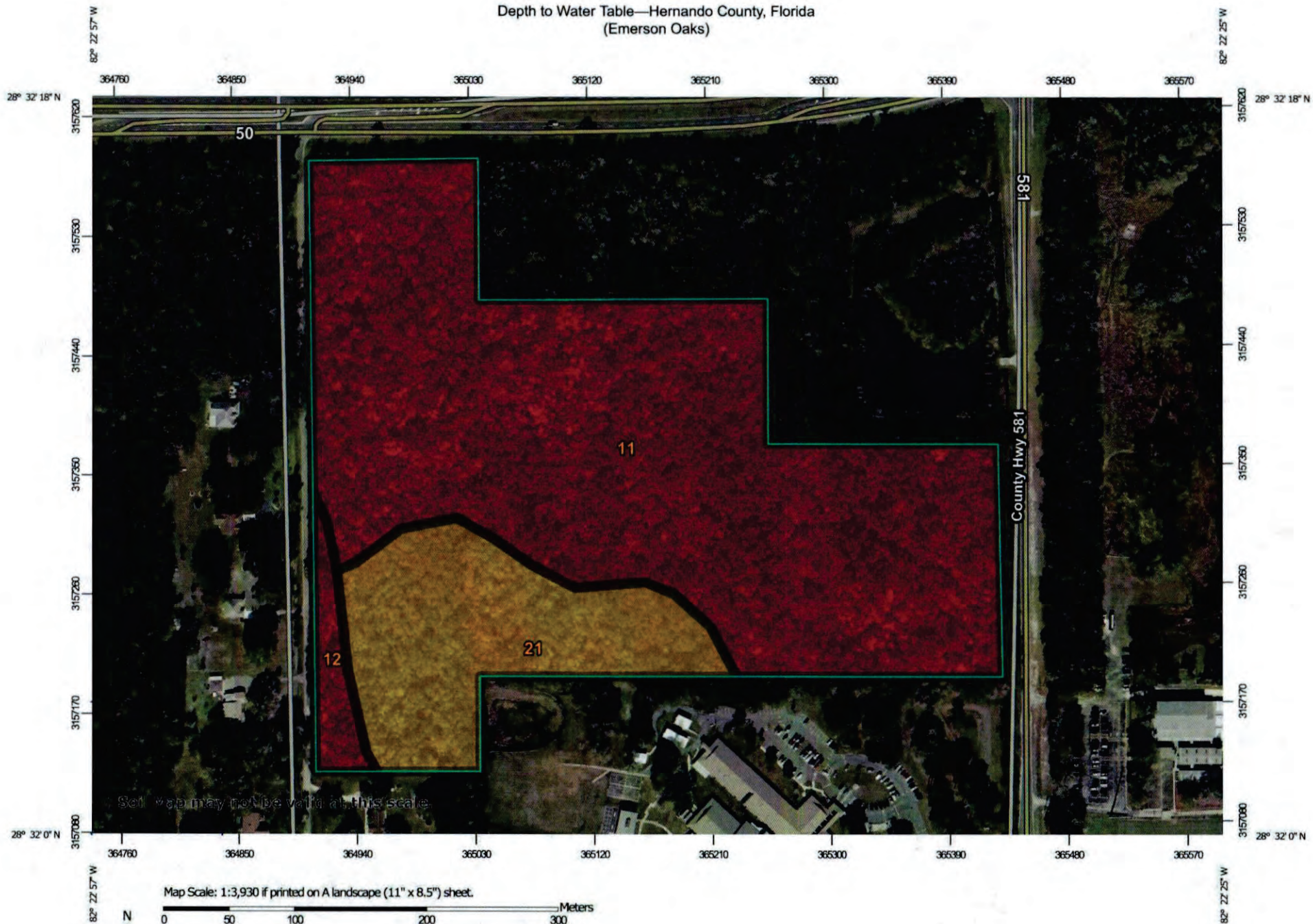
Emerson Lake
State Road 50 and Oxley Road
Brooksville, Hernando County, FL

Project No. 0840.2200129

Photograph Date: September 1, 2022

APPENDIX B

Depth to Water Table—Hernando County, Florida (Emerson Oaks)

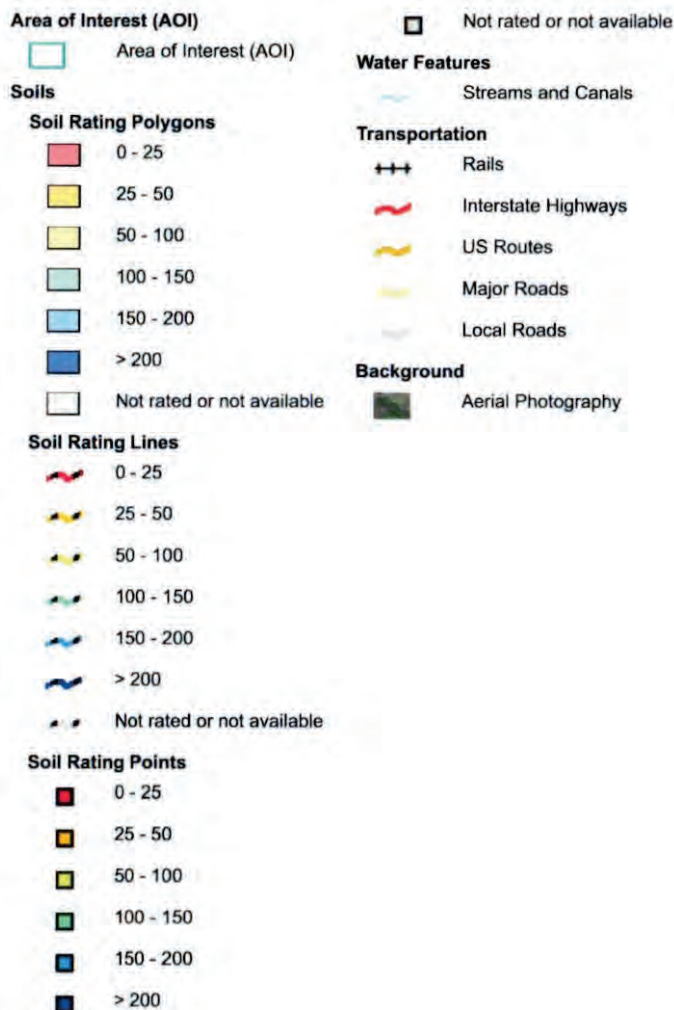


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/31/2022
Page 1 of 3

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hernando County, Florida

Survey Area Data: Version 18, Aug 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
11	Blichton loamy fine sand, 0 to 2 percent slopes	15	28.9	76.5%
12	Blichton loamy fine sand, 2 to 5 percent slopes	15	1.2	3.2%
21	Flemington fine sandy loam, 2 to 5 percent slopes	38	7.7	20.3%
Totals for Area of Interest			37.7	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

WLF - Gopher Tortoise Burrowing Suitability—Hernando County, Florida
(Emerson Oaks)




Map Scale: 1:3,930 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84






MAP LEGEND

Area of Interest (AOI)






 Area of Interest (AOI)

Soils






Soil Rating Polygons

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available


Soil Rating Lines

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available



Soil Rating Points

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways

 US Routes
 Major Roads
 Local Roads
Background
 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hernando County, Florida
 Survey Area Data: Version 18, Aug 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

WLF - Gopher Tortoise Burrowing Suitability

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11	Blichton loamy fine sand, 0 to 2 percent slopes	Unsuitable	Blichton, hydric (70%)	Water table (0.00)	28.9	76.5%
				Texture (0.85)		
			Blichton, non-hydric (14%)	Water table (0.00)		
				Texture (0.85)		
			Flemington, non-hydric (4%)	Soil depth (0.00)		
				Texture (0.10)		
				Water table (0.16)		
12	Blichton loamy fine sand, 2 to 5 percent slopes	Unsuitable	Blichton, hydric (70%)	Water table (0.00)	1.2	3.2%
				Texture (0.87)		
			Blichton, non-hydric (12%)	Water table (0.00)		
				Texture (0.87)		
			Flemington, non-hydric (5%)	Soil depth (0.00)		
				Texture (0.13)		
				Water table (0.16)		
21	Flemington fine sandy loam, 2 to 5 percent slopes	Unsuitable	Flemington, non-hydric (78%)	Soil depth (0.00)	7.7	20.3%
				Texture (0.13)		
				Water table (0.16)		
			Flemington, hydric (10%)	Soil depth (0.00)		
				Water table (0.00)		
				Texture (0.13)		
			Micanopy (3%)	Soil depth (0.01)		
				Water table (0.62)		
				Texture (0.73)		
			Paisley (3%)	Soil depth (0.00)		
				Water table (0.00)		
				Texture (0.63)		
			Blichton, hydric (3%)	Water table (0.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Texture (0.87)		
Totals for Area of Interest					37.7	100.0%

Rating	Acres in AOI	Percent of AOI
Unsuitable	37.7	100.0%
Totals for Area of Interest	37.7	100.0%

Description

This soil interpretation is intended to provide ratings based on the dominant soil characteristics that influence the suitability of the soil for excavation, maintenance, and preservation of burrows by gopher tortoises (*Gopherus polyphemus*). The information allows the user to identify areas of potentially suitable habitat area prior to the application of conservation practices. The ratings are for the soils in their natural condition and do not consider present land use, existing vegetation, water sources, and the presence or absence of wildlife in the area. The presence or absence of a species is determined at the local level and by many factors including soil characteristics.

The gopher tortoise (*Gopherus polyphemus*) is a burrowing reptile that inhabits open pine forests throughout the southeastern United States. Historically, typical gopher tortoise habitat consisted of open, frequently burned longleaf pine or longleaf pine/scrub oak uplands and flatwoods on moderately well drained to xeric soils. The burrows of a gopher tortoise are the habitat and center of normal feeding, breeding, and sheltering activity. Gopher tortoises excavate and use more than one burrow for shelter beneath the ground surface. Burrows, which may extend for more than 30 feet, provide shelter from canid predators, winter cold and summer heat.

The soil criteria that are taken into account in this soil interpretation are those that have been determined to have the most effect on burrow excavation, maintenance, and preservation. These include the soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high water table.

Each soil criteria is assigned a numerical rating between 0 and 1. In this rating, 1 represents more suitable soil characteristics, and 0 represents less suitable soil characteristics. Each criterion is calculated separately and the lowest rating is reported as the overall soil suitability rating, representing the most limiting factor in the soil's suitability for gopher tortoise burrows.

Rating classes have been defined as follows:

Highly suited (numerical rating 0.95-1): These soils have no restrictions for use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.

Moderately suited (numerical rating 0.5-0.95): These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met.

Less suited (numerical rating 0.05-0.5): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.

Unsuitable (numerical rating 0-0.05): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of

included soils with better drainage may provide suitable soil properties in some locations.

Not Rated: Miscellaneous areas are given a not rated status.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Citations:

U.S. Fish and Wildlife Service and Natural Resources Conservation Service. 2012. Gopher Tortoise (*Gopherus polyphemus*) Soil Classifications for the Federally Listed Range using the National Soil Information System Database, Version 1.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

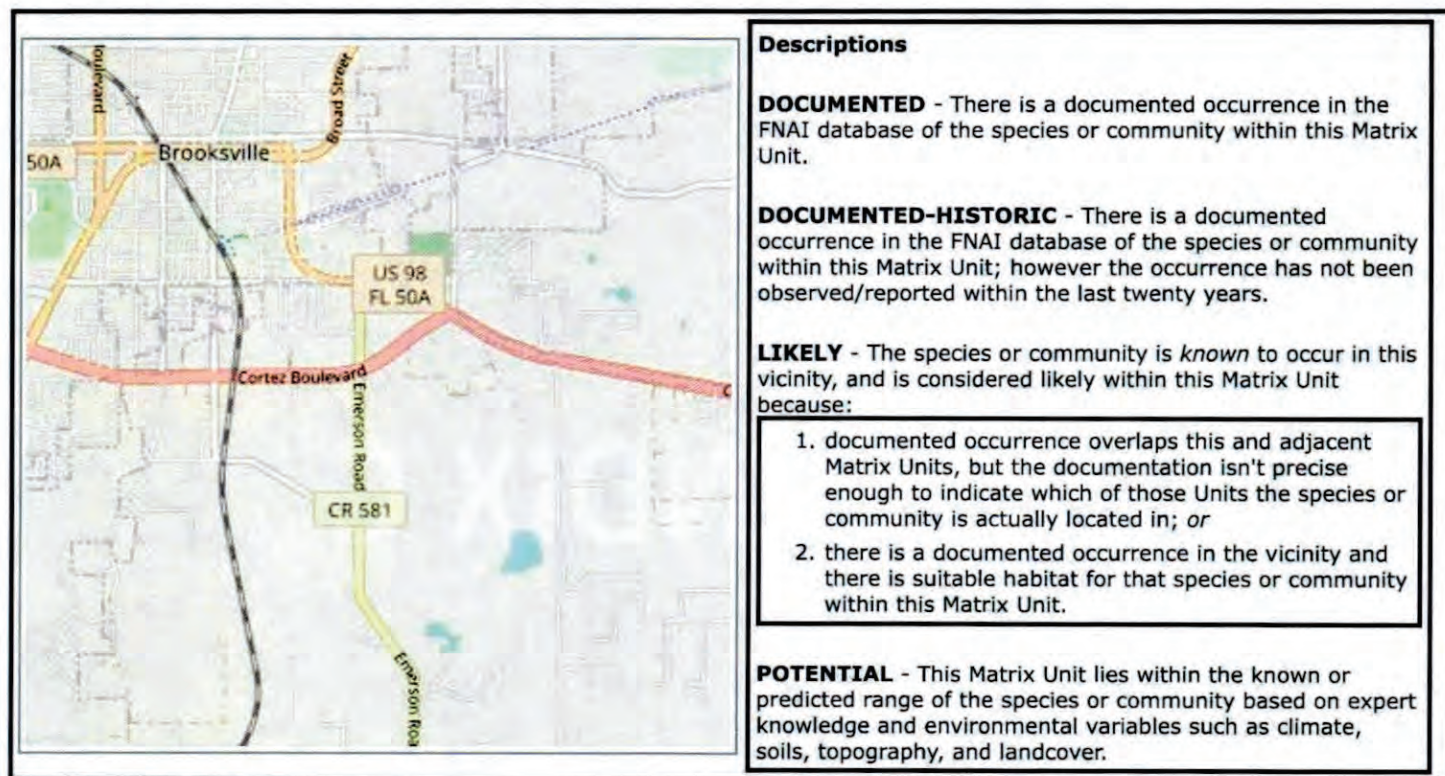
UNOFFICIAL REPORT

Created 8/31/2022

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 26904



Matrix Unit ID: 26904

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u><i>Justicia cooley</i></u> Cooley's water-willow	G2Q	S2	E	E
Mesic flatwoods	G4	S4	N	N
<u><i>Mycteria americana</i></u> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 26904

28 **Potential** Elements for Matrix Unit 26904

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> incised groove-bur	G3	S2	N	T
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina brittoniana</i> Britton's beargrass	G3	S3	E	E
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E
<i>Triphora craigheadii</i> Craighead's nodding-caps	G1	S1	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable

for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Hernando County, Florida



Local office

Florida Ecological Services Field Office

✉ fw4filesregs@fws.gov

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME

STATUS

Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>

Red-cockaded Woodpecker *Picoides borealis*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7614>

Wood Stork *Mycteria americana*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME

STATUS

Eastern Indigo Snake *Drymarchon couperi*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Gopher Tortoise *Gopherus polyphemus*

Candidate

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6994>

Loggerhead Sea Turtle *Caretta caretta*

Threatened

There is **final** critical habitat for this species. The location of the critical habitat is not available.

<https://ecos.fws.gov/ecp/species/1110>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME

STATUS

Cooley's Water-willow *Justicia cooleyi*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4653>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

American Kestrel *Falco sparverius paulus*

Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
<https://ecos.fws.gov/ecp/species/9587>

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
<https://ecos.fws.gov/ecp/species/1626>

Chimney Swift *Chaetura pelagica*

Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Great Blue Heron *Ardea herodias occidentalis*

Breeds Jan 1 to Dec 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
<https://ecos.fws.gov/ecp/species/9679>

Prairie Warbler *Dendroica discolor*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

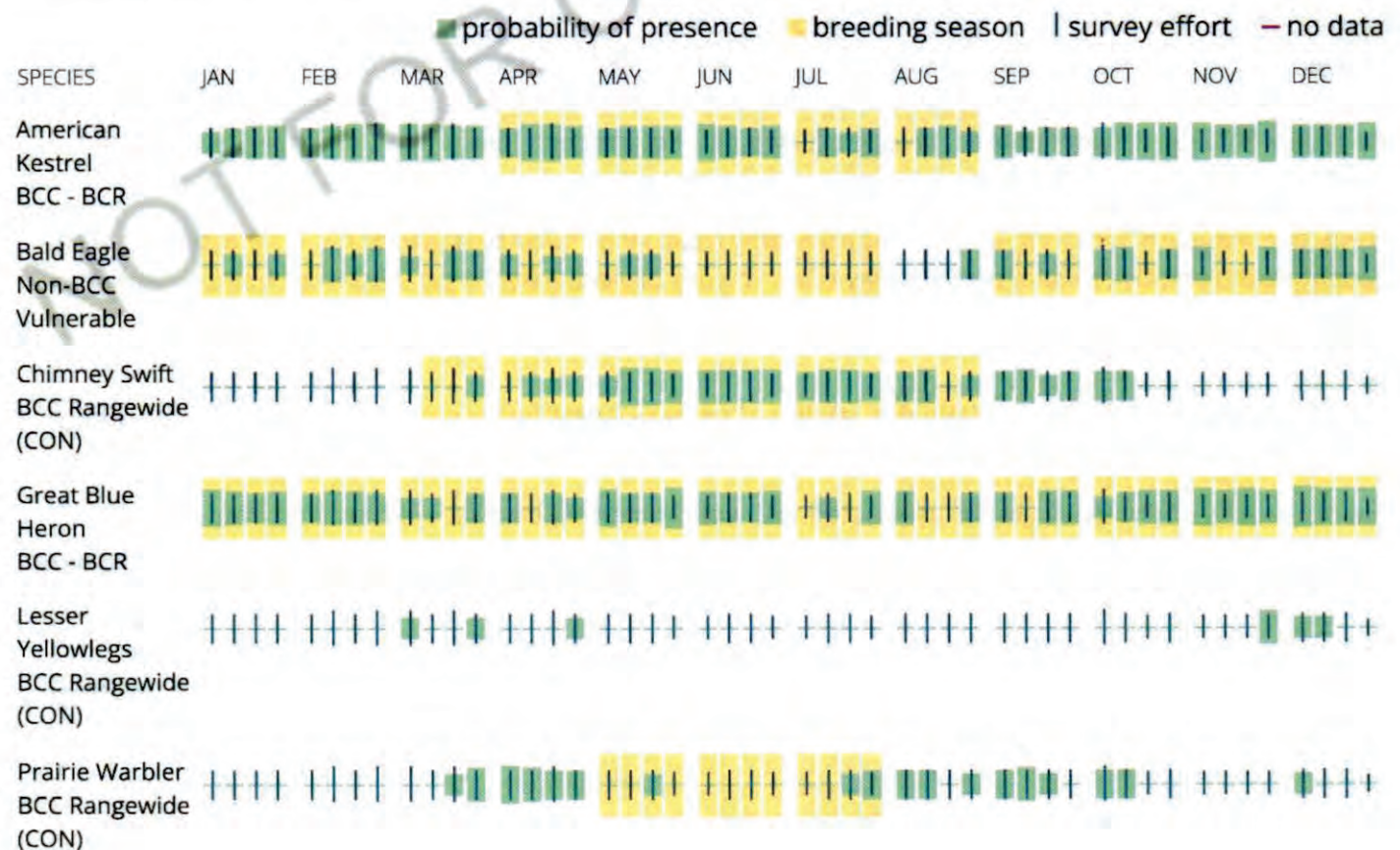
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory

birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

There are no known coastal barriers at this location.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

APPENDIX D



ATTENTION: **THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!**

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336

Panama City Field Office – (850) 769-0552

South Florida Field Office – (772) 562-3909

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

- DESCRIPTION:** The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.
- SIMILAR SNAKES:** The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and **WILL BITE** if handled.
- LIFE HISTORY:** The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.
- PROTECTION:** The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or “approval” from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or “approval” from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11” x 17” or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.
2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.
3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.
3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

Get The Facts About Gopher Tortoises:

Laws, Policies and Guidelines



Gopher tortoises are a threatened species and are protected under state law, Chapter 68A-27 of the Florida Administrative Code (F.A.C.). Property owners must obtain relocation permits from the Florida Fish and Wildlife Conservation Commission (FWC) to relocate all gopher tortoises before any land clearing or development activities can take place.

Rule 68A-27.003 (F.A.C.)

The gopher tortoise (*Gopherus polyphemus*) is hereby declared to be threatened, and shall be afforded the protective provisions specified in this paragraph. No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with Commission approved guidelines for specific actions which may impact gopher tortoises and their burrows. A gopher tortoise burrow is a tunnel with a cross-section that closely approximates the shape of a gopher tortoise. Permits will be issued based upon whether issuance would further management plan goals and objectives.

Gopher tortoise enforcement policy

Gopher tortoise or gopher tortoise burrow permits are not required to conduct agricultural, silvicultural and management activities intended to improve native wildlife habitat. In addition, if a landowner can demonstrate that gopher tortoise burrows on their land are abandoned, the law pertaining to protecting burrows does not apply.

Upper respiratory tract disease

The FWC no longer requires upper respiratory tract disease testing as a prerequisite to issuing gopher tortoise relocation permits.

Permitting guidelines

Landowners or developers must relocate gopher tortoises out of harm's way on land slated for development. Prior to initiating development activity, landowners or developers must obtain proper permits for all gopher tortoise capture, relocation and release. New FWC permitting guidelines

provide incentives for relocating tortoises to lands that have long-term protection and management; authorize gopher tortoise agents to capture, handle and transport gopher tortoises; require recipient site certification for private landowners who would like to receive displaced tortoises; and require a mitigation contribution to the FWC for all permits.

Relocation

Before gopher tortoise capture, handling and relocation activities begin, landowners must obtain a permit from the FWC.

Landowners with 10 or fewer burrows may opt to relocate tortoises on-site as habitat requirements permit; or retain a permitted authorized gopher tortoise agent for all off-site relocations.



Photo by David Moynahan

Mitigation contributions

All permits require a mitigation contribution. A mitigation contribution is compensation, usually in the form of monetary contributions or protected land donations. All mitigation contributions support gopher tortoise conservation actions as specified in the FWC Gopher Tortoise Management Plan.

For more information contact the gopher tortoise permit coordinator at (850) 921-1031 or visit MyFWC.com/GopherTortoise.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com

Get The Facts About Gopher Tortoises:

Permitting and Mitigation



FWC's new permitting process includes...

- A simple permit for relocating a small number of tortoises.
- A conservation permit that replaces the former standard relocation and incidental take permits.
- A mitigation contribution to the Florida Fish and Wildlife Conservation Commission (FWC).
- A web-based permit application system that will expedite all gopher tortoise permit applications.

Permits are not required for...

- Vegetation maintenance along linear utility lines and highways, agricultural or silvicultural activities or activities conducted to improve habitat for wildlife. However, a permit would be required if these activities are directly related to or in preparation for development and impact gopher tortoises or their burrows.
- Development that occurs more than 25 feet (radius) from the entrance of a gopher tortoise burrow.

Permits are required if...

You cannot avoid development within a 25 radius of the entrance to a burrow. In this case, you must obtain a permit for any gopher tortoise capture, relocating and release prior to initiating any land clearing, grading or other development activities.

When should you apply for a permit?

The FWC has 90 days from the receipt of a completed application to issue a permit; however, the FWC tries to issue them within 45 days. It is advisable to submit completed applications to the gopher tortoise permit coordinator at least 90 days prior to the time needed.

How can I apply or get more information?

More permitting information, including the online permit application system and application forms is available at MyFWC.com/GopherTortoise or contact the gopher tortoise permit coordinator at (850) 921-1031.

Which permit do you need and how much will it cost?

Permit Type	Mitigation Contribution
Authorized Agent*	\$500 (one time contribution)
Recipient Site	\$500 per site (one time contribution)
10 or fewer burrows impacted <i>tortoises are relocated on-site or off-site*</i>	\$200
Conservation* - more than 10 burrows impacted and relocation to a protected area	\$200 for first five tortoises \$300 each additional tortoise
Conservation* - more than 10 burrows impacted and relocation to a short-term protected area	\$200 for first five tortoises \$3,000 each additional tortoise
Conservation* - more than 10 burrows impacted and relocation to an unprotected area	\$3,000 each tortoise

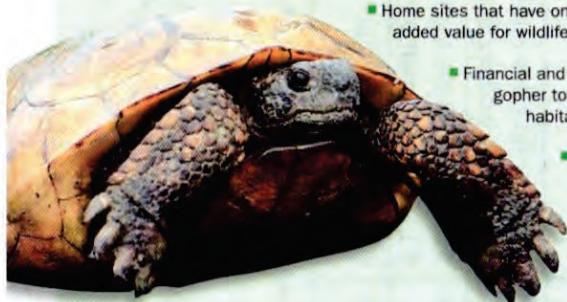
*Authorized agent permits are required for capture, relocation and release activities associated with any off-site relocation.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com

Protecting gopher tortoises benefits the environment and the landowner

- Home sites that have on-site preserves offer added value for wildlife viewing.
- Financial and technical assistance is available to certified gopher tortoise recipient sites that create and manage habitat for tortoises displaced by development.
- Florida Fish and Wildlife Conservation Commission's (FWC) Landowner Assistance Program has cost-share opportunities available for activities associated with wildlife habitat conservation and management on private lands.



Gopher tortoise conservation

In September 2007, the FWC approved the Gopher Tortoise Management Plan. The goal of the plan is to restore and maintain viable populations of gopher tortoises throughout Florida. To meet this goal, the plan includes four conservation objectives:

- Improve habitat management on protected lands;
- Increase protected gopher tortoise habitat;
- Restock gopher tortoises to protected and managed habitats; and
- Decrease gopher tortoise mortality on lands proposed for development.

These objectives will be met by implementing actions outlined in broad categories such as permitting, local government coordination, law enforcement, habitat preservation and management, population and disease management, landowner incentives, monitoring and research, and education and outreach.

Before you clear land or move tortoises, know the law and obtain proper permits. Visit MyFWC.com/GopherTortoise or call the gopher tortoise conservation biologist in your region.



Gopher tortoises generally graze within 160 feet of their burrow on a variety of plant types including broadleaf grasses, wiregrass, prickly pear cactus, clover, dandelion and seasonal fruits and berries - wild grape, blackberry, blueberry and partridge berry.



Regions of the
Florida Fish and Wildlife
Conservation Commission

Northwest Region

3911 Highway 2321
Panama City, FL 32409-1658
850-265-3676

North Central Region

3377 East U.S. Highway 90
Lake City, FL 32055-8795
386-758-0525

Northeast Region

1239 S.W. 10th Street
Ocala, FL 34474-2797
352-732-1225

Southwest Region

3900 Drane Field Road
Lakeland, FL 33811-1299
863-648-3203

South Region

8535 Northlake Boulevard
Palm Beach, FL 33412-3303
561-625-5122

For more information on gopher tortoise permits and gopher tortoise habitat management, contact your regional gopher tortoise conservation biologist or call 850-488-3831, or visit MyFWC.com/GopherTortoise.



printed on recycled paper

Before you build

What every landowner should know about gopher tortoises before breaking ground



Cliff Leonard



Florida Fish and Wildlife
Conservation Commission

MyFWC.com



Chris Leonard

A gopher tortoise burrow is a tunnel in the ground with a half moon-shaped (flat bottom, arched roof) burrow entrance. Gopher tortoises typically excavate and use two or more burrows.

The gopher tortoise and land development

A keystone species

The gopher tortoise is an industrious and ancient reptile that inhabits dry upland areas throughout Florida. It has stumpy, elephantine hind feet and flattened, shovel-like forelimbs perfectly designed for digging.

This remarkable tortoise excavates underground burrows that average 15 feet long and 6 feet deep. Burrows maintain a near constant temperature and humidity year-round, providing a safe haven from temperature extremes, predators and seasonal fires.

More than 350 animals depend on these burrows for refuge including several state and federally protected species, such as the gopher frog, burrowing owl, Florida pine snake, Florida mouse and eastern indigo snake. The gopher tortoise is a "keystone species" because so many other species depend on it for their survival – a decline in gopher tortoise numbers results in a decline in the other species that rely on its burrows.

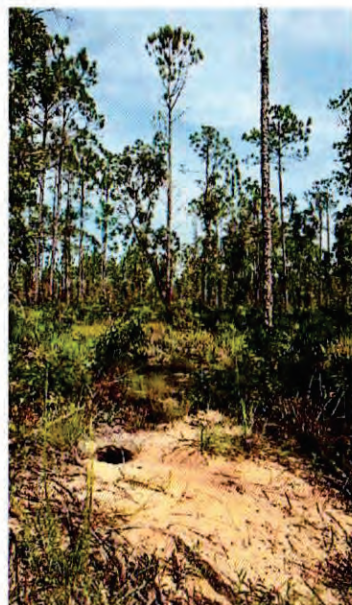
Determine if you have gopher tortoises on your land

Before disturbing vegetation or ground in preparation for development, survey the entire property to determine the number and location of gopher tortoise burrows.

If possible, conduct burrow surveys when tortoises are most active, April – October; this window is extended in southern Florida.

During the colder months, burrows may appear abandoned. Consider burrows with eroded or debris-covered entrances as potentially occupied.

You may wish to consult with an authorized gopher tortoise agent (a person who possesses a permit and is qualified to capture and relocate gopher tortoises) to determine whether gopher tortoises inhabit your property. A list of authorized agents is available at MyFWC.com/GopherTortoise.



Gopher tortoise burrows are usually easy to spot because of the sand mound or "apron" created during excavation at the burrow entrance. Tortoise tracks, scat, shell fragments (tortoises may lay eggs in sand outside the burrow) or feeding trails in the surrounding area indicate tortoise activity.

Chris Leonard

If you have gopher tortoises on your land, your options are:

- Avoid development altogether.
- Avoid destruction of tortoise burrows and any impacts within 25 feet of the burrow.
- Preserve additional habitat on-site, and relocate all gopher tortoises to this area. A permit is required.
- Relocate tortoises off-site to protected recipient sites. A permit is required.

Clearing, grading or other site disturbance which occurs before you receive your permit or before "100% burrow surveys" have been verified by Florida Fish and Wildlife Conservation Commission's (FWC) may result in a violation. It also may delay your project and increase cost. Bottom line – make sure you have received your permit and that burrow surveys have been verified by FWC before land clearing starts.

An authorized gopher tortoise agent permitted by the FWC must assist with all relocation activities under all permits, except on-site relocation conducted under the "10 or Fewer Burrows" permit.

Submit application forms for gopher tortoise permits at least 90 days prior to the time needed.

For information about permitting or to apply for a gopher tortoise permit online, visit MyFWC.com/GopherTortoise and click on permits.



Robert La Follette



George Bruner

Legal protection for gopher tortoises and their burrows

During the last century gopher tortoise numbers in Florida have declined. Habitat destruction, fragmentation and degradation have placed these burrow-building tortoises in peril.

The gopher tortoise is classified as a threatened species in Florida. Florida law (Chapter 68A-27, Florida Administrative Code), makes it illegal to take, harm, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage or destroy gopher tortoise burrows, except as authorized by specific Commission permit.

Impacts to gopher tortoises and their burrows may constitute "taking" under the law. An illegal take of a gopher tortoise burrow includes, but is not limited to, damaging, collapsing or covering a gopher tortoise burrow from land clearing, bulldozing, grading, paving or building construction associated with land development, except as authorized by specific Commission permit.

Property owners (or their agents) must obtain permits from the FWC to capture and relocate all gopher tortoises before any land clearing, grading or other development-related activities can begin.

PRELIMINARY PROTECTED SPECIES SURVEY

Six Adjoining Parcels
State Road 50 (Cortez Boulevard) and Emerson & Oxley Roads
Brooksville, Hernando County, Florida
UES Project No. 0840.2400081

Report Issuance Date: July 30, 2024

PREPARED FOR

GMC
21764 State Road 54
Lutz, FL 33549
Attn: Scott Stannard
VP, Engineering

PREPARED BY

Universal Engineering Sciences
9802 Palm River Road
Tampa, Florida 33619
(813) 740-8506
TeamUES.com



Materials Testing
Geotechnical Engineering
Environmental
Building Sciences & Safety
Inspections & Code Compliance
Virtual Design Consulting

July 30, 2024

GMC
21764 State Road 54
Lutz, Florida 33549

ATTN: Scott Stannard
VP, Engineering
RE: **Preliminary Protected Species Survey**
Six Adjoining Parcels
Cortez Boulevard & Oxley Road
Brooksville, Hernando County, Florida
UES Project No. 0840.2400081

Universal Engineering Sciences, LLC (UES) is pleased to have completed the Protected Species Survey for the above-referenced site (the "subject property") and have attached the summary report for your use.

The purpose of the protected species survey was to determine whether protected species—plants and animals listed by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (USFWS)—reside or potentially reside on the property. Additionally, the survey aimed to assess whether known nesting sites on or near the property would affect development and whether the site contains critical habitat areas. **There are no federally listed critical habitat areas on site, and we found no listed species on the property.** Please refer to the report for additional details.

UES appreciates this opportunity to provide environmental services to you and we look forward to future endeavors. Please contact the undersigned if you have any questions regarding this report.

UES

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1.0 GENERAL SITE DESCRIPTION

The subject property comprises six adjoining parcels, approximately 16.8 acres, located on the south side of Cortez Boulevard (State Road 50) between Emerson Road and Oxley Road approximately 1.7 miles east of U.S. Highway 41 in Brooksville, Hernando County, Florida. We have provided a site location map (**Figure 1**), a current aerial of the site (**Figure 2**), and site photographs of the subject property obtained during the field visit (**Appendix A**).

The table below provides some details from the Hernando County Property Appraiser's website.

Parcel ID	Area (acres)	Section-Township-Range	Property Address	Land Use (per Property Appraiser)
R26 422 19 0000 0350 0020	5.00	26-22S-19E	Cortez Boulevard Brooksville, FL 34601	Vacant commercial
R26 422 19 0000 0350 0060	2.21	26-22S-19E	Oxley Road Brooksville, FL 34601	Vacant residential
R26 422 19 0000 0350 0130	2.20	26-22S-19E	Oxley Road Brooksville, FL 34601	Vacant residential
R26 422 19 0000 0350 0120	2.20	26-22S-19E	Oxley Road Brooksville, FL 34601	Vacant residential
R26 422 19 0000 0050 0060	2.20	35-22S-19E	Oxley Road Brooksville, FL 34601	Vacant residential
R26 422 19 0000 0100 0031	2.90	22-22S-19E	Cortez Blvd Brooksville, FL 34061	Vacant Commercial

2.0 EXISTING CONDITIONS

At the time of our evaluation, the properties are densely forested and undeveloped. Cut trails are present throughout the properties. A small stream is present on the property that continues further east and west. The immediate vicinity is dominated by undeveloped, forested land and single-family residences with two schools in the eastern vicinity.

FLUCCS (Land Uses): The land uses described in the table below are based on the 2018 Florida Land Cover Classification System retrieved from the FWC website. For the locations of the mapped land uses please see **Figure 3**.

Land Use ID	Land Use Name	Acres	Percent of Property
18212	Low structure density	0.4	3
18225	Institutional	0.2	1
1400	Mixed hardwood - coniferous	15.9	96
1840	Transportation	0.2	1

Soils: According to the National Resource Conservation Service, the subject property is underlain by three mapped soil series. For the locations of the mapped soil series please see **Appendix B**.

Soil Series	Gopher Tortoise Burrowing Suitability	Acres	Percent of Property
Blichton loamy fine sand, 0 to 2 percent slopes	Unsuitable	11.6	69.2

Blichton loamy fine sand, 2 to 5 percent slopes	Unsuitable	1.0	5.9
Flemington fine sandy loam, 2 to 5 percent slopes	Unsuitable	4.2	24.9

3.0 PROTECTED SPECIES SURVEY METHOD

On July 25, 2024, Mr. Tim Mann and Mr. Jacob Chatwood, Ecological Scientists with UES, reviewed the property for the presence of any species listed as protected by the USFWS and the FWC. The protected species survey included:

1. Review of information provided by the USFWS, FWC, eBird.org, and Florida Natural Areas Inventory (FNAI) before the site visit to determine:
 - a. The potential protected species that may inhabit or use the property.
 - b. The location of known nearby Bald Eagle nests.
 - c. The location of the nearest known Wood Stork colonies and their associated core foraging buffers.
 - d. The consultation areas for potential state or federally-protected species.
2. A survey of at least 25% of the property via walking transects across the site.

We have provided the USFWS IPaC resource list and the FNAI Biodiversity Matrix in **Appendix C**. The IPaC list presents species and other information (such as critical habitat) under the USFWS jurisdiction that are known or expected to be on or near the project area. The FNAI Biodiversity Matrix provides a list of state- and federally-listed species that are potentially found in the area.

4.0 PROTECTED SPECIES SURVEY RESULTS

From our site visit to the subject property, we did not observe any of the listed species. The following discussion regards the species listed for the site based on the habitats present.

Bald Eagle: Bald Eagles (*Haliaeetus leucocephalus*) are federally protected. Bald eagles are no longer considered an imperiled species, but they are protected by the state and federal governments via Florida Administrative Code 68A-16.002, the Migratory Bird Treaty Act, and the Bald and Golden Eagle Protection Act (BGEPA), all of which prohibit take or disturbance of bald eagles. This species typically builds large nests in mature canopy trees near a water's edge, from which they have an unobstructed view of their surroundings. A small stream flows through the property; however, no aquatic wildlife that could serve as a potential food source was observed in the stream. The closed canopy of the site is comprised of large hardwoods of nearly equal height; dominated by live oak (*Quercus virginiana*). There are no known Bald Eagle nests on or near the property and none were observed during the site visit. The closest known recently active nests are greater than a mile from the property.

Eastern Indigo Snake: Eastern indigo snakes inhabit pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps. The subject property is underlain by loamy soils, not suitable for this species or burrows of gopher tortoises; to which they are commensals. The subject property lies within the consultation area established for this threatened species; therefore, the USFWS Standard Protection Measures for the Eastern Indigo Snake should be implemented on the site prior to and during construction activities. Please see the FWS website <https://www.fws.gov/story/eastern-indigo-snake-conservation>. The standard measures include notifying the FWS prior to ground clearing and placing signage at construction site entrances and in the construction office, along with educating construction staff on how to identify the indigo snake and what steps to take if one is observed or one is found injured/dead during construction activities. We have included a sample poster in **Appendix D**.

Wood Stork: Wood storks (*Mycteria americana*) nest in mixed hardwood swamps, sloughs, mangroves, and cypress domes/strands in Florida. They forage in a variety of wetlands including both freshwater and estuarine marshes, although limited to depths less than 10-12 inches. The property falls within an established core foraging area, but the nearest known active nesting colony is approximately 10.5 miles east.

According to the USFWS's Wood Stork Key (see **Appendix D**), "Good foraging conditions are characterized by water that is relatively calm, uncluttered by dense thickets of aquatic vegetation, and having a water depth between 5 and 38 cm (5 and 15 inches) deep, although wood storks may forage in other wetlands. Ideally, preferred foraging wetlands would include a mosaic of emergent and shallow open-water areas". The stream on the property is small and obtains its water input through water run-off from the adjoining properties but does not appear to have adjoining wetlands on the site; therefore it is not likely that this portion of the stream on the site is considered suitable foraging habitat for wood storks.

Florida Sandhill Crane: The Florida sandhill crane (*Grus canadensis pratensis*) inhabits freshwater marshes, prairies, and pastures throughout peninsular Florida. The subject property is comprised of a closed-canopied hardwood forest with a small stream. No wetlands that are appropriate nesting/foraging habitats for the Florida sandhill crane are present on the site. During the site visit, no Florida sandhill cranes or their nests were observed.

Eastern Black Rail: The Eastern black rail (*Laterallus jamaicensis jamaicensis*) requires a dense vegetative cover that allows movement underneath the canopy in a variety of salt, brackish, and freshwater marsh habitats that can be tidally or non-tidally influenced. The property is comprised of a hardwood forest with a small stream. No wetlands or surface water features that would be considered suitable habitat for this species are present on the site. No Eastern black rails were observed on the property.

Snail Kite: The Everglade snail kite (*Rostrhamus sociabilis plumbeus*) feeds almost exclusively on apple snails (*Pomacea*), which are captured at or near the water's surface. Everglade snail kites inhabit shallow freshwater marshes and shallow grassy shorelines of lakes. The site has a small stream; however, the property does not fall within the final critical habitat for this species.

Red-cockaded Woodpecker: Red-cockaded woodpecker (RCW) (*Picoides borealis*) inhabits open, mature pine woodlands that have a diversity of grass, forb, and shrub species. Generally, they occupy longleaf pine flatwoods in north and central Florida, mixed longleaf pine and slash pine in south-central Florida, and slash pine in south Florida outside the range of longleaf pine. Forage in several forested habitat types that include pines of various ages but prefer more mature pines. The subject property did not contain any mature pines nor the vegetative structure to support RCW. No RCW or their nesting cavities were observed on the property.

Florida Burrowing Owl: Burrowing owls (*Athene cunicularia*) inhabit open prairies in Florida that have very little understory (floor) vegetation. These areas include golf courses, airports, pastures, agriculture fields, and vacant lots. The range of the burrowing owl is throughout the peninsular of Florida in patches and localized areas. No burrows nor owls were observed at the time of the site visit. The site is comprised of a closed-canopied hardwood forest; which does not comprise suitable habitat for this species.

Gopher Tortoise: Suitable gopher tortoise (*Gopherus polyphemus*) habitat contains well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking. The subject property is located on an "unsuitable" (for gopher tortoise burrowing) mapped soil series. No tortoises nor potentially occupied burrows were observed on the property. A potentially occupied burrow is a burrow that has been excavated by a gopher tortoise (based on the burrow entrance's shape) and has not collapsed near the entrance.

Please be aware that Florida regulations require that any gopher tortoises must be captured and relocated before any ground-clearing activities that will occur within 25 feet of the burrow. To briefly summarize the relocation permitting process: A 15% survey is conducted by an FWC-authorized gopher tortoise agent within 90 days of applying to FWC for a relocation permit. No *more* than 90 days before and no *fewer* than 72 work-week hours before commencing capture activities, the agent will submit a 100% burrow survey. The FWC website provides the gopher tortoise permitting guidelines here: <https://myfwc.com/license/wildlife/gopher-tortoise-permits/permitting-guidelines>. FWC data sheets for gopher tortoises are provided in **Appendix D**.

5.0 LIMITATIONS

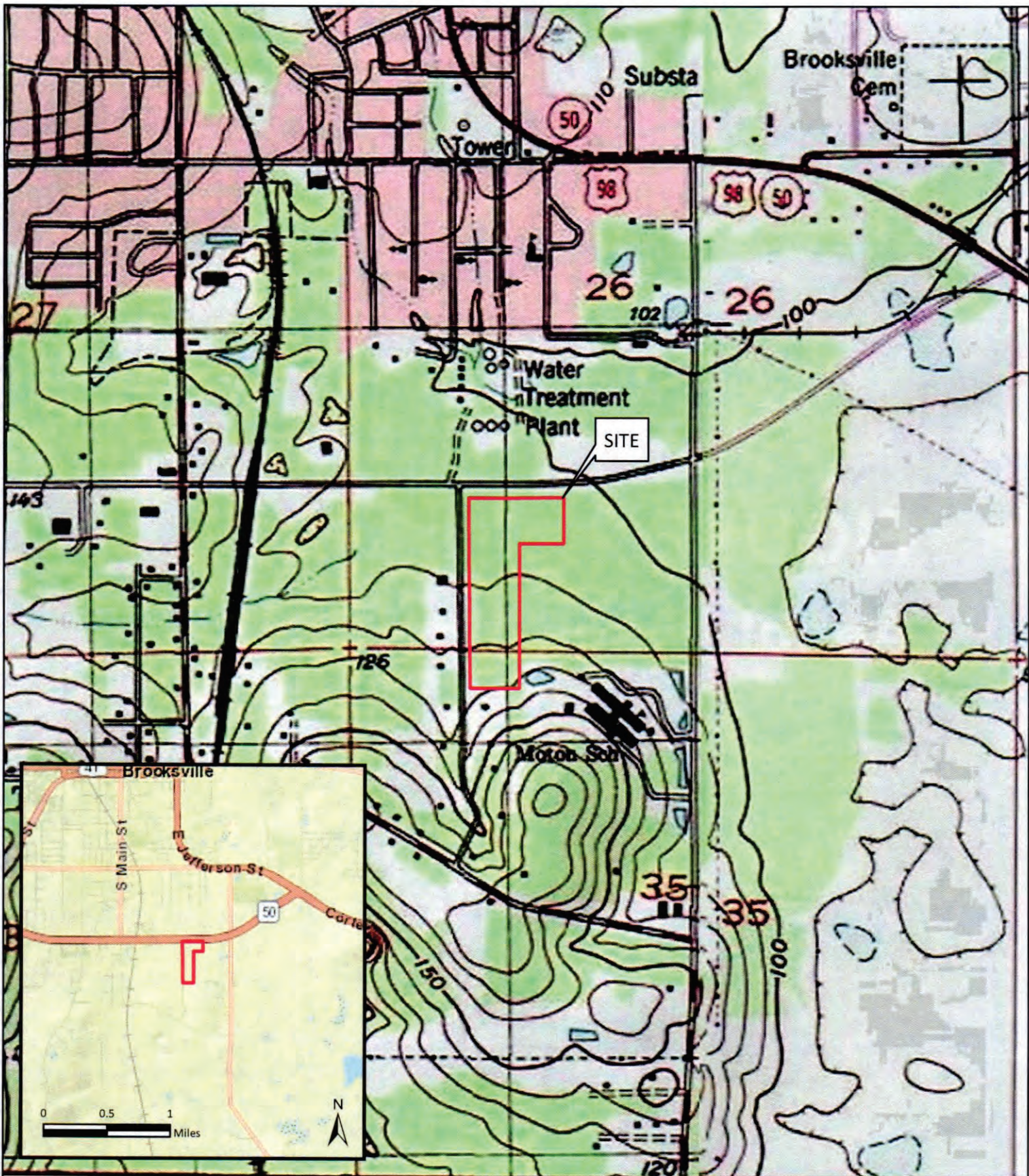
In expressing the opinions stated in this report, UES has exercised the degree of skill and care ordinarily exercised by a reputable and competent environmental professional in the same area and time frame given the same facts and circumstances. Documentation and data provided by the Client or other interested parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that UES assumes no responsibility or liability for their accuracy. The information contained in this report, including its conclusions, is based on the information that was made available to UES during the investigation and upon the services described that were performed. Because the report is based on available information, some of its conclusions could be different if the information upon which it is based is determined to be false, inaccurate, or contradicted by additional information.

This assessment represents the results of our review based on observations and technical information available on the date of the indicated on-site evaluation. UES accepts no responsibility for recruitment of protected wildlife or plants to the site following the date(s) of this assessment. The USFWS, FFWCC, and local government agencies may request additional assessments and/or surveys at any time. This report is intended for general planning purposes only. If applicable for this assessment scope, the limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, currently or in the future.

This report is intended for the sole use of our client. Its contents may not be relied upon by other parties for any purpose without the express written consent of UES. UES is not responsible for conclusions drawn by others upon review of the enclosed report. This is not a statement of suitability of the property for any use or purpose. This assessment was conducted in accordance with the UES General Conditions, which are incorporated into the Client authorized agreement that governs this assessment.

FIGURE 1

USGS Topographic / Site Location Map



USGS TOPOGRAPHIC MAP
 HERNANDO COUNTY
 CORTEZ BLVD & OXLEY RD
 R26 422 19 0000 0350 0020 ET AL.
 GMC

LEGEND
 PROPERTY BOUNDARY

GMC
 JLC

7/30/2024



0 500 1,000
 Feet

THIS IS NOT A SURV 150

FIGURE 2

Aerial Image Map



Melendez Rd

Cortez Blvd

State Hwy 50

Oxley Rd

CURRENT AERIAL IMAGE
HERNANDO COUNTY
CORTEZ BLVD & OXLEY RD
R26 422 19 0000 0350 0020 ET AL.
GMC

LEGEND
 PROPERTY BOUNDARY

GMC
JLC

7/30/2024



0 100 200
Feet



THIS IS NOT A SURV 152

FIGURE 3

Land Use (FLUCCS) Map



FLUCCS (LAND USE) MAP
HERNANDO COUNTY
CORTEZ BLVD & OXLEY RD
R26 422 19 0000 0350 0020 ET AL.
GMC

LEGEND
 PROPERTY BOUNDARY

GMC
JLC

7/30/2024



0 100 200
Feet



THIS IS NOT A SURV 154

APPENDIX A

Site Photographs



Photograph No. 1: A view from the southeast corner of the property



Photograph No. 2: A view within the northeast area of the property

SITE PHOTOGRAPHS

Six adjoining parcels
Cortez Boulevard and Emerson/Oxley Roads
Brooksville, Florida 34601

Project No. 0840.2400081

Photograph Date: July 25, 2024



Photograph No. 3: A view within the north area of the property



Photograph No. 4: A view within the west area of the property

SITE PHOTOGRAPHS

Six adjoining parcels
Cortez Boulevard and Emerson/Oxley Roads
Brooksville, Florida 34601

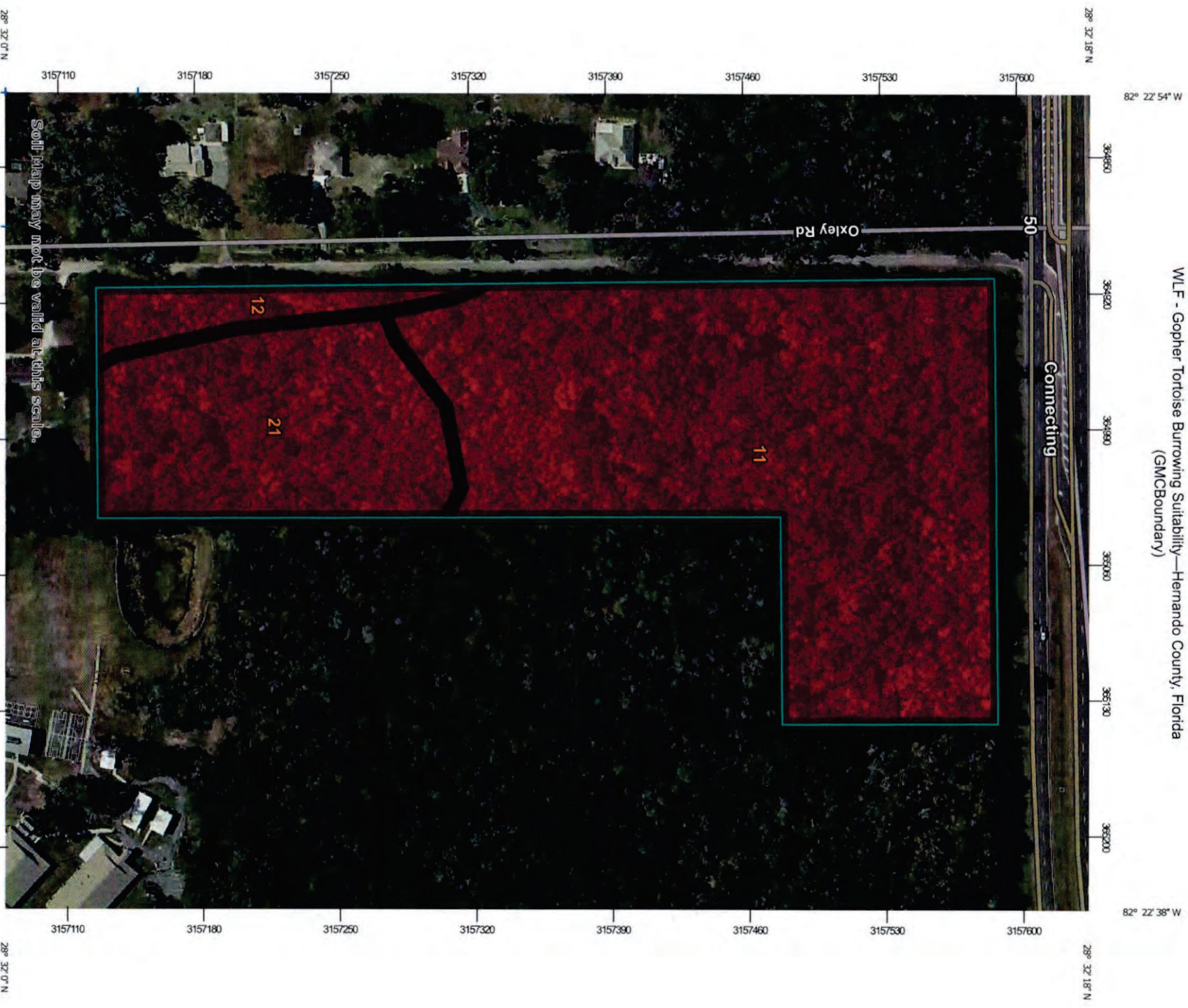
Project No. 0840.2400081

Photograph Date: July 25, 2024

APPENDIX B

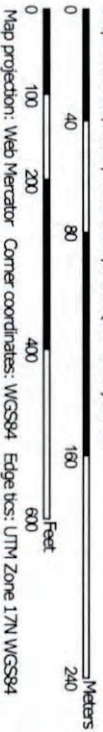
USDA NRCS Soil Survey Data

WLF - Gopher Tortoise Burrowing Suitability—Hernando County, Florida
(GMCBoundary)



Soil Map may not be valid at this scale.

Map Scale: 1:2,710 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/30/2024
Page 1 of 6






MAP LEGEND

Area of Interest (AOI)






 Area of Interest (AOI)

Soils






Soil Rating Polygons

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Soil Rating Lines

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available



Soil Rating Points

 Unsuitable
 Less suited
 Moderately suited
 Highly suited
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways

 US Routes
 Major Roads
 Local Roads
Background
 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hernando County, Florida

Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 6, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

WLF - Gopher Tortoise Burrowing Suitability

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
11	Blichton loamy fine sand, 0 to 2 percent slopes	Unsuitable	Blichton, hydric (70%)	Water table (0.00)	11.6	69.2%
				Texture (0.85)		
			Blichton, non-hydric (14%)	Water table (0.00)		
				Texture (0.85)		
			Flemington, non-hydric (4%)	Soil depth (0.00)		
				Texture (0.10)		
				Water table (0.16)		
12	Blichton loamy fine sand, 2 to 5 percent slopes	Unsuitable	Blichton, hydric (70%)	Water table (0.00)	1.0	5.9%
				Texture (0.87)		
			Blichton, non-hydric (12%)	Water table (0.00)		
				Texture (0.87)		
			Flemington, non-hydric (5%)	Soil depth (0.00)		
				Texture (0.13)		
				Water table (0.16)		
21	Flemington fine sandy loam, 2 to 5 percent slopes	Unsuitable	Flemington, non-hydric (78%)	Soil depth (0.00)	4.2	24.9%
				Texture (0.13)		
				Water table (0.16)		
			Flemington, hydric (10%)	Soil depth (0.00)		
				Water table (0.00)		
				Texture (0.13)		
			Paisley (3%)	Soil depth (0.00)		
				Water table (0.00)		
				Texture (0.63)		
			Blichton, hydric (3%)	Water table (0.00)		
				Texture (0.87)		
			Micanopy (3%)	Soil depth (0.01)		
				Water table (0.62)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Texture (0.73)		
Totals for Area of Interest					16.7	100.0%

Rating	Acres in AOI	Percent of AOI
Unsuitable	16.7	100.0%
Totals for Area of Interest	16.7	100.0%

Description

This soil interpretation is intended to provide ratings based on the dominant soil characteristics that influence the suitability of the soil for excavation, maintenance, and preservation of burrows by gopher tortoises (*Gopherus polyphemus*). The information allows the user to identify areas of potentially suitable habitat area prior to the application of conservation practices. The ratings are for the soils in their natural condition and do not consider present land use, existing vegetation, water sources, and the presence or absence of wildlife in the area. The presence or absence of a species is determined at the local level and by many factors including soil characteristics.

The gopher tortoise (*Gopherus polyphemus*) is a burrowing reptile that inhabits open pine forests throughout the southeastern United States. Historically, typical gopher tortoise habitat consisted of open, frequently burned longleaf pine or longleaf pine/scrub oak uplands and flatwoods on moderately well drained to xeric soils. The burrows of a gopher tortoise are the habitat and center of normal feeding, breeding, and sheltering activity. Gopher tortoises excavate and use more than one burrow for shelter beneath the ground surface. Burrows, which may extend for more than 30 feet, provide shelter from canid predators, winter cold and summer heat.

The soil criteria that are taken into account in this soil interpretation are those that have been determined to have the most effect on burrow excavation, maintenance, and preservation. These include the soil texture, percent coarse fragments, depth to a restrictive layer or layer with greater than or equal to 35% clay, ponding or flooding frequency, slope, and depth to seasonal high water table.

Each soil criteria is assigned a numerical rating between 0 and 1. In this rating, 1 represents more suitable soil characteristics, and 0 represents less suitable soil characteristics. Each criterion is calculated separately and the lowest rating is reported as the overall soil suitability rating, representing the most limiting factor in the soil's suitability for gopher tortoise burrows.

Rating classes have been defined as follows:

Highly suited (numerical rating 0.95-1): These soils have no restrictions for use and are favorable for burrowing by gopher tortoise. Colonization and population densities may be above average if other habitat factors are not limiting.

Moderately suited (numerical rating 0.5-0.95): These soils are suitable and somewhat favorable for burrowing by gopher tortoise. Some restrictive features may limit the use of the site to a minor extent. Colonization and population densities may be average to above for the area if the other habitat requirements are met.

Less suited (numerical rating 0.05-0.5): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Colonization and population densities may be below average or restricted in the area due to the limiting factors even though all of the other species habitat requirements are met.

Unsuitable (numerical rating 0-0.05): These soils have characteristics that may limit establishment, maintenance, or use of the site by gopher tortoise. Areas of

included soils with better drainage may provide suitable soil properties in some locations.

Not Rated: Miscellaneous areas are given a not rated status.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Citations:

U.S. Fish and Wildlife Service and Natural Resources Conservation Service. 2012. Gopher Tortoise (*Gopherus polyphemus*) Soil Classifications for the Federally Listed Range using the National Soil Information System Database, Version 1.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C

USFWS IPAC Resource List & Florida Natural Areas Inventory



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 7/29/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 26904



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 26904

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Justicia cooley</i> Cooley's water-willow	G2Q	S2	E	E
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 26904

28 **Potential** Elements for Matrix Unit 26904

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> incised groove-bur	G3	S2	N	T
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Monotropsis reynoldsiae</i> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina brittoniana</i> Britton's beargrass	G3	S3	E	E
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pycnanthemum floridanum</i> Florida mountain-mint	G3	S3	N	T
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Spigelia loganioides</i> pinkroot	G2Q	S2	N	E
<i>Triphora craigheadii</i> Craighead's nodding-caps	G1	S1	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on

the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Hernando County, Florida



Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📠 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

<https://www.fws.gov/office/florida-ecological-services>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Tricolored Bat *Perimyotis subflavus*

Proposed Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10515>

Birds

NAME

STATUS

Eastern Black Rail *Laterallus jamaicensis* ssp. *jamaicensis*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>

Everglade Snail Kite *Rostrhamus sociabilis plumbeus*

Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/7713>

Red-cockaded Woodpecker *Picoides borealis*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7614>

Whooping Crane *Grus americana*

EXPN

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/758>

Wood Stork *Mycteria americana*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME

STATUS

Eastern Indigo Snake *Drymarchon couperi*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Candidate

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME

STATUS

Cooley's Water-willow *Justicia cooleyi*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4653>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey

effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

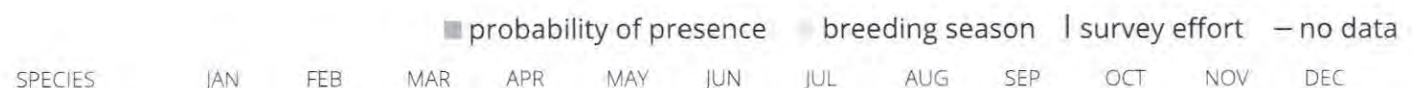
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the **USFWS Birds of Conservation Concern (BCC)** list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

American Kestrel *Falco sparverius paulus*

Breeds Apr 1 to Aug 31

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
<https://ecos.fws.gov/ecp/species/9587>

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
<https://ecos.fws.gov/ecp/species/1626>

Chimney Swift *Chaetura pelagica*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Mar 15 to Aug 25

Great Blue Heron *Ardea herodias occidentalis*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Jan 1 to Dec 31

Lesser Yellowlegs *Tringa flavipes*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Breeds elsewhere

Painted Bunting *Passerina ciris*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 25 to Aug 15

Prairie Warbler *Setophaga discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Swallow-tailed Kite *Elanoides forficatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Breeds Mar 10 to Jun 30

Worthington's Marsh Wren *Cistothorus palustris griseus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

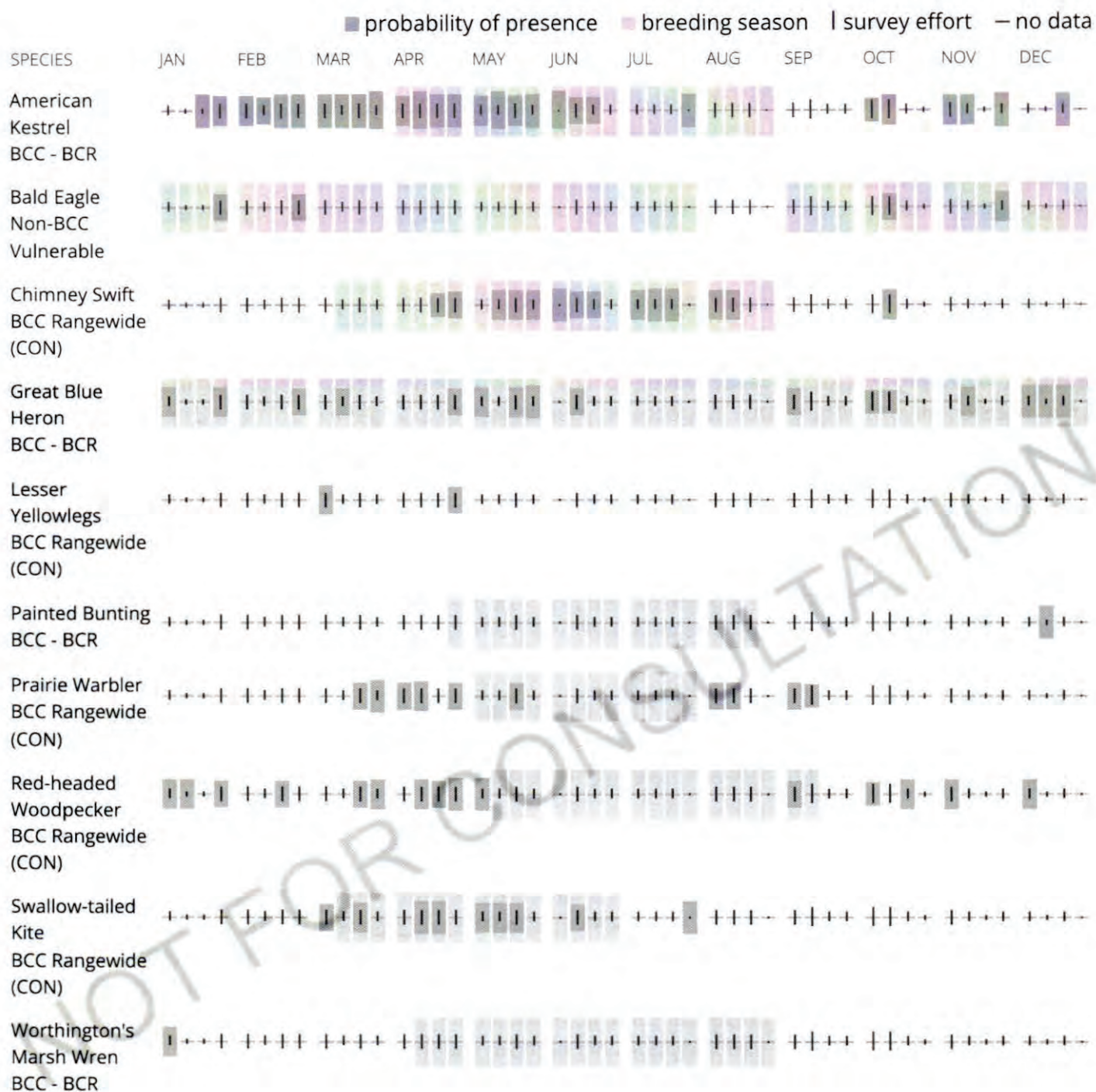
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the [Probability of Presence Summary](#). [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

APPENDIX D

Documentation & References for Potential Species

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE U.S. Fish and Wildlife Service

March 23, 2021

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov; Georgia Field Office: gaes_assistance@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or approval from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11 x 17in or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat.

These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida and Georgia. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas and often move seasonally between upland and lowland habitats, particularly in the northern portions of its range (North Florida and Georgia). Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Reliance on xeric sandhill habitats throughout the northern portion of the range in northern Florida and Georgia is due to the dependence on gopher tortoise burrows for shelter during winter. Breeding occurs during October through February. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. Taking of eastern indigo snakes is prohibited by the Endangered Species Act without a permit is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes. Â
- Immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office: (904) 731-3336

Panama City Field Office: (850) 769-0552

South Florida Field Office: (772) 562-3909

Georgia Field Office: (706) 613-9493

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.
2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5 x 11 in paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC or GADNR websites.
3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicants designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.



ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
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North Florida Field Office – (904) 731-3336

Panama City Field Office – (850) 769-0552

South Florida Field Office – (772) 562-3909

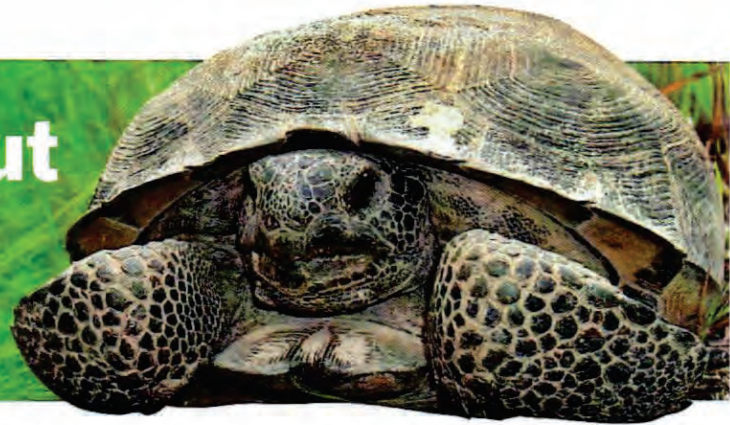
Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

DESCRIPTION:	The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.
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PROTECTION:	The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

Get The Facts About Gopher Tortoises:

Laws, Policies and Guidelines



Gopher tortoises are a threatened species and are protected under state law, Chapter 68A-27 of the Florida Administrative Code (F.A.C.). Property owners must obtain relocation permits from the Florida Fish and Wildlife Conservation Commission (FWC) to relocate all gopher tortoises before any land clearing or development activities can take place.

Rule 68A-27.003 (F.A.C.)

The gopher tortoise (*Gopherus polyphemus*) is hereby declared to be threatened, and shall be afforded the protective provisions specified in this paragraph. No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with Commission approved guidelines for specific actions which may impact gopher tortoises and their burrows. A gopher tortoise burrow is a tunnel with a cross-section that closely approximates the shape of a gopher tortoise. Permits will be issued based upon whether issuance would further management plan goals and objectives.

Gopher tortoise enforcement policy

Gopher tortoise or gopher tortoise burrow permits are not required to conduct agricultural, silvicultural and management activities intended to improve native wildlife habitat. In addition, if a landowner can demonstrate that gopher tortoise burrows on their land are abandoned, the law pertaining to protecting burrows does not apply.

Upper respiratory tract disease

The FWC no longer requires upper respiratory tract disease testing as a prerequisite to issuing gopher tortoise relocation permits.

Permitting guidelines

Landowners or developers must relocate gopher tortoises out of harm's way on land slated for development. Prior to initiating development activity, landowners or developers must obtain proper permits for all gopher tortoise capture, relocation and release. New FWC permitting guidelines

provide incentives for relocating tortoises to lands that have long-term protection and management; authorize gopher tortoise agents to capture, handle and transport gopher tortoises; require recipient site certification for private landowners who would like to receive displaced tortoises; and require a mitigation contribution to the FWC for all permits.

Relocation

Before gopher tortoise capture, handling and relocation activities begin, landowners must obtain a permit from the FWC.

Landowners with 10 or fewer burrows may opt to relocate tortoises on-site as habitat requirements permit; or retain a permitted authorized gopher tortoise agent for all off-site relocations.



Photo by David Moynahan

Mitigation contributions

All permits require a mitigation contribution. A mitigation contribution is compensation, usually in the form of monetary contributions or protected land donations. All mitigation contributions support gopher tortoise conservation actions as specified in the FWC Gopher Tortoise Management Plan.

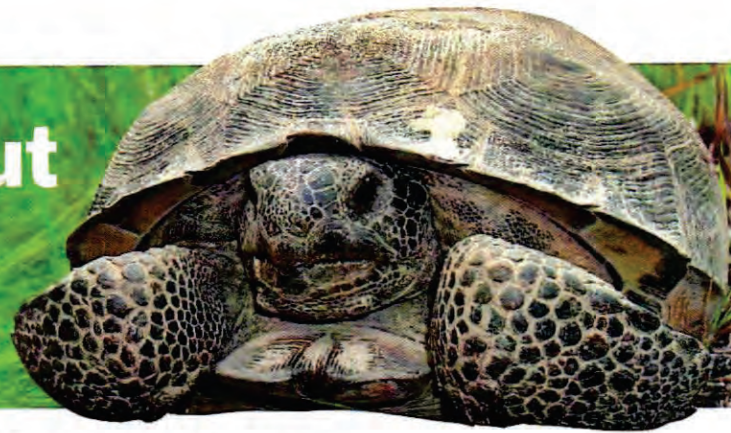
For more information contact the gopher tortoise permit coordinator at (850) 921-1031 or visit MyFWC.com/GopherTortoise.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com

Get The Facts About Gopher Tortoises:

Permitting and Mitigation



FWC's new permitting process includes...

- A simple permit for relocating a small number of tortoises.
- A conservation permit that replaces the former standard relocation and incidental take permits.
- A mitigation contribution to the Florida Fish and Wildlife Conservation Commission (FWC).
- A web-based permit application system that will expedite all gopher tortoise permit applications.

Permits are not required for...

- Vegetation maintenance along linear utility lines and highways, agricultural or silvicultural activities or activities conducted to improve habitat for wildlife. However, a permit would be required if these activities are directly related to or in preparation for development and impact gopher tortoises or their burrows.
- Development that occurs more than 25 feet (radius) from the entrance of a gopher tortoise burrow.

Permits are required if...

You cannot avoid development within a 25 radius of the entrance to a burrow. In this case, you must obtain a permit for any gopher tortoise capture, relocating and release prior to initiating any land clearing, grading or other development activities.

When should you apply for a permit?

The FWC has 90 days from the receipt of a completed application to issue a permit; however, the FWC tries to issue them within 45 days. It is advisable to submit completed applications to the gopher tortoise permit coordinator at least 90 days prior to the time needed.

How can I apply or get more information?

More permitting information, including the online permit application system and application forms is available at MyFWC.com/GopherTortoise or contact the gopher tortoise permit coordinator at (850) 921-1031.

Which permit do you need and how much will it cost?

Permit Type	Mitigation Contribution
Authorized Agent*	\$500 (one time contribution)
Recipient Site	\$500 per site (one time contribution)
10 or fewer burrows impacted <i>tortoises are relocated on-site or off-site*</i>	\$200
Conservation* - more than 10 burrows impacted and relocation to a protected area	\$200 for first five tortoises \$300 each additional tortoise
Conservation* - more than 10 burrows impacted and relocation to a short-term protected area	\$200 for first five tortoises \$3,000 each additional tortoise
Conservation* - more than 10 burrows impacted and relocation to an unprotected area	\$3,000 each tortoise

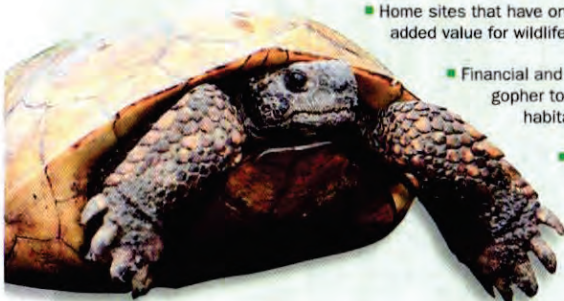
*Authorized agent permits are required for capture, relocation and release activities associated with any off-site relocation.



Florida Fish and Wildlife
Conservation Commission
MyFWC.com

Protecting gopher tortoises benefits the environment and the landowner

- Home sites that have on-site preserves offer added value for wildlife viewing.
- Financial and technical assistance is available to certified gopher tortoise recipient sites that create and manage habitat for tortoises displaced by development.
- Florida Fish and Wildlife Conservation Commission's (FWC) Landowner Assistance Program has cost-share opportunities available for activities associated with wildlife habitat conservation and management on private lands.



Gopher tortoise conservation

In September 2007, the FWC approved the Gopher Tortoise Management Plan. The goal of the plan is to restore and maintain viable populations of gopher tortoises throughout Florida. To meet this goal, the plan includes four conservation objectives:

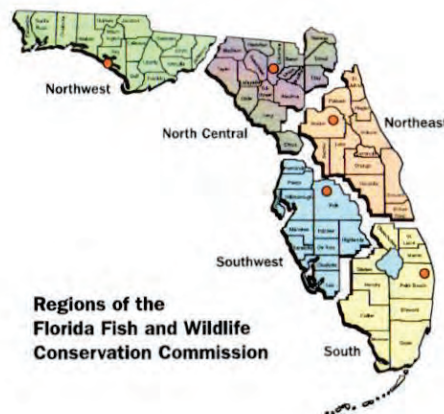
- Improve habitat management on protected lands;
- Increase protected gopher tortoise habitat;
- Restock gopher tortoises to protected and managed habitats; and
- Decrease gopher tortoise mortality on lands proposed for development.

These objectives will be met by implementing actions outlined in broad categories such as permitting, local government coordination, law enforcement, habitat preservation and management, population and disease management, landowner incentives, monitoring and research, and education and outreach.

Before you clear land or move tortoises, know the law and obtain proper permits. Visit MyFWC.com/GopherTortoise or call the gopher tortoise conservation biologist in your region.



Gopher tortoises generally graze within 160 feet of their burrow on a variety of plant types including broadleaf grasses, wiregrass, prickly pear cactus, clover, dandelion and seasonal fruits and berries - wild grape, blackberry, blueberry and partridge berry.



Regions of the
Florida Fish and Wildlife
Conservation Commission

Northwest Region

3911 Highway 2321
Panama City, FL 32409-1658
850-265-3676

North Central Region

3377 East U.S. Highway 90
Lake City, FL 32055-8795
386-758-0525

Northeast Region

1239 S.W. 10th Street
Ocala, FL 34474-2797
352-732-1225

Southwest Region

3900 Drane Field Road
Lakeland, FL 33811-1299
863-648-3203

South Region

8535 Northlake Boulevard
Palm Beach, FL 33412-3303
561-625-5122

For more information on gopher tortoise permits and gopher tortoise habitat management, contact your regional gopher tortoise conservation biologist or call 850-488-3831, or visit MyFWC.com/GopherTortoise.

Before you build

What every landowner should
know about gopher tortoises
before breaking ground



Cliff Leonard



Florida Fish and Wildlife
Conservation Commission

MyFWC.com

printed on recycled paper



A gopher tortoise burrow is a tunnel in the ground with a half moon-shaped (flat bottom, arched roof) burrow entrance. Gopher tortoises typically excavate and use two or more burrows.

The gopher tortoise and land development

A keystone species

The gopher tortoise is an industrious and ancient reptile that inhabits dry upland areas throughout Florida. It has stumpy, elephantine hind feet and flattened, shovel-like forelimbs perfectly designed for digging.

This remarkable tortoise excavates underground burrows that average 15 feet long and 6 feet deep. Burrows maintain a near constant temperature and humidity year-round, providing a safe haven from temperature extremes, predators and seasonal fires.

More than 350 animals depend on these burrows for refuge including several state and federally protected species, such as the gopher frog, burrowing owl, Florida pine snake, Florida mouse and eastern indigo snake. The gopher tortoise is a "keystone species" because so many other species depend on it for their survival – a decline in gopher tortoise numbers results in a decline in the other species that rely on its burrows.

Determine if you have gopher tortoises on your land

Before disturbing vegetation or ground in preparation for development, survey the entire property to determine the number and location of gopher tortoise burrows.

If possible, conduct burrow surveys when tortoises are most active, April – October; this window is extended in southern Florida.

During the colder months, burrows may appear abandoned. Consider burrows with eroded or debris-covered entrances as potentially occupied.

You may wish to consult with an authorized gopher tortoise agent (a person who possesses a permit and is qualified to capture and relocate gopher tortoises) to determine whether gopher tortoises inhabit your property. A list of authorized agents is available at MyFWC.com/GopherTortoise.



Gopher tortoise burrows are usually easy to spot because of the sand mound or "apron" created during excavation at the burrow entrance. Tortoise tracks, scat, shell fragments (tortoises may lay eggs in sand outside the burrow) or feeding trails in the surrounding area indicate tortoise activity.

If you have gopher tortoises on your land, your options are:

- Avoid development altogether.
- Avoid destruction of tortoise burrows and any impacts within 25 feet of the burrow.
- Preserve additional habitat on-site, and relocate all gopher tortoises to this area. A permit is required.
- Relocate tortoises off-site to protected recipient sites. A permit is required.

Clearing, grading or other site disturbance which occurs before you receive your permit or before "100% burrow surveys" have been verified by Florida Fish and Wildlife Conservation Commission's (FWC) may result in a violation. It also may delay your project and increase cost. Bottom line – make sure you have received your permit and that burrow surveys have been verified by FWC before land clearing starts.

An authorized gopher tortoise agent permitted by the FWC must assist with all relocation activities under all permits, except on-site relocation conducted under the "10 or Fewer Burrows" permit.

Submit application forms for gopher tortoise permits at least 90 days prior to the time needed.

For information about permitting or to apply for a gopher tortoise permit online, visit MyFWC.com/GopherTortoise and click on permits.



Legal protection for gopher tortoises and their burrows

During the last century gopher tortoise numbers in Florida have declined. Habitat destruction, fragmentation and degradation have placed these burrow-building tortoises in peril.

The gopher tortoise is classified as a threatened species in Florida. Florida law (Chapter 68A-27, Florida Administrative Code), makes it illegal to take, harm, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage or destroy gopher tortoise burrows, except as authorized by specific Commission permit.

Impacts to gopher tortoises and their burrows may constitute "taking" under the law. An illegal take of a gopher tortoise burrow includes, but is not limited to, damaging, collapsing or covering a gopher tortoise burrow from land clearing, bulldozing, grading, paving or building construction associated with land development, except as authorized by specific Commission permit.

Property owners (or their agents) must obtain permits from the FWC to capture and relocate all gopher tortoises before any land clearing, grading or other development-related activities can begin.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960



May 18, 2010

Donnie Kinard
Chief, Regulatory Division
Jacksonville District Corps of Engineers
Post Office Box 4970
Jacksonville, Florida 32232-0019

Service Federal Activity Code: 41420-2007-FA-1494
Service Consultation Code: 41420-2007-I-0964
Subject: South Florida Programmatic
Concurrence
Species: Wood Stork

Dear Mr. Kinard:

This letter addresses minor errors identified in our January 25, 2010, wood stork key and as such, supplants the previous key. The key criteria and wood stork biomass foraging assessment methodology have not been affected by these minor revisions.

The Fish and Wildlife Service's (Service) South Florida Ecological Services Office (SFESO) and the U.S. Army Corps of Engineers Jacksonville District (Corps) have been working together to streamline the consultation process for federally listed species associated with the Corps' wetland permitting program. The Service provided letters to the Corps dated March 23, 2007, and October 18, 2007, in response to a request for a multi-county programmatic concurrence with a criteria-based determination of "may affect, not likely to adversely affect" (NLAA) for the threatened eastern indigo snake (*Drymarchon corais couperi*) and the endangered wood stork (*Mycteria americana*) for projects involving freshwater wetland impacts within specified Florida counties. In our letters, we provided effect determination keys for these two federally listed species, with specific criteria for the Service to concur with a determination of NLAA.

The Service has revisited these keys recently and believes new information provides cause to revise these keys. Specifically, the new information relates to foraging efficiencies and prey base assessments for the wood stork and permitting requirements for the eastern indigo snake. This letter addresses the wood stork key and is submitted in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 *et seq.*). The eastern indigo snake key will be provided in a separate letter.

Wood stork

Habitat

The wood stork is primarily associated with freshwater and estuarine habitats that are used for nesting, roosting, and foraging. Wood storks typically construct their nests in medium to tall



trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991, 1996; Rodgers et al. 1996). Successful colonies are those that have limited human disturbance and low exposure to land-based predators. Nesting colonies protected from land-based predators are characterized as those surrounded by large expanses of open water or where the nest trees are inundated at the onset of nesting and remain inundated throughout most of the breeding cycle. These colonies have water depths between 0.9 and 1.5 meters (3 and 5 feet) during the breeding season.

Successful nesting generally involves combinations of average or above-average rainfall during the summer rainy season and an absence of unusually rainy or cold weather during the winter-spring breeding season (Kahl 1964; Rodgers et al. 1987). This pattern produces widespread and prolonged flooding of summer marshes, which maximize production of freshwater fishes, followed by steady drying that concentrate fish during the season when storks nest (Kahl 1964). Successful nesting colonies are those that have a large number of foraging sites. To maintain a wide range of foraging sites, a variety of wetland types should be present, with both short and long hydroperiods. The Service (1999) describes a short hydroperiod as a 1 to 5-month wet/dry cycle, and a long hydroperiod as greater than 5 months. During the wet season, wood storks generally feed in the shallow water of the short-hydroperiod wetlands and in coastal habitats during low tide. During the dry season, foraging shifts to longer hydroperiod interior wetlands as they progressively dry-down (though usually retaining some surface water throughout the dry season).

Wood storks occur in a wide variety of wetland habitats. Typical foraging sites for the wood stork include freshwater marshes and stock ponds, shallow, seasonally flooded roadside and agricultural ditches, narrow tidal creeks and shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs. Because of their specialized feeding behavior, wood storks forage most effectively in shallow-water areas with highly concentrated prey. Through tactolocation, or grope feeding, wood storks in south Florida feed almost exclusively on fish between 2 and 25 centimeters [cm] (1 and 10 inches) in length (Ogden et al. 1976). Good foraging conditions are characterized by water that is relatively calm, uncluttered by dense thickets of aquatic vegetation, and having a water depth between 5 and 38 cm (5 and 15 inches) deep, although wood storks may forage in other wetlands. Ideally, preferred foraging wetlands would include a mosaic of emergent and shallow open-water areas. The emergent component provides nursery habitat for small fish, frogs, and other aquatic prey and the shallow, open-water areas provide sites for concentration of the prey during seasonal dry-down of the wetland.

Conservation Measures

The Service routinely concurs with the Corps' "may affect, not likely to adversely affect" determination for individual project effects to the wood stork when project effects are insignificant due to scope or location, or if assurances are given that wetland impacts have been avoided, minimized, and adequately compensated such that there is no net loss in foraging potential. We utilize our *Habitat Management Guidelines for the Wood Stork in the Southeast Region* (Service 1990) (Enclosure 1) (HMG) in project evaluation. The HMG is currently under review and once final will replace the enclosed HMG. There is no designated critical habitat for the wood stork.

The SFESO recognizes a 29.9 kilometer [km] (18.6-mile) core foraging area (CFA) around all known wood stork colonies in south Florida. Enclosure 2 (to be updated as necessary) provides locations of colonies and their CFAs in south Florida that have been documented as active within the last 10 years. The Service believes loss of suitable wetlands within these CFAs may reduce foraging opportunities for the wood stork. To minimize adverse effects to the wood stork, we recommend compensation be provided for impacts to foraging habitat. The compensation should consider wetland type, location, function, and value (hydrology, vegetation, prey utilization) to ensure that wetland functions lost due to the project are adequately offset. Wetlands offered as compensation should be of the same hydroperiod and located within the CFAs of the affected wood stork colonies. The Service may accept, under special circumstances, wetland compensation located outside the CFAs of the affected wood stork nesting colonies. On occasion, wetland credits purchased from a "Service Approved" mitigation bank located outside the CFAs could be acceptable to the Service, depending on location of impacted wetlands relative to the permitted service area of the bank, and whether or not the bank has wetlands having the same hydroperiod as the impacted wetland.

In an effort to reduce correspondence in effect determinations and responses, the Service is providing the Wood Stork Effect Determination Key below. If the use of this key results in a Corps determination of "no effect" for a particular project, the Service supports this determination. If the use of this Key results in a determination of NLAA, the Service concurs with this determination¹. This Key is subject to revisitation as the Corps and Service deem necessary.

The Key is as follows:

A. Project within 0.76 km (0.47 mile)² of an active colony site³ "may affect"⁴

Project impacts Suitable Foraging Habitat (SFH)⁵ at a location greater than 0.76 km (0.47 mile) from a colony site..... "go to B"

¹ With an outcome of "no effect" or "NLAA" as outlined in this key, and the project has less than 20.2 hectares (50 acres) of wetland impacts, the requirements of section 7 of the Act are fulfilled for the wood stork and no further action is required. For projects with greater than 20.2 hectares (50 acres) of wetland impacts, written concurrence of NLAA from the Service is necessary.

² Within the secondary zone (the average distance from the border of a colony to the limits of the secondary zone is 0.76 km (2,500 feet, or 0.47 mi).

³ An active colony is defined as a colony that is currently being used for nesting by wood storks or has historically over the last 10 years been used for nesting by wood storks.

⁴ Consultation may be concluded informally or formally depending on project impacts.

⁵ Suitable foraging habitat (SFH) includes wetlands that typically have shallow-open water areas that are relatively calm and have a permanent or seasonal water depth between 5 to 38 cm (2 to 15 inches) deep. Other shallow non-wetland water bodies are also SFH. SFH supports and concentrates, or is capable of supporting and concentrating small fish, frogs, and other aquatic prey. Examples of SFH include, but are not limited to freshwater marshes, small ponds, shallow, seasonally flooded roadside or agricultural ditches, seasonally flooded pastures, narrow tidal creeks or shallow tidal pools, managed impoundments, and depressions in cypress heads and swamp sloughs.

- Project does not affect SFH.....“no effect”¹.
- B. Project impact to SFH is less than 0.20 hectare (one-half acre)⁶.....*NLAA*¹”
- Project impact to SFH is greater in scope than 0.20 hectare (one-half acre).....go to C
- C. Project impacts to SFH not within the CFA (29.9 km, 18.6 miles) of a colony sitego to D
- Project impacts to SFH within the CFA of a colony sitego to E
- D. Project impacts to SFH have been avoided and minimized to the extent practicable; compensation (Service approved mitigation bank or as provided in accordance with Mitigation Rule 33 CFR Part 332) for unavoidable impacts is proposed in accordance with the CWA section 404(b)(1) guidelines; and habitat compensation replaces the foraging value matching the hydroperiod⁷ of the wetlands affected and provides foraging value similar to, or higher than, that of impacted wetlands. See Enclosure 3 for a detailed discussion of the hydroperiod foraging values, an example, and further guidance⁸..... *NLAA*¹”
- Project not as above..... “may affect”⁴”
- E. Project provides SFH compensation in accordance with the CWA section 404(b)(1) guidelines and is not contrary to the HMG; habitat compensation is within the appropriate CFA or within the service area of a Service-approved mitigation bank; and habitat compensation replaces foraging value, consisting of wetland enhancement or restoration matching the hydroperiod⁷ of the wetlands affected, and provides foraging value similar

⁶ On an individual basis, SFH impacts to wetlands less than 0.20 hectare (one-half acre) generally will not have a measurable effect on wood storks, although we request that the Corps require mitigation for these losses when appropriate. Wood storks are a wide ranging species, and individually, habitat change from impacts to SFH less than one-half acre are not likely to adversely affect wood storks. However, collectively they may have an effect and therefore regular monitoring and reporting of these effects are important.

⁷ Several researchers (Flemming et al. 1994; Ceilley and Bortone 2000) believe that the short hydroperiod wetlands provide a more important pre-nesting foraging food source and a greater early nestling survivor value for wood storks than the foraging base (grams of fish per square meter) than long hydroperiod wetlands provide. Although the short hydroperiod wetlands may provide less fish, these prey bases historically were more extensive and met the foraging needs of the pre-nesting storks and the early-age nestlings. Nest productivity may suffer as a result of the loss of short hydroperiod wetlands. We believe that most wetland fill and excavation impacts permitted in south Florida are in short hydroperiod wetlands. Therefore, we believe that it is especially important that impacts to these short hydroperiod wetlands within CFAs are avoided, minimized, and compensated for by enhancement/restoration of short hydroperiod wetlands.

⁸ For this Key, the Service requires an analysis of foraging prey base losses and enhancements from the proposed action as shown in the examples in Enclosure 3 for projects with greater than 2.02 hectares (5 acres) of wetland impacts. For projects with less than 2.02 hectares (5 acres) of wetland impacts, an individual foraging prey base analysis is not necessary although type for type wetland compensation is still a requirement of the Key.

to, or higher than, that of impacted wetlands. See Enclosure 3 for a detailed discussion of the hydroperiod foraging values, an example, and further guidance⁸ "NLAA¹"

Project does not satisfy these elements "may affect"⁴

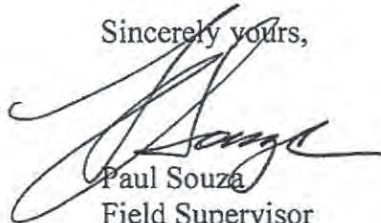
This Key does not apply to Comprehensive Everglades Restoration Plan projects, as they will require project-specific consultations with the Service.

Monitoring and Reporting Effects

For the Service to monitor cumulative effects, it is important for the Corps to monitor the number of permits and provide information to the Service regarding the number of permits issued where the effect determination was: "may affect, not likely to adversely affect." We request that the Corps send us an annual summary consisting of: project dates, Corps identification numbers, project acreages, project wetland acreages, and project locations in latitude and longitude in decimal degrees.

Thank you for your cooperation and effort in protecting federally listed species. If you have any questions, please contact Allen Webb at extension 246.

Sincerely yours,



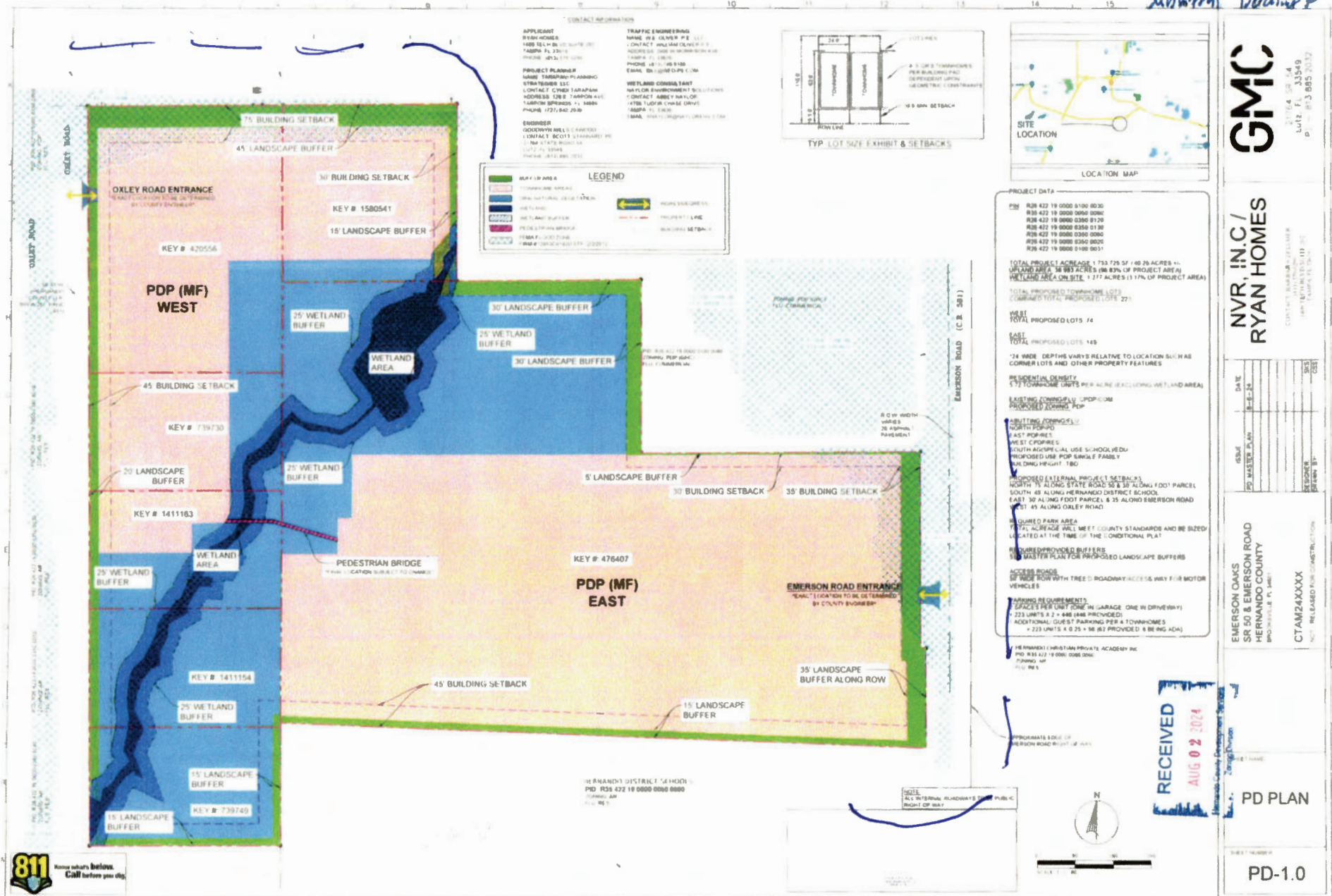
Paul Souza
Field Supervisor
South Florida Ecological Services Office

Enclosures

cc: w/enclosures (electronic only)
Corps, Jacksonville, Florida (Stu Santos)
EPA, West Palm Beach, Florida (Richard Harvey)
FWC, Vero Beach, Florida (Joe Walsh)
Service, Jacksonville, Florida (Billy Brooks)

LITERATURE CITED

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- U.S. Fish and Wildlife Service. 1999. South Florida multi-species recovery plan. Fish and Wildlife Service; Atlanta, Georgia. Available from: <http://verobeach.fws.gov/Programs/Recovery/vbms5.html>.



From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Public comment on Agenda Item 15088 H-24-44 and H-24-53
Date: Monday, December 9, 2024 1:29:34 PM

From: Benjamin Heiser <bheiser80@gmail.com>
Sent: Sunday, December 8, 2024 9:49 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Public comment on Agenda Item 15088 H-24-44 and H-24-53

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.

I am submitting public comment regarding 15088 H-24-44 and concurrently H-24-53.

H-24-44: This application is to rezone parcel Key 1695696 to residential. According to the application, this property was once zoned for townhomes and then was rezoned to AG and is now requesting another rezoning to residential following prior zoning. This parcel is being misrepresented as ownership by Brooksville Landing, an LLC filed in June of 2024 where minimal information can be located on said LLC. Public records/deed located on the Hernando County GIS and County Tax collector site indicate the zoning application deed belongs to Withlacoochee Equities and not to the claimed LLC. Furthermore this rezoning and the proposed rezoning of H-24-53 which will create congestion on Emerson road which both HCA and Moton Elementary cannot handle. From 0820 to 0855 there is a car line stretching onto Emerson which lines the road for morning drop off. HCA is the same and located across the street. Between 0820-0850 both shoulders are full with vehicles, some vehicles are partially parked on the roadway. The same issue takes place from 1520-1555hrs. With that being said there is already a safety issue and many vehicle accidents have occurred.

If H-24-44 and H-24-53 are approved Emerson, will be a public safety issue requiring a 3 way light on Emerson and Mitchell so that traffic patterns may be subdued. Furthermore Mitchell and Pinewood Dairy Rd will be used as cut throughs, both of which are not wide enough for two commercial vehicles to pass.

H-24-44 has an incorrect deed requiring correction before public comment can be heard as the public is unable to research/verify all claims made by Brooksville Landing LLC. Congestion at that location is a safety issue and this proposal increases the risk on the south end of Moton Elementary. The roads would require to become a 4 lane road which there is not enough room even using eminent domain. Furthermore there are not any sidewalks which are required for Moton Elementary meaning all children in this proposal would require bussing.

H-24-53 is requesting more units allowed per acre which increases impact on community congestion on the north side of Moton Elementary School and HCA. The same issues and remedies listed for H-

24-44 should be considered for H-24-53.

Thank you for your time

Benjamin Heiser
6267 Hope Hill rd
34601

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: NVR, Inc. on behalf of Banc Development Limited and Emerson Capital Group, LLC

FILE NUMBER: H-24-53

REQUEST: Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan

GENERAL LOCATION: South side of Cortez Boulevard (SR 50) at its intersection with Oxley Road, reaching Emerson Road approximately 940' south of its intersection with Cortez Boulevard (SR 50)

PARCEL KEY NUMBERS: 420556, 1580541, 739730, 1411163, 1411154, 739749, 476407

REQUEST: Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan 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 inconsistent 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 CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan 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: Victoria Anderson
County Attorney's Office

RESOLUTION NO. 2025 - 095

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: NVR, Inc. on behalf of Banc Development Limited and Emerson Capital Group, LLC

FILE NUMBER: H-24-53

REQUEST: Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan

GENERAL

LOCATION: South side of Cortez Boulevard (SR 50) at its intersection with Oxley Road, reaching Emerson Road approximately 940' south of its intersection with Cortez Boulevard (SR 50)

**PARCEL KEY
NUMBERS:**

420556, 1580541, 739730, 1411163, 1411154, 739749, 476407

REQUEST: Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan 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 inconsistent 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 CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily) for the development of a townhome community and to establish an associated master plan 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 3rd DAY OF June 2025.

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

Attest:

Hindi Pruse, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By:

Brian Hawkins
Chairman



Approved as to Form
and Legal Sufficiency

By: Victoria Anderson
County Attorney's Office



Board of County Commissioners

Meeting: 06/03/2025
Department: Administration
Prepared By: Colleen Conko
Initiator: Jeffrey Rogers
DOC ID: 15896
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Notice of Conditional Use Permit Action Taken by Planning and Zoning Commission on May 12, 2025

BRIEF OVERVIEW

Attached is a memorandum from Development Services Planning Director Omar De Pablo regarding a Conditional Use Permit action taken by the Planning and Zoning Commission (P&Z) on May 12, 2025. On that date, the P&Z voted to approve a conditional use permit for a second residence, as petitioned by Christopher Rossey (File No. CU2502).

According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board, by a majority vote, may decide to review any conditional use decision rendered by the P&Z. If at least a majority of the governing body do not vote to review the P&Z decision with thirty (30) days, the P&Z decision shall be deemed final and subject only to review by the circuit court.

FINANCIAL IMPACT

NA

LEGAL NOTE

NA

RECOMMENDATION

For informational purposes only; no action from the Board is required.

REVIEW PROCESS

Omar DePablo	Escalated	05/21/2025 11:07 AM
KayMarie Griffith	Approved	05/22/2025 9:19 AM
Pamela Hare	Approved	05/22/2025 3:38 PM
Michael Cowan	Approved	05/27/2025 8:02 AM
Heidi Prouse	Approved	05/27/2025 9:42 AM
Toni Brady	Approved	05/28/2025 10:41 AM
Jeffrey Rogers	Approved	05/29/2025 6:27 AM
Colleen Conko	Approved	05/29/2025 7:53 AM

May 16, 2025


MEMORANDUM

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

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

FROM: Cesar Omar DePablo, Development Services Director

SUBJECT: **Conditional Use Actions by the Planning and Zoning Commission on May 12, 2025**



For the Board's information, on May 12, 2025, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is (are) the staff report(s) and action(s) of the P&Z on the Conditional Use Permit request(s) at that scheduled public hearing.

A notification letter was sent on Friday, May 16, 2025, to inform the petitioner(s) of the P&Z action(s). According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit 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, June 11, 2025, (calculated from the date of the P&Z decision), the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, July 1, 2025, (calculated from the date of the P&Z decision). "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.

CONDITIONAL USE RESULTS FROM May 12, 2025

P&Z CONDITIONAL USE RESULTS FROM May 12, 2025

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

Copies: Applicant's File

HEARINGS: Planning & Zoning Commission: May 12, 2025

APPLICANT: Christopher Rossey

FILE NUMBER: CU-25-02

REQUEST: Conditional Use Permit for a Second Residence

GENERAL

LOCATION: Harrison Steet, approximately 800' east of Weeping Willow

PARCEL KEY Street

NUMBER: 107869

APPLICANT'S REQUEST:

The petitioner's request is for approval of a Conditional Use Permit for a Second Residence on a 2.40-acre parcel in the Porterfield's Garden Acres subdivision. The petitioner shares a home with his son and family. Due to the health of the petitioner's wife, placement of a mobile home on the property is requested to provide a secondary living area allowing for privacy and medical assistance. The petitioner has provided a letter from a physician indicating that it would be beneficial for the petitioner's wife to live near family members for continuing care.

SITE CHARACTERISTICS:

Site Size: 2.40 acres

Surrounding Zoning/

Land Uses: North: Harrison Street; AG; Single family
and Mobile Homes

South: AG; Single family and Mobile Homes

East: AG; Single family and Mobile Homes

West: AR; Single family and Mobile Homes

CONDITIONAL USE RESULTS FROM May 12, 2025

P&Z CONDITIONAL USE RESULTS FROM May 12, 2025

Current Zoning: AG/(Agricultural)

Future Land Use

Map Designation: Rural

Flood Zone: X

UTILITIES REVIEW:

Hernando county Utilities Department does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the addition of a small mobile home on the property, 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 the following comments:

- The site lies within the Willow Sink watershed, within Basin J0210; the basin is closed; the base flood elevation (BFE) is 68.47.
- No Traffic issues

LAND USE REVIEW:

Minimum Building Setbacks required in AG (Agriculture) District where parcels were created prior to adoption of the original Land Use Regulations, Ordinance No. 72-3.

- Front: 75'
-

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The P&Z has the ability to grant a conditional use permit for a period up to two years if they determine that a hardship exists. Conditional use permits may be renewed or extended upon reapplication at the end of a two-year period.

NOTICE OF APPLICANT RESPONSIBILITY:

CONDITIONAL USE RESULTS FROM May 12, 2025

P&Z CONDITIONAL USE RESULTS FROM May 12, 2025

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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's 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 determine whether a hardship continues to exist; if such a determination is made, the Planning and Zoning Commission may approve the request for a renewal for a second residence for a period of up to two (2) years. If approved, the Conditional Use Permit should be contingent upon the following:

1. The petitioner shall 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 petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
3. The conditional use permit shall expire on May 12, 2027.
4. Applicant shall coordinate with the Florida Department of Health for any septic system upgrades.

P&Z CONDITIONAL USE RESULTS FROM May 12, 2025

P&Z ACTION

CONDITIONAL USE RESULTS FROM May 12, 2025

On May 12, 2025, the Planning and Zoning Commission voted 5-0 to approve the request for a renewal for a second residence for a period of up to two (2) years with the following performance conditions:

1. The petitioner shall 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 petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
3. The conditional use permit shall expire on May 12, 2027.
4. Applicant shall coordinate with the Florida Department of Health for any septic system upgrades.



Board of County Commissioners

Meeting: 06/03/2025
Department: Administration
Prepared By: Colleen Conko
Initiator: Jeffrey Rogers
DOC ID: 15895
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

TITLE

Notice of Special Exception Use Permit Action Taken by Planning and Zoning Commission on May 12, 2025

BRIEF OVERVIEW

Attached is a memorandum from Development Services Planning Director Omar De Pablo regarding a Special Exception Use Permit action taken by the Planning and Zoning Commission (P&Z) on May 12, 2025. On that date, the P&Z voted to 4-1 for a special exception use permit for a private airport runway, as petitioned by Rose and James Haney (SE2503).

According to Appendix A, Zoning, Article V, Section 8(I) of the Hernando County Code of Ordinances, the Board, by a majority vote, may decide to review and 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 only to review by the circuit court.

FINANCIAL IMPACT

NA

LEGAL NOTE

NA

RECOMMENDATION

For informational purposes only; no action by the Board is required.

REVIEW PROCESS


Omar DePablo	Escalated	05/21/2025 11:07 AM
KayMarie Griffith	Approved	05/22/2025 9:20 AM
Pamela Hare	Approved	05/22/2025 2:02 PM
Michael Cowan	Approved	05/23/2025 3:18 PM
Heidi Prouse	Approved	05/27/2025 9:43 AM
Toni Brady	Approved	05/28/2025 10:40 AM
Jeffrey Rogers	Approved	05/29/2025 6:28 AM
Colleen Conko	Approved	05/29/2025 7:53 AM

May 12, 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 May 12, 2025**

For the Board's information, on May 12, 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 at that scheduled public hearing.

A notification letter was sent on Friday, May 16, 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, June 11, 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 BCC would occur on the regular BCC hearing date of Tuesday, July 1, 2025, (calculated from the date of P&Z decision). "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: May 12, 2025

APPLICANT: Rose and James Haney

FILE NUMBER: SE-25-03

PURPOSE: Special Exception Use Permit for a Private Airport Runway

GENERAL LOCATION: East side of White Road approximately 1,393 ft from Cortez Boulevard

PARCEL KEY NUMBER: 1315188

APPLICANT'S REQUEST:

The petitioner is seeking a Special Exception Use Permit to establish a Private-Use Airport runway on a 9.8-acre agricultural parcel. The proposed runway will span 1,230 feet in length and 50 feet in width, covering 1.4 acres of the property. It will be located along the southern side of the parcel.

The petitioner estimates that the runway will accommodate approximately 20 takeoff and landing operations per month of a small aircraft. The property is currently undeveloped, with no structures in place, and is fully enclosed by a perimeter fence. Access to the site is provided via a private driveway easement on the south side, as well as through an adjacent property on the north side, which is also owned by the petitioner.

The petitioner has received approval from the Federal Aviation Administration (FAA) for the runway. No construction is required, as the proposed turf runway will utilize the existing, well-drained grass surface, which is already suitable for the intended aviation use.

SITE CHARACTERISTICS:

Site Size: 1.4 acres proposed from the total 9.8-acre parcel

**Surrounding Zoning;
Land Uses:** North: Agriculture; Developed
South: Agriculture; Developed
East: Agriculture; Undeveloped
West: Agriculture; Undeveloped

Current Zoning: Agriculture

**Future Land Use
Map Designation:** Residential

Flood Zone: X

UTILITIES REVIEW:

Hernando County Utilities Department does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested Special Exception use permit to establish a private use airport runway on the property.

ENGINEERING REVIEW:

The subject property is on the East side of White Road. Department Of Public Works has no Traffic issues.

LAND USE REVIEW:

A private Airstrip is included as a Special Exception in an Agriculture zoning district, Appendix A, Article IV, Section 6 (3) of the Hernando County Code of Ordinances.

Minimum Building Setbacks:

- Front: 75'
- Side: 35'
- Rear: 50'

Comments: The petitioner has not indicated any new structure to be constructed for the private runway

COMPREHENSIVE PLAN REVIEW:

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

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 uses may also be allowed.

Comments: The use of a private runway would not negatively impact the residential nature of this parcel.

FINDINGS OF FACT:

The requested Special Exception Use Permit for a Private Airport Runway, is appropriate based

on consistency with the Comprehensive Plan and compatibility with the surrounding land uses.

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 Concurrence. 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 requested Special Exception Use Permit for a Private Airport Runway, 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. Any building or site development will require an amendment to this Special Exception Use Permit.
3. Any conditions shall have FAA approval and communications with Brooksville-Tampa Bay Regional Airport.

P & Z ACTION:

On May 12, 2025, the Planning and Zoning Commission voted 4-1 to approve the petitioner's request for a Special Exception Use Permit for Private Airport Runway, 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. Any building or site development will require an amendment to this Special Exception Use Permit.
3. Any conditions shall have FAA approval and communications with Brooksville-Tampa Bay Regional Airport.

GIS Map



Dimensions

Line Type

others

Stabilization Permit Complete

Sinkhole Unrepaired

Parcel Lines

Easement

Historic

Parcels (Labels)

Parcels

Street Names

Item D2



Board of County Commissioners

AGENDA ITEM

Meeting: 06/03/2025
Department: Zoning
Prepared By: Jacqueline Mays
Initiator: Omar DePablo
DOC ID: 15836
Legal Request Number:
Bid/Contract Number:

TITLE

Petition Submitted by Jumper Loop Project, LLC, to Vacate Rights-of-Way Located in Silver Hills Subdivision

BRIEF OVERVIEW

Jumper Loop Project LLC has filed a petition to vacate the rights-of-way lying adjacent to and abutting blocks 1 thru 12 of Silver Hills Subdivision, as found in Plat Book 4, Page 8 of the Public Records of Hernando County, Florida. The request is made to facilitate the construction of a single-family subdivision. All relevant utilities and County departments have expressed no objections to the proposal.

FINANCIAL IMPACT

There is no financial impact associated with the recommended action.

LEGAL NOTE

The Board has the authority act on this matter pursuant to County Policy 19-07 and Sections 336.09 & 336.10, Florida Statutes.

RECOMMENDATION

The Board should take public comment on the request and approve or deny the vacation of the right-of-way. If approved, it is recommended that the Board adopt the attached resolution and authorize the Chairman's signature thereon, after which it will be recorded in the County's Public Records.

REVIEW PROCESS

Omar DePablo	Escalated	05/21/2025 11:08 AM
KayMarie Griffith	Approved	05/22/2025 9:23 AM
Albert Bertram	Approved	05/22/2025 4:39 PM
Pamela Hare	Approved	05/23/2025 9:39 AM
Michael Cowan	Approved	05/23/2025 3:30 PM
Heidi Prouse	Approved	05/27/2025 9:35 AM
Toni Brady	Approved	05/28/2025 10:54 AM
Jeffrey Rogers	Approved	05/29/2025 6:27 AM
Colleen Conko	Approved	05/29/2025 7:57 AM

RESULT: ADOPTED

MOVER: Steve Champion

SECONDER: Jerry Campbell

AYES: Hawkins, Campbell, Allocco, Amsler and Champion

1500380

**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.

1. Name of Petitioner: **Jumper Loop Project LLC**

Mailing Address: **4912 Turnbury Wood Drive, City: Tampa, State, Fl. Zip: 33647, Phone: 813-817-6020, Email Address: joe@newstrategyholdings.com**

2. Name of Representative (if applicable): **Robert Melsom, Mailing Address: 520 20th Avenue Northeast, City: Saint Petersburg State FL. Zip: 33704 Phone 727-504-6789**

Email Address: **robert@newstrategyholdings.com**

*Attach notarized letter of authorization from petitioner.- **Attached**

3. Location of area to be vacated: **All ROW within Silver Hills Subdivision BP # 4 - Page 28-1**

Key Number of area to be vacated: **N/A - Owned by Hernando County**

Name of Subdivision: **Silver Hills**

Street Address: **N/A**

1500380

4. Are any other applications pending?

Variance N/A Conditional Use N/A Special Exception N/A

Rezoning N/A Class I Subdivision Pending Other N/A

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

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

7. Which companies provide the following?

Water/Sewer: **Hernando County** Telephone: **Spectrum**

Electric: **WREC** Cable TV: **Spectrum**

8. Is there a Homeowner's Association? **N/A**

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.) **The Property that comprises the Silver Hills Subdivision is being developed for a 90 lot single family community, the platted ROW's are not supportive of the proposed development.**

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: 11-4-24

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) Joe Tabshe, Manager, Jumper Loop Project LLC** who resides at **4912 Turnbury Wood Drive, Tampa, FL 33647**, and whose telephone number is **813-817-6020**, 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 Attached 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 Statutes, 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: Joe Tabshe, Manager, Jumper Loop LLC

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)

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 4th

day of November 2021,

by Joseph Tabshe

who is personally known to me
or who has produced _____
as identification.

Notary Public Pablo Toranzo
(SEAL)



JUMPER LOOP PROJECT LLC

LETTER OF AUTHORIZATION

PARCELS

01376479, 01376497, 00190929, 00190867, 01376451, 01376433,
01376415, 00858771, 01376406, 01376424, 00190885, 01376512,
01376442, 01376460, 01376488, 01376503, 01077426, 00190910,
00190901

I hereby authorize Robert Melsom to apply for and sign any necessary applications needed to apply for and process the Right of Way Vacation on behalf of Jumper Loop LLC.

Signature _____

Printed Name Joe Tabsha

Jumper Loop Project LLC

4912 Turnbury RD.

Tampa, FL. 33647

State of _____

County _____

State of Florida

County of Hillsborough

The foregoing instrument was certified and subscribed before me on this 4th day of November, 2024 by Joe Tabsha

✓ personally known to me or has _____ Produced _____ as Identification.

_____ in my presence.

Pablo Toranzo
Signature of Notary

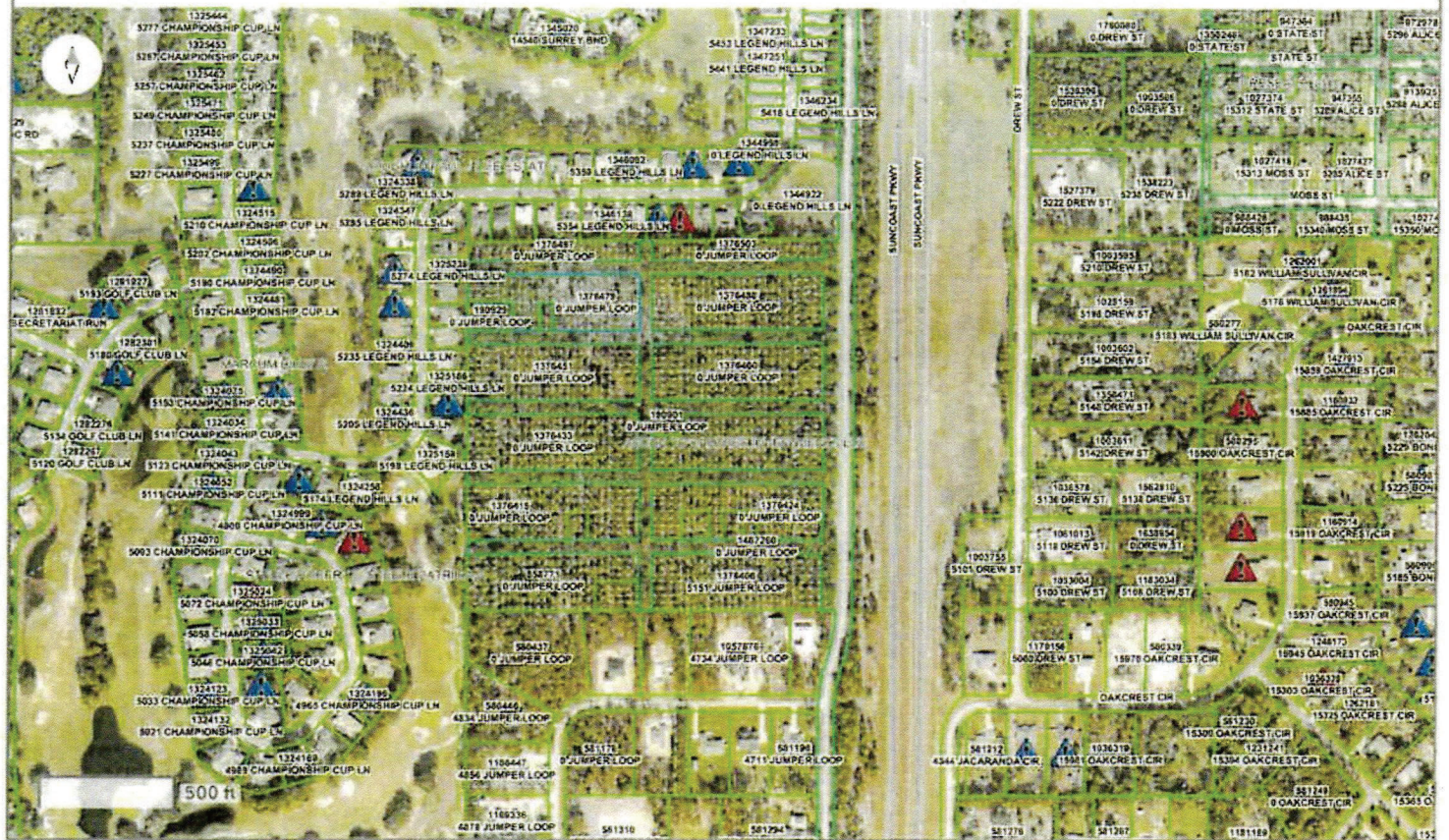


PABLO DE JESUS TORANZO
Commission # HH 437388
Expires August 24, 2027

Jumper Loop
ROW Vacation
Key #'s

01376479, 01376497, 00190929, 00190867, 01376451, 01376433,
01376415, 00858771, 01376406, 01376424, 00190885, 01376512,
01376442, 01376460, 01376488, 01376503, 01077426, 00190910,
00190901

GIS Map



Dimensions

Stabilization Permit Complete

Sinkhole Unrepaired

Parcel Lines

Line Type



----- Easement

Historic

others

Parcels (Labels)

Parcels

Street Names



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

The **Petitioner(s)** *Jumper Loop Project LLC, Joe Tabshe, Manager*, who resides at 4912 Turnbury Wood Drive, Tampa, Fl. 33637, and whose telephone number is: 813-817-6020, 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.

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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 _____

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 17th day of March 2025, by Joseph Tabshe who is personally known to me or who produced _____ as identification.

Notary Public _____



PABLO DE JESUS TORANZO
Commission # HH 437388
Expires August 24, 2027

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: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376479 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

SEAL



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Last updated 5/29/19

Vacation Tax Clearance Form

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376433 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Last update 5/29/19

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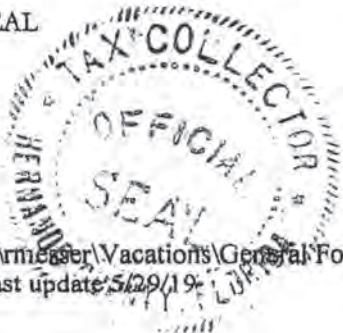
DATE: 11/14/2004

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376512 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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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: 11/14/2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376424 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Last updated 5/20/19

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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: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 00190910 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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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: 11-14-2004

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01077426 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Last updated 6/29/03

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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: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376460 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

SEAL



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Last updated 6/29/2024

Vacation Tax Clearance Form

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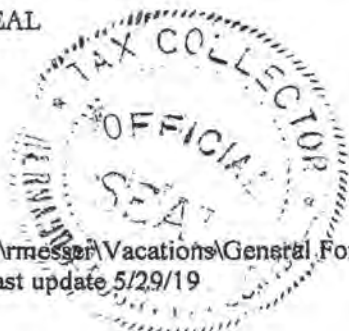
DATE: 11/14/2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376442 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

SEAL



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F:\messer\Vacations\General Forms\Vacation Application.doc
Last update 5/29/19

Vacation Tax Clearance Form

Florida Statutes: Title XII

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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: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 00858771 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

SEAL



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Last update: 5/29/19

Vacation Tax Clearance Form

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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: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 00190901 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

SEAL



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Last updated 05/29/19

Vacation Tax Clearance Form

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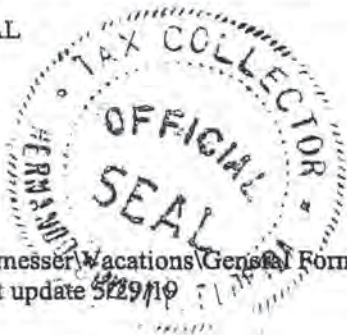
DATE: 11-15-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 1376503 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

SEAL



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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.

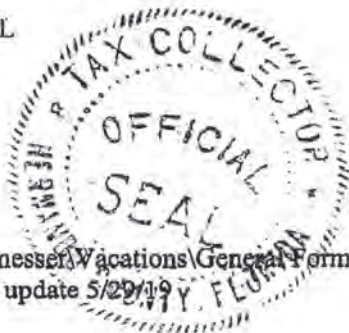
DATE: 11-15-2004

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 190885 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

Florida Statutes: Title XII

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DATE: 11-15-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 190929 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

Florida Statutes: Title XII

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 00190901 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

Florida Statutes: Title XII

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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: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 00858771 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

Florida Statutes: Title XII

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DATE: 11-14-2004

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01077426 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

Florida Statutes: Title XII

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 00190910 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

Florida Statutes: Title XII

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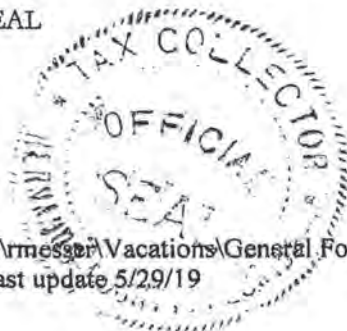
DATE: 11/14/2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376442 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376460 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

Florida Statutes: Title XII

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DATE: 11/14/2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376424 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

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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: 11/14/2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376512 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Last update: 5/29/19

Vacation Tax Clearance Form

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376406 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Last update 5/29/19

Vacation Tax Clearance Form

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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: 11-14-2004

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376479 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Last updated 5/29/19

Vacation Tax Clearance Form

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376433 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376451 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 00190867 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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DATE: 11-14-2004

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376497 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376415 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

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DATE: 11-19-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376488 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376433 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376479 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

Florida Statutes: Title XII

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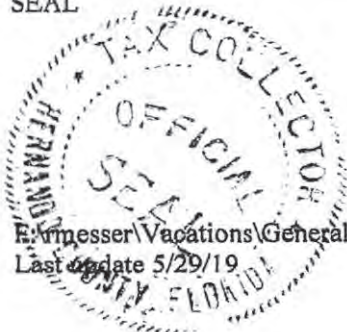
DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 00190867 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

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DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376451 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

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Vacation Tax Clearance Form

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§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.

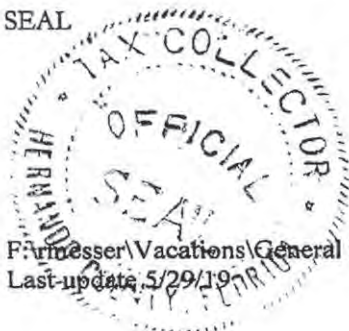
DATE: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376415 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

SEAL



7

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Last update: 5/29/19

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: 11-14-2024

I, Tabatha Reagin, hereby certify that the property taxes on parcel key number 01376497 have been paid through the current tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

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

SEAL



7

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Last update, 5/29/19

Prepared by:

Jourdan R. Haynes, Esq.
Carlton Fields, P.A.
4221 W. Boyscout Blvd., Suite 1000
Tampa, Florida 33607

Return to:

Margarita Calderon
CalAtlantic National Title Solutions
5505 Waterford District Drive, 5th Floor
Miami, FL 33126

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** (the "**Deed**") is made as of the 29 day of October, 2024, by **ACORN TO OAKTREE INVESTMENTS, LLC**, a Florida limited liability company, whose address is 669 Primrose Willow Way, Apopka, Florida 32712 ("**Grantor**"), to **JUMPER LOOP PROJECT LLC**, a Florida limited liability company, whose address is 4912 Turnbury Wood Drive, Tampa, Florida 33647 ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the successors and assigns of each. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH:

THAT, for and in consideration of the sum of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, its successors and/or assigns forever, all that certain real property situate in Hernando County, State of Florida, and legally described in **Exhibit "A"** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

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

AND Grantor hereby covenants with Grantee that (i) the Property is free and clear of all liens and encumbrances except for taxes for the year 2024, and subsequent years, which are not yet due and payable, and those certain covenants, conditions, restrictions, reservations and easements of record, without re-imposing any of the same; (ii) Grantor is lawfully seized of the Property in fee simple; (iii) Grantor has good right and lawful authority to sell and convey the Property; and (iv) Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered

In the presence of:

Sharrae Butts

Print Name: Sharrae Butts

Address: 726 Dartmouth Ave

Williamstown, NJ 08094

Edna M Butts

Print Name: Edna M Butts

Address: 726 Dartmouth Ave

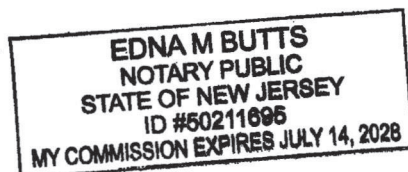
Williamstown NJ 08094

ACORN TO OAKTREE INVESTMENTS,
LLC, a Florida limited liability company

By: Angela Velez its authorized member
Angela Velez,
Its Authorized Member

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this the 25 day of October, 2024 by Angela Velez as Authorized Member of **ACORN TO OAKTREE INVESTMENTS, LLC**, a Florida limited liability company, on behalf of the company who is personally known to me or who has produced NJ Driver License as identification.



Edna M Butts
Notary Public, State of New Jersey
Print Name: Edna M Butts
Commission No. 50211695
Expiration: 7/14/2028

(SEAL)

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered

In the presence of:

Nikkia M Green
 Print Name: Nikkia M Green
 Address: 752 Caterpillar Run
Winter Garden FL 34787

Lamar Green
 Print Name: Lamar Green
 Address: 752 Caterpillar Run
Winter Garden FL 34787

ACORN TO OAKTREE INVESTMENTS,
 LLC, a Florida limited liability company

By:

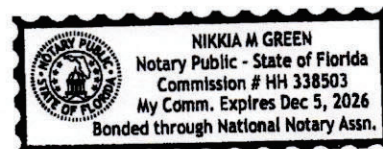
Madeline Villa
 Authorized Member

STATE OF Florida
 COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this the 25 day of October, 2024 by Madeline Villa, as Authorized Member of ACORN TO OAKTREE INVESTMENTS, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or who has produced FL DL as identification.

Nikkia M Green
 Notary Public, State of Florida
 Print Name: Nikkia M Green
 Commission No. #4338503
 Expiration: 12/5/2026

(SEAL)

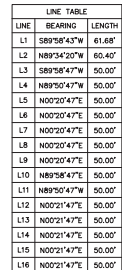


**EXHIBIT A
LEGAL DESCRIPTION**

Lots 1 through 22, Lots 23 through 28 and Lots 29 through 48, Block 1;
Lots 1 through 48, Block 2;
Lots 1 through 18, Lots 19, 20, 21 and Lots 22 through 48, Block 3;
Lots 1 through 14, Lots 15, 16, 17 and Lots 18 through 48, Block 4;
Lots 1 through 48, Block 5;
Lots 1 through 48, Block 6;
Lots 1 through 48, Block 7;
Lots 1 through 48, Block 8;
Lots 1 through 14, Lots 15, 16 and Lots 17 through 48, Block 9;
Lots 1 through 48, Block 10;
Lots 1 through 24, Block 11 and
Lots 1 through 24, Block 12;
all of Silver Hills, according to the map or plat thereof, as recorded in Plat Book 4, Page 8, of the Public
Records of Hernando County, Florida;

Folio Numbers:

R02 223 18 3530 0040 0090; R02 223-18 3530 0040 0091; R02 223 18 3530 0040 0180; R02 223 18
3530 0010 0230; R02 223 18 3530 0060 0010; R02 223 18 3530 0060 0030; R02 223 18 3530 0090 0050;
R02 223 18 3530 0010 0010; R02 223 18 3530 0060 0040; R02 223 18 3530 0020 0010; R02 223 18 3530
0030 0010; R02 223 18 3530 0040 0010; R02 223 18 3530 0050 0010; R02 223 18 3530 0060 0050; R02
223 18 3530 0070 0010; R02 223 18 3530 0080 0010; R02 223 18 3530 0090 0010; R02 223 18 3530
0100 0010; R02 223 18 3530 0110 0010; R02 223 18 3530 0120 0010



<div style="text-align: center;"> SHEET 1 </div>	DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
	10/22/24	SMO	RAA	00/000	00/00/24	00/00
	REVISION					
	DATE	SURVEYOR	REV. BY	COMMENTS		
	03/26/25	SMO	SMO	ADDED MORE NOTES TO SHOW JUMPER LOOP ROAD		
OF 3 SHEET						
JOB No.	24094-SKT					

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd.
Brooksville, FL 34601
Office: 352-946-9423

3703 East Forest Drive
Inverness, FL 34453
352-344-2016

EB-0000142

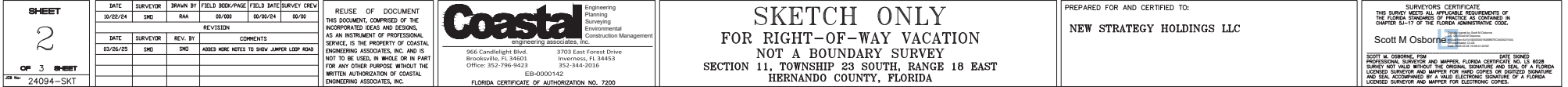
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 3300

PREPARED FOR AND CERTIFIED TO:

NEW STRATEGY HOLDINGS LLC

CONTAINING 5.03 ACRES

- 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.
- Scott M Osborne**
- Digitally signed by Scott M Osborne
DN: cn=Scott M Osborne, o=SCOTT M OSBORNE, ou=SCOTT M OSBORNE, email=SCOTT.M.OSBORNE@FLORIDA.SURVEYORS.ORG, c=US
- SCOTT M. OSBORNE, PSM DATE SIGNED: 2018.05.29 15:02:28
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 9028
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



RESOLUTION NO. 2025 - _____

WHEREAS, Jumper Loop Project LLC 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 rights-of-way:

ALL ROADWAYS LYING ADJACENT TO AND ABUTTING BLOCKS 1 THRU 12 OF SILVER HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 8 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT-1:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SILVER HILLS AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN S89°58'47"W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE CONTINUE ALONG SAID NORTH LINE S89°58'47"W, 611.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°21'47"W, 1325.95 FEET TO THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID SOUTH LINE, RUN N89°50'47"W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°52'23"W, 610.74 W, 610.74 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°51'22"E, 610.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'46"E, 201.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°54'26"W, 610.81 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN

S89°54'26"E, 610.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'27"W, 610.88 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°56'27"E, 610.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°58'29"W, 610.96 FEET TO THE WEST LINE W, 610.96 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°58'29"E, 610.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°59'29"W, 611.03 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°59'29"E, 611.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 70.38 FEET TO THE NORTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID NORTH LINE, RUN N89°58'47"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE AND THE POINT OF BEGINNING.

CONTAINING 5.03 ACRES

TRACT-2:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, AND THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE, RUN S00°22'45"W, 1327.96 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, AND THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE

NORTHWEST 1/4 OF SAID SECTION 11, RUN N89°50'47"W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°52'23"W, 610.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°52'10"E, 610.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°54'26"W, 610.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°54'26"E, 610.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'27"W; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN, S89°56'27"E, 610.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH TO THE SOUTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°58'29"W, 610.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°56'27"E, 610.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, RUN S89°58'29"W, 611.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°56'27"E, 611.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 70.51 FEET TO THE NORTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID NORTH LINE, RUN N89°58'47"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE AND THE POINT OF BEGINNING.

CONTAINING 5.03 ACRES.

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 rights-of-way 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 rights-of-way; and

WHEREAS, the above-described rights-of-way are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described rights-of-way 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 rights-of-way 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 rights-of-way.

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: Victoria Anderson
County Attorney's Office



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 CLK25-064 NOTICE OF INTENT TO VACATE EASEMENTS

in the matter of
BOCC Hearing on June 3, 2025

Please see Notice on Pages 2-3

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 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 2nd day of June, 2025.

(Signature of Notary Public)



LISAM. 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 INTENT TO VACATE EASEMENTS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on June 3, 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 right-of-ways:

LEGAL DESCRIPTION:

RIGHT-OF-WAYS TO VACATE

ALL ROADWAYS LYING ADJACENT TO AND ABUTTING BLOCKS 1 THRU 12 OF SILVER HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 8 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT-1:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SILVER HILLS AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN S89°58'47"W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE CONTINUE ALONG SAID NORTH LINE S89°58'47"W, 611.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST W, 611.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°21'47"W, 1325.95 W, 1325.95 FEET TO THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID SOUTH LINE, RUN N89°50'47"W, 50.00 FEET TO THE WEST W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.15 FEET TO THE E, 201.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°52'23"W, 610.74 W, 610.74 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°51'22"E, 610.75 FEET TO THE WEST E, 610.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'46"E, 201.24 FEET TO THE E, 201.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°54'26"W, 610.81 W, 610.81 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°54'26"E, 610.82 FEET TO THE WEST E, 610.82 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.07 FEET TO THE E, 201.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'27"W, 610.88 FEET W, 610.88 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LIME E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°56'27"E, 610.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF E, 610.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.07 FEET TO THE SOUTH RIGHT-OF-WAY E, 201.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°58'29"W, 610.96 FEET TO THE WEST LINE W, 610.96 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°58'29"E, 610.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; E, 610.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GUAVA E, 201.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°59'29"W, 611.03 FEET TO THE WEST LINE OF SAID SILVER W, 611.03 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°59'29"E, 611.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE E, 611.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 70.38 FEET TO THE NORTH LINE OF SAID SILVER HILLS SUBDIVISION, E, 70.38 FEET TO THE NORTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID NORTH LINE, RUN N89°58'47"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE AND THE POINT OF BEGINNING. E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE AND THE POINT OF BEGINNING. CONTAINING 5.03 ACRES

TRACT-2:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, AND THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE, RUN S00°22'45"W, 1327.96 W, 1327.96 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, AND THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN N89°50'47"W, 50.00 FEET TO THE WEST W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°52'23"W, 610.74 FEET TO W, 610.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°52'10"E, E, 610.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY E, 201.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°54'26"W, 610.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST W, 610.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°54'26"E, 610.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG E, 610.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'27"W, 610.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; W, 610.88 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LIME E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN, S89°56'27"E, 610.90 FEET TO THE WEST RIGHT-OF-WAY LINE E, 610.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°58'29"W, 610.96 FEET TO W, 610.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°56'27"E, E, 610.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°58'29"W, 611.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST W, 611.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°56'27"E, 611.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG E, 611.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 70.51 FEET TO THE NORTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE E, 70.51 FEET TO THE NORTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID NORTH LINE, RUN N89°58'47"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE AND THE POINT OF BEGINNING. E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE AND THE POINT OF BEGINNING.

CONTAINING 5.03 ACRES.

Petitioners: Mark D. & Jane L. Gibbons

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: May 30, 2025

RESOLUTION NO. 2025 - 0916

WHEREAS, Jumper Loop Project LLC 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 rights-of-way:

ALL ROADWAYS LYING ADJACENT TO AND ABUTTING BLOCKS 1 THRU 12 OF SILVER HILLS SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 8 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT-1:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SILVER HILLS AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, RUN S89°58'47"W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE CONTINUE ALONG SAID NORTH LINE S89°58'47"W, 611.07 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S00°21'47"W, 1325.95 FEET TO THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID SOUTH LINE, RUN N89°50'47"W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 201.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°52'23"W, 610.74 W, 610.74 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°51'22"E, 610.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°21'46"E, 201.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°54'26"W, 610.81 FEET TO THE WEST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID WEST LINE, RUN N00°20'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN

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CONTAINING 5.03 ACRES

TRACT-2:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SILVER HILLS SUBDIVISION, AND THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, AND THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE, RUN S00°22'45"W, 1327.96 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, AND THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE

NORTHWEST 1/4 OF SAID SECTION 11, RUN N89°50'47"W, 50.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°52'23"W, 610.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MANGO STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°52'10"E, 610.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.50 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°54'26"W, 610.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LEMON STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°54'26"E, 610.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°56'27"W; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LIME STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN, S89°56'27"E, 610.90 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH TO THE SOUTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°58'29"W, 610.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°56'27"E, 610.97 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 201.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, RUN S89°58'29"W, 611.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF WEST AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°21'47"E, 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GUAVA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°56'27"E, 611.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN N00°22'45"E, 70.51 FEET TO THE NORTH LINE OF SAID SILVER HILLS SUBDIVISION, AND THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG SAID NORTH LINE, RUN N89°58'47"E, 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE AND THE POINT OF BEGINNING.

CONTAINING 5.03 ACRES.

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 rights-of-way 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 rights-of-way; and

WHEREAS, the above-described rights-of-way are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described rights-of-way 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 rights-of-way 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 rights-of-way.

ADOPTED IN REGULAR SESSION THE 3rd DAY OF June 2025.

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

Attest: Hindi Prouse, Deputy Clerk
for Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: [Signature]
Brian Hawkins
Chairman



Approved as to Form and Legal Sufficiency

By: Victoria Anderson
County Attorney's Office



AGENDA ITEM

TITLE

Petition Submitted by Justin McMann and Hunter McMann to Vacate Utility and Drainage Easements Located in Royal Highlands

BRIEF OVERVIEW

Justin and Hunter McMann have submitted a petition to vacate the internal 7.5' utility and drainage easements and perimeter drainage easements within Lots 4-6, Block 738, in Royal Highlands Subdivision, Unit 8 as recorded in Plat Book 13, Pages 3-13, inclusive of the Public Records of Hernando County, Florida (Key No. 812847). 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	05/21/2025 11:09 AM
KayMarie Griffith	Approved	05/22/2025 9:26 AM
Albert Bertram	Approved	05/22/2025 4:40 PM
Pamela Hare	Approved	05/23/2025 9:26 AM
Michael Cowan	Approved	05/23/2025 3:25 PM
Heidi Prouse	Approved	05/27/2025 9:47 AM
Toni Brady	Approved	05/28/2025 10:37 AM
Jeffrey Rogers	Approved	05/29/2025 5:54 AM
Colleen Conko	Approved	05/29/2025 7:55 AM

RESULT: ADOPTED

MOVER: Steve Champion

SECONDER: Jerry Campbell

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.

1. Name of Petitioner: Justin + Hunter McMann

Mailing Address: 11003 Knuckey Rd.

City Brooksville State FL Zip 34614 Phone (352) 584-4119

Email Address: hmurchio@yahoo.com

2. Name of Representative (if applicable): Hunter McMann

Mailing Address: 11003 Knuckey Rd.

City Brooksville State FL Zip 34614 Phone (352) 584-4119

Email Address: hmurchio@yahoo.com

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: inner easement + perimeter

Key Number of area to be vacated: 00812847

Name of Subdivision: Royal Highlands Unit 8

Street Address: Sooty Tern Ave

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? R1C

7. Which companies provide the following?

Water/Sewer: _____ Telephone: _____

Electric: WREC Cable TV: _____

8. Is there a Homeowner's Association? N/A

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.)

We recently combined the two vacant parcels and have future plans to build.

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: 1/27/24

Signature(s): Frank McNamee Date: 1/24/24

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)** Justin Mcmann and Hunter Mcmann
who resides at 11003 Knuckey Rd. and whose
telephone number is (352) 584-4119 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 Statutes, 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 18th
day of Sept 2024
by Justin Mcmann
who is personally known to me
or who has produced _____
as identification.

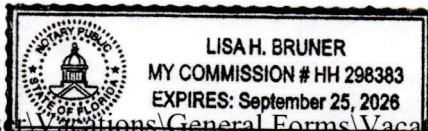
Notary Public Lisa H. Bruner
(SEAL)

STATE OF FLORIDA

COUNTY OF HERNANDO

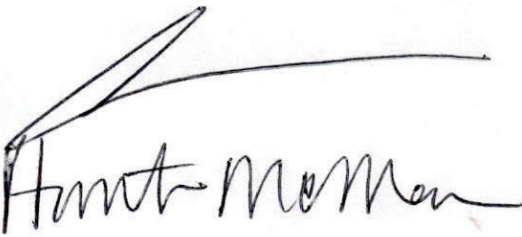

The foregoing instrument was
acknowledged before me this 18th
day of Sept 2024,
by Hunter Mcmann
who is personally known to me
or who has produced _____
as identification.

Notary Public Lisa H. Bruner
(SEAL)



To Whom It May Concern,

I, Hunter McMann along with my husband, Justin McMann, would like to vacate the easements on our vacant parcels. The reason we would like to vacate is because we recently merged the two parcels and are planning to build a house. We would like for the house to be centered within the parcels therefore needing to vacate the easement.



THIS SKETCH IS CREATED FOR THE
PURPOSE OF VACATING PLATTED
DRAINAGE & UTILITY EASEMENTS

The map displays six lots, Lot 3 through Lot 6, bounded by Sooty Tern Avenue to the north. The lots are outlined in red. Lot 3 is on the left, followed by Lot 4, Lot 5, and Lot 6 to the right. A proposed drainage/utility easement, shown as a dashed blue line, runs along the southern boundary of Lots 3, 4, and 5. The map includes various bearings and distances for lot boundaries and easements. A note indicates a drainage/utility easement to be vacated (12,187.5 ft² = 0.28 acres MCL). A parcel ID and state information are provided on the right side of the map.

Parcel ID:
R03-421-18-0000-0010-0040
State of Florida D.O.T.



LEGEND	
CL	CENTERLINE
CA	CALCULATED
CONC.	CONCRETE
COV.	COVERED
CS	CONCRETE SLAB
DENSE	DENSE NOT SET OR FINE
EL	ELEVATION
ICHR	FOUND/CAVED IRON ROD
ICHR	FOUND/CAVED CONCRETE REINFORCEMENT
HR	FOUND IRON PIPE
HR	FOUND IRON ROD
GA	GUY ANCHOR
HYD	HYDRANT
M	MEASURED
MES.	METHOD END SECTION
MO.	MOORE OR LESS
NAIL	NAIL & DISC
OA	OVERALL
PL	PLANTED
PT	POWER POLE
R	RECORD
RES	RESIDENCE
ROW	RIGHT OF-WAY
SCR	SET CAPPED IRON ROD 28"X2
TRM	TEMPORARY BENCHMARK
T.O.B.	TOP OF BANK
WM	WATER METER

Legal Description:	Certified to:	Order No:	
A contiguous strip of land, being a 5.0 foot strip along the street r/w line, a 7.5 foot strip along each side lot line, and a 7.5 foot strip along the rear lot line of Lots 4, 5, and 6, Block 739, ROYAL HIGHLANDS, UNIT NO. 8, as per plat thereof recorded in Plat Book 13, Pages 3-13, Public Records of Hernando County, Florida, containing 0.28 acres or more or less.	Hunter McMan	KEY/SY/TPW-812847 (SOOTYTERNE)EASEMENT 120530061D Effective Date: 02/02/2012 Field Book 10, Page 26 Field Book Date: 05/16/2012	This sketch was prepared without the benefit of a title search and may be subject to assessment, agreement and other matters of record not shown herein. No information regarding such assessments and agreements was supplied except as may be shown. The sketch depicts the property as true and correct as far as the drafter is aware of by professional liability insurance.
		Drawn by: E.J.P. Checked by: _____	Frank Julian cra-frank.julian, c.o. crafrankj@earthlink.net DATE: 02/08/11 22:16:27 Not Valid Unless Signed, Dated and Stamped With Embossed Seal or Electronic Signature.
Legal description created via this document		LB # 8387 HERNANDO BEACH FL 34607-3730 (863) 245-8442	PLAT OF SURVEY

property
tax

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: 8-21-2024

I, Lindsay Fletcher, hereby certify that the property taxes on parcel key number 713749 have been paid through the ~~current~~ 2023 tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Lindsay C. Fletcher
Print Name: Lindsay C. Fletcher
Title: Customer Service Rep.



property
tax

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: 8-21-2024

I, Lindsay Fletcher, hereby certify that the property taxes on parcel key number 812847 have been paid through the ~~current~~ 2023 tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: [Signature]
Print Name: Lindsay C. Fletcher
Title: Customer Service Rep.

SEAL

property

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: 8-21-2024

I, Lindsay Fletcher, hereby certify that the property taxes on parcel key number 74886 have been paid through the ~~current~~ 2023 tax year.

Sally L Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Lindsay C
Print Name: Lindsay C. Fletcher
Title: Customer Service Rep.



1496954

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.



1496954

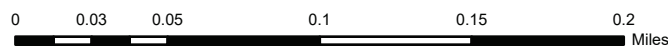
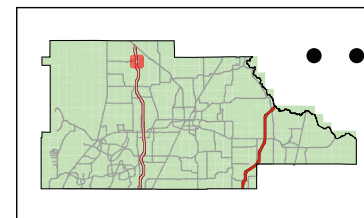
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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





DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W www.HernandoCounty.us

Via Certified Mail

May 20, 2025

Mr. Gordan McMann
12243 Redrose Ave
Weeki Wachee, FL 34614

Re: VACATION OF INNER EASEMENTS, ROYAL HIGHLANDS, BLK 73, LOTS 4 – 6, UNIT 8

To Mr. McMann;

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. McMann within the Royal Highlands 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 **June 6, 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 VACATE:

A CONTIGUOUS STRIP OF LAND, BEING A 5.0 FOOT STRIP ALONG THE STREET R/W LINE, A 7.5 FOOT STRIP ALONG EACH SIDE LOT LINE, AND A 7.5 FOOT STRIP ALONG THE REAR LOT LINE OF LOTS 4, 5, AND 6, BLOCK 739, ROYAL HIGHLANDS, UNIT NO. 8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 3 - 13, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, CONTAINING 0.28 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

RESOLUTION NO. 2025 - _____

WHEREAS, Justin McMann and Hunter McMann 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:

A CONTIGUOUS STRIP OF LAND, BEING A 5.0 FOOT STRIP ALONG THE STREET R/W LINE, A 7.5 FOOT STRIP ALONG EACH SIDE LOT LINE, AND A 7.5 FOOT STRIP ALONG THE REAR LOT LINE OF LOTS 4, 5, AND 6, BLOCK 739, ROYAL HIGHLANDS, UNIT NO. 8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 3 - 13, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, CONTAINING 0.28 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.

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: *Victoria Anderson*
County Attorney's Office



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
CLK25-056 NOTICE OF INTENT TO VACATE EASEMENTS

in the matter of
BOCC Hearing on June 3, 2025

was published in said newspaper by print in the issue(s) of:
May 16, 2025

and/or by publication on the newspaper's publicly available website, if
authorized, on May 16, 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 19th day of May, 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 _____

CLK25-066

**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 **June 3, 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 VACATE:

A CONTIGUOUS STRIP OF LAND, BEING A 5.0 FOOT STRIP ALONG THE STREET R/W LINE, A 7.5 FOOT STRIP ALONG EACH SIDE LOT LINE, AND A 7.5 FOOT STRIP ALONG THE REAR LOT LINE OF LOTS 4, 5, AND 6, BLOCK 739, ROYAL HIGHLANDS, UNIT NO. 8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 3 - 13, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, CONTAINING 0.28 ACRES MORE OR LESS.

Petitioners: Justin and Hunter McMann

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: May 16, 2025

RESOLUTION NO. 2025 - 097

WHEREAS, Justin McMann and Hunter McMann 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:

A CONTIGUOUS STRIP OF LAND, BEING A 5.0 FOOT STRIP ALONG THE STREET R/W LINE, A 7.5 FOOT STRIP ALONG EACH SIDE LOT LINE, AND A 7.5 FOOT STRIP ALONG THE REAR LOT LINE OF LOTS 4, 5, AND 6, BLOCK 739, ROYAL HIGHLANDS, UNIT NO. 8, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 3 - 13, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, CONTAINING 0.28 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.

ADOPTED IN REGULAR SESSION THE 3rd DAY OF June 2025.

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

Attest: Hudi Prouse, Deputy Clerk
for **Douglas A. Chorvat, Jr.**
Clerk of Circuit Court & Comptroller

By: 
Brian Hawkins
Chairman



Approved as to Form and Legal Sufficiency

By: Victoria Anderson
County Attorney's Office



AGENDA ITEM

TITLE

Discussion Regarding Five-Year Capital Improvement Plan for FY 2026 Through FY 2030

BRIEF OVERVIEW

It is recommended that the Board have a discussion regarding the FY 2026 Five-Year Capital Improvement Plan projects (CIP).

The attached PDFs show the Capital Projects by funding source, area of operation, and priority rankings. The information is color coded to group the funding sources:

- Orange = General Fund Budget
- Blue = Impact Fee Budget
- Salmon = MSBU/MSTU (excludes Fire/EMS) Budget
- Brown = Other Fund Budget
- Green = Grant Budget
- Yellow = Unfunded. Unfunded is associated with no budget in FY26 or no budget identified at all. A project that was budgeted in the past or is proposed beyond FY26 is categorized as "unfunded".

Please note that some projects have multiple project funding sources and they are grouped by the main funding source.

The CIP number between the documents links the information between the two files, while allowing the material to be sorted and displayed in a format that makes it easier to read.

FINANCIAL IMPACT

Including, or excluding, projects will impact the FY26 budget, though there isn't an immediate impact.

LEGAL NOTE

NA

RECOMMENDATION

No action is necessary; for discussion purposes only.

REVIEW PROCESS

Jodi Florio	Approved	05/28/2025 10:28 AM
Albert Bertram	Approved	05/29/2025 3:19 PM
Pamela Hare	Approved	05/29/2025 3:48 PM
Heidi Prouse	Approved	05/29/2025 3:59 PM
Toni Brady	Approved	05/29/2025 4:14 PM

Jeffrey Rogers
Colleen Conko

Approved
Approved

05/29/2025 4:38 PM
05/29/2025 4:40 PM

FY26 Preliminary Capital Improvement Plan (CIP) Workshop



June 3, 2025

Agenda

The purpose of this workshop is to provide an overview of the capital projects (CIPs) submitted for the FY26 budget, ahead of formally presenting the draft budget. Here are the objectives:

1. Review CIPs by Area of Operation/fund & priority.
2. After the General Overview, department staff will be available for specific questions about the projects derived from their departments.
3. Next, discuss priorities & get some direction from the BOCC on what should or shouldn't be funded & when.
4. Formulate actionable directives to update the FY26 proposed budget



Construction Projects

Building Construction projects (CIPs) incorporate the cost of designing and constructing the building.

Costs associated with furniture, staffing, and other operating costs are broken out in separate operating budgets, for clarification.

Additional structures will also require additional maintenance and upkeep, so please keep that in mind as these projects are reviewed.

(Structures should have an estimate of what the additional operating costs associated with that project.)



CIP Summary Overview

Three separate sorted lists have been provided:

1. A list with ALL the proposals sorted by Area of Operation on one PDF showing information from FY26 to FY30.
2. Individual PDFs sorted by funding source & ranking, showing the FY26 & FY27 proposed amounts, including capital vs. maintenance designation.
3. Individual PDFs sorted by color, associated with the funding source.

Please note that information without a budget in FY26 is included to reference prior or future years, as desired.



Capital Improvement vs. Maintenance

- The project summary sorted by funding source (highlighted) also includes a column titled, “Capital Improvement vs. Maintenance.”
- This column provides another means of differentiating the projects for decision making purposes.
- “Capital” is referencing a new capital improvement (upgrade) or new capital asset.
- “Maintenance” refers to projects that are associated with maintaining existing fixed/capital assets that have a \$ amount of the capitalization threshold.



Project Rankings

- The projects were ranked by the departments, with one (1) being the highest priority & forty (40) being the lowest priority (or an unfunded priority of the future).
- The rankings were sorted by area of operation & not by funding source; however, they could be sorted by funding source in the Excel file provided, if desired.



Projects Sorted by Funds

- The projects were sorted (highlighted) by funding source, as shown below, to allow for a quick grouping for review.
- These are the numbers, as submitted, in draft form.
- Please note that “unfunded” means there isn’t a budget amount in FY26.

Summary by Funding Source (TOTAL)
General Fund
Impact Fees
MSBU/MSTU (excludes Fire/EMS)
Other Funds
Grants
Unfunded (No funds budgeted to a specific account in FY26)

Current Fiscal Year Budget Account String	Funding Source
3375-02276-5303101/3381-02472-5303101/UNFUND-UNFUND-5699999	Fire & Emergency Services-Impact Fees



Proposal by Area of Operation

Here is the proposed order of discussion for the CIPs:

- Utilities (includes Fleet)
- Public Works
- Jail
- Court
- Health & Human Services
- Development Services
- Economic Development
- County Administration / BOCC
- Fire & Emergency Services
- Community Services



BOCC Direction

1. Discuss priorities & get some direction from the BOCC on what should or shouldn't be funded & when.
2. Formulate actionable directives to update the FY26 proposed budget.



Questions?



Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
109980 Jenkins Creek - Fishing Pier	Community Services	1	1,000,000	The Jenkin's Creek Fishing Pier project proposes to remove the existing fishing pier that is over 30 years old and to replace the pier with new construction in the same footprint as the older pier. This project also entails the removal and replacement of the existing walk-over pedestrian bridge which has equally deteriorated over the last few decades.
110350 Anderson Snow Splash Park	Community Services	1	-	The Anderson Snow Splash Park has been a long-term community discussed amenity that was approved for development late Fiscal Year 2023. The project received funding from Impact Fees and is currently under construction at Anderson Snow Park.
111260 Lake Townsen Park Boat Ramp	Community Services	1	-	Repair boat ramp, add an ADA accessible floating dock, and sidewalk and replace worn/damaged boards on the existing pier.
111824 DWP Tennis Courts Replacement Lights	Community Services	1	-	To enhance usage and safety of the Tennis Courts
111825 ASP Resurfacing Parking Lot	Community Services	1	-	Resurface of parking lot for public safety.
111909 Skate Park Kennedy Park Playground Replacement	Community Services	1	-	Playground equipment replacement and improvement with ADA components.
111924 Veteran's Park Fitness Court	Community Services	1	-	The Veteran's Park National Fitness Court program proposes to add an outdoor fitness court to the fitness trail that circulates the park's perimeter. The fitness court is made up of core stations that utilize your own body weight for exercise capabilities. The County has received a grant in the amount of \$30k to assist in supplementing the funding of this new fitness amenity.
111962 Veteran's Memorial Monument	Community Services	1	-	This project entails the removal of the existing monument and construction of a new ADA compliant monument.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112029 Main Library Electrical Remodel	Community Services	1	-	This project is to upgrade and bring the existing electrical panel up to code at the Main Library for safety and to increase current capacity.
112037 Anderson Snow Park - Lighting For T-Ball	Community Services	1	-	The Anderson Snow Park T-Ball lighting project proposes that both T-ball fields #5 and #6 get added field lighting. These are the only two fields in the entire Anderson Snow Sports Complex that don't currently have lighting.
107900 Pine Island - Stem Wall	Community Services	1	1,500,000	The Pine Island Sea Wall repair/replacement project is to help control significant sand loss due to erosion, hurricanes, storms, and wind. The project shall establish a seawall to contain the sand deposits and create a safer beach and recreational area.
112083 Rogers Park Restroom Replacement	Community Services	1	50,000	The Roger's Park Restroom is over 30 years old and has a number of maintenance and upkeep concerns. The structure has been through multiple flooding events and the overall structural support of the building is in questionable condition. Staff recommends replacement of restroom.
112217 Cypress Lakes Kiosk	Community Services	1	100,000	Construction of one 3-sided trailhead kiosk identical to the one at the main entrance off Ridge Manor Blvd. This kiosk will provide the public with preserve information and trail maps.
112230 West Library Network Recable	Community Services	1	60,000	This project is to upgrade the existing network cabling at the West Hernando Library to increase current capacity.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112234 Veterans Park Additional Parking	Community Services	1	300,000	This project is to build additional parking at Veterans Park. Due to the limited space available to add additional parking, an existing DRA would be converted to an underground vault/pipe system, which would then be used to construct a parking lot. This project would also include an additional point of ingress/egress into the park off of Spring Hill Dr.
111822 Artificial Reef Program	Community Services	2	-	Hernando County is proposing to construct twelve (12) artificial reef sites offshore of Hernando Beach, Florida. The proposed artificial reef sites are located west Hernando Beach at approximate depths of 12 - 30 ft. Expand Hernando County's existing permitted artificial reefs, creating a regional network of reefs. The overarching goal of the new reefs is to enhance and increase nature-based tourism within the county, while also creating essential habitats for fish and invertebrates.
112030 WH Library Staff Parking Lot Paving	Community Services	2	-	This project is to pave the staff parking lot located at the West Hernando Library. The parking lot is currently unpaved with rock and limestone which has an uneven surface that can become dangerous for staff.
112040 - Master Plan for All Parks	Community Services	2	-	To prepare a long-term Parks Masterplan and vision that meets the needs of County residents, contributes to County tourism objectives, and has a positive impact upon the local economy.
112090 Freshwater Boat Ramp Master Plan	Community Services	2	-	To provide a master plan for the freshwater boat ramp facilities that outline improvements and upgrades necessary to meet the needs of the community as well as address any deficiencies currently existing within the system.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112218 Jenkins Creek Spring Run Restoration	Community Services	2	50,000	The goal of this project is to improve warm-water wintering habitat for the Florida manatee (<i>Trichechus manatus latirostris</i>) thereby contributing to the long-term survival of this species. To reach the spring run, manatees must navigate through a shallow creek with eroding banks and a swimming area with sedimented beach sand. To address these issues, the proposed activities include: 1) clearing woody debris to allow unobstructed access for manatees to the warm water refuge, 2) regarding eroded banks, installing erosion control materials, and planting native vegetation, and 3) removing sediment within the waterbody due from the sedimentation from the public beach area and shoreline access.
112231 Main Library Painting & Flooring	Community Services	2	160,000	To update the Main Library with new paint and flooring.
112051 Weeki Wachee Preserve Phase I	Community Services	2	1,000,000	The Weeki Wachee Preserve Phase I shall include the construction design for the pedestrian bridge, parking lot improvements (R-Beach), restroom construction, large shade pavilion, and paved access to the park entrance being created at Shoal Line Boulevard.
112041 Anderson Snow - Add Two (2) Athletic Fields	Community Services	3	-	This project is to add two (2) additional multi-purpose athletic fields to the Anderson Snow Sports Complex. Pursuant to the MasterPlan and consistent with Phase II of the development these new fields would allow for additional playing areas for the already constrained leagues throughout Hernando County.
112203 Library Master Plan	Community Services	3	-	To develop a Library Master Plan to guide the library's sustainable growth of services, operations, and facilities. The Library Master Plan will enhance library services, improve operating efficiencies and address physical deficiencies to plan for the library's future growth and expanded role as a vital community resource.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112091 Aquatic Services & Waterways Building	Community Services	3	100,000	To fulfill the operational needs of the Parks and Recreation Departments Waterways Division, Hernando County Sheriff's Office, and the Florida Wildlife Commission for adequate accessibility to waterways within Hernando County. The goals of the project are too serves as a home base for the Waterways Division, FWC and Sheriff's Office. Interagency cooperation and coordination are goals. The proximity of the project allows for quick access to the Gulf waters and estuaries. This facility must take in account the current and anticipated needs and functions. It must be in an area that will provide access to the Waterways along the gulf coast of Hernando County. Additional storage may be considered for inland waterway transportation.
112038 Linda Pederson- Dog Park	Community Services	4	300,000	This project would add a dog park within Linda Pederson Park, located in Hernando Beach. Linda Pederson has an existing middle peninsula that would be a perfect location to construct multiple dog runs, shade pavilions, and watering stations.
111895 Hunters Lake Dredge	Community Services	5	-	Dredge boat ramp and surrounding areas to remove the buildup of sand making it too shallow for watercraft to launch to utilize the lake.
111906 Linda Pedersen Tower Removal	Community Services	5	-	The Linda Pedersen Tower has been inspected and determined that the structure should be either removed. Demolition in FY25.
111908 Pine Island - Playground Replacement	Community Services	5	-	Playground equipment replacement and improvement with ADA components.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112077 Delta Woods Tennis Court Conv - Pickle Ball	Community Services	5	-	Pickle Ball has been a growing sport in the community and the Parks and Recreation Department has been seeing an increased demand in the availability of pickle ball courts. Delta Woods recently had one tennis court converted into two Pickle ball courts. This was helpful but was far inadequate to the increased demand for more pickle ball courts. This project will convert the upper tennis courts at Delta Woods Park (3 Tennis Courts) into six additional pickleball courts.
111915 Anderson Snow Recreation Center	Community Services	7	-	Incorporate a new Recreation Center. Amenities within the recreation center include: Gymnasium, Basketball Court, Volleyball, Offices, and Meeting Rooms.
112088 Parks Admin Building -Office Remodel	Community Services	7	-	The Parks Administration Building requires additional office space for Project Manager, ESL Tech, and Parks Foreman. The current office space is limited and fully taken up by existing staff. This remodel of the garage bay space will allow for tie-in to the existing a/c system and connect to the firewalls perpendicular for the width of the warehouse to allow for additional office space.
112036 Anderson Snow Quad Baseball/Softball Phase II Design	Community Services	8	300,000	The Anderson Snow Quad Baseball/Softball addition project is the third phase of the Master Plan for Anderson Snow Park. This project will help meet the increased demands for additional playing ball fields as well as allow for tournament possibilities.
111927 Hernando Beach Parking Expansion	Community Services	10	-	Hernando Beach Parking Lot expansion will help elevate the additional parking needed at the public boat ramp.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112078 Composite Trash Receptacles	Community Services	11	-	The existing trash receptacles throughout Hernando County parks are currently made of wood and metal and have been deteriorating over the last 20 years. This project will earmark funds to begin replacing the existing trash receptacles with a composite material to prolong the life of these accessory structures.
111914 Ernie Wever Shop Replacement	Community Services	11	100,000	The Ernie Wever Maintenance Shop and surrounding maintenance yard have significantly deteriorated over the last 30 years. The shop is in need of replacement and the maintenance yard needs re-designed, re-located, and re-surfaced.
112080 New Roof for Ridge Manor Concession	Community Services	11	50,000	The Ridge Manor Concession Building roof is having leaks and under structural fails due to age and wear. This project will place a new roof onto the older structure and repair the poor conditions of the existing roof.
100360 Ernie Wever Park Improvements	Community Services	14	-	Replace Soccer field lights on the southside of the park. This project includes new poles, LED lighting, and infrastructure pursuant to the master plan findings.
111911 Delta Woods - Playground Replacement	Community Services	15	-	
111963 Hernando Park Tennis Conversion	Community Services	15	-	
111903 Skate Park Restrooms Replacement	Community Services	20	-	

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112082 Bayport Park Restroom Replacement	Community Services	20	-	The Bayport Park Restroom is over 30 years old and has a number of maintenance and upkeep concerns. The structure has been through multiple flooding events and the overall structural support of the building is in questionable condition. Staff recommends replacement of restroom.
112084 Lake House Improvements	Community Services	20	-	
112085 Lake Townsen Dog Park	Community Services	20	-	This project is to convert the existing baseball field that is currently no longer being utilized and create a north dog park for Hernando County. Staff will try to utilize existing fencing to repurpose for dog runs and add amenities such as dog watering stations, parking, shade pavilions, and dog waste receptacles.
112087 Rogers Park Parking Lot Addition	Community Services	20	-	The Roger's Park parking lot is current insufficient for the amount of park patrons that utilize the facility. This project will convert the existing volleyball area into angled parking spaces and allow for another exit only point. This conversion will increase the much-needed parking and provide for better ingress/egress of the existing infrastructure.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
108010 Linda Pedersen Park Improvements	Community Services	30	-	Replacement of existing seawall and boardwalk at Linda Pedersen Park within the swimming area. This will provide shoreline stabilization for erosion control, ensure public safety, and maintain water quality. Restorations of the spring access will result in improvements in the quality of life for our residents and benefit our local economy through increased tourism opportunities.
111420 Lake Townsen ADA Access Road	Community Services	40	-	This project will add an ADA road to the boat ramp and restrooms.
111848 Cypress Lakes Observation Boardwalk	Community Services	40	-	The Natural Resources Department intends to implement design and engineering services of an observation boardwalk at Cypress Lakes Preserve. This project is part of special management grant conditions related to the purchase of the property and will provide safe and improved public access for education and passive recreation. The facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the Cypress Lakes Preserve without causing harm to those resources.
111904 Skate Park Ramp Replacement-Pioneer Park	Community Services	40	-	The skate park ramps are over 20 years old and appear to be showing signs of deterioration. Removal and replacement of the skate park ramps would both modernize the amenities of the park and create a safer environment for the park patrons.
111905 Lake Townsen Fishing Pier Replacement	Community Services	40	-	Replace the fishing pier at Lake Townsen, adding a place to tie boats to pier.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112002 Pine Island Dredging	Community Services	40	-	Pine Island eastern canal residents have issued complaints about the lack of sufficient depth of the existing canal. This project would provide for dredging activity in this existing canal to allow for improved navigation to that waterway system.
112039 Anderson Snow Park -LED Lighting Soccer Lights	Community Services	40	-	The Anderson Snow Soccer Lights consists of twelve (12) towers that have the old ballast lighting apparatuses. This improvement would add LED lights to the existing towers and improve the control system for the soccer lighting system.
112042 Delta Woods - Handball/Basketball Reconfig	Community Services	40	-	It is recommended that the handball courts and the existing basketball courts become reconfigured to allow for better line-of-site and reduced illicit behaviors.
112045 Jenkins Creek Boat Ramp Replacement	Community Services	40	-	Improve boat access by renovating the boat ramp to include new concrete boat ramp, floating boarding dock, sidewalk, and improvements to the access road.
112076 Jenkins Creek Restroom Replacement	Community Services	40	-	The Jenkins Creek Restroom is over 30 years old and has a number of maintenance and upkeep concerns. The structure has been through multiple flooding events and the overall structural support of the building is in questionable condition. Staff recommends replacement of restroom.
112079 Delta Woods Shuffleboard Conversion	Community Services	40	-	Delta Woods existing shuffle board court is currently seldom utilized and shuffle board has been becoming a dying sport. The repurposing of the existing concreted lanes to corn-hole allows for a new sport to be available for the community while also saving significant construction costs by repurposing the areas previously designated for shuffleboard.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112089 Main Library Remodel	Community Services	40	-	This construction project is to upgrade and bring up to code the Main Library building reconfigure its space according to the organizations needs. The building and its critical systems are old and outdated. Problematically and age wise, the building requires renovations for proper building use.
112092 Channel Entry Navigational Marker Upgrades	Community Services	40	-	The navigational markers define the start of all main access channels along the Gulf Coast of Hernando County. Each marker consists of a tripod that houses the beacon lights. The wooden pilings are old and deteriorating and in need of replacement. These navigational markers help mariners navigate the seas and find their way back to the proper channel, thus providing guidance and safety for the public.
112093 Lake Lindsey Boat Ramp Improvements	Community Services	40	-	Lake Lindsey offers a one lane boat ramp to launch and receive boats and watercraft. In order to provide a safer launching area, the County is proposing to extend the boat ramp waterward to allow greater access at low water levels.
112094 Bystre Lake Boat Ramp Improvements	Community Services	40	-	Bystre Lake offers a one lane, dirt boat ramp to launch and receive boats and watercraft. In order to provide a safer launching area, the County is proposing to pave the boat ramp.
111910 Ernie Wever - Playground Replacement	Community Services	40	280,000	Playground equipment replacement and improvement with ADA components.
111929 Joint Use Facility/Infrastructure-Dennis Wilfong Center for Success	County Administration/BOCC	1	-	Joint use of 18 acres, MOL on Spring Hill Drive, known as the Dennis Wilfong Center for Success.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111930 Public Safety Training Facility	County Administration/BOCC	1	8,000,000	<p>This project develops a Public Safety Training Facility for the Sheriff's Office and Fire and Emergency Services in Hernando County. The facility envisioned will house an administrative/classroom building, fire training tower, rifle, and pistol ranges, driving course, K-9 field training and kennels, observation tower and other site improvements.</p> <p>Due to availability of funds, a phased approach is the best alternative to achieve the goals as have been outlined. The estimated total cost of the build out is \$27,500,000 including a 10% contingency. Phase 1 contains the initial goals and provides the infrastructure for a final build out. Phase 1 is at estimated \$8,110,000. Further breakdown of phases is possible and is conceived in the CIP FY above. Funding alternatives may include requests for State Appropriations through the Legislature.</p>
110270 Comprehensive ERP Software	County Administration/BOCC	1	1,179,420	<p>Replace eFinance with a Comprehensive Enterprise Resource Planning software that will include: Finance, Human Resources, Budget, Purchasing, Time and Attendance components for the Board, Clerk of Courts, Tax Collector, Property Appraiser, and Supervisor of Elections. Maintenance costs will be approximately 10% of cost. Annual Subscription \$819,258 per year for 5yrs.</p>

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111997 HCAS Building Expansion & Renovation	County Administration/BOCC	1	3,850,000	FY24: An increase in county population equals an increase in animals in the county that will require services from HCAS. An expansion of the kennels area is required to maintain the same level of service. Engineering will be required to plan for the proper construction of the new kennel area. The pole barn where HCAS houses livestock has come into disrepair in the last 20 years. Drainage issues not addressed properly in original construction create stalls that are unsuitable for use in the rainy season. Many support beams require replacement, the drainage problem must be addressed by adding special drainage systems, concrete pads, as well as grading services to route water runoff. Rebuild and improve livestock barn. HCAS during original construction had epoxy installed on the floors in the kennels. The epoxy has shown to last the twenty years it has been in place. The walls of the kennels were painted and have had to be redone many times as the paint cannot withstand the scratching from the dogs. Epoxy will provide a fresh, more sanitary, semi-permanent solution. Epoxy coat existing kennels.
111998 HCAS Service Area Asphalt	County Administration/BOCC	2	195,000	The service area is the main ingress and egress for Hernando County Animal Services Operations. The asphalt needs to be repaired.
112065 HCAS Full Facility Generator	County Administration/BOCC	2	325,000	Full facility generator. HCAS headquarters is the location where the animals of special needs citizens are housed during declared emergencies. During Hurricane Irma, we lost power for several days making animal care extremely difficult for both our special needs population as well as our normal allotment of dogs and cats.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112031 HCAS Kennel Epoxy	County Administration/BOCC	3	86,000	The project will use epoxy to spray dog kennels. Hernando County has used paint for years, which does not last and allows the water to soak through to the concrete. Epoxy will last 20 plus years, is more sanitary and maintains a fresh appearance. This Project has three Phases, 1 & 2 have been completed, Phase 3 to start in FY2026.
112269 HCAS Sealcoat Kennel Roof	County Administration/BOCC	3	80,000	Roof is in need of coating maintenance. Re-coat entire metal roof area over kennel and work areas, approximately 17,500 square feet.
112032 HCAS Remodel Pole Barn and Stalls	County Administration/BOCC	4	8,500	Concrete and drains should be added to allow a dry area for animals to lay. Gates should be added to allow pasture access. Nipple waterers should be installed to avoid stale water standing in buckets. The project will require concrete for 1/2 of each stall, a substantial concrete trench with metal grates, large tree removal, mats for livestock, extensive tractor work, fence and gate materials and installation, reconstruction of the pole barn replacing rotten posts and cross beams and plumbing to add appropriate water pipes and nipple waterspouts. The improvements were specifically recommended by a University of Florida Veterinarian/Large Animal Specialist.
112046 County Administration Building Renovation	County Administration/BOCC	4	200,000	Administration moved to and purchased the current building on Flight Path Drive. Additional space is needed. This project will build out the second floor and warehouse areas, along with Temporary office space in large meeting room, to accommodate the increased staff, also to include updates to the front entrance way, including doors and landscaping.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111960 Tax Collector Annex Building-Westside	County Administration/BOCC	5	-	The west side Tax Collector's office is currently located within an old strip mall style structure. They are housed in approximately 6,000 sq. ft. of the building along with numerous other County and private business functions with no room to expand.
111913 New Constitutional Building	County Administration/BOCC	40	500,000	Construction of a new Constitutional Building to expand services for Hernando County.
112098 Government Center #2, #3 & #4 Elevator Modernization	Court	1	500,000	Government Center #2, #3 & #4 Elevator Modernization.
112198 Government Center - Courtroom Refresh	Court	1	714,900	Courtroom refresh beginning with Courtroom D and Courtroom E, followed by Courtroom B and Courtroom C in FY 26. Courtrooms F and G would follow in FY 27 as they are the newest courtrooms. These totals are estimates for equipment and the associated engineering, installation, management and programming to bring said equipment online. These estimates do not include any cosmetic refresh, associated core drilling or electrical that will need to be provided by the county. The project is necessary to replace A/V and data components that have reached the end of their life cycle. Many of the existing components are in excess of 20 years old, no longer viable and replacement parts are not available for repairs. With no access to replacement parts, any failure of the current system may result in a prolonged downtime of the A/V system making the courtrooms unusable. This would cause a major disruption in operations and could delay critical, time sensitive proceedings.
112035 Bldg Division-Warehouse/Office Space Build Out	Developmental Services	1	4,000,000	Building out half of the attached large garage area to include more offices for personnel. Development Services has grown and expanded with more personnel and to provide space, we will need to build out the garage interior to accommodate this need.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112270 Building Division Security	Developmental Services	2	412,000	Building Division Security to include access control, intercom and video surveillance, pedestrian and vehicle gates and end-user training and documentation.
111919 Eastside Roadway Improvements	Economic Development	1	-	This project will include the rehabilitation of Railpark Drive, Runway Drive , Topline Way, American Flyer Way and the extension / rehabilitation of Rescue Way.
111938 Cyril Drive Bypass Water & Wastewater Improvement	Economic Development	1	-	Install 1200 LF of 8-inch C900 DR 18 PVC water main along the north side of Cyril Drive from Kettering Road down the right-of-way and end the main with a blow-off assembly. Project consists of a 16x8 wet tap, two 8-inch gate valves, one ARV and one blow-off assembly. Additionally, a sewage pumping station and forcemain will be constructed to serve the area as part of this project.
112202 Gunnery Backstop Renovation	Economic Development	1	-	Transform structure to historical point of interest.
112025 Airport Admin Bldg HVAC	Economic Development	1	400,000	Replacement of the current HVAC mini-split units and redesign of system layout for the airport administration building.
112235 Airfield Layout Plan (ALP) Update	Economic Development	1	382,016	Engineering update of Airfield Layout Plan (ALP).
111965 FBO Apron Taxiway A1 and Taxiway D Rehabilitation	Economic Development	2	897,250	Rehabilitation of Taxiways A1 and D.
112204 Control Tower Rehabilitation	Economic Development	3	275,000	Rehabilitation of Airport Control Tower exterior including replacement of sheathing, sills, painting, etc.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111918 Runway 3-21 Rehabilitation & Shift	Economic Development	4	2,608,814	<p>This project will include:</p> <ul style="list-style-type: none"> - Design for the rehabilitation of Runway 3-21 along with the 815 foot southerly shift, preparation of construction plans and technical specifications, bidding and award services , grant assistance, airspace analysis, preparation of CSPP documentation, and assistance with the Safety Risk Management (SRM) process. - Rehabilitation of Runway 3-21, site work, drainage, electrical and contractor general conditions, wildlife survey / relocation, construction administration and quality assurance testing. - Shift of Runway 3-21 by 815 feet to the south in conjunction with the extension of Runway 9-27.
111917 Runway Conversion	Economic Development	5	4,992,261	<p>The project will include rehabilitation and conversion of 3,000 feet of the abandoned runway (site work, drainage, electrical, contractor general conditions, wildlife survey/relocation, construction administration and quality assurance testing) to a taxilane.</p>
112024 Airfield Wildlife Fencing - Phase 1	Economic Development	6	1,750,000	<p>This project is a multi-phase project to install wildlife fencing according to the Airport's Wildlife Management Plan. The proposed fence will be 10 feet tall with 1-ft barbed wire and wildlife deterrent concrete slab or mesh under the fence. The existing gates along this corridor will also be replaced to meet the requirements of the Wildlife Management Plan. The project will include site clearing and grading for the installation of the new fence and the relocation of gopher tortoises. The total length of the project will be approximately 22,000 linear feet for a total estimated design and construction cost of \$2.2M. Applied for congressional earmark through Congressman Bilirakis.</p>
112095 Glideslope Replacement	Economic Development	7	125,000	<p>Replace glideslope equipment.</p>

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111966 Flight Path Drive Drainage Improvements	Economic Development	8	-	This project will include design, permitting, environmental, geo-technical studies, construction & quality assurance testing of excavation, grading and restoring stormwater drainage areas and culverts.
111833 Taxiway A East Extension	Economic Development	9	-	Design completed. Construction delayed until funding is available. Project is in conjunction with the extension of runway 27 (project 111801).
111801 Runway 27 Extension	Economic Development	10	174,163	Project will include the design, permitting, environmental assessment, navigational aid relocation and construction for the 999-foot extension of Runway 27.
111834 T-Hanger Development	Economic Development	40	-	Construction of designed t-hangars.
111931 West side Hangar Facility	Economic Development	40	-	West Side Hangar Facility.
111967 Taxiway B Rejuvenation	Economic Development	40	-	The scope of this project will be to complete crack sealing, rejuvenation of the asphalt surfaces and restriping of the taxiway.
111968 Taxiway C Design & Construction	Economic Development	40	-	If planned development takes place in the airport infield, a second parallel taxiway to Runway 9/27 will be needed.
112000 Airfield Security & Access Control Upgrade	Economic Development	40	-	Project to include design, engineering, construction and installation of 10 vehicular airfield access entry gates including fence relocation. As part of this project we would also like to install security cameras at entry points and other advantages locations.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112023 Westside Roadway Improvements	Economic Development	40	-	This project will include the rehabilitation of Telcom Drive, Simon Court and Circuit Way and includes engineering, permitting, survey, environmental, geo-technical study, construction and quality assurance testing.
101520 Fire Station No. 15	Fire & Emergency Services	1	-	Construction of a new fire station on the corner of Spike Road and Spring Lake Highway. Utilization data has determined that a new fire and EMS station is needed on the East side of the County in this area due to the growth of County and required need for services. The design phase of the project started in FY23. Debt service needed to complete construction.
112018 Fire Station 4 Driveway	Fire & Emergency Services	1	-	Fire Station 4 is on the corner of Mariner Boulevard and Courtland Road. Over the years, Courtland Road has received pavement resurfaces which has created a significant deficit between Courtland Road and the driveway. This is now taking a toll on the apparatus each time it drives over the area. This estimate includes the driveway to be completed in concrete in order to sustain future integrity of the driveway.
112096 Fire Station 12 Remodel	Fire & Emergency Services	1	-	Hernando County Fire Rescue is requesting a remodel of fire station #12. The original design of the station was not intended to house the number of personnel needed in this area. The remodel would include additional bunk rooms as well as an additional bay to house additional apparatus and resurfacing of the driveway.
111970 Fire Station No. 16	Fire & Emergency Services	1	12,200,000	Station 16 will be at the northern end of the county. HCFES will acquire land and build the station using a prototype.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111480 Fire Station No. 2	Fire & Emergency Services	1	-	Fire Station 2 was built in 2000 and no longer was able to accommodate the personnel needed. The training center on site as well as the fire station will be demolished and a new fire station will be constructed in its place.
112212 Fire Station No. 19	Fire & Emergency Services	1	1,200,000	Hernando County Fire Rescue is requesting a new fire station to be constructed in the area of SR 50 (Cortez) and US 301 (Treiman) due to the growth of the County and based on the location study performed in 2022.
112213 Fire Station No. 20	Fire & Emergency Services	1	1,000,000	Hernando County Fire Rescue is requesting a new fire station to be constructed in the area of Anderson Snow Road due to the growth of the County and based on the location study performed in 2022.
112215 Fire Rescue Headquarters	Fire & Emergency Services	1	1,500,000	Hernando County Fire Rescue is requesting an administrative headquarters. Currently, offices are located in the County Administrative offices and space is becoming an issue as the county grows.
112016 Logistics Warehouse	Fire & Emergency Services	2	-	Currently, HCFR Logistics is located at 60 Veterans Avenue. This is a 6,000 square foot building that is deteriorating. HCFR is currently leasing several storage units across the County.
112048 Fire Station 18	Fire & Emergency Services	20	1,140,000	Fire Station 18 will be located north off of U.S. 19 (Commercial Way). It is anticipated by FY 2028, growth in this area of the County will mandate an additional fire station with a fire engine and medic unit for fire and EMS services provided to the residents. It is anticipated to use the smaller prototype fire station for this location.
112017 Fire Station 3 Driveway	Fire & Emergency Services	40	-	Fire Station 3 driveway needs to be resurfaced due to deterioration over the years.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112047 Fire Station 17	Fire & Emergency Services	40	-	Fire Station 17 will be located north off of U.S. 19 (Commercial Way). It is anticipated by FY 2028, growth in this area of the County will mandate an additional fire station with a fire engine and medic unit for fire and EMS services provided to the residents. It is anticipated to use the smaller prototype fire station for this location.
112097 Fire Station 9	Fire & Emergency Services	40	-	Fire Station 9 is currently located on Lake Lindsey Hwy and is in a very wet piece of land. It has been recommended to relocate the station in the same general area. As growth in the area continues, we will also need a larger station to house additional personnel and possibly add EMS services.
112113 Mosquito Control Facility	Fire & Emergency Services	40	-	The Hernando County Mosquito Control requires a centralized location to use as a base facility with easy access to the roadway system.
112214 Fire Station No. 8	Fire & Emergency Services	40	-	Hernando County Fire Rescue is requesting a new fire station to be constructed in the area of SR 50 (Cortez) and I-75 due to the growth of the County and based on the location study performed in 2022. Land acquisition is expected in FY 25. Construction of the fire station to be determined.
111843 Phase 1 Kass Circle Signage and Wayfinding	Health & Human Services	1	-	Signage and wayfinding improvements needed to assist in creating a culture for the Kass Circle community that reinforces its importance as a town center for the Spring Hill area.
111844 Kass Circle Landscaping Improvements	Health & Human Services	1	-	The County will utilize Landscaping Funds to install improvements in the medians throughout Kass Circle.
111823 Spring Hill Drive Safety Improvements	Health & Human Services	1	225,000	Spring Hill Drive safety concerns including traffic and pedestrian crosswalks to access Kass Circle.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111845 Kass Circle Sidewalk Improvements	Health & Human Services	2	260,194	Sidewalk Improvements.
111856 Bravo Unit - Air Conditioning Unit Replace	Jail	1	1,100,000	Replace all four air conditioning units in Bravo Housing unit.
111859 Bravo Unit Roof Replacement	Jail	2	600,000	Replace roof on Bravo Unit. Per County Facilities the roof has met its lifespan and needs to be replaced. Include in master plan if approved.
111887 Scullery Wall Replacement	Jail	3	-	To Replace the Scullery Wall in Jail Kitchen. ***** Project Updated due to costs. Jail Kitchen Renovations include, disconnecting and removing all kitchen equipment, demolition of floor tile throughout kitchen, ceiling and wall covering in scullery (dishwashing area), wall tiles in main kitchen, wall guards, electric, lighting, HVAC grills, non-security doors and frames, security door and frame, floor drains and cleanouts. Install new floor drains and cleanouts, hose bibs, repair wall framing, wall covering, electrical R&R, lighting, HVAC grills and flooring. Move kitchen equipment back in and reconnect.
112052 A/C unit Replacements	Jail	3	100,000	Replace 11 AC units at the detention center. Replace 6 units in 2025 and 5 units in 2026.
112210 Fire Alarm Detector Replacement	Jail	5	70,000	Fire alarm smoke and duct detector replacement at the detention center. Replace all smoke and duct detectors throughout the facility.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112211 Bravo Lighting Control Panel Replacement	Jail	5	60,000	Bravo lighting control panel replacement at detention center.
111858 Jail-Warehouse Construction	Jail	8	-	Warehouse construction design - extend contract for leased warehouse. *****Project Cancelled Per Jail request...JF
111860 Parking Lot Resurface	Jail	8	300,000	Resurface Detention Center parking lot. Per County Facilities the parking lot needs resurfaced.
111861 Mental Health Unit	Jail	10	-	As local jails continue to battle mental health issues in the inmate population, we are in need of dedicated mental health beds to include an opportunity for mental health step down and additional safety cells. This construction would include additional reverse isolation cells that would assist with situations like COVID-19. Include in master plan if approved.
111999 Door Control Upgrade-Alpha Bravo Central	Jail	40	-	Update/Replace door controllers and computers in Alpha, Bravo and Central Control. Merge all existing FOB and Door Control systems, including Medical, under new system. Door control systems have become antiquated in both hardware and software. All systems need to be replaced/updated and merged into one system to accommodate current and future housing and security needs.
112053 Fire Alarm Replacement	Jail	40	-	Replace fire alarms in detention center.
112054 Alpha & Administration Roof Replacement	Jail	40	-	Replace roof in administration and alpha. Included in Master Plan.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111440 Chinsegut Hill Renovations	Public Works	1	-	Construct restroom addition to include new restrooms, new covered walkway, and enhanced septic system. There are currently no restrooms in the dining hall/kitchen. Per building code, restrooms are required for dining facilities.
111821 Brooksville Health Dept Parking Lot Overlay	Public Works	1	-	Install a new layer of asphalt over the existing surface. Restriping and replacement of wheel stops.
111896 Courthouse Roof Replacement	Public Works	1	-	Courthouse roof replacement.
112205 Quality Drive Flume Replacement	Public Works	1	-	This project consists of the demolition of existing flume, fill, and construction of proposed flume. This project includes the placement of concrete, fill, geo-fabric, rubble rip-rap and work incidental to same. The work includes compliance with the NPDES and seeding of disturbed pond bottom and sodding of other disturbed areas; proposed work to be executed per the plans and specifications.
112216 Yellowback Road Culverts	Public Works	1	110,000	Two of five pipes will be lined via the CIPP process. Three will be removed by DPW. Annual operating cost estimate: \$1k.
100380 Barclay Avenue Multilaning	Public Works	1	5,630,000	Project consists of design, land acquisition and construction of Barclay Avenue from Powell Road north to SR50/Cortez Blvd to improve from a two-lane to four-lane roadway.
112004 Ayers/Culbreath/Hayman Intersection Improv	Public Works	1	2,100,000	Analysis to determine the appropriate improvement at the intersection of Ayers/Culbreath/Hayman intersection. Designing to determine whether a round-a-bout or signalization should be installed and right-of-way needs prior to project proceeding. The Board supported a round-a-bout as an appropriate solution for the intersection improvements. This project will provide for continued analysis of intersection improvements, including property acquisition and right-of-way needs prior to start of project.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112100 Chinsegut Water Plant Renovation	Public Works	1	50,000	Renovation of Chinsegut Hill Water Plant.
108240 Dr Martin Luther King Resurfacing	Public Works	1	552,000	Project limits include: Main St to Jefferson .64 miles. Mill 3" and put back 1 1/2" asphalt. Replace guard rails and update ADA ramps and Roadway Drainage.
109910 Lake Lindsey Rd (Snow Mem-41) Resurfacing	Public Works	1	2,500,000	Project limits include Lake Lindsey Road from Snow Memorial Road to US41/Broad Street and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt, adding paved shoulders and upgrade of drainage and signage.
112049 Kettering Road Multilaning	Public Works	1	4,059,000	Project consists of design, land acquisition and construction of Kettering Road from SR50/Cortez Boulevard to Powerline Road to improve from a two-lane to four-lane roadway. Project to provide capacity improvements to help accommodate level of service demands.
112206 Tinamou Ave Chip Seal	Public Works	1	200,000	Chip Seal validity test as an alternative pavement option for Limerock Roads.
108190 Replace Heavy Duty Fixed-Route Vehicles	Public Works	2	-	Replace heavy duty fixed-route transit vehicles that have met their minimum useful life (two vehicle replacements per year). Grants/State toll revenue credits will be used to reimburse the County at 100%.
108200 Replace ADA Paratransit Vehicles	Public Works	2	-	Replace ADA Paratransit Vehicles per grant agreements.
110420 GC Desi A/C Unit Replacement #3 & #4	Public Works	2	-	A/C Unit replacement #3 & #4 (controls humidity and outside air).
110430 GC Desi A/C Unit Replacement #1 & #2	Public Works	2	-	A/C Unit Replacement #1 & #2.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
110480 GC Desi A/C Unit Replacement #5 & #6	Public Works	2	-	A/C Unit Replacement #5 & #6.
111817 Anderson Snow & Corporate Blvd Improvements	Public Works	2	-	Project consists of widening Anderson Snow Road from two lanes to four lanes from the existing four lane section just south of Spring Hill Drive to approximately 1/4 mile south of the intersection with Corporate Boulevard and adding signalization at the intersection.
111841 Fixed Route Vehicle (Ridge Manor Connector)	Public Works	2	-	Fixed-Route Vehicle for Ridge Manor Connector.
112050 Sunshine Grove Road Multilaning	Public Works	2	2,025,000	Project consists of design, land acquisition and construction of Sunshine Grove Road from Ken Austin Parkway north to Hexam Road to improve from a two-lane to four-lane roadway. Project to provide capacity improvements to help accommodate level of service demands.
111899 Government Ctr Phase 2 A/C Controls Replacement	Public Works	2	285,000	Replace all Non-Bacnet devices in facility. Ph 3 & 4 to follow.
112022 Chinsegut Cabins 1-7 Flooring Replacement	Public Works	2	90,000	Replace all flooring in (7) cabins.
112185 Cedar Lane Resurfacing	Public Works	2	173,000	Cedar Ln; from Powell Rd to Cortez Bl. 13,000 L.F. Full Depth Reclamation (FDR) Mix 8" finish with 6" base and 2" of new asphalt.
112197 Spring Hill Drive Ph 5 Resurfacing	Public Works	2	3,000,000	Project limits include Spring Hill Drive from Barclay Ave to California St (1.71 miles) and consist of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112207 Sunshine Grove Rd @ Plumeria Traffic Signal	Public Works	2	1,850,000	Signal Design and Construction for 4 Post Box Span Traffic Signal at Sunshine Grove Road and Plumeria Blvd. Annual Maintenance cost is \$4500.
111842 Transfer Facility	Public Works	3	3,000,000	Design and construction of transfer facility.
111981 Record Storage Elevator Modernization	Public Works	3	-	Replace controls, electrical wiring cab interior and lighting to comply with current elevator codes.
111827 Lark Avenue Culvert Slip Lining	Public Works	3	250,000	Reinforce existing deteriorated culvert using slip line process to extend life of structure.
111956 Westside Elementary Turn Lane	Public Works	3	240,000	Extension of right turn lane on Applegate Drive to provide capacity improvement to help accommodate level of service demands at the request of the Hernando County School District. This will require the School District to provide additional property to provide for the turn lane construction.
112021 Chinsegut Int/Ext Painting of (7) Cabins	Public Works	3	65,000	Interior and exterior painting of seven (7) cabins.
109220 Transit Shelter (s) & Amenities	Public Works	3	1,530,000	Shelters and amenities are provided for riders at locations where suitable for protection from the weather.
109790 Thrasher Ave (US19 to Mellon) Resurfacing	Public Works	3	725,000	Project limits include Thrasher Avenue from US19/Commercial Way to Mellon road and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
109800 Thrasher Ave (Mellon to Pomp) Resurfacing	Public Works	3	65,000	Project limits include Thrasher Avenue from Mellon Road to Pomp Parkway and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111891 Country Oak Drive Resurfacing	Public Works	3	116,000	Project consists of design and construction to provide pavement improvements of residential road(s) by milling 1" and replace with 1" asphalt.
112208 Admin Support Vehicle	Public Works	3	50,000	Administrative Vehicle for Route Supervisors.
109860 Mariner @ Landover South Intersection Improvement	Public Works	4	-	Project consists of signal upgrade to provide a left turn movement dedication.
111925 Linda Pedersen Rec Ctr Roof Replacement	Public Works	4	-	Remove existing roof system and roof deck, replace decking, and install new roofing system. Also, remove wood framed addition that is rotting, reframe and install new sheeting and stucco. Updated project for Demolition.
111977 EOC Chiller Replacement	Public Works	4	-	Replace chillers and controls.
108210 Bus Stop ADA Improvements	Public Works	4	500,000	The County is improving access to its bus stops to standards prescribed by the Americans with Disabilities Act.
110030 S Linden (Spring Hill-Jessica) Sidewalk LAP	Public Works	5	-	Project consist of design and construction of a five-foot sidewalk along Linden Drive from Spring Hill Drive south to Jessica Drive.
110660 East Side Library Soffit Replacement	Public Works	5	-	Replace soffit and fascia around entire building. Parts are missing due to fire damage.
110700 Government Center Exterior Painting	Public Works	5	-	Clean Government Center and Courthouse, waterproof all windows and joints, prime dryvit areas and color topcoat, clear seal brick for both buildings. This project cost covers all labor, rental of lift equipment and material.
111982 Record Storage Weatherproofing and Painting	Public Works	5	-	Pressure wash facility, seal all windows, doors, cracks and parapets, prime and paint facility.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112026 Brittle Rd Lizzie Hart Sink Stormwater Imp	Public Works	5	-	<p>The project consists of the development of a feasibility study to include a resource evaluation of the watershed, a Level of Service Analysis (LOS), and identification and ranking of Best Management Practices (BMPs) to mitigate flooding and water quality impacts near Brittle Road within Lizzie Hart Sink watershed in Hernando County.</p> <p>The project will provide more detail for water quality and flood protection benefits, project costs, property rights/acquisition needs, and permitting/mitigation requirements for proposed BMPs to help determine whether the County moves forward with design and construction.</p>
109750 Cobb Road Resurfacing	Public Works	5	384,750	Project limits include Cobb Road from SR50/Cortez Boulevard to US98/Ponce DeLeon Boulevard and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
112181 Anderson Snow Road Resurfacing	Public Works	5	45,000	Project limits from Anderson Snow from Spring hill Dr to Edward Knoll Dr 5200 L.F., Mill 2" of old asphalt and add 2" new asphalt.
112187 Citrus Way Resurfacing	Public Works	5	85,000	Project Limites; Lake Lindsey to Kensington Rd 9,900 L.F. Cold in Place Recycling (CIR) Mixing 8" with additive. Final 6" recycled base. The final course will be 2" of new asphalt.
112236 Glen Lake Commons Signalized Intersection	Public Works	5	1,325,058	Signalization of intersection with Glen Lake's Commons, LLC (GLC).
112249 Spring Hill Dr-US19 to Kenlake Safety Improvement	Public Works	5	300,000	Safety improvements to Spring Hill Dr area from US19 to Kenlake Avenue.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
110620 Records Storage Roof Replacement	Public Works	6	-	Replace roofing system.
111270 Eastside Elementary Sidewalk LAP	Public Works	6	-	Design and construction of a five-foot wide sidewalk approximately 1.5 miles along Raley Road, Dakota Drive and Boxwood Street proximate to Eastside Elementary School
111985 Westside Library Parking Lot Overlay	Public Works	6	-	Remove asphalt to limerock base and overlay.
111947 Landover Boulevard Ph 1 Resurfacing	Public Works	6	80,000	Project limits include Landover Boulevard from Mariner N. Boulevard to Elgin Boulevard and consist of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
112188 Deltona Boulevard Resurfacing	Public Works	6	150,000	Deltona Bl; From Philatelic Dr to Northcliff Bl; 6,750 L.F. Mill 2" and replace with 2" new asphalt.
111979 Government Center Parking Lot Seal and Stripe	Public Works	7	-	Seal and stripe public parking lot.
111986 Westside Government Center A/C Replacement	Public Works	7	-	Replacement of (15) remaining A/C systems that range in age from 20 - 27 years old.
112012 Government Center Atrium RTU Replacement	Public Works	7	-	Government Center Atrium rooftop unit replacement.
106220 South Brooksville BMP-2 Drainage Improvement	Public Works	7	3,000,000	Provide drainage retention area and conveyance facilities within the South Brooksville BMP (Best Management Practice) areas once existing system is re-evaluated to determine the scope of construction. BOCC approved ARPA funding for project.
112019 Hayman Road Resurfacing	Public Works	7	100,000	Project limits include Hayman Road, from Culbreath Road to Spring Lake Highway, and consist of milling, widening and resurfacing along with adding paved shoulders.
112195 Lockhart Road Resurfacing	Public Works	7	1,891,900	Lockhart Bl from Cortez to Old Trilby; 4250' L.F. Full Depth Reclamation (FDR) Mix 8", 6" base, New 2" asphalt.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111280 Fox Chapel Middle School Sidewalk LAP	Public Works	8	-	Project consists of design and construction of a five-foot wide sidewalk along Freeport Drive from Deltona to Northcliffe, Fox Chapel Lane from Freeport to Deltona, and Moongate Road from Freeport to Deltona, tot a total project length of 1.515 miles.
112015 New Facilities Maintenance Building	Public Works	8	3,500,000	Construction of new 10,000 sq. ft Facilities Building, and property acquisition.
112184 Northcliff Boulevard Phase 1 Resurfacing	Public Works	8	296,000	Northcliff Ave from Azora to Mariner 3,770' L.F. Mill 2' and put back 2' new asphalt.
112247 Traffic Signalization Detection Upgrade	Public Works	8	125,000	Upgrades to traffic signalization throughout the County traffic signal system.
111950 County Line at Linden Signalization	Public Works	9	-	Design and construction to provide traffic signalization of the County Line Road @ Linden Drive intersection.
111976 Courthouse Fire Alarm Device Replacement-Phase II	Public Works	9	-	Replace all fire alarm devices, connect to new fire alarm panel, and bring system up to current fire code.
111989 Sheriff's Office, Fleet, Property and Fuel Island Exterior Painting	Public Works	9	-	Pressure wash facility, seal all windows, doors, cracks and parapets, prime and paint Sheriff's office, Fleet, Property and Fuel Island Exterior Painting.
111992 Sheriff's Office A/C #2 and #3	Public Works	9	-	Replacement of (2) A/C Units.
111700 Powell Road Resurfacing	Public Works	9	250,000	Project limits include Powell Road from US41/Broad Street to Emerson Road, and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
110690 Government Center Chiller #3 Replacement	Public Works	10	-	Replace chiller #3 with a new chiller, controls and circulating pump.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111892 CR581/Emerson Rd Resurfacing (Pwl to SR50)	Public Works	10	-	Resurface and shoulder improvements of approximately three (3) miles of roadway on Emerson Road from SR50/Cortez Boulevard to Powell Road.
111988 Westside Government Center Interior Painting/Carpet Replacement	Public Works	10	-	Painting and carpet replacement for several areas at Westside Government Center.
109570 Northcliffe Blvd Stormwater Retrofit	Public Works	11	-	Project consists of design and construction of drainage retention area and stormwater conveyance.
110670 Westside Government Ctr Soffit Replacement	Public Works	11	-	Replace all soffit/fascia and rotten wood framing.
110680 Sheriff's Office Fire Alarm Replacement	Public Works	11	-	Replace the fire alarm and devices to bring system up to current fire code.
109550 Geranium Avenue Stormwater Retrofit	Public Works	12	-	Project consists of design and construction of drainage retention area and stormwater conveyance.
111984 Westside Library A/C #1 and #3	Public Works	12	-	Replace A/C systems #1 & #3.
111987 Westside Government Center Building and Privacy Wall Painting/Repair	Public Works	12	-	Westside Government Center Building and Privacy Wall painting and repair. Provide structural repairs for privacy wall, shotcrete finish and paint.
111888 Chinsegut Hill ADA Improvements	Public Works	13	-	ADA improvements noted during study which include parking area, ramps for cottage #3 interconnecting walkways and walkway lighting.
112010 Chinsegut Cabins 4-7/Caretaker House Re-roof	Public Works	13	-	Chinsegut Hill Cabins #4, 5, 6, 7, and caretaker house reroof.
105900 Coastal Way Intersection Improvements	Public Works	15	-	Projects consists of design, land acquisition and construction of an additional turn lane on Coastal Boulevard between SR50/Cortez Boulevard and Frontage Road.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111898 WS Library A/C #4 & VAV Replacement	Public Works	16	-	Replace existing air handler, (2) condensers as well as (8) VAV boxes that control zone temperature.
106040 Fiber Optic - Northcliffe (Deltona-Explorer)	Public Works	16	250,000	Project consists of installation of fiber optic cable along Northcliffe Boulevard from Deltona Boulevard to Explorer Elementary School.
109840 Fiber Optic-Spring Hill Dr. (Mariner-Coronado)	Public Works	17	5,000	Project consists of installation of fiber optic cable along Spring Hill Drive between Mariner Boulevard and Coronado Drive.
112251 Fiber Optic-Spring Hill (Linden-Coronado)	Public Works	19	50,000	Project located at Spring Hill Drive from Linden Dr to Coronado Dr and consists of installation of fiber optic cable.
111140 Calienta Roadway Improvements	Public Works	20	-	Project consists of design and construction of roadway and stormwater improvements providing pollution abatement for water drainage into the Gulf of Mexico, neighborhood flood relief and enhanced traffic safety.
112199 Cobblestone Drive Culvert Slip lining	Public Works	20	-	Installation of cured-in-place-pipe (CIPP) of double 48" corrugated metal arch pipes (CMAPs), each being 120 feet long. Work is located in the vicinity of 300 Cobblestone Drive in the Spring Hill Lakes watershed.
112228 Coachman Road Culvert Sliplining	Public Works	20	75,000	Installation of cured-in-place-pipe (CIPP) of 18" corrugated metal arch pipe (CMAP), 45 feet long. Work is located in the vicinity of 2125 Coachman Road in the Spring Hill Lakes watershed.
111810 Petit Lane Realignment	Public Works	21	-	Petit Lane vehicular Safety.
111993 Sheriff's Office Hurricane Window Treatment	Public Works	21	-	Install hurricane rated window treatment to building.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
108510 Culbreath Rd@Carr Creek Flood Improvement	Public Works	22	-	Drainage Retention Area.
111150 Cyril Drive Bypass	Public Works	23	-	Project consists of design and construction activities of the Cyril Drive Bypass from Kettering Road to Cyril Drive. Project plan also includes water and wastewater improvements. These improvements include installation of 1200 LF of 8" C900 DR18 PVC water main along the north side of Cyril Drive from Kettering Road down the right-of-way and end of main with a blow-off assembly. Project also consists of a 16x8 wet tap, two 8" gate valves, one ARV and one blow-off assembly. Additionally, a sewage pumping station and forcemain will be constructed to serve the area as part of this project.
111828 Emerson Road Culvert Slip Lining	Public Works	24	60,000	Reinforce existing deteriorated culvert using slip line process to extend life.
112020 Shoal Line Boulevard Resurfacing	Public Works	25	-	Project limits include Shoal Line Drive, from Jew Fish Dr. to Calienta St., and consist of milling, crack sealing, and resurfacing along with adding paved shoulders.
112057 Old Crystal River Road Drainage Improvement	Public Works	25	-	Old Crystal River Road historically has been overtopped during significant rainfall events near the intersection of Pleasant view Lane. The project consists of replacing the existing 18" CMP cross drain 12" CMP side drain with a 2' x 4' concrete box culvert (CBC) and 18" High Performance polypropylene pipe (HP) side drain.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111939 Highpoint Gardens Drainage Improvements	Public Works	25	200,000	Project is proposed neighborhood flood relief effort entailing purchase and demolition of an existing home and creation of additional flood storage on the cleared site. Demolition of the residential structure and abandonment and closure of the associated existing well and septic system must comply with current rules and regulations of the SWFWMD and the Florida Department of Health. Conceptually the project is expected to provide approximately 3 acre-feet of additional floodplain storage and lower peak flood elevations on 27 residential lots. Sinkhole and wetland concerns may limit some use of the property and a full and accurate description of actual benefits will be developed by the Engineer during the analysis, design and permitting phase of the project.
112201 Pinehurst Drive Culvert Slip lining	Public Works	25	100,000	Installation of cured-in-place-pipe (CIPP) of double 24" elliptical corrugated metal pipes (ECMPs), each being 65 feet long. Work is located in the vicinity of 6910 Pinehurst Drive in the Spring Hill Lakes watershed.
112191 Waterfall Drive Resurfacing	Public Works	26	680,000	Waterfall Dr from Spring Hill Dr to County Line Rd 7,700' L.F. Mill 1"-3" with new 1- 1/2" asphalt.
111897 Government Center Roof Replacement	Public Works	29	967,500	Replace roofing system.
111893 Hayman Road Safety Upgrade	Public Works	30	-	Widen the cross section of the paved area of Hayman Road from 18-feet to 22-feet at the three 90-degree curves, approximately 5,600 feet.
111978 EOC Roof Replacement	Public Works	30	315,000	Replace roofing system.
112102 Westside Government Center Remodel	Public Works	30	400,000	Remodel vacated Tax Collector's space for future use including ceiling, flooring and demo, wall framing with A/C and electrical modifications.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112200 Dan Brown Hill Road Surface Treatment	Public Works	30	1,350,000	Hernando and Pasco Counties share maintenance of this roadway. Pasco County is designing the reconstruction of this road, with construction funding split 50/50 between the counties. Paving with increase public safety and reduce the maintenance cost for each county.
111809 Evergreen Woods @ SR50 Signalization Imprv	Public Works	32	-	
111971 Brooksville Health Department Public R/R ADA Renovation	Public Works	33	82,500	Project consists of design and construction of traffic signal. Improvements to address intersection safety concerns.
111990 Sheriff's Office Re-Roof & Skylight Removal	Public Works	35	1,255,000	Reconfigure public restrooms to meet ADA standards. Replacement of finishes, existing tile is 34 years old at time of renovation.
111969 Croom Road Resurfacing(US41 to Jacobson)	Public Works	39	-	Replace roofing system and remove Skylight.
105840 SR50 Frontage Road West of Mariner	Public Works	40	-	Project limits are Croom Road from US41 to Jacobson Road and consists of design and construction to provide pavement improvements of collector road my milling 1" and replace with 2" asphalt.
105930 Star Road Improvements	Public Works	40	-	Project consists of design, land acquisition and construction to extend existing frontage road west of Mariner Boulevard, between Kadri and Evergreen Woods to increase road capacity.
				Project limits include Star Road from Sunshine Grove Road to Weeping Willow Road and consists of design, land acquisition and construction to upgrade roadway from local limerock status to collector paved roadway.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
105940 Weeping Willow Road Improvements	Public Works	40	-	Project limits include Weeping Willow Road, from SR50/Cortez Boulevard to Star Road, and consists of design, land acquisition and construction to upgrade roadway from local limerock status to collector paved roadway. Project to provide capacity improvements to help accommodate level of service demands.
106020 Fiber Optic - SR50 (Wiscon to Cobb)	Public Works	40	-	Project consists of installation of approximately 19,200 LF of fiber optic cable along SR50/Cortez Boulevard from Wiscon Road to Cobb Road. Improvements to increase network interconnectivity.
108290 Culbreath Road Resurfacing	Public Works	40	-	Project limits are Culbreath Road from Powell Road to Pasco County line and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
108410 Redfox Lane Resurfacing	Public Works	40	-	Project limits include Redfox lane from dead-end west of Wildflower Drive to dead-end east of Wildflower Drive and consist of design and construction to provide pavement improvement of residential road(s) by milling 1" and replace with 1" asphalt.
109850 Cobblestone @ Spring Hill Intersection Improvement	Public Works	40	-	Project consists of performing traffic study and design for construction of traffic devices to improve vehicular accessibility and safety at intersection.
109900 Mariner West Frontage Road	Public Works	40	-	Mariner West Frontage Road-(Evergreen Woods to Mariner).
110080 Powell Road Stormwater Improvements	Public Works	40	-	Project consists of geotechnical evaluation of County-owned property to construct a new drainage retention area providing additional flood storage that will decrease peak flood stages.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
110980 Chimney Rock Drive Surface Treatment	Public Works	40	-	Chimney Rock Drive, from Cornerstone to Umbrella Rock, Roadways.
110990 Benes Roush Road Surface Treatment	Public Works	40	-	Benes Roush Road, from Wilson Boulevard to Phillips Road, roadway surface.
111010 San Antonio Road Surface Treatment	Public Works	40	-	San Antonio Road Surface Treatment
111690 Grove Road Resurfacing	Public Works	40	-	Project limits include Grove Road from SR50/Cortez Boulevard to 4' north of Ken Austin Parkway and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
111710 Sunshine Grove Road Resurfacing	Public Works	40	-	Project limits include Sunshine Grove Road, from Hexam Road to Centrailia Road, and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
111813 Peck Sink Drainage Improvements Phase I	Public Works	40	-	Project consists of reconstruction of existing outfall structure by eliminating the control inlets and pipes.
111814 Peck Sink Drainage Improvements Phase II	Public Works	40	-	Project consists of reconstruction of existing inflow structure and the sediment basin outfall structure by eliminating the control inlets and pipes.
111829 Imogene Lane Culvert Slip Lining	Public Works	40	-	Reinforce existing deteriorated culvert using slip line process to extend life.
111890 Wildflower Drive Resurfacing	Public Works	40	-	Project consists of design and construction to provide pavement improvements of residential road(s) by milling 1" and replace with 1" asphalt.
111946 Powell Road Resurfacing (California to Suncoast)	Public Works	40	-	Powell Road Resurfacing.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111948 Landover Boulevard Ph 2 Resurfacing	Public Works	40	-	Project limits include Landover Boulevard from Elgin Boulevard to Mariner South Boulevard and consists of design and construction to provide pavement improvement of collector road by milling 2" and replace with 2" asphalt.
111949 Landover Boulevard Ph 3 Resurfacing	Public Works	40	-	Project limits include Landover Boulevard from Mariner South Boulevard to Northcliffe Boulevard and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
111951 Spring Hill Drive Ph 1 Resurfacing	Public Works	40	-	Project limits include Spring Hill Drive from US19/Commercial Way to Deltona Boulevard (2.58 miles) and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
111952 Spring Hill Drive Ph 2 Resurfacing	Public Works	40	-	Project limits include Spring Hill Drive from Deltona Boulevard to Mariner Boulevard (3.03 miles) and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
111953 Spring Hill Drive Ph 3 Resurfacing	Public Works	40	-	Project limits include Spring Hill Drive from Mariner Boulevard to East Linden Drive (1.87 miles) and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
111954 Spring Hill Drive Ph 4 Resurfacing	Public Works	40	-	Project limits include Spring Hill Drive from East Linden Drive to Barclay Avenue (1.67 miles) and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111955 Weeki Wachee School Complex Road Improvements	Public Works	40	-	Construct roadway improvements for the Weeki Wachee School Complex. May require signalization at Atlanta and US 19. Will require property for DRA. Will most likely require additional intersection improvements
111974 Coast Guard A/C Replacement	Public Works	40	-	Replace (5) A/C systems including mechanical closets.
111975 Coast Guard Auxiliary Parking Lot Overlay	Public Works	40	-	Removal of existing asphalt and replace missing limerock base. Lay new asphalt, restripe and replace parking stops.
111980 Lykes Library Shingle Re-Roofing	Public Works	40	-	Remove and replace all areas of building that have shingles.
112056 Clipper Court Drainage Improvement	Public Works	40	-	Clipper Court frequently experiences yard and street flooding. This project would mitigate flooding risks to street, yards, and structures.
112060 Mariner Blvd Median Improvements	Public Works	40	-	Improvement of median on Mariner Boulevard between Elgin Boulevard south to Landover Boulevard (approximately 2.4 miles). The project consists of conceptual analysis and plan, design, and construction to provide vehicular access management within medians and improve safety within the project limits.
112103 Chinsegut Exterior Renovation- Phase II	Public Works	40	-	Exterior Renovation Phase II, Manor House Painting and venting of lap siding due to A/C and condensing issues.
112104 County Administration Carpet Replacement/Interior Painting	Public Works	40	-	Carpet replacement and Interior Painting.
112105 Little Red Schoolhouse Exterior Renovation	Public Works	40	-	LRSH exterior renovation - siding, paint, and windows.
112106 Lykes Library A/C System #2 Replacement	Public Works	40	-	Lykes Library A/C System #2 Replacement.
112107 Sheriff's Office Carpet Replacement	Public Works	40	-	Sheriff's Office Carpet replacement.
112108 Brooksville Health Department - Fire Alarm Replacement	Public Works	40	-	Brooksville Health Department Fire Alarm Replacement.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112109 County Extension Roof Replacement	Public Works	40	-	County Extension Roof Replacement.
112110 East Side Library & Spring Hill Library A/C Replacement	Public Works	40	-	ES Library and SH Library A/C Equipment Replacement.
112111 WestSide Library Exterior Restoration	Public Works	40	-	WS Library Exterior Restoration.
112112 Courthouse #1 and #2 Chiller Replacement	Public Works	40	-	Courthouse Chiller #1 and #2 Replacement.
112182 Northcliff Boulevard Phase 2 Resurfacing	Public Works	40	-	Northcliff from US 19 to Azora Rd 10,300' L.F. Full depth Reclamation mix 8" with 6" base and final 2" of new asphalt.
112183 Powell Road Resurfacing	Public Works	40	-	Powell Rd from Emerson to Spring Lake Hwy 2,300 L.F. Full depth Reclamation Mix 8" with 6" base with 2' new asphalt.
112186 Ridge Manor Boulevard Resurfacing	Public Works	40	-	Ridge Manor Bl 16250 L.F. From SR 50 (Cortez Bl) to 301 (Treiman Bl) Full Depth Reclamation (FDR) Mix 8" 6' base and new 2' asphalt
112189 WPA Road Resurfacing	Public Works	40	-	9,600' L.F. WPA Rd from Cortez Bl to Mondon Hill Rd Full Depth Reclamation mix 8", 6" base and 1 1/2" new asphalt.
112190 Navy Drive Resurfacing	Public Works	40	-	Navy Dr from Marine to Twin Dolphine 1,650' L.F. Patching with premium Micro surface.
112192 Fairway Drive Resurfacing	Public Works	40	-	Fairway Dr from Country Club to north end 3600' L.F. Mill 1"-3" asphalt with new 1-1/2" new asphalt.
112193 Hickory Hill Road Resurfacing	Public Works	40	-	Hickory Hill Rd from Spring Lake Hwy to 2300' East of Baseball Pond Rd. 6900'L.F. Full Depth Reclamation (FDR) Mix 8", 6" base, new 2" asphalt.
112194 Myers Road Resurfacing	Public Works	40	-	Myers Rd from S End to Lockhart Bl 9,300' L.F. 2" overlay with asphalt.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112226 Alhambra Court Culvert Sliplining	Public Works	40	-	Installation of cured-in-place-pipe (CIPP) of triple 18" elliptical corrugated metal pipes (ECMPs), each being 62 feet long. Work is located in the vicinity of 8100 Alhambra Court in the Spring Hill Lakes watershed.
112227 Baton Avenue Culvert Sliplining	Public Works	40	-	Installation of cured-in-place-pipe (CIPP) of triple 18" elliptical corrugated metal pipes (ECMPs), each being 60 feet long. Work is located in the vicinity of 145 Baton Avenue in the Spring Hill Lakes watershed.
112232 Brooksville Health Dept Roof Replacement	Public Works	40	-	Brooksville Health Department Roof Replacement.
112237 Waterfall Drive Culvert Slip Lining	Public Works	40	-	Project entails lining culverts via the CIPP process to extend function.
112238 Sharon Ct Canal Culvert Slip Lining	Public Works	40	-	Project entails lining culverts via the CIPP process to extend function.
112239 Parsons Road Culvert Slip Lining	Public Works	40	-	One pipe will be lined via the CIPP process in the area of 17522 Parsons Rd.
112240 Hunters Lake Outfall	Public Works	40	-	Hunters Lake Outfall will be replaced with a SCADA-driven system. Annual operating cost estimate: \$2,000.
112241 Yellowbird Ave Culvert Slip Lining	Public Works	40	-	Project entails slip lining culvert pipes.
112242 Fiber Optic-Deltona (SR50-Elgin)	Public Works	40	-	Project located at Deltona Blvd from State Road 50/Cortez Blvd to Elgin Blvd and consists of installation of fiber optic cable.
112243 Fiber Optic-Deltona (Abilene-Forest Oaks)	Public Works	40	-	Project located at Deltona Blvd from Abilene Rd to Forest Oaks Blvd and consists of installation of fiber optic cable.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112244 Fiber Optic-California (spring Hill-Powell)	Public Works	40	-	Project located at California Street from Spring Hill Drive to Powell Rd and consists of installation of fiber optic cable.
112245 Fiber Optic-Anderson Snow (SH Dr-Corporate)	Public Works	40	-	Project located at Anderson Snow Road from Spring Hill Dr to Corporate Blvd and consists of installation of fiber optic cable.
112246 County Line @ Anderson Snow Intersection Improvement	Public Works	40	-	Add flashing yellow arrows on all 4 approaches to improve traffic flow. Bring signal up to current ADA standards and restore all road marking. Add streetlighting to increase visibility and public safety. Replace internally illuminated street name signs.
112248 Spring Lake @ SR50/Cortez Intersection Improvement	Public Works	40	-	Add a dedicated right turn lane on Spring Lake Highway, add streetlights, potential partnership with FDOT to upgrade signalization to Mast Arm, for improvements to congestion, visibility and public safety.
112250 Northcliffe @ Deltona Intersection Improvements	Public Works	40	-	Intersection improvements to be determined during design phase. Bring signal up to current ADA standards and restore all road marking.
112252 Pine Island Drive Elevation Improvement	Public Works	40	-	Elevation increases to Pine Island Drive.
112253 Anderson Snow Multilaning	Public Works	40	-	Project Limits: Anderson Snow Road from County Line Rd to S of Corporate Blvd. Addition of lanes for increased capacity.
112254 Chinsegut Hill Chiller Replacement	Public Works	40	-	Chinsegut Hill Chiller Replacement Qty of 3 (5 Tons ea).
112255 Westside Library A/C Controls	Public Works	40	-	West Side Library A/C Controls Replacement.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112256 Spring Hill Library A/C Controls	Public Works	40	-	Spring Hill Library A/C Controls Replacement.
112257 East Side Library A/C Controls	Public Works	40	-	East Side Library A/C Controls Replacement.
112258 EOC A/C Controls	Public Works	40	-	Emergency Operations Center A/C Controls Replacement.
112259 Brooksville Health Dept Exterior Restoration	Public Works	40	-	Brooksville Health Department Exterior Restoration.
112260 WS Health Dept A/C Controls	Public Works	40	-	West Side Health Department A/C Control Replacement.
112261 WS Health Dept Chiller Replacement	Public Works	40	-	West Side Health Department Chiller Replacement.
112099 Government Center Carpet Replacement	Public Works	40	400,000	Carpet replacement at miscellaneous locations throughout the Government Center.
112101 Hand Dryer Installation	Public Works	40	175,000	Installation of 115 new electric hand dryers at (18) facility locations.
106360 Killian Water Plant Upgrades	Utilities	1	-	Design and construction of Water Plant Upgrades.
109260 Vac Truck Dump Station	Utilities	1	-	Construct a vacuum truck dumping station capable of receiving and processing grease and other solids removed from sewage pumping stations. This dump station will be constructed at the Glen WRF.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
109370 Elgin Boulevard Force Main	Utilities	1	-	<p>Install a new 12 inch diameter PVC sewer force main along Elgin Blvd from Challenger K-8 school, west approximately 4100 feet, to the electrical transmission line easement. This project also includes replacement of approximately 6,200 feet of existing 8-inch diameter forcemain with 12-inch diameter forcemain from Challenger K-8 school to the existing 12-inch diameter forcemain in Barclay Avenue, north of Elgin Blvd. This project will allow diversion of some sewage flow between the Glen WWTP and the Airport WWTP, giving HCUD system flexibility.</p> <p>Existing Cell is nearly full. The Class I cell is needed to continue disposing of garbage generated in Hernando County.</p> <p>Construct new parking lot with lighting and stormwater improvements, resurface adjoining parking lots, and construct new roof gutters at Admin building. Construct three new sewage lift stations, offsite forcemain, construct new access roads, resurface adjoining pavement, and install new fiber lines and camera system at Wiscon. Construct new fuel island with 20,000 gallons tanks for diesel fuel and unleaded gasoline fuel. Install monopole telemetry antenna.</p> <p>Install approximately 5,000 feet of 12 inch diameter force main along Northcliffe Boulevard from Deltona east to Landover Blvd, and approximately 4,300 feet of 8" diameter force main along Landover Blvd south to Chalmers pumping station.</p>
110530 Class I Cell 4	Utilities	1	-	
110610 HCUD Administration Bldg & Wiscon Facility & Fuel Island	Utilities	1	-	
111350 Northcliffe Force Main	Utilities	1	-	

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111802 Chalmers Pumping Station Upgrade	Utilities	1	-	Chalmer pumping station has experienced significantly extended pump run times due to high sewage flows and inadequate working capacity within the wet well. This project will replace and upgrade the pumping station to accommodate the excess sewage flow. Approximately 4,300 feet of 10-inch diameter forcemain from the PS, along Landover Blvd, to Northcliffe Blvd will be constructed as part of this project.
111806 The Hut Pumping Station Upgrade and Force Main	Utilities	1	-	Install approximately 1400 feet of 12" diameter force main on the east side of Barclay Av, from the existing force main that currently discharges to a gravity manhole, and connect to the force main downstream of the Hut PS. Construct approximately 4400 feet of 16" force main downstream of the Hut PS, to replace the existing 12" diameter force main. This new force main will connect to the existing 16" diameter force main FM at the corner of Spring Hill Dr and Aerial Way. The pumping station will be upgraded as necessary to accommodate the new piping configuration. It may be necessary to upgrade pumps in other pumping stations manifolded into this force main system.
111884 Silvan Grove FM to US41	Utilities	1	-	Connect the existing 6-inch diameter forcemain exiting Glen Raven pumping station to the existing 12-inch diameter forcemain on the west side of US Hwy 41, to meet current standards.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111886 US41 FM Ayers Rd to Runway Drive	Utilities	1	-	<p>Replace approximately 5,300 feet of existing 4-inch diameter force main along Broad Street (US Hwy 41) from Ayers Road to the Runway Drive with 10-inch diameter PVC force main, to meet current standards. ARPA Funds. BOCC has approved the use of ARPA rescue funds for the unfunded portion of this project. Can only use ARPA funds & not Utilities (Developer project).</p> <p>Per Dept: ARPA funding of \$1,500,000 for FY26 & FY27. ARPA funded projects must be completed by end of calendar year 2026. Project moved forward to FY23 & FY24 because of Grant deadlines.</p>
111936 Utility Billing Software	Utilities	1	-	New Utility Billing Software to replace existing billing software.
111937 Telecom Pumping Station & Corp. Blvd.	Utilities	1	-	Install 4,200 feet of 6-inch diameter forcemain along Corporate Blvd within the Airport Business Park. BOCC has approved the use of ARPA rescue funds for the unfunded portion of this project. Can only use ARPA funds (Developer Project).
111961 Septic to Sewer District A Phase 1	Utilities	1	-	<p>Converting an existing residential neighborhood of approximately 388 homes and businesses from individual septic systems to central sewer. The sewer system will be installed to accommodate all 510 properties within the area including those currently undeveloped.</p> <p>The \$1.8M of undesignated funding will potentially be covered by an assessment.</p> <p>And \$4,025,000 of ARPA funding will be setup in FY24 or FY25 when project is awarded for construction.</p>

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112001 Weeki Wachee Woodlands Water Main	Utilities	1	-	Install approximately 500 feet of 6-inch diameter water main along Apache trail starting at Philatelic Drive and ending on Tomahawk Avenue to replace existing 2-inch diameter water main.
112055 US 301 Water Main & Force Main Improvement-FDOT	Utilities	1	-	The FDOT project is for widening US 301 from Pasco County line to SR 50 (Cortez Boulevard) from two to four lanes and is being evaluated for multimodal facilities (pedestrian, bicycle and transit accommodations). Utility upgrades includes installing new 12" water main on west of US 301 and relocating existing sanitary sewer on US 301. Split funding between water and ww account(s), water 54% and wastewater 46%. Cannot budget and transfer funds until UWHCA agreement is approved by Board.
112063 Hermosa PS & FM Improvements	Utilities	1	-	Analyze Hermosa PS and FM and PS discharging to Hermosa in order to maximize flow in the 8" diameter forcemain. Install pumps and modify forcemain as necessary. Coat lift station as needed.
112072 HCUD Admin & Wiscon Access and Surveillance	Utilities	1	-	The existing camera and badge readers (access control) at both locations are of old security technology. Some items are being banned by the federal government due to being made in countries on a restricted list. The county is making proactive movements to bring county wide security surveillance and access control under one operating system. This will ensure availability to the network and more streamlined work measures. A policy is being developed by the Purchasing Dept. County Clerk IT department will procure the bids through their specifications.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112073 Companero Entra Water Main Replacements	Utilities	1	-	Design and construct 8 sections of 4" water mains to replace the existing failing HDPE pipe. Eight different streets (listed below) located within Hernando Beach Units 9,10 and 11, more commonly known as Companero Entra have been troubled with several main breaks on each street as shown in the attached map.. This project will only replace the 4" section of pipe, leaving the existing 6" and 2" as is.
112209 Anderson Snow & Corporate W&S Improvement	Utilities	1	-	The department of Public Works is moving forward with a project to Improve the Intersection of Anderson Snow and Corporate Blvd. intersection. The improvements to the intersection of Anderson Snow and Corporate Blvd include road widening, turn lanes and a new traffic light. This proposed improvements conflict with some of the existing HCUD utilities.
112220 Braewood (MHP) Potable System Replacement	Utilities	1	800,000	Replace all water mains throughout subdivision. Bring services to front of properties and add fire hydrants. This is a small subdivision but mains and services are located in rear of property inside fences which make maintenance difficult. Most lines in this subdivision are 2" and 3" pvc (sch 40) which are older materials and do not meet current HCUD specs. New 4" and 8" water mains will be designed and constructed. There will be an additional connection at Braewood Street to the 16" along Cortez Blvd.
101010 Lockhart Water Treatment Plant Expansion	Utilities	1	-	Expand the Lockhart Water Treatment Facility capacity to accommodate future growth. The expansion includes construction of a 2 million gallon ground storage tank and high service pump station. Pressure reducing valves will be installed in the distribution system as part of this project. (Design / Build Project)

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
110390 Glen WWTP Upgrades	Utilities	1	-	Upgrades to the Glen WRF will be constructed to achieve 3 mg/l total nitrogen (TN) required by state regulations through the Weeki Wachee Basin Management Action Plan (BMAP).
111958 Ridge Manor WRF Exp & Emergency Ops Structure	Utilities	1	69,000,000	Expansion of the existing water reclamation facility including addition of a new headworks structure including stair screen, manually cleaned screen, channel for future screen, grit removal, and spray system, installation of a second process train which will mirror the current plan, and addition of an Emergency Operations Structure. Cost estimate increased to \$60M. To budget \$60M in FY25. The \$975,000 budgeted in FY24 is for design and went to Board on 3/26/24 to get awarded for \$3,250,787, and difference is coming out of Fund 4133 reserve account. This project is going to be in Fund 4133 WW Connections Fees and Fund 4144 Capital for some of the funding. Most of the funding will be a Bond and once approved for bond (amount), then a Bond Fund will be set up for the funding.
112066 Centralia Wells & Transmission Line to Hexam	Utilities	1	3,000,000	Centralia Wells Project will include four production wells, a transmission line from Centralia to Hexam WTP. The Centralia wells will increase the capacity of the Hexam WTP and provide backup well redundancy. There will be connection pipes from Centralia wells to Hexam WTP. Additional work will be needed at the Hexam WTP including additional GST, expanded or new high service pump station, expanded chemical (NaOCl) storage and feed, expanded or new back-up power generator which is not covered under this project.
112068 HCUD Admin Generator	Utilities	1	1,150,000	Electrical engineering, New building electrical connection, and new generator. Site improvements such as but not limited to concrete slabs, sidewalks, fencing and lighting.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112070 Hydro Tank Replacements	Utilities	1	1,135,000	Design includes estimate of 5K for survey at each location. Replace hydro tanks with the same capacity. Perform necessary site piping upgrades, fencing and replacements. Construct new tank supports as required. Rolling acres existing tank is 5,000 gallons. Hill-N-Dale existing tank is 10,000 gallons. Cedar Lane each existing tank is 15,000 gallons. Dogwood existing west tank is 10,000 gallons. Seville existing tank is 10,000 gallons.
112071 I 75 Force Main Connection	Utilities	1	2,600,000	The existing force main crossing on the south side of the I75 & SR 50 interchange is nearing capacity. Due to its existing location access to the existing FM has been complicated by the widening of I75 and the existing casing is too small to upgrade to a larger carrier pipe. The proposed subdivision Sunrise is required to construct a Water main crossing of I75 for their future development. HCUD has reviewed and decided this same area for the WM crossing would serve very well for a FM crossing. Since construction techniques, permits, & design are similar for each this is the best time to perform this work.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112075 Barclay Ave. Widening Utility Improv PH 1	Utilities	1	918,750	<p>This project is proposed due to the Department of Public Works widening of Barclay Ave. Design and construct approximately 1400 LF of 12" water main along the western ROW and approximately 1400 LF of 8" force main along the eastern ROW. The existing 10" water main due to the proposed widening will end up in the center of a new 4 lane road. All existing water services will be replaced and reconnected at the new right-of-way lines. The existing 4" FM is undersized and will be relocated to allow the new water main installation. In addition to the pipe work all existing gravity manholes will need new ring, covers and coatings installed within the roadway construction limits. Currently the plans call for the manhole at the SW corner of Barclay and S.R. 50 to be relocated, this work will require a bypass pumping plan and possible nighttime work.</p> <p>I am proposing that a new Fleet Management facility be constructed. It will include a 20 bay shop, parts room, administration offices, conference room, training room, locker room, etc. to support Fleet's technicians and support staff. An additional 20 technicians, supervisor, and 2 service writers will be needed. At full operation with the new staff our estimated yearly operating costs would be approximately \$10,000,000.</p> <p>There is an approximately 700' section of existing force main that undersized. This small section is creating a bottle neck between other force mains of larger sizes. This is constricting the amount of flow the department can divert to assist with maintenance or handle emergencies should they arise.</p>
112196 Fleet Maintenance Building	Utilities	1	175,000	
112222 Mariner Blvd 6" FM Upgrade	Utilities	1	35,000	

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112223 Regency Oaks Main PS Alt. Route	Utilities	1	620,000	Design and construct approximately 1,000LF of 10" FM to provide Regency Oaks Main pump station the option to be reversed and send flow south to the Flammer Ford collection system.
112224 Spring Hill Drive Water Service Line Replacement	Utilities	1	300,000	Springhill Drive is planned to be resurfaced over the next several years in phases by the County's Department of Public Works. In coordination with that project HCUD is planning to also replace the existing water service lines that are under the travel lanes. These lines will be replaced per HCUD specifications which the existing lines do not meet.
112225 Sunrise Wells	Utilities	1	1,500,000	Sunrise Wells Project will include two new raw water production wells. The Sunrise wells will be utilized once the Sunrise Water Treatment Plant is built in future years and provide well redundancy. The property for the proposed wells and water treatment plant is currently being accessed for purchase. This was coordinated with the Sunrise development as part of the BOCC approved Developers Agreement.
107960 Administration Building	Utilities	2	-	The new administration building will combine all administrative staff and add a conference room.
111808 Wiscon Water Treatment Plant	Utilities	2	-	Construction of a new water treatment plant. Main assets include a two-million gallon ground storage tank, high service pump station, one or more water supply wells, and all electronic panels and controls necessary for operation of the facility.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111882 Beaches PRV's	Utilities	2	-	This project includes the installation of Pressure Reducing Valve assemblies at two locations to reduce the main pressures to the service area along the beach. The project includes one PRV assembly on the 16" transmission main on Cortez Blvd., and one PRV assembly on the 16" transmission main on Tarpon Blvd., to meet current standards.
111959 Calienta Street Improvements	Utilities	2	-	Construction of relocated and upgraded water and sewer lines that will be impacted by Department of Public Works Calienta Street road project.
111290 Crestview-Pine Rdg-Oakton Water Main Replacement	Utilities	3	500,000	Replace 2" diameter water mains with new larger mains on Crestview Dr, Pine Ridge Dr., and Oakton Dr. in the Hill 'n Dale area, north side of Highway 50.
111804 County Line Rd-Ayers Rd Pumping Station-FM	Utilities	3	2,400,000	Construction of a new master pumping station to serve development in the area north of County Line Rd. and east of the Suncoast Parkway. A new force main will be constructed from the new pumping station west to connect to the 20" diameter force main in the Anderson Snow Rd. right of way.
111941 Sherman Hill Area Diversions	Utilities	4	-	Construct 1,800 feet of 6-inch diameter water distribution main, 200 feet of 4-inch diameter water main, 500 feet of 6-inch diameter forcemain, and 300 feet of 4-inch diameter forcemain to improve service and replace existing pipelines which are currently outside of easements and in easements which will be abandoned. Approximately 2,800 feet of existing pipeline will be removed from service.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111943 Ridge Manor West WTP Upgrades & Raw WM	Utilities	4	-	The project includes: - permitting of the raw water main constructed under the WSSA with Sherman Oaks that will connect well #2 to the WTP - permitting and construction of the well house, pump and backup generator for well #2 - permitting and construction of plant upgrades - permitting and construction of a new 12-inch diameter water main from the plant to Sherman Hills Blvd.
112219 Audie Brook Force Main Replacement	Utilities	4	-	The existing Audie Brook force main is nearing its useful life. There is a portion of the force main constructed from material that can no longer sustain the higher pressures generated due to increasing flow. This will limit the potential capacity in this sewer shed until the upgrades are made. The pump station will also require upgrades due to the new tie in pressures
112221 Lockhart Subregional Pump Station	Utilities	4	-	The proposed subregional station will be a triplex layout per HCUD specifications. The pump station will be designed with a sewer shed area to cover the vast majority of the projected development for decades to come. A force main approx. 8,300 linear feet will also be required to convey the wastewater from SR 50 to the point of connection mentioned below. The project is developer driven and the developer will be required to share in the project cost.
111840 Cell 3 Lateral Gas Collection System	Utilities	4	550,000	To process gas produced from the Class I cell.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111880 Gretna Water System improvements	Utilities	4	750,000	Upsizing the water transmission main from Gretna WTP to Spring Hill Drive to remove Gretna bottleneck and improve pressure south of Spring Hill Drive. Improvements include adding 1,400 feet of 20-inch diameter main from Gretna WTP to Lema Dr. and 9,000 feet of 16-inch diameter main from Lema Dr. to Spring Hill Dr., to meet current standards. Upgrades to the Gretna WTP including addition of a 2 MG ground storage tank, one 16-inch diameter water supply well, and required site work, piping, and electrical improvements, to meet current standards.
111942 Ridge Manor West WTP Well#2	Utilities	4	250,000	Construct, develop, and test a new second well to provide water for Ridge Manor West WTP. Obtain easements for future raw water main to connect to the developer installed raw main in the Sherman Oaks subdivision. Project did not begin in FY23 so funds did not get carried forward into FY24, so not FY24 budget for this project. Project cost has increased from \$270,000 to \$500,000 and has not started, so budgeting in FY25.
111805 SR50/Grove Road Force Main	Utilities	5	-	Replace 4" and 6" diameter force mains in the Grove Road/Cortez Blvd. area with larger diameter pipelines. This project includes installing 4,500 LF of 12-inch and 13,700 LF of 8-inch forcemain from the Bayfront Health Center to the Brookridge master pump station. BOCC has approved the use of ARPA rescue funds for the unfunded portion of this project.
110550 Composting Facility	Utilities	5	287,359	Project will produce compost to sell to businesses/farmers in Hernando County.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112074 Springhill AC FM/Condos FM PH 2	Utilities	5	250,000	<p>Phase 1– Design and construct approximately 8350 LF of FM along Spring Hill Drive. The existing AC FM has reached the end of its useful life and is partially located in the rear yards of residential units along the route. The FM will begin just east of Hanover Court, proceed westerly along Spring Hill Drive and tie into the existing PVC FM behind the AutoZone Lift Station.</p> <p>Phase 2- Evaluate the Hungry Howie's and Salem Court LS to determine what improvements will be necessary to manifold them into the Condos FM. Evaluate Holiday LS to see what the effects of removing the two stations mentioned above from the Holiday LS gravity system. Hungry Howie's will require approximately 150 LF of 4" to tie into an existing stub out that was installed as part of the original Condos FM project. Salem Court LS will require approximately 1500 LF of 4" FM installed to connect. Evaluate the Applegate, Fleck Realty, Skyline Court, and AutoZone pump station and FMs to determine whether they will need to be rehabbed due to the conditions in the 10" FM changing.</p> <p>Phase 3- Design and construct approximately 2150 LF of 6" FM for the Skyline Court LS. The existing 6" AC FM has reached the end of its useful life. Upgrade the Applegate, Fleck Realty and AutoZone pump stations and FM if the evaluations in phase 2 deem it necessary."</p>
111901 West Convenience Center Concrete	Utilities	6	200,000	Replace broken concrete.
111300 Dab Lift Station Replacement	Utilities	7	-	Replace the existing retrofitted E-One wet well with a new lift station more in line with Utility Department standards.

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
111944 Hernando Beach WW Resiliency	Utilities	8	3,300,000	<p>Analyze Hermose PS and FM and PS's discharging to Hermosa in order to maximize flow in the 8" diameter forcemain. Install pumps and modify forcemain as necessary.</p> <p>The Hernando Beach Wastewater Resiliency Project - Inflow and infiltration reduction consists of strategic upgrades and repair of conventional gravity sanitary sewer system in Hernando Beach.</p>
112008 Septic to Sewer Dist. A Ph 2	Utilities	11	800,000	<p>This project is Septic to Sewer District A phase 2. This project will provide central sewer service for 394 properties, of which over 295 are currently occupied. This project is located south of SR50, north of Elgin Boulevard, east of Deltona Boulevard, in Northwest Spring Hill, FL. These amounts are estimates. The actual breakdown will be as previous for S2S DA Ph1 which is : 85% grant(s), 10% MSBU, 5% HCUD. First, FEDP to pay for the 30% design and third party review, then we can submit for grant funding for the rest of the 70% design and construction.</p> <p>An estimated amount of \$13,865,000 will be Grant funding. This cannot be shown in an account/grant dept. because Grant dept. to be set up once grant agreement is Board approved.</p> <p>An estimated amount of \$1,145,000 will be Utilities match. This will be shown in the transfer grant match account.</p> <p>An estimated \$1,490,000 will most likely be assessments (MSBU). This cannot be shown until project is almost completed and homeowners are hooked up to sewer.</p> <p>For a total estimated amount of project to be is \$16,500,000.</p>

Proposal Name	Area of Operations	Ranking (1 Highest)	FY2026	Project Description
112067 Glen WRF Expansion to 6 MGD	Utilities	15	-	The Glen WRF expansion project consist of expansion to 4.5 MGD Average Annual Daily Flows and to provide ease of future expansion to 6.0 MGD AADF will address rapid growth and development and increased flows and loads to the Glen Subregional WRF. Construction costs are estimated cost.
109360 Hernando County's Package Plants Connection	Utilities	40	-	The project will connect several private wastewater package plants within the Weeki Wachee, Homosassa, and Aripeka spring sheds to Hernando County's central wastewater collection system reducing nutrients. The project will also result in additional reclaimed water for beneficial reuse. This grant is no longer active due to the increase in cost, and we are applying for new funding. ect. When we receive new grant funding for this project, we will add new funding at that time (award).
112007 Quality Drive Bypass FM	Utilities	40	-	The Project includes installation of 1,100 LF of 8-inch force main along the frontage road from Royal Palm Way to County Line Rd. The force main will bypass the existing 12-inch gravity main and the Quality Drive (SH-LS71) pump station. The Audie Brook (SH-LS65) pumps will need to be upgraded to 60 hp pumps. The master plan estimated was increased by 30% for design and construction.

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
107900 Pine Island - Stem Wall	Maintenance Project	1	100,000	1,500,000	-	-	-	-
110270 Comprehensive ERP Software	Capital Improvement Project	1	3,239,838	1,179,420	819,258	819,258	819,258	-
111997 HCAS Building Expansion & Renovation	Capital Improvement Project	1	400,746	3,850,000	125,000	125,000	-	-
112083 Rogers Park Restroom Replacement	Capital Improvement Project	1	-	50,000	250,000	-	-	-
112100 Chinsegut Water Plant Renovation	Maintenance Project	1	-	50,000	-	-	-	-
112217 Cypress Lakes Kiosk	Capital Improvement Project	1	-	100,000	-	-	-	-
112230 West Library Network Recable	Maintenance Project	1	-	60,000	-	-	-	-
112234 Veterans Park Additional Parking	Capital Improvement Project	1	-	300,000	2,200,000	-	-	-
111899 Government Ctr Phase 2 A/C Controls Replacement	Maintenance Project	2	200,000	285,000	305,000	-	-	-
111998 HCAS Service Area Asphalt	Maintenance Project	2	80,000	195,000	-	-	-	-
112022 Chinsegut Cabins 1-7 Flooring Replacement	Maintenance Project	2	-	90,000	-	-	-	-
112065 HCAS Full Facility Generator	Capital Improvement Project	2	-	325,000	-	-	-	-
112218 Jenkins Creek Spring Run Restoration	Maintenance Project	2	-	50,000	-	-	-	-
112231 Main Library Painting & Flooring	Maintenance Project	2	-	160,000	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112021 Chinsegut Int/Ext Painting of (7) Cabins	Maintenance Project	3	-	65,000	-	-	-	-
112031 HCAS Kennel Epoxy	Maintenance Project	3	92,000	86,000	-	-	-	-
112091 Aquatic Services & Waterways Building	Capital Improvement Project	3	-	100,000	-	2,000,000	-	-
112269 HCAS Sealcoat Kennel Roof	Maintenance Project	3	-	80,000	-	-	-	-
112032 HCAS Remodel Pole Barn and Stalls	Capital Improvement Project	4	85,000	8,500	-	-	-	-
112038 Linda Pederson- Dog Park	Capital Improvement Project	4	-	300,000	-	-	-	-
112046 County Administration Building Renovation	Capital Improvement Project	4	200,000	200,000	-	-	-	-
112036 Anderson Snow Quad Baseball/Softball Phase II Design	Capital Improvement Project	8	-	300,000	-	-	-	-
111914 Ernie Wever Shop Replacement	Capital Improvement Project	11	-	100,000	1,000,000	-	-	-
112080 New Roof for Ridge Manor Concession	Maintenance Project	11	-	50,000	-	-	-	-
111897 Government Center Roof Replacement	Maintenance Project	29	-	967,500	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111978 EOC Roof Replacement	Maintenance Project	30	-	315,000	-	-	-	-
112102 Westside Government Center Remodel	Capital Improvement Project	30	-	400,000	-	-	-	-
111971 Brooksville Health Department Public R/R ADA Renovation	Capital Improvement Project	33	-	82,500	-	-	-	-
111990 Sheriff's Office Re-Roof & Skylight Removal	Capital Improvement Project	35	-	1,255,000	-	-	-	-
111910 Ernie Wever - Playground Replacement	Capital Improvement Project	40	-	280,000	-	-	-	-
112099 Government Center Carpet Replacement	Maintenance Project	40	-	400,000	-	-	-	-
112101 Hand Dryer Installation	Maintenance Project	40	-	175,000	-	-	-	-

Summary by Funding Source (TOTAL)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
General Fund	4,397,584	13,358,920	4,699,258	2,944,258	819,258	-
Impact Fees	3,044,101	23,335,000	4,775,000	15,124,300	30,000,000	250,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000	-	-	-	-
Other Funds	23,942,731	119,927,927	61,581,310	17,558,400	635,000	20,175,000
Grants	28,994,310	17,452,488	6,572,750	1,900,000	8,100,000	1,900,000
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000	45,401,450	80,614,700	62,941,500	48,952,800

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
110390 Glen WWTP Upgrades	Capital Improvement Project	1	25,000,000	-	-	-	-	-
112025 Airport Admin Bldg HVAC	Maintenance Project	1	-	400,000	-	-	-	-
111965 FBO Apron Taxiway A1 and Taxiway D Rehabilitation	Capital Improvement Project	2	71,505	897,250	472,750	-	-	-
109220 Transit Shelter (s) & Amenities	Capital Improvement Project	3	-	1,530,000	1,400,000	1,400,000	1,400,000	1,400,000
112208 Admin Support Vehicle	Capital Improvement Project	3	-	50,000	-	-	-	-
108210 Bus Stop ADA Improvements	Capital Improvement Project	4	654,794	500,000	500,000	500,000	500,000	500,000
111918 Runway 3-21 Rehabilitation & Shift	Capital Improvement Project	4	750,000	2,608,814	4,200,000	-	-	-
111917 Runway Conversion	Capital Improvement Project	5	350,000	4,992,261	-	-	-	-
106220 South Brooksville BMP-2 Drainage Improvement	Capital Improvement Project	7	607,135	3,000,000	-	-	-	-
111944 Hernando Beach WW Resiliency	Capital Improvement Project	8	850,000	3,300,000	-	-	-	-
111801 Runway 27 Extension	Capital Improvement Project	10	710,876	174,163	-	-	6,200,000	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
Summary by Funding Source (TOTAL)			Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
General Fund			4,397,584	13,358,920	4,699,258	2,944,258	819,258	-
Impact Fees			3,044,101	23,335,000	4,775,000	15,124,300	30,000,000	250,000
MSBU/MSTU (excludes Fire/EMS)			50,000	795,000	-	-	-	-
Other Funds			23,942,731	119,927,927	61,581,310	17,558,400	635,000	20,175,000
Grants			28,994,310	17,452,488	6,572,750	1,900,000	8,100,000	1,900,000
Unfunded (No funds budgeted to a specific account in FY26)			156,099,505	19,475,000	45,401,450	80,614,700	62,941,500	48,952,800

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
100380 Barclay Avenue Multilaning	Capital Improvement Project	1	2,671,560	5,630,000	1,400,000	11,749,300	16,500,000	-
111970 Fire Station No. 16	Capital Improvement Project	1	372,541	12,200,000	-	-	-	-
112004 Ayers/Culbreath/Hayman Intersection Improv	Capital Improvement Project	1	-	2,100,000	-	-	-	-
112050 Sunshine Grove Road Multilaning	Capital Improvement Project	2	-	2,025,000	3,375,000	3,375,000	13,500,000	-
111956 Westside Elementary Turn Lane	Capital Improvement Project	3	-	240,000	-	-	-	-
112048 Fire Station 18	Capital Improvement Project	20	-	1,140,000	-	-	-	250,000

Summary by Funding Source (TOTAL)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
General Fund	4,397,584	13,358,920	4,699,258	2,944,258	819,258	-
Impact Fees	3,044,101	23,335,000	4,775,000	15,124,300	30,000,000	250,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000	-	-	-	-
Other Funds	23,942,731	119,927,927	61,581,310	17,558,400	635,000	20,175,000
Grants	28,994,310	17,452,488	6,572,750	1,900,000	8,100,000	1,900,000
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000	45,401,450	80,614,700	62,941,500	48,952,800

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112216 Yellowback Road Culverts	Capital Improvement Project	1	-	110,000	-	-	-	-
111827 Lark Avenue Culvert Slip Lining	Capital Improvement Project	3	-	250,000	-	-	-	-
112228 Coachman Road Culvert Sliplining	Capital Improvement Project	20	-	75,000	-	-	-	-
111828 Emerson Road Culvert Slip Lining	Capital Improvement Project	24	-	60,000	-	-	-	-
111939 Highpoint Gardens Drainage Improvements	Capital Improvement Project	25	-	200,000	-	-	-	-
112201 Pinehurst Drive Culvert Slip lining	Capital Improvement Project	25	50,000	100,000	-	-	-	-

Summary by Funding Source (TOTAL)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
General Fund	4,397,584	13,358,920	4,699,258	2,944,258	819,258	-
Impact Fees	3,044,101	23,335,000	4,775,000	15,124,300	30,000,000	250,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000	-	-	-	-
Other Funds	23,942,731	119,927,927	61,581,310	17,558,400	635,000	20,175,000
Grants	28,994,310	17,452,488	6,572,750	1,900,000	8,100,000	1,900,000
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000	45,401,450	80,614,700	62,941,500	48,952,800

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
101010 Lockhart Water Treatment Plant Expansion	Capital Improvement Project	1	1,810,075	-	-	-	-	-
108240 Dr Martin Luther King Resurfacing	Capital Improvement Project	1	55,000	552,000	-	-	-	-
109910 Lake Lindsey Rd (Snow Mem-41) Resurfacing	Capital Improvement Project	1	-	2,500,000	-	-	-	-
111480 Fire Station No. 2	Capital Improvement Project	1	6,238,354	-	-	-	-	-
111823 Spring Hill Drive Safety Improvements	Capital Improvement Project	1	170,223	225,000	-	-	-	-
111856 Bravo Unit - Air Conditioning Unit Replace	Capital Improvement Project	1	-	1,100,000	-	-	-	-
111958 Ridge Manor WRF Exp & Emergency Ops Structure	Capital Improvement Project	1	9,017,329	69,000,000	-	-	-	-
112035 Bldg Division-Warehouse/Office Space Build Out	Capital Improvement Project	1	600,000	4,000,000	-	-	-	-
112049 Kettering Road Multilaning	Capital Improvement Project	1	-	4,059,000	-	9,594,000	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112066 Centralia Wells & Transmission Line to Hexam	Capital Improvement Project	1	2,000,000	3,000,000	21,386,000	-	-	-
112068 HCUD Admin Generator	Capital Improvement Project	1	125,000	1,150,000	-	-	-	-
112070 Hydro Tank Replacements	Maintenance Project	1	180,000	1,135,000	-	-	-	-
112071 I 75 Force Main Connection	Capital Improvement Project	1	200,000	2,600,000	-	-	-	-
112075 Barclay Ave. Widening Utility Improv PH 1	Capital Improvement Project	1	100,000	918,750	-	-	-	-
112098 Government Center #2, #3 & #4 Elevator Modernization	Maintenance Project	1	-	500,000	-	-	-	-
112196 Fleet Maintenance Building	Capital Improvement Project	1	-	175,000	-	-	-	20,050,000
112198 Government Center - Courtroom Refresh	Capital Improvement Project	1	590,800	714,900	649,900	-	-	-
112206 Tinamou Ave Chip Seal	Maintenance Project	1	-	200,000	-	-	-	-
112212 Fire Station No. 19	Capital Improvement Project	1	-	1,200,000	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112213 Fire Station No. 20	Capital Improvement Project	1	-	1,000,000	-	-	-	-
112215 Fire Rescue Headquarters	Capital Improvement Project	1	-	1,500,000	8,500,000	-	-	-
112222 Mariner Blvd 6" FM Upgrade	Capital Improvement Project	1	-	35,000	350,000	-	-	-
112223 Regency Oaks Main PS Alt. Route	Capital Improvement Project	1	-	620,000	-	-	-	-
112224 Spring Hill Drive Water Service Line Replacement	Capital Improvement Project	1	-	300,000	230,000	500,000	510,000	-
112225 Sunrise Wells	Capital Improvement Project	1	-	1,500,000	-	-	-	-
112235 Airfield Layout Plan (ALP) Update	Capital Improvement Project	1	-	382,016	-	-	-	-
111845 Kass Circle Sidewalk Improvements	Capital Improvement Project	2	100,000	260,194	-	-	-	-
111859 Bravo Unit Roof Replacement	Maintenance Project	2	43,950	600,000	-	-	-	-
112051 Weeki Wachee Preserve Phase I	Capital Improvement Project	2	300,000	1,000,000	2,000,000	-	-	-
112185 Cedar Lane Resurfacing	Maintenance Project	2	-	173,000	1,146,950	-	-	-
112197 Spring Hill Drive Ph 5 Resurfacing	Maintenance Project	2	300,000	3,000,000	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112207 Sunshine Grove Rd @ Plumeria Traffic Signal	Maintenance Project	2	100,000	1,850,000	-	-	-	-
112270 Building Division Security	Capital Improvement Project	2	-	412,000	-	-	-	-
109790 Thrasher Ave (US19 to Mellon) Resurfacing	Maintenance Project	3	-	725,000	-	-	-	-
109800 Thrasher Ave (Mellon to Pomp) Resurfacing	Maintenance Project	3	-	65,000	1,000,000	-	-	-
111290 Crestview-Pine Rdg-Oakton Water Main Replacement	Capital Improvement Project	3	50,000	500,000	-	-	-	-
111804 County Line Rd-Ayers Rd Pumping Station-FM	Capital Improvement Project	3	-	2,400,000	-	-	-	-
111891 Country Oak Drive Resurfacing	Maintenance Project	3	-	116,000	-	-	-	-
112052 A/C unit Replacements	Maintenance Project	3	120,000	100,000	-	-	-	-
112204 Control Tower Rehabilitation	Maintenance Project	3	-	275,000	-	-	-	-
111840 Cell 3 Lateral Gas Collection System	Capital Improvement Project	4	-	550,000	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111880 Gretna Water System improvements	Capital Improvement Project	4	1,200,000	750,000	8,212,200	-	-	-
111942 Ridge Manor West WTP Well#2	Capital Improvement Project	4	500,000	250,000	-	-	-	-
109750 Cobb Road Resurfacing	Maintenance Project	5	-	384,750	2,800,000	3,184,750	-	-
110550 Composting Facility	Capital Improvement Project	5	-	287,359	3,100,000	-	-	-
112074 Springhill AC FM/Condos FM PH 2	Capital Improvement Project	5	-	250,000	-	3,274,650	-	-
112181 Anderson Snow Road Resurfacing	Maintenance Project	5	-	45,000	455,000	-	-	-
112187 Citrus Way Resurfacing	Maintenance Project	5	-	85,000	842,000	-	-	-
112210 Fire Alarm Detector Replacement	Maintenance Project	5	-	70,000	-	-	-	-
112211 Bravo Lighting Control Panel Replacement	Maintenance Project	5	-	60,000	-	-	-	-
112236 Glen Lake Commons Signalized Intersection	Capital Improvement Project	5	-	1,325,058	-	-	-	-
112249 Spring Hill Dr-US19 to Kenlake Safety Improvement	Capital Improvement Project	5	-	300,000	1,200,000	-	-	-
111901 West Convenience Center Concrete	Capital Improvement Project	6	-	200,000	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111947 Landover Boulevard Ph 1 Resurfacing	Maintenance Project	6	-	80,000	800,000	880,000	-	-
112188 Deltona Boulevard Resurfacing	Maintenance Project	6	-	150,000	894,000	-	-	-
112019 Hayman Road Resurfacing	Capital Improvement Project	7	-	100,000	3,057,260	-	-	-
112195 Lockhart Road Resurfacing	Maintenance Project	7	-	1,891,900	-	-	-	-
111860 Parking Lot Resurface	Maintenance Project	8	-	300,000	-	-	-	-
112184 Northcliff Boulevard Phase 1 Resurfacing	Maintenance Project	8	-	296,000	1,968,000	-	-	-
112247 Traffic Signalization Detection Upgrade	Maintenance Project	8	-	125,000	125,000	125,000	125,000	125,000
111700 Powell Road Resurfacing	Capital Improvement Project	9	-	250,000	2,000,000	-	-	-
106040 Fiber Optic - Northcliffe (Deltona-Explorer)	Capital Improvement Project	16	-	250,000	725,000	-	-	-
109840 Fiber Optic-Spring Hill Dr. (Mariner-Coronado)	Capital Improvement Project	17	-	5,000	140,000	-	-	-
112251 Fiber Optic-Spring Hill (Linden-Coronado)	Capital Improvement Project	19	-	50,000	-	-	-	-
112191 Waterfall Drive Resurfacing	Maintenance Project	26	92,000	680,000	-	-	-	-
112200 Dan Brown Hill Road Surface Treatment	Maintenance Project	30	50,000	1,350,000	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
Summary by Funding Source (TOTAL)			Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
General Fund			4,397,584	13,358,920	4,699,258	2,944,258	819,258	-
Impact Fees			3,044,101	23,335,000	4,775,000	15,124,300	30,000,000	250,000
MSBU/MSTU (excludes Fire/EMS)			50,000	795,000	-	-	-	-
Other Funds			23,942,731	119,927,927	61,581,310	17,558,400	635,000	20,175,000
Grants			28,994,310	17,452,488	6,572,750	1,900,000	8,100,000	1,900,000
Unfunded (No funds budgeted to a specific account in FY26)			156,099,505	19,475,000	45,401,450	80,614,700	62,941,500	48,952,800

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
101520 Fire Station No. 15	Capital Improvement Project	1	9,335,552	-	-	-	-	-
106360 Killian Water Plant Upgrades	Capital Improvement Project	1	5,486,231	-	-	-	-	-
109260 Vac Truck Dump Station	Capital Improvement Project	1	450,266	-	-	-	-	-
109370 Elgin Boulevard Force Main	Capital Improvement Project	1	184,193	-	-	-	-	-
109980 Jenkins Creek - Fishing Pier	Capital Improvement Project	1	-	1,000,000	-	-	-	-
110350 Anderson Snow Splash Park	Capital Improvement Project	1	4,674,909	-	-	-	-	-
110530 Class I Cell 4	Capital Improvement Project	1	17,637,315	-	-	-	-	-
110610 HCUA Administration Bldg & Wiscon Facility & Fuel Island	Capital Improvement Project	1	3,702,983	-	-	-	-	-
111260 Lake Townsen Park Boat Ramp	Capital Improvement Project	1	642,150	-	-	500,000	-	-
111350 Northcliffe Force Main	Capital Improvement Project	1	2,625,960	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111440 Chinsegut Hill Renovations	Capital Improvement Project	1	387,877	-	-	-	-	-
111802 Chalmers Pumping Station Upgrade	Capital Improvement Project	1	2,754,132	-	-	-	-	-
111806 The Hut Pumping Station Upgrade and Force Main	Capital Improvement Project	1	2,653,596	-	-	-	-	-
111821 Brooksville Health Dept Parking Lot Overlay	Capital Improvement Project	1	225,000	-	-	-	-	-
111824 DWP Tennis Courts Replacement Lights	Maintenance Project	1	175,000	-	-	-	-	-
111825 ASP Resurfacing Parking Lot	Maintenance Project	1	200,000	-	-	-	-	-
111843 Phase 1 Kass Circle Signage and Wayfinding	Capital Improvement Project	1	50,000	-	-	-	-	-
111844 Kass Circle Landscaping Improvements	Capital Improvement Project	1	75,000	-	-	-	-	-
111884 Silvan Grove FM to US41	Capital Improvement Project	1	200,000	-	-	-	-	-
111886 US41 FM Ayers Rd to Runway Drive	Capital Improvement Project	1	1,170,709	-	-	-	-	-
111896 Courthouse Roof Replacement	Maintenance Project	1	565,000	-	-	-	-	-
111909 Skate Park Kennedy Park Playground Replacement	Capital Improvement Project	1	250,000	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111919 Eastside Roadway Improvements	Capital Improvement Project	1	2,899,951	-	-	-	-	-
111924 Veteran's Park Fitness Court	Capital Improvement Project	1	175,000	-	-	-	-	-
111929 Joint Use Facility/Infrastructure-Dennis Wilfong Center	Maintenance Project	1	5,506,032	-	-	-	-	-
111930 Public Safety Training Facility	Capital Improvement Project	1	423,175	8,000,000	10,000,000	8,000,000	10,000,000	10,000,000
111936 Utility Billing Software	Capital Improvement Project	1	1,239,848	-	-	-	-	-
111937 Telecom Pumping Station & Corp. Blvd.	Capital Improvement Project	1	1,273,051	-	-	-	-	-
111938 Cyril Drive Bypass Water & Wastewater Improvement	Capital Improvement Project	1	1,258,763	-	-	-	-	-
111961 Septic to Sewer District A Phase 1	Capital Improvement Project	1	11,077,428	-	1,279,490	-	-	-
111962 Veteran's Memorial Monument	Capital Improvement Project	1	601,400	-	-	-	-	-
112001 Weeki Wachee Woodlands Water Main	Capital Improvement Project	1	200,000	-	-	-	-	-
112018 Fire Station 4 Driveway	Maintenance Project	1	350,000	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112029 Main Library Electrical Remodel	Maintenance Project	1	110,000	-	-	-	-	-
112037 Anderson Snow Park - Lighting For T-Ball	Capital Improvement Project	1	60,000	-	-	-	-	-
112055 US 301 Water Main & Force Main Improvement-FDOT	Capital Improvement Project	1	3,282,482	-	-	-	-	-
112063 Hermosa PS & FM Improvements	Capital Improvement Project	1	1,251,178	-	-	-	-	-
112072 HCUD Admin & Wiscon Access and Surveillance	Capital Improvement Project	1	800,000	-	-	-	-	-
112073 Companero Entra Water Main Replacements	Capital Improvement Project	1	321,513	-	-	-	-	-
112096 Fire Station 12 Remodel	Capital Improvement Project	1	-	-	5,750,000	-	-	-
112202 Gunnery Backstop Renovation	Capital Improvement Project	1	72,017	-	-	-	-	-
112205 Quality Drive Flume Replacement	Capital Improvement Project	1	175,000	-	-	-	-	-
112209 Anderson Snow & Corporate W&S Improvement	Capital Improvement Project	1	420,520	-	-	-	-	-
112220 Braewood (MHP) Potable System Replacement	Capital Improvement Project	1	-	800,000	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
107960 Administration Building	Capital Improvement Project	2	1,641,382	-	-	-	-	-
108190 Replace Heavy Duty Fixed-Route Vehicles	Capital Improvement Project	2	-	-	-	-	1,000,000	1,000,000
108200 Replace ADA Paratransit Vehicles	Capital Improvement Project	2	-	-	-	-	-	500,000
110420 GC Desi A/C Unit Replacement #3 & #4	Capital Improvement Project	2	250,000	-	-	-	-	-
110430 GC Desi A/C Unit Replacement #1 & #2	Maintenance Project	2	250,000	-	-	-	-	-
110480 GC Desi A/C Unit Replacement #5 & #6	Capital Improvement Project	2	250,000	-	-	-	-	-
111808 Wiscon Water Treatment Plant	Capital Improvement Project	2	9,058,638	-	-	-	-	-
111817 Anderson Snow & Corporate Blvd Improvements	Capital Improvement Project	2	7,820,900	-	-	-	-	-
111822 Artificial Reef Program	Capital Improvement Project	2	351,007	-	1,000,000	1,000,000	-	-
111841 Fixed Route Vehicle (Ridge Manor Connector)	Capital Improvement Project	2	845,203	-	-	-	-	-
111882 Beaches PRV's	Capital Improvement Project	2	300,000	-	-	-	-	-
111959 Calienta Street Improvements	Capital Improvement Project	2	1,029,680	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112016 Logistics Warehouse	Capital Improvement Project	2	650,000	-	-	-	-	-
112030 WH Library Staff Parking Lot Paving	Maintenance Project	2	130,000	-	-	-	-	-
112040 - Master Plan for All Parks	Capital Improvement Project	2	100,000	-	-	-	-	-
112090 Freshwater Boat Ramp Master Plan	Capital Improvement Project	2	100,000	-	-	-	-	-
111842 Transfer Facility	Capital Improvement Project	3	-	3,000,000	5,000,000	5,000,000	5,000,000	-
111887 Scullery Wall Replacement	Capital Improvement Project	3	68,000	-	-	-	-	-
111981 Record Storage Elevator Modernization	Capital Improvement Project	3	245,000	-	-	-	-	-
112041 Anderson Snow - Add Two (2) Athletic Fields	Capital Improvement Project	3	300,000	-	750,000	-	-	-
112203 Library Master Plan	Capital Improvement Project	3	200,000	-	-	-	-	-
109860 Mariner @ Landover South Intersection Improvement	Capital Improvement Project	4	536,360	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111925 Linda Pedersen Rec Ctr Roof Replacement	Maintenance Project	4	91,073	-	-	-	-	-
111941 Sherman Hill Area Diversions	Capital Improvement Project	4	462,792	-	-	-	-	-
111943 Ridge Manor West WTP Upgrades & Raw WM	Capital Improvement Project	4	1,330,000	-	-	-	-	-
111977 EOC Chiller Replacement	Capital Improvement Project	4	275,000	-	-	-	-	-
112219 Audie Brook Force Main Replacement	Capital Improvement Project	4	-	-	-	300,000	1,700,000	-
112221 Lockhart Subregional Pump Station	Capital Improvement Project	4	-	-	300,000	3,000,000	-	-
110030 S Linden (Spring Hill-Jessica) Sidewalk LAP	Capital Improvement Project	5	1,268,964	-	-	-	-	-
110660 East Side Library Soffit Replacement	Maintenance Project	5	102,165	-	-	-	-	-
110700 Government Center Exterior Painting	Maintenance Project	5	525,000	-	-	-	-	-
111805 SR50/Grove Road Force Main	Capital Improvement Project	5	-	-	-	-	-	-
111895 Hunters Lake Dredge	Maintenance Project	5	-	-	-	1,500,000	-	-
111906 Linda Pedersen Tower Removal	Capital Improvement Project	5	-	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111908 Pine Island - Playground Replacement	Capital Improvement Project	5	-	-	-	-	-	-
111960 Tax Collector Annex Building-Westside	Capital Improvement Project	5	15,846,427	-	-	-	-	-
111982 Record Storage Weatherproofing and Painting	Maintenance Project	5	75,000	-	-	-	-	-
112026 Brittle Rd Lizzie Hart Sink Stormwater Imp	Capital Improvement Project	5	200,000	-	-	-	-	-
112077 Delta Woods Tennis Court Conv - Pickle Ball	Capital Improvement Project	5	-	-	-	-	-	-
110620 Records Storage Roof Replacement	Maintenance Project	6	224,404	-	-	-	-	-
111270 Eastside Elementary Sidewalk LAP	Capital Improvement Project	6	471,401	-	-	-	-	-
111985 Westside Library Parking Lot Overlay	Maintenance Project	6	60,000	-	-	-	-	-
112024 Airfield Wildlife Fencing - Phase 1	Capital Improvement Project	6	-	1,750,000	-	-	-	-
111300 Dab Lift Station Replacement	Capital Improvement Project	7	404,350	-	-	-	-	-
111915 Anderson Snow Recreation Center	Capital Improvement Project	7	-	-	300,000	-	-	-
111979 Government Center Parking Lot Seal and Stripe	Maintenance Project	7	240,000	-	-	-	-	-
111986 Westside Government Center A/C Replacement	Maintenance Project	7	292,820	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112012 Government Center Atrium RTU Replacement	Maintenance Project	7	55,000	-	-	-	-	-
112088 Parks Admin Building -Office Remodel	Capital Improvement Project	7	219,755	-	-	-	-	-
112095 Glideslope Replacement	Maintenance Project	7	-	125,000	-	-	-	-
111280 Fox Chapel Middle School Sidewalk LAP	Capital Improvement Project	8	1,058,926	-	-	-	-	-
111858 Jail-Warehouse Construction	Capital Improvement Project	8	-	-	-	-	-	-
111966 Flight Path Drive Drainage Improvements	Maintenance Project	8	15,000	-	-	800,000	-	-
112015 New Facilities Maintenance Building	Capital Improvement Project	8	605,240	3,500,000	-	-	-	-
111833 Taxiway A East Extension	Capital Improvement Project	9	131,187	-	-	-	3,500,000	-
111950 County Line at Linden Signalization	Capital Improvement Project	9	300,000	-	-	-	-	-
111976 Courthouse Fire Alarm Device Replacement-Phase II	Capital Improvement Project	9	90,000	-	-	-	-	-
111989 Sheriff's Office, Fleet, Property and Fuel Island Exterior	Maintenance Project	9	150,000	-	-	-	-	-
111992 Sheriff's Office A/C #2 and #3	Maintenance Project	9	110,000	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
110690 Government Center Chiller #3 Replacement	Capital Improvement Project	10	320,000	-	-	-	-	-
111861 Mental Health Unit	Capital Improvement Project	10	-	-	-	3,000,000	-	-
111892 CR581/Emerson Rd Resurfacing (PwI to SR50)	Maintenance Project	10	1,300,000	-	-	-	-	-
111927 Hernando Beach Parking Expansion	Capital Improvement Project	10	-	-	50,000	800,000	-	-
111988 Westside Government Center Interior Painting/Carpet	Maintenance Project	10	100,000	-	-	-	-	-
109570 Northcliffe Blvd Stormwater Retrofit	Capital Improvement Project	11	459,257	-	-	-	-	-
110670 Westside Government Ctr Soffit Replacement	Maintenance Project	11	175,000	-	-	-	-	-
110680 Sheriff's Office Fire Alarm Replacement	Maintenance Project	11	100,000	-	-	-	-	-
112008 Septic to Sewer Dist. A Ph 2	Capital Improvement Project	11	800,000	800,000	-	14,900,000	-	-
112078 Composite Trash Receptacles	Maintenance Project	11	50,000	-	-	-	-	-
109550 Geranium Avenue Stormwater Retrofit	Capital Improvement Project	12	850,000	-	-	-	-	-
111984 Westside Library A/C #1 and #3	Maintenance Project	12	70,000	-	-	-	-	-
111987 Westside Government Center Building and Privacy Wall	Capital Improvement Project	12	185,000	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111888 Chinsegut Hill ADA Improvements	Maintenance Project	13	85,000	-	-	-	-	-
112010 Chinsegut Cabins 4-7/Caretaker House Re-roof	Maintenance Project	13	100,000	-	-	-	-	-
100360 Ernie Wever Park Improvements	Capital Improvement Project	14	-	-	300,000	-	-	-
105900 Coastal Way Intersection Improvements	Capital Improvement Project	15	-	-	-	-	-	650,000
111911 Delta Woods - Playground Replacement	Capital Improvement Project	15	230,000	-	-	-	-	-
111963 Hernando Park Tennis Conversion	Capital Improvement Project	15	90,000	-	-	-	-	-
112067 Glen WRF Expansion to 6 MGD	Capital Improvement Project	15	2,372,200	-	-	-	-	-
111898 WS Library A/C #4 & VAV Replacement	Maintenance Project	16	272,500	-	-	-	-	-
111140 Calienta Roadway Improvements	Capital Improvement Project	20	4,395,604	-	-	-	-	-
111903 Skate Park Restrooms Replacement	Capital Improvement Project	20	130,000	-	-	-	-	-
112082 Bayport Park Restroom Replacement	Maintenance Project	20	-	-	300,000	-	-	-
112084 Lake House Improvements	Capital Improvement Project	20	-	-	225,000	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112085 Lake Townsen Dog Park	Capital Improvement Project	20	-	-	300,000	-	-	-
112087 Rogers Park Parking Lot Addition	Capital Improvement Project	20	-	-	150,000	-	-	-
112199 Cobblestone Drive Culvert Slip lining	Capital Improvement Project	20	225,000	-	-	-	-	-
111810 Petit Lane Realignment	Maintenance Project	21	470,000	-	-	-	-	-
111993 Sheriff's Office Hurricane Window Treatment	Capital Improvement Project	21	85,000	-	-	-	-	-
108510 Culbreath Rd@Carr Creek Flood Improvement	Capital Improvement Project	22	175,000	-	2,750,000	-	-	-
111150 Cyril Drive Bypass	Capital Improvement Project	23	3,461,520	-	-	-	-	-
112020 Shoal Line Boulevard Resurfacing	Capital Improvement Project	25	310,020	-	-	-	-	-
112057 Old Crystal River Road Drainage Improvement	Capital Improvement Project	25	350,000	-	-	-	-	-
108010 Linda Pedersen Park Improvements	Capital Improvement Project	30	464,102	-	-	-	-	-
111893 Hayman Road Safety Upgrade	Maintenance Project	30	1,071,690	-	-	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111809 Evergreen Woods @ SR50 Signalization Imprv	Capital Improvement Project	32	1,000,000	-	-	-	-	-
111969 Croom Road Resurfacing(US41 to Jacobson)	Maintenance Project	39	-	-	-	-	-	-
105840 SR50 Frontage Road West of Mariner	Capital Improvement Project	40	144,345	-	-	-	530,000	423,500
105930 Star Road Improvements	Capital Improvement Project	40	-	-	-	250,000	-	-
105940 Weeping Willow Road Improvements	Capital Improvement Project	40	-	-	-	-	-	250,000
106020 Fiber Optic - SR50 (Wiscon to Cobb)	Capital Improvement Project	40	-	-	568,460	-	-	-
108290 Culbreath Road Resurfacing	Maintenance Project	40	-	-	-	2,374,000	-	-
108410 Redfox Lane Resurfacing	Maintenance Project	40	-	-	135,000	-	-	-
109360 Hernando County's Package Plants Connection	Capital Improvement Project	40	101,836	-	-	-	-	-
109850 Cobblestone @ Spring Hill Intersection Improvement	Capital Improvement Project	40	-	-	-	575,000	-	-
109900 Mariner West Frontage Road	Capital Improvement Project	40	-	-	-	-	474,000	577,500

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
110080 Powell Road Stormwater Improvements	Capital Improvement Project	40	11,106	-	-	100,000	-	-
110980 Chimney Rock Drive Surface Treatment	Maintenance Project	40	-	-	-	560,000	-	-
110990 Benes Roush Road Surface Treatment	Maintenance Project	40	-	-	-	345,600	-	-
111010 San Antonio Road Surface Treatment	Maintenance Project	40	-	-	-	340,000	-	-
111420 Lake Townsen ADA Access Road	Capital Improvement Project	40	185,325	-	-	-	-	-
111690 Grove Road Resurfacing	Capital Improvement Project	40	-	-	250,000	-	1,250,000	-
111710 Sunshine Grove Road Resurfacing	Maintenance Project	40	-	-	60,000	-	1,200,000	-
111813 Peck Sink Drainage Improvements Phase I	Capital Improvement Project	40	1,095	-	1,550,000	-	-	-
111814 Peck Sink Drainage Improvements Phase II	Capital Improvement Project	40	-	-	-	-	87,500	1,650,000
111829 Imogene Lane Culvert Slip Lining	Capital Improvement Project	40	85,000	-	250,000	-	-	-
111834 T-Hanger Development	Capital Improvement Project	40	-	-	-	-	5,000,000	-
111848 Cypress Lakes Observation Boardwalk	Capital Improvement Project	40	-	-	175,000	4,825,000	-	-
111890 Wildflower Drive Resurfacing	Maintenance Project	40	-	-	81,000	-	-	-
111904 Skate Park Ramp Replacement-Pioneer Park	Capital Improvement Project	40	-	-	-	600,000	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111905 Lake Townsen Fishing Pier Replacement	Capital Improvement Project	40	-	-	1,000,000	-	-	-
111913 New Constitutional Building	Capital Improvement Project	40	-	500,000	-	1,100,000	20,700,000	-
111931 West side Hangar Facility	Capital Improvement Project	40	-	-	-	-	-	-
111946 Powell Road Resurfacing (California to Suncoast)	Maintenance Project	40	2,200,000	-	-	-	-	-
111948 Landover Boulevard Ph 2 Resurfacing	Maintenance Project	40	-	-	1,200,000	-	-	-
111949 Landover Boulevard Ph 3 Resurfacing	Maintenance Project	40	-	-	-	550,000	-	-
111951 Spring Hill Drive Ph 1 Resurfacing	Maintenance Project	40	-	-	-	-	-	2,300,000
111952 Spring Hill Drive Ph 2 Resurfacing	Maintenance Project	40	-	-	-	-	2,300,000	-
111953 Spring Hill Drive Ph 3 Resurfacing	Maintenance Project	40	-	-	-	2,300,000	-	-
111954 Spring Hill Drive Ph 4 Resurfacing	Maintenance Project	40	-	-	2,300,000	-	-	-
111955 Weeki Wachee School Complex Road Improvements	Capital Improvement Project	40	-	-	-	400,000	4,000,000	-
111967 Taxiway B Rejuvenation	Maintenance Project	40	-	-	-	500,000	-	-
111968 Taxiway C Design & Construction	Capital Improvement Project	40	-	-	-	-	-	-
111974 Coast Guard A/C Replacement	Maintenance Project	40	-	-	-	-	95,000	-
111975 Coast Guard Auxiliary Parking Lot Overlay	Maintenance Project	40	-	-	-	-	180,000	-
111980 Lykes Library Shingle Re-Roofing	Maintenance Project	40	-	-	100,000	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
111999 Door Control Upgrade-Alpha Bravo Central	Maintenance Project	40	-	-	-	227,800	-	-
112000 Airfield Security & Access Control Upgrade	Capital Improvement Project	40	-	-	-	1,000,000	-	-
112002 Pine Island Dredging	Capital Improvement Project	40	-	-	500,000	-	-	-
112007 Quality Drive Bypass FM	Capital Improvement Project	40	-	-	68,000	520,000	-	-
112017 Fire Station 3 Driveway	Maintenance Project	40	-	-	210,000	-	-	-
112023 Westside Roadway Improvements	Maintenance Project	40	-	-	-	-	150,000	-
112039 Anderson Snow Park -LED Lighting Soccer Lights	Capital Improvement Project	40	-	-	-	500,000	-	-
112042 Delta Woods - Handball/Basketball Reconfig	Capital Improvement Project	40	-	-	-	-	500,000	-
112045 Jenkins Creek Boat Ramp Replacement	Capital Improvement Project	40	-	-	-	3,000,000	-	-
112047 Fire Station 17	Capital Improvement Project	40	-	-	250,000	9,135,000	-	-
112053 Fire Alarm Replacement	Maintenance Project	40	-	-	750,000	-	-	-
112054 Alpha & Administration Roof Replacement	Maintenance Project	40	-	-	1,800,000	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112056 Clipper Court Drainage Improvement	Capital Improvement Project	40	-	-	-	325,000	-	-
112060 Mariner Blvd Median Improvements	Capital Improvement Project	40	-	-	700,000	-	-	-
112076 Jenkins Creek Restroom Replacement	Capital Improvement Project	40	-	-	300,000	-	-	-
112079 Delta Woods Shuffleboard Conversion	Capital Improvement Project	40	-	-	50,000	-	-	-
112089 Main Library Remodel	Capital Improvement Project	40	-	-	557,500	4,155,000	-	-
112092 Channel Entry Navigational Marker Upgrades	Capital Improvement Project	40	-	-	-	100,000	-	-
112093 Lake Lindsey Boat Ramp Improvements	Capital Improvement Project	40	-	-	-	150,000	450,000	-
112094 Bystre Lake Boat Ramp Improvements	Capital Improvement Project	40	-	-	-	150,000	450,000	-
112097 Fire Station 9	Capital Improvement Project	40	-	-	-	-	250,000	9,660,000
112103 Chinsegut Exterior Renovation- Phase II	Maintenance Project	40	-	-	75,000	-	-	-
112104 County Administration Carpet Replacement/Interior Pa	Maintenance Project	40	-	-	100,000	-	-	-
112105 Little Red Schoolhouse Exterior Renovation	Maintenance Project	40	-	-	125,000	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112106 Lykes Library A/C System #2 Replacement	Maintenance Project	40	-	-	75,000	-	-	-
112107 Sheriff's Office Carpet Replacement	Maintenance Project	40	-	-	75,000	-	-	-
112108 Brooksville Health Department - Fire Alarm Replacement	Maintenance Project	40	-	-	-	150,000	-	-
112109 County Extension Roof Replacement	Maintenance Project	40	-	-	-	150,000	-	-
112110 East Side Library & Spring Hill Library A/C Replacement	Maintenance Project	40	-	-	-	175,000	-	-
112111 WestSide Library Exterior Restoration	Maintenance Project	40	-	-	-	75,000	-	-
112112 Courthouse #1 and #2 Chiller Replacement	Maintenance Project	40	-	-	-	-	385,000	-
112113 Mosquito Control Facility	Capital Improvement Project	40	-	-	-	5,160,000	-	-
112182 Northcliff Boulevard Phase 2 Resurfacing	Maintenance Project	40	-	-	-	-	-	1,095,250
112183 Powell Road Resurfacing	Maintenance Project	40	-	-	-	-	400,000	4,000,000
112186 Ridge Manor Boulevard Resurfacing	Maintenance Project	40	-	-	-	-	162,000	1,076,550
112189 WPA Road Resurfacing	Maintenance Project	40	-	-	845,000	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112190 Navy Drive Resurfacing	Maintenance Project	40	-	-	-	157,300	-	-
112192 Fairway Drive Resurfacing	Maintenance Project	40	-	-	-	-	243,000	-
112193 Hickory Hill Road Resurfacing	Maintenance Project	40	-	-	770,000	-	-	-
112194 Myers Road Resurfacing	Maintenance Project	40	-	-	-	740,000	-	-
112214 Fire Station No. 8	Capital Improvement Project	40	-	-	-	-	-	-
112226 Alhambra Court Culvert Sliplining	Capital Improvement Project	40	-	-	125,000	-	-	-
112227 Baton Avenue Culvert Sliplining	Capital Improvement Project	40	-	-	125,000	-	-	-
112232 Brooksville Health Dept Roof Replacement	Maintenance Project	40	-	-	-	-	-	300,000
112237 Waterfall Drive Culvert Slip Lining	Capital Improvement Project	40	-	-	200,000	-	-	-
112238 Sharon Ct Canal Culvert Slip Lining	Capital Improvement Project	40	-	-	75,000	-	-	-
112239 Parsons Road Culvert Slip Lining	Capital Improvement Project	40	-	-	87,000	-	-	-
112240 Hunters Lake Outfall	Capital Improvement Project	40	-	-	250,000	650,000	-	-
112241 Yellowbird Ave Culvert Slip Lining	Capital Improvement Project	40	-	-	230,000	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112242 Fiber Optic-Deltona (SR50-Elgin)	Capital Improvement Project	40	-	-	-	-	-	110,000
112243 Fiber Optic-Deltona (Abilene-Forest Oaks)	Capital Improvement Project	40	-	-	-	-	135,000	-
112244 Fiber Optic-California (Spring Hill-Powell)	Capital Improvement Project	40	-	-	-	-	-	110,000
112245 Fiber Optic-Anderson Snow (SH Dr-Corporate)	Capital Improvement Project	40	-	-	85,000	-	-	-
112246 County Line @ Anderson Snow Intersection Improvement	Capital Improvement Project	40	-	-	325,000	-	-	-
112248 Spring Lake @ SR50/Cortez Intersection Improvement	Capital Improvement Project	40	-	-	-	100,000	850,000	-
112250 Northcliffe @ Deltona Intersection Improvements	Capital Improvement Project	40	-	-	-	125,000	-	-
112252 Pine Island Drive Elevation Improvement	Capital Improvement Project	40	-	-	-	250,000	-	500,000
112253 Anderson Snow Multilaning	Capital Improvement Project	40	-	-	-	-	1,900,000	14,000,000
112254 Chinsegut Hill Chiller Replacement	Capital Improvement Project	40	-	-	-	-	50,000	-
112255 Westside Library A/C Controls	Capital Improvement Project	40	-	-	150,000	-	-	-
112256 Spring Hill Library A/C Controls	Capital Improvement Project	40	-	-	100,000	-	-	-

Proposal Name	Capital/Maintenance Project	Ranking (1 Highest)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
112257 East Side Library A/C Controls	Capital Improvement Project	40	-	-	100,000	-	-	-
112258 EOC A/C Controls	Capital Improvement Project	40	-	-	175,000	-	-	-
112259 Brooksville Health Dept Exterior Restoration	Maintenance Project	40	-	-	-	-	-	75,000
112260 WS Health Dept A/C Controls	Capital Improvement Project	40	-	-	-	-	-	175,000
112261 WS Health Dept Chiller Replacement	Capital Improvement Project	40	-	-	-	-	-	500,000

Summary by Funding Source (TOTAL)	Prior Year	FY2026	FY2027	FY2028	FY2029	FY2030
General Fund	4,397,584	13,358,920	4,699,258	2,944,258	819,258	-
Impact Fees	3,044,101	23,335,000	4,775,000	15,124,300	30,000,000	250,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000	-	-	-	-
Other Funds	23,942,731	119,927,927	61,581,310	17,558,400	635,000	20,175,000
Grants	28,994,310	17,452,488	6,572,750	1,900,000	8,100,000	1,900,000
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000	45,401,450	80,614,700	62,941,500	48,952,800

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111856 Bravo Unit - Air Conditioning Unit Replace	Capital Improvement Project	Jail	1	-	1,100,000	Replace all four air conditioning units in Bravo Housing unit.
111859 Bravo Unit Roof Replacement	Maintenance Project	Jail	2	43,950	600,000	Replace roof on Bravo Unit. Per County Facilities the roof has met its lifespan and needs to be replaced. Include in master plan if approved.
111887 Scullery Wall Replacement	Capital Improvement Project	Jail	3	68,000	-	To Replace the Scullery Wall in Jail Kitchen. ***** Project Updated due to costs. Jail Kitchen Renovations include, disconnecting and removing all kitchen equipment, demolition of floor tile throughout kitchen, ceiling and wall covering in scullery (dishwashing area), wall tiles in main kitchen, wall guards, electric, lighting, HVAC grills, non-security doors and frames, security door and frame, floor drains and cleanouts. Install new floor drains and cleanouts, hose bibs, repair wall framing, wall covering, electrical R&R, lighting, HVAC grills and flooring. Move kitchen equipment back in and reconnect.
112052 A/C unit Replacements	Maintenance Project	Jail	3	120,000	100,000	Replace 11 AC units at the detention center. Replace 6 units in 2025 and 5 units in 2026.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112210 Fire Alarm Detector Replacement	Maintenance Project	Jail	5	-	70,000	Fire alarm smoke and duct detector replacement at the detention center. Replace all smoke and duct detectors throughout the facility.
112211 Bravo Lighting Control Panel Replacement	Maintenance Project	Jail	5	-	60,000	Bravo lighting control panel replacement at detention center.
111858 Jail-Warehouse Construction	Capital Improvement Project	Jail	8	-	-	Warehouse construction design - extend contract for leased warehouse. *****Project Cancelled Per Jail request...JF
111860 Parking Lot Resurface	Maintenance Project	Jail	8	-	300,000	Resurface Detention Center parking lot. Per County Facilities the parking lot needs resurfaced.
111861 Mental Health Unit	Capital Improvement Project	Jail	10	-	-	As local jails continue to battle mental health issues in the inmate population, we are in need of dedicated mental health beds to include an opportunity for mental health step down and additional safety cells. This construction would include additional reverse isolation cells that would assist with situations like COVID-19. Include in master plan if approved.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111999 Door Control Upgrade-Alpha Bravo Central	Maintenance Project	Jail	40	-	-	Update/Replace door controllers and computers in Alpha, Bravo and Central Control. Merge all existing FOB and Door Control systems, including Medical, under new system. Door control systems have become antiquated in both hardware and software. All systems need to be replaced/updated and merged into one system to accommodate current and future housing and security needs.
112053 Fire Alarm Replacement	Maintenance Project	Jail	40	-	-	Replace fire alarms in detention center.
112054 Alpha & Administration Roof Replacement	Maintenance Project	Jail	40	-	-	Replace roof in administration and alpha. Included in Master Plan.

Summary by Funding Source (TOTAL)	Prior Year	FY2026
General Fund	4,397,584	13,358,920
Impact Fees	3,044,101	23,335,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000
Other Funds	23,942,731	119,927,927
Grants	28,994,310	17,452,488
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112098 Government Center #2, #3 & #4 Elevator Modernization	Maintenance Project	Court	1	-	500,000	Government Center #2, #3 & #4 Elevator Modernization.
112198 Government Center - Courtroom Refresh	Capital Improvement Project	Court	1	590,800	714,900	Courtroom refresh beginning with Courtroom D and Courtroom E, followed by Courtroom B and Courtroom C in FY 26. Courtrooms F and G would follow in FY 27 as they are the newest courtrooms. These totals are estimates for equipment and the associated engineering, installation, management and programming to bring said equipment online. These estimates do not include any cosmetic refresh, associated core drilling or electrical that will need to be provided by the county. The project is necessary to replace A/V and data components that have reached the end of their life cycle. Many of the existing components are in excess of 20 years old, no longer viable and replacement parts are not available for repairs. With no access to replacement parts, any failure of the current system may result in a prolonged downtime of the A/V system making the courtrooms unusable. This would cause a major disruption in operations and could delay critical, time sensitive proceedings.

Summary by Funding Source (TOTAL)

	Prior Year	FY2026
General Fund	4,397,584	13,358,920
Impact Fees	3,044,101	23,335,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000
Other Funds	23,942,731	119,927,927
Grants	28,994,310	17,452,488
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111843 Phase 1 Kass Circle Signage and Wayfinding	Capital Improvement Project	Health & Human Services	1	50,000	-	Signage and wayfinding improvements needed to assist in creating a culture for the Kass Circle community that reinforces its importance as a town center for the Spring Hill area.
111844 Kass Circle Landscaping Improvements	Capital Improvement Project	Health & Human Services	1	75,000	-	The County will utilize Landscaping Funds to install improvements in the medians throughout Kass Circle.
111823 Spring Hill Drive Safety Improvements	Capital Improvement Project	Health & Human Services	1	170,223	225,000	Spring Hill Drive safety concerns including traffic and pedestrian crosswalks to access Kass Circle.
111845 Kass Circle Sidewalk Improvements	Capital Improvement Project	Health & Human Services	2	100,000	260,194	Sidewalk Improvements.

Summary by Funding Source (TOTAL)	Prior Year	FY2026
General Fund	4,397,584	13,358,920
Impact Fees	3,044,101	23,335,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000
Other Funds	23,942,731	119,927,927
Grants	28,994,310	17,452,488
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112035 Bldg Division-Warehouse/Office Space Build Out	Capital Improvement Project	Developmental Services	1	600,000	4,000,000	Building out half of the attached large garage area to include more offices for personnel. Development Services has grown and expanded with more personnel and to provide space, we will need to build out the garage interior to accommodate this need.
112270 Building Division Security	Capital Improvement Project	Developmental Services	2	-	412,000	Building Division Security to include access control, intercom and video surveillance, pedestrian and vehicle gates and end-user training and documentation.

Summary by Funding Source (TOTAL)	Prior Year	FY2026
General Fund	4,397,584	13,358,920
Impact Fees	3,044,101	23,335,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000
Other Funds	23,942,731	119,927,927
Grants	28,994,310	17,452,488
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111919 Eastside Roadway Improvements	Capital Improvement Project	Economic Development	1	2,899,951	-	This project will include the rehabilitation of Railpark Drive, Runway Drive , Topline Way, American Flyer Way and the extension / rehabilitation of Rescue Way.
111938 Cyril Drive Bypass Water & Wastewater Improvement	Capital Improvement Project	Economic Development	1	1,258,763	-	Install 1200 LF of 8-inch C900 DR 18 PVC water main along the north side of Cyril Drive from Kettering Road down the right-of-way and end the main with a blow-off assembly. Project consists of a 16x8 wet tap, two 8-inch gate valves, one ARV and one blow-off assembly. Additionally, a sewage pumping station and forcemain will be constructed to serve the area as part of this project.
112202 Gunnery Backstop Renovation	Capital Improvement Project	Economic Development	1	72,017	-	Transform structure to historical point of interest.
112025 Airport Admin Bldg HVAC	Maintenance Project	Economic Development	1	-	400,000	Replacement of the current HVAC mini-split units and redesign of system layout for the airport administration building.
112235 Airfield Layout Plan (ALP) Update	Capital Improvement Project	Economic Development	1	-	382,016	Engineering update of Airfield Layout Plan (ALP).
111965 FBO Apron Taxiway A1 and Taxiway D Rehabilitation	Capital Improvement Project	Economic Development	2	71,505	897,250	Rehabilitation of Taxiways A1 and D.
112204 Control Tower Rehabilitation	Maintenance Project	Economic Development	3	-	275,000	Rehabilitation of Airport Control Tower exterior including replacement of sheathing, sills, painting, etc.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111918 Runway 3-21 Rehabilitation & Shift	Capital Improvement Project	Economic Development	4	750,000	2,608,814	<p>This project will include:</p> <ul style="list-style-type: none"> - Design for the rehabilitation of Runway 3-21 along with the 815 foot southerly shift, preparation of construction plans and technical specifications, bidding and award services , grant assistance, airspace analysis, preparation of CSPP documentation, and assistance with the Safety Risk Management (SRM) process. - Rehabilitation of Runway 3-21, site work, drainage, electrical and contractor general conditions, wildlife survey / relocation, construction administration and quality assurance testing. - Shift of Runway 3-21 by 815 feet to the south in conjunction with the extension of Runway 9-27.
111917 Runway Conversion	Capital Improvement Project	Economic Development	5	350,000	4,992,261	<p>The project will include rehabilitation and conversion of 3,000 feet of the abandoned runway (site work, drainage, electrical, contractor general conditions, wildlife survey/relocation, construction administration and quality assurance testing) to a taxilane.</p>

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112024 Airfield Wildlife Fencing - Phase 1	Capital Improvement Project	Economic Development	6	-	1,750,000	This project is a multi-phase project to install wildlife fencing according to the Airport's Wildlife Management Plan. The proposed fence will be 10 feet tall with 1-ft barbed wire and wildlife deterrent concrete slab or mesh under the fence. The existing gates along this corridor will also be replaced to meet the requirements of the Wildlife Management Plan. The project will include site clearing and grading for the installation of the new fence and the relocation of gopher tortoises. The total length of the project will be approximately 22,000 linear feet for a total estimated design and construction cost of \$2.2M. Applied for congressional earmark through Congressman Bilirakis.
112095 Glideslope Replacement	Maintenance Project	Economic Development	7	-	125,000	Replace glideslope equipment.
111966 Flight Path Drive Drainage Improvements	Maintenance Project	Economic Development	8	15,000	-	This project will include design, permitting, environmental, geo-technical studies, construction & quality assurance testing of excavation, grading and restoring stormwater drainage areas and culverts.
111833 Taxiway A East Extension	Capital Improvement Project	Economic Development	9	131,187	-	Design completed. Construction delayed until funding is available. Project is in conjunction with the extension of runway 27 (project 111801).
111801 Runway 27 Extension	Capital Improvement Project	Economic Development	10	710,876	174,163	Project will include the design, permitting, environmental assessment, navigational aid relocation and construction for the 999-foot extension of Runway 27.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111834 T-Hanger Development	Capital Improvement Project	Economic Development	40	-	-	Construction of designed t-hangers.
111931 West side Hangar Facility	Capital Improvement Project	Economic Development	40	-	-	West Side Hangar Facility.
111967 Taxiway B Rejuvenation	Maintenance Project	Economic Development	40	-	-	The scope of this project will be to complete crack sealing, rejuvenation of the asphalt surfaces and restriping of the taxiway.
111968 Taxiway C Design & Construction	Capital Improvement Project	Economic Development	40	-	-	If planned development takes place in the airport infield, a second parallel taxiway to Runway 9/27 will be needed.
112000 Airfield Security & Access Control Upgrade	Capital Improvement Project	Economic Development	40	-	-	Project to include design, engineering, construction and installation of 10 vehicular airfield access entry gates including fence relocation. As part of this project we would also like to install security cameras at entry points and other advantages locations.
112023 Westside Roadway Improvements	Maintenance Project	Economic Development	40	-	-	This project will include the rehabilitation of Telcom Drive, Simon Court and Circuit Way and includes engineering, permitting, survey, environmental, geo-technical study, construction and quality assurance testing.

Summary by Funding Source (TOTAL)

	Prior Year	FY2026
General Fund	4,397,584	13,358,920
Impact Fees	3,044,101	23,335,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000
Other Funds	23,942,731	119,927,927
Grants	28,994,310	17,452,488
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111929 Joint Use Facility/Infrastructure-Dennis Wilfong Center	Maintenance Project	County Administration/BOCC	1	5,506,032	-	Joint use of 18 acres, MOL on Spring Hill Drive, known as the Dennis Wilfong Center for Success.
111930 Public Safety Training Facility	Capital Improvement Project	County Administration/BOCC	1	423,175	8,000,000	<p>This project develops a Public Safety Training Facility for the Sheriff's Office and Fire and Emergency Services in Hernando County. The facility envisioned will house an administrative/classroom building, fire training tower, rifle, and pistol ranges, driving course, K-9 field training and kennels, observation tower and other site improvements.</p> <p>Due to availability of funds, a phased approach is the best alternative to achieve the goals as have been outlined. The estimated total cost of the build out is \$27,500,000 including a 10% contingency. Phase 1 contains the initial goals and provides the infrastructure for a final build out. Phase 1 is at estimated \$8,110,000. Further breakdown of phases is possible and is conceived in the CIP FY above. Funding alternatives may include requests for State Appropriations through the Legislature.</p>

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
110270 Comprehensive ERP Software	Capital Improvement Project	County Administration/BOCC	1	3,239,838	1,179,420	Replace eFinance with a Comprehensive Enterprise Resource Planning software that will include: Finance, Human Resources, Budget, Purchasing, Time and Attendance components for the Board, Clerk of Courts, Tax Collector, Property Appraiser, and Supervisor of Elections. Maintenance costs will be approximately 10% of cost. Annual Subscription \$819,258 per year for 5yrs.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111997 HCAS Building Expansion & Renovation	Capital Improvement Project	County Administration/BOCC	1	400,746	3,850,000	FY24: An increase in county population equals an increase in animals in the county that will require services from HCAS. An expansion of the kennels area is required to maintain the same level of service. Engineering will be required to plan for the proper construction of the new kennel area. The pole barn where HCAS houses livestock has come into disrepair in the last 20 years. Drainage issues not addressed properly in original construction create stalls that are unsuitable for use in the rainy season. Many support beams require replacement, the drainage problem must be addressed by adding special drainage systems, concrete pads, as well as grading services to route water runoff. Rebuild and improve livestock barn. HCAS during original construction had epoxy installed on the floors in the kennels. The epoxy has shown to last the twenty years it has been in place. The walls of the kennels were painted and have had to be redone many times as the paint cannot withstand the scratching from the dogs. Epoxy will provide a fresh, more sanitary, semi-permanent solution. Epoxy coat existing kennels.
111998 HCAS Service Area Asphalt	Maintenance Project	County Administration/BOCC	2	80,000	195,000	The service area is the main ingress and egress for Hernando County Animal Services Operations. The asphalt needs to be repaired.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112065 HCAS Full Facility Generator	Capital Improvement Project	County Administration/BOCC	2	-	325,000	Full facility generator. HCAS headquarters is the location where the animals of special needs citizens are housed during declared emergencies. During Hurricane Irma, we lost power for several days making animal care extremely difficult for both our special needs population as well as our normal allotment of dogs and cats.
112031 HCAS Kennel Epoxy	Maintenance Project	County Administration/BOCC	3	92,000	86,000	The project will use epoxy to spray dog kennels. Hernando County has used paint for years, which does not last and allows the water to soak through to the concrete. Epoxy will last 20 plus years, is more sanitary and maintains a fresh appearance. This Project has three Phases, 1 & 2 have been completed, Phase 3 to start in FY2026.
112269 HCAS Sealcoat Kennel Roof	Maintenance Project	County Administration/BOCC	3	-	80,000	Roof is in need of coating maintenance. Re-coat entire metal roof area over kennel and work areas, approximately 17,500 square feet.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112032 HCAS Remodel Pole Barn and Stalls	Capital Improvement Project	County Administration/BOCC	4	85,000	8,500	Concrete and drains should be added to allow a dry area for animals to lay. Gates should be added to allow pasture access. Nipple waterers should be installed to avoid stale water standing in buckets. The project will require concrete for 1/2 of each stall, a substantial concrete trench with metal grates, large tree removal, mats for livestock, extensive tractor work, fence and gate materials and installation, reconstruction of the pole barn replacing rotten posts and cross beams and plumbing to add appropriate water pipes and nipple waterspouts. The improvements were specifically recommended by a University of Florida Veterinarian/Large Animal Specialist.
112046 County Administration Building Renovation	Capital Improvement Project	County Administration/BOCC	4	200,000	200,000	Administration moved to and purchased the current building on Flight Path Drive. Additional space is needed. This project will build out the second floor and warehouse areas, along with Temporary office space in large meeting room, to accommodate the increased staff, also to include updates to the front entrance way, including doors and landscaping.
111960 Tax Collector Annex Building-Westside	Capital Improvement Project	County Administration/BOCC	5	15,846,427	-	The west side Tax Collector's office is currently located within an old strip mall style structure. They are housed in approximately 6,000 sq. ft. of the building along with numerous other County and private business functions with no room to expand.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111913 New Constitutional Building	Capital Improvement Project	County Administration/BOCC	40	-	500,000	Construction of a new Constitutional Building to expand services for Hernando County.

Summary by Funding Source (TOTAL)	Prior Year	FY2026
General Fund	4,397,584	13,358,920
Impact Fees	3,044,101	23,335,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000
Other Funds	23,942,731	119,927,927
Grants	28,994,310	17,452,488
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000

Utilities

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
106360 Killian Water Plant Upgrades	Capital Improvement Project	Utilities	1	5,486,231	-	Design and construction of Water Plant Upgrades.
109260 Vac Truck Dump Station	Capital Improvement Project	Utilities	1	450,266	-	Construct a vacuum truck dumping station capable of receiving and processing grease and other solids removed from sewage pumping stations. This dump station will be constructed at the Glen WRF.
109370 Elgin Boulevard Force Main	Capital Improvement Project	Utilities	1	184,193	-	Install a new 12 inch diameter PVC sewer force main along Elgin Blvd from Challenger K-8 school, west approximately 4100 feet, to the electrical transmission line easement. This project also includes replacement of approximately 6,200 feet of existing 8-inch diameter forcemain with 12-inch diameter forcemain from Challenger K-8 school to the existing 12-inch diameter forcemain in Barclay Avenue, north of Elgin Blvd. This project will allow diversion of some sewage flow between the Glen WWTP and the Airport WWTP, giving HCUD system flexibility.
110530 Class I Cell 4	Capital Improvement Project	Utilities	1	17,637,315	-	Existing Cell is nearly full. The Class I cell is needed to continue disposing of garbage generated in Hernando County.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
110610 HCUD Administration Bldg & Wiscon Facility & Fuel Island	Capital Improvement Project	Utilities	1	3,702,983	-	Construct new parking lot with lighting and stormwater improvements, resurface adjoining parking lots, and construct new roof gutters at Admin building. Construct three new sewage lift stations, offsite forcemain, construct new access roads, resurface adjoining pavement, and install new fiber lines and camera system at Wiscon. Construct new fuel island with 20,000 gallons tanks for diesel fuel and unleaded gasoline fuel. Install monopole telemetry antenna.
111350 Northcliffe Force Main	Capital Improvement Project	Utilities	1	2,625,960	-	Install approximately 5,000 feet of 12 inch diameter force main along Northcliffe Boulevard from Deltona east to Landover Blvd, and approximately 4,300 feet of 8" diameter force main along Landover Blvd south to Chalmers pumping station.
111802 Chalmers Pumping Station Upgrade	Capital Improvement Project	Utilities	1	2,754,132	-	Chalmer pumping station has experienced significantly extended pump run times due to high sewage flows and inadequate working capacity within the wet well. This project will replace and upgrade the pumping station to accommodate the excess sewage flow. Approximately 4,300 feet of 10-inch diameter forcemain from the PS, along Landover Blvd, to Northcliffe Blvd will be constructed as part of this project.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111806 The Hut Pumping Station Upgrade and Force Main	Capital Improvement Project	Utilities	1	2,653,596	-	Install approximately 1400 feet of 12" diameter force main on the east side of Barclay Av, from the existing force main that currently discharges to a gravity manhole, and connect to the force main downstream of the Hut PS. Construct approximately 4400 feet of 16" force main downstream of the Hut PS, to replace the existing 12" diameter force main. This new force main will connect to the existing 16" diameter force main FM at the corner of Spring Hill Dr and Aerial Way. The pumping station will be upgraded as necessary to accommodate the new piping configuration. It may be necessary to upgrade pumps in other pumping stations manifolded into this force main system.
111884 Silvan Grove FM to US41	Capital Improvement Project	Utilities	1	200,000	-	Connect the existing 6-inch diameter forcemain exiting Glen Raven pumping station to the existing 12-inch diameter forcemain on the west side of US Hwy 41, to meet current standards.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111886 US41 FM Ayers Rd to Runway Drive	Capital Improvement Project	Utilities	1	1,170,709	-	<p>Replace approximately 5,300 feet of existing 4-inch diameter force main along Broad Street (US Hwy 41) from Ayers Road to the Runway Drive with 10-inch diameter PVC force main, to meet current standards. ARPA Funds. BOCC has approved the use of ARPA rescue funds for the unfunded portion of this project. Can only use ARPA funds & not Utilities (Developer project).</p> <p>Per Dept: ARPA funding of \$1,500,000 for FY26 & FY27. ARPA funded projects must be completed by end of calendar year 2026. Project moved forward to FY23 & FY24 because of Grant deadlines.</p>
111936 Utility Billing Software	Capital Improvement Project	Utilities	1	1,239,848	-	New Utility Billing Software to replace existing billing software.
111937 Telecom Pumping Station & Corp. Blvd.	Capital Improvement Project	Utilities	1	1,273,051	-	Install 4,200 feet of 6-inch diameter forcemain along Corporate Blvd within the Airport Business Park. BOCC has approved the use of ARPA rescue funds for the unfunded portion of this project. Can only use ARPA funds (Developer Project).

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111961 Septic to Sewer District A Phase 1	Capital Improvement Project	Utilities	1	11,077,428	-	<p>Converting an existing residential neighborhood of approximately 388 homes and businesses from individual septic systems to central sewer. The sewer system will be installed to accommodate all 510 properties within the area including those currently undeveloped.</p> <p>The \$1.8M of undesignated funding will potentially be covered by an assessment. And \$4,025,000 of ARPA funding will be setup in FY24 or FY25 when project is awarded for construction.</p>
112001 Weeki Wachee Woodlands Water Main	Capital Improvement Project	Utilities	1	200,000	-	<p>Install approximately 500 feet of 6-inch diameter water main along Apache trail starting at Philatelic Drive and ending on Tomahawk Avenue to replace existing 2-inch diameter water main.</p>
112055 US 301 Water Main & Force Main Improvement-FDOT	Capital Improvement Project	Utilities	1	3,282,482	-	<p>The FDOT project is for widening US 301 from Pasco County line to SR 50 (Cortez Boulevard) from two to four lanes and is being evaluated for multimodal facilities (pedestrian, bicycle and transit accommodations). Utility upgrades includes installing new 12" water main on west of US 301 and relocating existing sanitary sewer on US 301. Split funding between water and ww account(s), water 54% and wastewater 46%. Cannot budget and transfer funds until UWHCA agreement is approved by Board.</p>

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112063 Hermosa PS & FM Improvements	Capital Improvement Project	Utilities	1	1,251,178	-	Analyze Hermosa PS and FM and PS discharging to Hermosa in order to maximize flow in the 8" diameter forcemain. Install pumps and modify forcemain as necessary. Coat lift station as needed.
112072 HCUD Admin & Wiscon Access and Surveillance	Capital Improvement Project	Utilities	1	800,000	-	The existing camera and badge readers (access control) at both locations are of old security technology. Some items are being banned by the federal government due to being made in counties on a restricted list. The county is making proactive movements to bring county wide security surveillance and access control under one operating system. This will ensure availability to the network and more streamlined work measures. A policy is being developed by the Purchasing Dept. County Clerk IT department will procure the bids through their specifications.
112073 Companero Entra Water Main Replacements	Capital Improvement Project	Utilities	1	321,513	-	Design and construct 8 sections of 4" water mains to replace the existing failing HDPE pipe. Eight different streets (listed below) located within Hernando Beach Units 9,10 and 11, more commonly known as Companero Entra have been troubled with several main breaks on each street as shown in the attached map.. This project will only replace the 4" section of pipe, leaving the existing 6" and 2" as is.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112209 Anderson Snow & Corporate W&S Improvement	Capital Improvement Project	Utilities	1	420,520	-	The department of Public Works is moving forward with a project to Improve the Intersection of Anderson Snow and Corporate Blvd. intersection. The improvements to the intersection of Anderson Snow and Corporate Blvd include road widening, turn lanes and a new traffic light. This proposed improvements conflict with some of the existing HCUD utilities.
112220 Braewood (MHP) Potable System Replacement	Capital Improvement Project	Utilities	1	-	800,000	Replace all water mains throughout subdivision. Bring services to front of properties and add fire hydrants. This is a small subdivision but mains and services are located in rear of property inside fences which make maintenance difficult. Most lines in this subdivision are 2" and 3" pvc (sch 40) which are older materials and do not meet current HCUD specs. New 4" and 8" water mains will be designed and constructed. There will be an additional connection at Braewood Street to the 16" along Cortez Blvd.
101010 Lockhart Water Treatment Plant Expansion	Capital Improvement Project	Utilities	1	1,810,075	-	Expand the Lockhart Water Treatment Facility capacity to accommodate future growth. The expansion includes construction of a 2 million gallon ground storage tank and high service pump station. Pressure reducing valves will be installed in the distribution system as part of this project. (Design / Build Project)

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
110390 Glen WWTP Upgrades	Capital Improvement Project	Utilities	1	25,000,000	-	Upgrades to the Glen WRF will be constructed to achieve 3 mg/l total nitrogen (TN) required by state regulations through the Weeki Wachee Basin Management Action Plan (BMAP).
111958 Ridge Manor WRF Exp & Emergency Ops Structure	Capital Improvement Project	Utilities	1	9,017,329	69,000,000	Expansion of the existing water reclamation facility including addition of a new headworks structure including stair screen, manually cleaned screen, channel for future screen, grit removal, and spray system, installation of a second process train which will mirror the current plan, and addition of an Emergency Operations Structure. Cost estimate increased to \$60M. To budget \$60M in FY25. The \$975,000 budgeted in FY24 is for design and went to Board on 3/26/24 to get awarded for \$3,250,787, and difference is coming out of Fund 4133 reserve account. This project is going to be in Fund 4133 WW Connections Fees and Fund 4144 Capital for some of the funding. Most of the funding will be a Bond and once approved for bond (amount), then a Bond Fund will be set up for the funding.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112066 Centralia Wells & Transmission Line to Hexam	Capital Improvement Project	Utilities	1	2,000,000	3,000,000	Centralia Wells Project will include four production wells, a transmission line from Centralia to Hexam WTP. The Centralia wells will increase the capacity of the Hexam WTP and provide backup well redundancy. There will be connection pipes from Centralia wells to Hexam WTP. Additional work will be needed at the Hexam WTP including additional GST, expanded or new high service pump station, expanded chemical (NaOCl) storage and feed, expanded or new back-up power generator which is not covered under this project.
112068 HCUD Admin Generator	Capital Improvement Project	Utilities	1	125,000	1,150,000	Electrical engineering, New building electrical connection, and new generator. Site improvements such as but not limited to concrete slabs, sidewalks, fencing and lighting.
112070 Hydro Tank Replacements	Maintenance Project	Utilities	1	180,000	1,135,000	Design includes estimate of 5K for survey at each location. Replace hydro tanks with the same capacity. Perform necessary site piping upgrades, fencing and replacements. Construct new tank supports as required. Rolling acres existing tank is 5,000 gallons. Hill-N-Dale existing tank is 10,000 gallons. Cedar Lane each existing tank is 15,000 gallons. Dogwood existing west tank is 10,000 gallons. Seville existing tank is 10,000 gallons.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112071 I 75 Force Main Connection	Capital Improvement Project	Utilities	1	200,000	2,600,000	The existing force main crossing on the south side of the I75 & SR 50 interchange is nearing capacity. Due to its existing location access to the existing FM has been complicated by the widening of I75 and the existing casing is too small to upgrade to a larger carrier pipe. The proposed subdivision Sunrise is required to construct a Water main crossing of I75 for their future development. HCUD has reviewed and decided this same area for the WM crossing would serve very well for a FM crossing. Since construction techniques, permits, & design are similar for each this is the best time to perform this work.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112075 Barclay Ave. Widening Utility Improv PH 1	Capital Improvement Project	Utilities	1	100,000	918,750	This project is proposed due to the Department of Public Works widening of Barclay Ave. Design and construct approximately 1400 LF of 12" water main along the western ROW and approximately 1400 LF of 8" force main along the eastern ROW. The existing 10" water main due to the proposed widening will end up in the center of a new 4 lane road. All existing water services will be replaced and reconnected at the new right-of-way lines. The existing 4" FM is undersized and will be relocated to allow the new water main installation. In addition to the pipe work all existing gravity manholes will need new ring, covers and coatings installed within the roadway construction limits. Currently the plans call for the manhole at the SW corner of Barclay and S.R. 50 to be relocated, this work will require a bypass pumping plan and possible nighttime work.
112196 Fleet Maintenance Building	Capital Improvement Project	Utilities	1	-	175,000	I am proposing that a new Fleet Management facility be constructed. It will include a 20 bay shop, parts room, administration offices, conference room, training room, locker room, etc. to support Fleet's technicians and support staff. An additional 20 technicians, supervisor, and 2 service writers will be needed. At full operation with the new staff our estimated yearly operating costs would be approximately \$10,000,000.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112222 Mariner Blvd 6" FM Upgrade	Capital Improvement Project	Utilities	1	-	35,000	There is an approximately 700' section of existing force main that undersized. This small section is creating a bottle neck between other force mains of larger sizes. This is constricting the amount of flow the department can divert to assist with maintenance or handle emergencies should they arise.
112223 Regency Oaks Main PS Alt. Route	Capital Improvement Project	Utilities	1	-	620,000	Design and construct approximately 1,000LF of 10" FM to provide Regency Oaks Main pump station the option to be reversed and send flow south to the Flammer Ford collection system.
112224 Spring Hill Drive Water Service Line Replacement	Capital Improvement Project	Utilities	1	-	300,000	Springhill Drive is planned to be resurfaced over the next several years in phases by the County's Department of Public Works. In coordination with that project HCUD is planning to also replace the existing water service lines that are under the travel lanes. These lines will be replaced per HCUD specifications which the existing lines do not meet.
112225 Sunrise Wells	Capital Improvement Project	Utilities	1	-	1,500,000	Sunrise Wells Project will include two new raw water production wells. The Sunrise wells will be utilized once the Sunrise Water Treatment Plant is built in future years and provide well redundancy. The property for the proposed wells and water treatment plant is currently being accessed for purchase. This was coordinated with the Sunrise development as part of the BOCC approved Developers Agreement.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
107960 Administration Building	Capital Improvement Project	Utilities	2	1,641,382	-	The new administration building will combine all administrative staff and add a conference room.
111808 Wiscon Water Treatment Plant	Capital Improvement Project	Utilities	2	9,058,638	-	Construction of a new water treatment plant. Main assets include a two-million gallon ground storage tank, high service pump station, one or more water supply wells, and all electronic panels and controls necessary for operation of the facility.
111882 Beaches PRV's	Capital Improvement Project	Utilities	2	300,000	-	This project includes the installation of Pressure Reducing Valve assemblies at two locations to reduce the main pressures to the service area along the beach. The project includes one PRV assembly on the 16" transmission main on Cortez Blvd., and one PRV assembly on the 16" transmission main on Tarpon Blvd., to meet current standards.
111959 Calienta Street Improvements	Capital Improvement Project	Utilities	2	1,029,680	-	Construction of relocated and upgraded water and sewer lines that will be impacted by Department of Public Works Calienta Street road project.
111290 Crestview-Pine Rdg-Oakton Water Main Replacement	Capital Improvement Project	Utilities	3	50,000	500,000	Replace 2" diameter water mains with new larger mains on Crestview Dr, Pine Ridge Dr., and Oakton Dr. in the Hill 'n Dale area, north side of Highway 50.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111804 County Line Rd-Ayers Rd Pumping Station-FM	Capital Improvement Project	Utilities	3	-	2,400,000	Construction of a new master pumping station to serve development in the area north of County Line Rd. and east of the Suncoast Parkway. A new force main will be constructed from the new pumping station west to connect to the 20" diameter force main in the Anderson Snow Rd. right of way.
111941 Sherman Hill Area Diversions	Capital Improvement Project	Utilities	4	462,792	-	Construct 1,800 feet of 6-inch diameter water distribution main, 200 feet of 4-inch diameter water main, 500 feet of 6-inch diameter forcemain, and 300 feet of 4-inch diameter forcemain to improve service and replace existing pipelines which are currently outside of easements and in easements which will be abandoned. Approximately 2,800 feet of existing pipeline will be removed from service.
111943 Ridge Manor West WTP Upgrades & Raw WM	Capital Improvement Project	Utilities	4	1,330,000	-	The project includes: - permitting of the raw water main constructed under the WSSA with Sherman Oaks that will connect well #2 to the WTP - permitting and construction of the well house, pump and backup generator for well #2 - permitting and construction of plant upgrades - permitting and construction of a new 12-inch diameter water main from the plant to Sherman Hills Blvd.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112219 Audie Brook Force Main Replacement	Capital Improvement Project	Utilities	4	-	-	The existing Audie Brook force main is nearing its useful life. There is a portion of the force main constructed from material that can no longer sustain the higher pressures generated due to increasing flow. This will limit the potential capacity in this sewer shed until the upgrades are made. The pump station will also require upgrades due to the new tie in pressures
112221 Lockhart Subregional Pump Station	Capital Improvement Project	Utilities	4	-	-	The proposed subregional station will be a triplex layout per HCUD specifications. The pump station will be designed with a sewer shed area to cover the vast majority of the projected development for decades to come. A force main approx. 8,300 linear feet will also be required to convey the wastewater from SR 50 to the point of connection mentioned below. The project is developer driven and the developer will be required to share in the project cost.
111840 Cell 3 Lateral Gas Collection System	Capital Improvement Project	Utilities	4	-	550,000	To process gas produced from the Class I cell.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111880 Gretna Water System Improvements	Capital Improvement Project	Utilities	4	1,200,000	750,000	Upsizing the water transmission main from Gretna WTP to Spring Hill Drive to remove Gretna bottleneck and improve pressure south of Spring Hill Drive. Improvements include adding 1,400 feet of 20-inch diameter main from Gretna WTP to Lema Dr. and 9,000 feet of 16-inch diameter main from Lema Dr. to Spring Hill Dr., to meet current standards. Upgrades to the Gretna WTP including addition of a 2 MG ground storage tank, one 16-inch diameter water supply well, and required site work, piping, and electrical improvements, to meet current standards.
111942 Ridge Manor West WTP Well#2	Capital Improvement Project	Utilities	4	500,000	250,000	Construct, develop, and test a new second well to provide water for Ridge Manor West WTP. Obtain easements for future raw water main to connect to the developer installed raw main in the Sherman Oaks subdivision. Project did not begin in FY23 so funds did not get carried forward into FY24, so not FY24 budget for this project. Project cost has increased from \$270,000 to \$500,000 and has not started, so budgeting in FY25.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111805 SR50/Grove Road Force Main	Capital Improvement Project	Utilities	5	-	-	<p>Replace 4" and 6" diameter force mains in the Grove Road/Cortez Blvd. area with larger diameter pipelines. This project includes installing 4,500 LF of 12-inch and 13,700 LF of 8-inch forecmain from the Bayfront Health Center to the Brookridge master pump station.</p> <p>BOCC has approved the use of ARPA rescue funds for the unfunded portion of this project.</p>
110550 Composting Facility	Capital Improvement Project	Utilities	5	-	287,359	Project will produce compost to sell to businesses/farmers in Hernando County.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112074 Springhill AC FM/Condos FM PH 2	Capital Improvement Project	Utilities	5	-	250,000	<p>LF of FM along Spring Hill Drive. The existing AC FM has reached the end of its useful life and is partially located in the rear yards of residential units along the route. The FM will begin just east of Hanover Court, proceed westerly along Spring Hill Drive and tie into the existing PVC FM behind the AutoZone Lift Station.</p> <p>Phase 2- Evaluate the Hungry Howie's and Salem Court LS to determine what improvements will be necessary to manifold them into the Condos FM. Evaluate Holiday LS to see what the effects of removing the two stations mentioned above from the Holiday LS gravity system. Hungry Howie's will require approximately 150 LF of 4" to tie into an existing stub out that was installed as part of the original Condos FM project. Salem Court LS will require approximately 1500 LF of 4" FM installed to connect. Evaluate the Applegate, Fleck Realty, Skyline Court, and AutoZone pump station and FMs to determine whether they will need to be rehabbed due to the conditions in the 10" FM changing.</p> <p>Phase 3- Design and construct approximately 2150 LF of 6" FM for the Skyline Court LS. The existing 6" AC FM has reached the end of its useful life.</p>
111901 West Convenience Center Concrete	Capital Improvement Project	Utilities	6	-	200,000	Replace broken concrete.
111300 Dab Lift Station Replacement	Capital Improvement Project	Utilities	7	404,350	-	Replace the existing retrofitted E-One wet well with a new lift station more in line with Utility Department standards.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111944 Hernando Beach WW Resiliency	Capital Improvement Project	Utilities	8	850,000	3,300,000	<p>Analyze Hermose PS and FM and PS's discharging to Hermosa in order to maximize flow in the 8" diameter forcemain. Install pumps and modify forcemain as necessary.</p> <p>The Hernando Beach Wastewater Resiliency Project - Inflow and infiltration reduction consists of strategic upgrades and repair of conventional gravity sanitary sewer system in Hernando Beach.</p>

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112008 Septic to Sewer Dist. A Ph 2	Capital Improvement Project	Utilities	11	800,000	800,000	<p>This project will provide central sewer service for 394 properties, of which over 295 are currently occupied. This project is located south of SR50, north of Elgin Boulevard, east of Deltona Boulevard, in Northwest Spring Hill, FL. These amounts are estimates. The actual breakdown will be as previous for S25 DA Ph1 which is : 85% grant(s), 10% MSBU, 5% HCUD. First, FEDP to pay for the 30% design and third party review, then we can submit for grant funding for the rest of the 70% design and construction.</p> <p>An estimated amount of \$13,865,000 will be Grant funding. This cannot be shown in an account/grant dept. because Grant dept. to be set up once grant agreement is Board approved.</p> <p>An estimated amount of \$1,145,000 will be Utilities match. This will be shown in the transfer grant match account.</p> <p>An estimated \$1,490,000 will most likely be assessments (MSBU). This cannot be shown until project is almost completed and homeowners are hooked up to sewer.</p> <p>For a total estimated amount of project to be is \$16,500,000.</p>
112067 Glen WRF Expansion to 6 MGD	Capital Improvement Project	Utilities	15	2,372,200	-	<p>The Glen WRF expansion project consist of expansion to 4.5 MGD Average Annual Daily Flows and to provide ease of future expansion to 6.0 MGD AADF will address rapid growth and development and increased flows and loads to the Glen Subregional WRF. Construction costs are estimated cost.</p>

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
1109360 Hernando County's Package Plants Connection	Capital Improvement Project	Utilities	40	101,836	-	The project will connect several private wastewater package plants within the Weeki Wachee, Homosassa, and Aripeka spring sheds to Hernando County's central wastewater collection system reducing nutrients. The project will also result in additional reclaimed water for beneficial reuse. This grant is no longer active due to the increase in cost, and we are applying for new funding. ect. When we receive new grant funding for this project, we will add new funding at that time (award).
112007 Quality Drive Bypass FM	Capital Improvement Project	Utilities	40	-	-	The Project includes installation of 1,100 LF of 8-inch force main along the frontage road from Royal Palm Way to County Line Rd. The force main will bypass the existing 12-inch gravity main and the Quality Drive (SH-LS71) pump station. The Audie Brook (SH-LS65) pumps will need to be upgraded to 60 hp pumps. The master plan estimated was increased by 30% for design and construction.

Summary by Funding Source (TOTAL)	Prior Year	FY2026
General Fund	4,397,584	13,358,920
Impact Fees	3,044,101	23,335,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000
Other Funds	23,942,731	119,927,927
Grants	28,994,310	17,452,488
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000

Dept. of Public Works

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111440 Chinsegut Hill Renovations	Capital Improvement Project	Public Works	1	387,877	-	Construct restroom addition to include new restrooms, new covered walkway, and enhanced septic system. There are currently no restrooms in the dining hall/kitchen. Per building code, restrooms are required for dining facilities.
111821 Brooksville Health Dept Parking Lot Overlay	Capital Improvement Project	Public Works	1	225,000	-	Install a new layer of asphalt over the existing surface. Restriping and replacement of wheel stops.
111896 Courthouse Roof Replacement	Maintenance Project	Public Works	1	565,000	-	Courthouse roof replacement.
112205 Quality Drive Flume Replacement	Capital Improvement Project	Public Works	1	175,000	-	This project consists of the demolition of existing flume, fill, and construction of proposed flume. This project includes the placement of concrete, fill, geo-fabric, rubble rip-rap and work incidental to same. The work includes compliance with the NPDES and seeding of disturbed pond bottom and sodding of other disturbed areas; proposed work to be executed per the plans and specifications.
112216 Yellowback Road Culverts	Capital Improvement Project	Public Works	1	-	110,000	Two of five pipes will be lined via the CIPP process. Three will be removed by DPW. Annual operating cost estimate: \$1k.
100380 Barclay Avenue Multilaning	Capital Improvement Project	Public Works	1	2,671,560	5,630,000	Project consists of design, land acquisition and construction of Barclay Avenue from Powell Road north to SR50/Cortez Blvd to improve from a two-lane to four-lane roadway.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112004 Ayers/Culbreath/Hayman Intersection Improv	Capital Improvement Project	Public Works	1	-	2,100,000	Analysis to determine the appropriate improvement at the intersection of Ayers/Culbreath/Hayman intersection. Designing to determine whether a round-a-bout or signalization should be installed and right-of-way needs prior to project proceeding. The Board supported a round-a-bout as an appropriate solution for the intersection improvements. This project will provide for continued analysis of intersection improvements, including property acquisition and right-of-way needs prior to start of project.
112100 Chinsegut Water Plant Renovation	Maintenance Project	Public Works	1	-	50,000	Renovation of Chinsegut Hill Water Plant.
108240 Dr Martin Luther King Resurfacing	Capital Improvement Project	Public Works	1	55,000	552,000	Project limits include: Main St to Jefferson .64 miles. Mill 3" and put back 1 1/2" asphalt. Replace guard rails and update ADA ramps and Roadway Drainage.
109910 Lake Lindsey Rd (Snow Mem-41) Resurfacing	Capital Improvement Project	Public Works	1	-	2,500,000	Project limits include Lake Lindsey Road from Snow Memorial Road to US41/Broad Street and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt, adding paved shoulders and upgrade of drainage and signage.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112049 Kettering Road Multilaning	Capital Improvement Project	Public Works	1	-	4,059,000	Project consists of design, land acquisition and construction of Kettering Road from SR50/Cortez Boulevard to Powerline Road to improve from a two-lane to four-lane roadway. Project to provide capacity improvements to help accommodate level of service demands.
112206 Tinamou Ave Chip Seal	Maintenance Project	Public Works	1	-	200,000	Chip Seal validity test as an alternative pavement option for Limerock Roads.
108190 Replace Heavy Duty Fixed-Route Vehicles	Capital Improvement Project	Public Works	2	-	-	Replace heavy duty fixed-route transit vehicles that have met their minimum useful life (two vehicle replacements per year). Grants/State toll revenue credits will be used to reimburse the County at 100%.
108200 Replace ADA Paratransit Vehicles	Capital Improvement Project	Public Works	2	-	-	Replace ADA Paratransit Vehicles per grant agreements.
110420 GC Desi A/C Unit Replacement #3 & #4	Capital Improvement Project	Public Works	2	250,000	-	A/C Unit replacement #3 & #4 (controls humidity and outside air).
110430 GC Desi A/C Unit Replacement #1 & #2	Maintenance Project	Public Works	2	250,000	-	A/C Unit Replacement #1 & #2.
110480 GC Desi A/C Unit Replacement #5 & #6	Capital Improvement Project	Public Works	2	250,000	-	A/C Unit Replacement #5 & #6.
111817 Anderson Snow & Corporate Blvd Improvements	Capital Improvement Project	Public Works	2	7,820,900	-	Project consists of widening Anderson Snow Road from two lanes to four lanes from the existing four lane section just south of Spring Hill Drive to approximately 1/4 mile south of the intersection with Corporate Boulevard and adding signalization at the intersection.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111841 Fixed Route Vehicle (Ridge Manor Connector)	Capital Improvement Project	Public Works	2	845,203	-	Fixed-Route Vehicle for Ridge Manor Connector.
112050 Sunshine Grove Road Multilaning	Capital Improvement Project	Public Works	2	-	2,025,000	Project consists of design, land acquisition and construction of Sunshine Grove Road from Ken Austin Parkway north to Hexam Road to improve from a two-lane to four-lane roadway. Project to provide capacity improvements to help accommodate level of service demands.
111899 Government Ctr Phase 2 A/C Controls Replacement	Maintenance Project	Public Works	2	200,000	285,000	Replace all Non-Bacnet devices in facility. Ph 3 & 4 to follow.
112022 Chinsegut Cabins 1-7 Flooring Replacement	Maintenance Project	Public Works	2	-	90,000	Replace all flooring in (7) cabins.
112185 Cedar Lane Resurfacing	Maintenance Project	Public Works	2	-	173,000	Cedar Ln; from Powell Rd to Cortez Bl. 13,000 L.F. Full Depth Reclamation (FDR) Mix 8" finish with 6" base and 2" of new asphalt.
112197 Spring Hill Drive Ph 5 Resurfacing	Maintenance Project	Public Works	2	300,000	3,000,000	Project limits include Spring Hill Drive from Barclay Ave to California St (1.71 miles) and consist of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
112207 Sunshine Grove Rd @ Plumeria Traffic Signal	Maintenance Project	Public Works	2	100,000	1,850,000	Signal Design and Construction for 4 Post Box Span Traffic Signal at Sunshine Grove Road and Plumeria Blvd. Annual Maintenance cost is \$4500.
111842 Transfer Facility	Capital Improvement Project	Public Works	3	-	3,000,000	Design and construction of transfer facility.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111981 Record Storage Elevator Modernization	Capital Improvement Project	Public Works	3	245,000	-	Replace controls, electrical wiring cab interior and lighting to comply with current elevator codes.
111827 Lark Avenue Culvert Slip Lining	Capital Improvement Project	Public Works	3	-	250,000	Reinforce existing deteriorated culvert using slip line process to extend life of structure.
111956 Westside Elementary Turn Lane	Capital Improvement Project	Public Works	3	-	240,000	Extension of right turn lane on Applegate Drive to provide capacity improvement to help accommodate level of service demands at the request of the Hernando County School District. This will require the School District to provide additional property to provide for the turn lane construction.
112021 Chinsegut Int/Ext Painting of (7) Cabins	Maintenance Project	Public Works	3	-	65,000	Interior and exterior painting of seven (7) cabins.
109220 Transit Shelter (s) & Amenities	Capital Improvement Project	Public Works	3	-	1,530,000	Shelters and amenities are provided for riders at locations where suitable for protection from the weather.
109790 Thrasher Ave (US19 to Mellon) Resurfacing	Maintenance Project	Public Works	3	-	725,000	Project limits include Thrasher Avenue from US19/Commercial Way to Mellon road and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
109800 Thrasher Ave (Mellon to Pomp) Resurfacing	Maintenance Project	Public Works	3	-	65,000	Project limits include Thrasher Avenue from Mellon Road to Pomp Parkway and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111891 Country Oak Drive Resurfacing	Maintenance Project	Public Works	3	-	116,000	Project consists of design and construction to provide pavement improvements of residential road(s) by milling 1" and replace with 1" asphalt.
112208 Admin Support Vehicle	Capital Improvement Project	Public Works	3	-	50,000	Administrative Vehicle for Route Supervisors.
109860 Mariner @ Landover South Intersection Improvement	Capital Improvement Project	Public Works	4	536,360	-	Project consists of signal upgrade to provide a left turn movement dedication.
111925 Linda Pedersen Rec Ctr Roof Replacement	Maintenance Project	Public Works	4	91,073	-	Remove existing roof system and roof deck, replace decking, and install new roofing system. Also, remove wood framed addition that is rotting, reframe and install new sheeting and stucco. Updated project for Demolition.
111977 EOC Chiller Replacement	Capital Improvement Project	Public Works	4	275,000	-	Replace chillers and controls.
108210 Bus Stop ADA Improvements	Capital Improvement Project	Public Works	4	654,794	500,000	The County is improving access to its bus stops to standards prescribed by the Americans with Disabilities Act.
110030 S Linden (Spring Hill-Jessica) Sidewalk LAP	Capital Improvement Project	Public Works	5	1,268,964	-	Project consist of design and construction of a five-foot sidewalk along Linden Drive from Spring Hill Drive south to Jessica Drive.
110660 East Side Library Soffit Replacement	Maintenance Project	Public Works	5	102,165	-	Replace soffit and fascia around entire building. Parts are missing due to fire damage.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
110700 Government Center Exterior Painting	Maintenance Project	Public Works	5	525,000	-	Clean Government Center and Courthouse, waterproof all windows and joints, prime dryvit areas and color topcoat, clear seal brick for both buildings. This project cost covers all labor, rental of lift equipment and material.
111982 Record Storage Weatherproofing and Painting	Maintenance Project	Public Works	5	75,000	-	Pressure wash facility, seal all windows, doors, cracks and parapets, prime and paint facility.
112026 Brittle Rd Lizzie Hart Sink Stormwater Imp	Capital Improvement Project	Public Works	5	200,000	-	<p>The project consists of the development of a feasibility study to include a resource evaluation of the watershed, a Level of Service Analysis (LOS), and identification and ranking of Best Management Practices (BMPs) to mitigate flooding and water quality impacts near Brittle Road within Lizzie Hart Sink watershed in Hernando County.</p> <p>The project will provide more detail for water quality and flood protection benefits, project costs, property rights/acquisition needs, and permitting/mitigation requirements for proposed BMPs to help determine whether the County moves forward with design and construction.</p>
109750 Cobb Road Resurfacing	Maintenance Project	Public Works	5	-	384,750	Project limits include Cobb Road from SR50/Cortez Boulevard to US98/Ponce DeLeon Boulevard and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112181 Anderson Snow Road Resurfacing	Maintenance Project	Public Works	5	-	45,000	Project limits from Anderson Snow from Spring hill Dr to Edward Knoll Dr 5200 L.F., Mill 2" of old asphalt and add 2" new asphalt.
112187 Citrus Way Resurfacing	Maintenance Project	Public Works	5	-	85,000	Project Limits; Lake Lindsey to Kensington Rd 9,900 L.F. Cold in Place Recycling (CIR) Mixing 8" with additive. Final 6" recycled base. The final course will be 2" of new asphalt.
112236 Glen Lake Commons Signalized Intersection	Capital Improvement Project	Public Works	5	-	1,325,058	Signalization of intersection with Glen Lake's Commons, LLC (GLC).
112249 Spring Hill Dr-US19 to Kenlake Safety Improvement	Capital Improvement Project	Public Works	5	-	300,000	Safety improvements to Spring Hill Dr area from US19 to Kenlake Avenue.
110620 Records Storage Roof Replacement	Maintenance Project	Public Works	6	224,404	-	Replace roofing system.
111270 Eastside Elementary Sidewalk LAP	Capital Improvement Project	Public Works	6	471,401	-	Design and construction of a five-foot wide sidewalk approximately 1.5 miles along Raley Road, Dakota Drive and Boxwood Street proximate to Eastside Elementary School
111985 Westside Library Parking Lot Overlay	Maintenance Project	Public Works	6	60,000	-	Remove asphalt to limerock base and overlay.
111947 Landover Boulevard Ph 1 Resurfacing	Maintenance Project	Public Works	6	-	80,000	Project limits include Landover Boulevard from Mariner N. Boulevard to Elgin Boulevard and consist of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112188 Deltona Boulevard Resurfacing	Maintenance Project	Public Works	6	-	150,000	Deltona Bl; From Philatelic Dr to Northcliff Bl; 6,750 L.F. Mill 2" and replace with 2" new asphalt.
111979 Government Center Parking Lot Seal and Stripe	Maintenance Project	Public Works	7	240,000	-	Seal and stripe public parking lot.
111986 Westside Government Center A/C Replacement	Maintenance Project	Public Works	7	292,820	-	Replacement of (15) remaining A/C systems that range in age from 20 - 27 years old.
112012 Government Center Atrium RTU Replacement	Maintenance Project	Public Works	7	55,000	-	Government Center Atrium rooftop unit replacement.
106220 South Brooksville BMP-2 Drainage Improvement	Capital Improvement Project	Public Works	7	607,135	3,000,000	Provide drainage retention area and conveyance facilities within the South Brooksville BMP (Best Management Practice) areas once existing system is re-evaluated to determine the scope of construction. BOCC approved ARPA funding for project.
112019 Hayman Road Resurfacing	Capital Improvement Project	Public Works	7	-	100,000	Project limits include Hayman Road, from Culbreath Road to Spring Lake Highway, and consist of milling, widening and resurfacing along with adding paved shoulders.
112195 Lockhart Road Resurfacing	Maintenance Project	Public Works	7	-	1,891,900	Lockhart Bl from Cortez to Old Trilby; 4250' L.F. Full Depth Reclamation (FDR) Mix 8", 6" base, New 2" asphalt.
111280 Fox Chapel Middle School Sidewalk LAP	Capital Improvement Project	Public Works	8	1,058,926	-	Project consists of design and construction of a five-foot wide sidewalk along Freeport Drive from Deltona to Northcliffe, Fox Chapel Lane from Freeport to Deltona, and Moongate Road from Freeport to Deltona, tot a total project length of 1.515 miles.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112015 New Facilities Maintenance Building	Capital Improvement Project	Public Works	8	605,240	3,500,000	Construction of new 10,000 sq. ft Facilities Building, and property acquisition.
112184 Northcliff Boulevard Phase 1 Resurfacing	Maintenance Project	Public Works	8	-	296,000	Northcliff Ave from Azora to Mariner 3,770' L.F. Mill 2' and put back 2' new asphalt.
112247 Traffic Signalization Detection Upgrade	Maintenance Project	Public Works	8	-	125,000	Upgrades to traffic signalization throughout the County traffic signal system.
111950 County Line at Linden Signalization	Capital Improvement Project	Public Works	9	300,000	-	Design and construction to provide traffic signalization of the County Line Road @ Linden Drive intersection.
111976 Courthouse Fire Alarm Device Replacement-Phase II	Capital Improvement Project	Public Works	9	90,000	-	Replace all fire alarm devices, connect to new fire alarm panel, and bring system up to current fire code.
111989 Sheriff's Office, Fleet, Property and Fuel Island Exterior	Maintenance Project	Public Works	9	150,000	-	Pressure wash facility, seal all windows, doors, cracks and parapets, prime and paint Sheriff's office, Fleet, Property and Fuel Island Exterior Painting.
111992 Sheriff's Office A/C #2 and #3	Maintenance Project	Public Works	9	110,000	-	Replacement of (2) A/C Units.
111700 Powell Road Resurfacing	Capital Improvement Project	Public Works	9	-	250,000	Project limits include Powell Road from US41/Broad Street to Emerson Road, and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
110690 Government Center Chiller #3 Replacement	Capital Improvement Project	Public Works	10	320,000	-	Replace chiller #3 with a new chiller, controls and circulating pump.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111892 CR581/Emerson Rd Resurfacing (Pwl to SR50)	Maintenance Project	Public Works	10	1,300,000	-	Resurface and shoulder improvements of approximately three (3) miles of roadway on Emerson Road from SR50/Cortez Boulevard to Powell Road.
111988 Westside Government Center Interior Painting/Carpet	Maintenance Project	Public Works	10	100,000	-	Painting and carpet replacement for several areas at Westside Government Center.
109570 Northcliffe Blvd Stormwater Retrofit	Capital Improvement Project	Public Works	11	459,257	-	Project consists of design and construction of drainage retention area and stormwater conveyance.
110670 Westside Government Ctr Soffit Replacement	Maintenance Project	Public Works	11	175,000	-	Replace all soffit/fascia and rotten wood framing.
110680 Sheriff's Office Fire Alarm Replacement	Maintenance Project	Public Works	11	100,000	-	Replace the fire alarm and devices to bring system up to current fire code.
109550 Geranium Avenue Stormwater Retrofit	Capital Improvement Project	Public Works	12	850,000	-	Project consists of design and construction of drainage retention area and stormwater conveyance.
111984 Westside Library A/C #1 and #3	Maintenance Project	Public Works	12	70,000	-	Replace A/C systems #1 & #3.
111987 Westside Government Center Building and Privacy Wall	Capital Improvement Project	Public Works	12	185,000	-	Westside Government Center Building and Privacy Wall painting and repair. Provide structural repairs for privacy wall, shotcrete finish and paint.
111888 Chinsegut Hill ADA Improvements	Maintenance Project	Public Works	13	85,000	-	ADA improvements noted during study which include parking area, ramps for cottage #3 interconnecting walkways and walkway lighting.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112010 Chinsegut Cabins 4-7/Caretaker House Re-roof	Maintenance Project	Public Works	13	100,000	-	Chinsegut Hill Cabins #4, 5, 6, 7, and caretaker house reroof.
105900 Coastal Way Intersection Improvements	Capital Improvement Project	Public Works	15	-	-	Projects consists of design, land acquisition and construction of an additional turn lane on Coastal Boulevard between SR50/Cortez Boulevard and Frontage Road.
111898 WS Library A/C #4 & VAV Replacement	Maintenance Project	Public Works	16	272,500	-	Replace existing air handler, (2) condensers as well as (8) VAV boxes that control zone temperature.
106040 Fiber Optic - Northcliffe (Deltona-Explorer)	Capital Improvement Project	Public Works	16	-	250,000	Project consists of installation of fiber optic cable along Northcliffe Boulevard from Deltona Boulevard to Explorer Elementary School.
109840 Fiber Optic-Spring Hill Dr. (Mariner-Coronado)	Capital Improvement Project	Public Works	17	-	5,000	Project consists of installation of fiber optic cable along Spring Hill Drive between Mariner Boulevard and Coronado Drive.
112251 Fiber Optic-Spring Hill (Linden-Coronado)	Capital Improvement Project	Public Works	19	-	50,000	Project located at Spring Hill Drive from Linden Dr to Coronado Dr and consists of installation of fiber optic cable.
111140 Calienta Roadway Improvements	Capital Improvement Project	Public Works	20	4,395,604	-	Project consists of design and construction of roadway and stormwater improvements providing pollution abatement for water drainage into the Gulf of Mexico, neighborhood flood relief and enhanced traffic safety.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112199 Cobblestone Drive Culvert Slip lining	Capital Improvement Project	Public Works	20	225,000	-	Installation of cured-in-place-pipe (CIPP) of double 48" corrugated metal arch pipes (CMAPs), each being 120 feet long. Work is located in the vicinity of 300 Cobblestone Drive in the Spring Hill Lakes watershed.
112228 Coachman Road Culvert Sliplining	Capital Improvement Project	Public Works	20	-	75,000	Installation of cured-in-place-pipe (CIPP) of 18" corrugated metal arch pipe (CMAP), 45 feet long. Work is located in the vicinity of 2125 Coachman Road in the Spring Hill Lakes watershed.
111810 Petit Lane Realignment	Maintenance Project	Public Works	21	470,000	-	Petit Lane vehicular Safety.
111993 Sheriff's Office Hurricane Window Treatment	Capital Improvement Project	Public Works	21	85,000	-	Install hurricane rated window treatment to building.
108510 Culbreath Rd@Carr Creek Flood Improvement	Capital Improvement Project	Public Works	22	175,000	-	Drainage Retention Area.
111150 Cyril Drive Bypass	Capital Improvement Project	Public Works	23	3,461,520	-	Project consists of design and construction activities of the Cyril Drive Bypass from Kettering Road to Cyril Drive. Project plan also includes water and wastewater improvements. These improvements include installation of 1200 LF of 8" C900 DR18 PVC water main along the north side of Cyril Drive from Kettering Road down the right-of-way and end of main with a blow-off assembly. Project also consists of a 16x8 wet tap, two 8" gate valves, one ARV and one blow-off assembly. Additionally, a sewage pumping station and forcemain will be constructed to serve the area as part of this project.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111828 Emerson Road Culvert Slip Lining	Capital Improvement Project	Public Works	24	-	60,000	Reinforce existing deteriorated culvert using slip line process to extend life.
112020 Shoal Line Boulevard Resurfacing	Capital Improvement Project	Public Works	25	310,020	-	Project limits include Shoal Line Drive, from Jew Fish Dr. to Calienta St., and consist of milling, crack sealing, and resurfacing along with adding paved shoulders.
112057 Old Crystal River Road Drainage Improvement	Capital Improvement Project	Public Works	25	350,000	-	Old Crystal River Road historically has been overtopped during significant rainfall events near the intersection of Pleasant view Lane. The project consists of replacing the existing 18" CMP cross drain 12" CMP side drain with a 2' x 4' concrete box culvert (CBC) and 18" High Performance polypropylene pipe (HP) side drain.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111939 Highpoint Gardens Drainage Improvements	Capital Improvement Project	Public Works	25	-	200,000	Project is proposed neighborhood flood relief effort entailing purchase and demolition of an existing home and creation of additional flood storage on the cleared site. Demolition of the residential structure and abandonment and closure of the associated existing well and septic system must comply with current rules and regulations of the SWFWMD and the Florida Department of Health. Conceptually the project is expected to provide approximately 3 acre-feet of additional floodplain storage and lower peak flood elevations on 27 residential lots. Sinkhole and wetland concerns may limit some use of the property and a full and accurate description of actual benefits will be developed by the Engineer during the analysis, design and permitting phase of the project.
112201 Pinehurst Drive Culvert Slip lining	Capital Improvement Project	Public Works	25	50,000	100,000	Installation of cured-in-place-pipe (CIPP) of double 24" elliptical corrugated metal pipes (ECMPs), each being 65 feet long. Work is located in the vicinity of 6910 Pinehurst Drive in the Spring Hill Lakes watershed.
112191 Waterfall Drive Resurfacing	Maintenance Project	Public Works	26	92,000	680,000	Waterfall Dr from Spring Hill Dr to County Line Rd 7,700' L.F. Mill 1"-3" with new 1- 1/2" asphalt.
111897 Government Center Roof Replacement	Maintenance Project	Public Works	29	-	967,500	Replace roofing system.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111893 Hayman Road Safety Upgrade	Maintenance Project	Public Works	30	1,071,690	-	Widen the cross section of the paved area of Hayman Road from 18-feet to 22-feet at the three 90-degree curves, approximately 5,600 feet.
111978 EOC Roof Replacement	Maintenance Project	Public Works	30	-	315,000	Replace roofing system.
112102 Westside Government Center Remodel	Capital Improvement Project	Public Works	30	-	400,000	Remodel vacated Tax Collector's space for future use including ceiling, flooring and demo, wall framing with A/C and electrical modifications.
112200 Dan Brown Hill Road Surface Treatment	Maintenance Project	Public Works	30	50,000	1,350,000	Hernando and Pasco Counties share maintenance of this roadway. Pasco County is designing the reconstruction of this road, with construction funding split 50/50 between the counties. Paving with increase public safety and reduce the maintenance cost for each county.
111809 Evergreen Woods @ SR50 Signalization Imprv	Capital Improvement Project	Public Works	32	1,000,000	-	Project consists of design and construction of traffic signal. Improvements to address intersection safety concerns.
111971 Brooksville Health Department Public R/R ADA Renovat	Capital Improvement Project	Public Works	33	-	82,500	Reconfigure public restrooms to meet ADA standards. Replacement of finishes, existing tile is 34 years old at time of renovation.
111990 Sheriff's Office Re-Roof & Skylight Removal	Capital Improvement Project	Public Works	35	-	1,255,000	Replace roofing system and remove Skylight.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111969 Croom Road Resurfacing(US41 to Jacobson)	Maintenance Project	Public Works	39	-	-	Project limits are Croom Road from US41 to Jacobson Road and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
105840 SR50 Frontage Road West of Mariner	Capital Improvement Project	Public Works	40	144,345	-	Project consists of design, land acquisition and construction to extend existing frontage road west of Mariner Boulevard, between Kadri and Evergreen Woods to increase road capacity.
105930 Star Road Improvements	Capital Improvement Project	Public Works	40	-	-	Project limits include Star Road from Sunshine Grove Road to Weeping Willow Road and consists of design, land acquisition and construction to upgrade roadway from local limerock status to collector paved roadway.
105940 Weeping Willow Road Improvements	Capital Improvement Project	Public Works	40	-	-	Project limits include Weeping Willow Road, from SR50/Cortez Boulevard to Star Road, and consists of design, land acquisition and construction to upgrade roadway from local limerock status to collector paved roadway. Project to provide capacity improvements to help accommodate level of service demands.
106020 Fiber Optic - SR50 (Wiscon to Cobb)	Capital Improvement Project	Public Works	40	-	-	Project consists of installation of approximately 19,200 LF of fiber optic cable along SR50/Cortez Boulevard from Wiscon Road to Cobb Road. Improvements to increase network interconnectivity.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
108290 Culbreath Road Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits are Culbreath Road from Powell Road to Pasco County line and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
108410 Redfox Lane Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits include Redfox lane from dead-end west of Wildflower Drive to dead-end east of Wildflower Drive and consist of design and construction to provide pavement improvement of residential road(s) by milling 1" and replace with 1" asphalt.
109850 Cobblestone @ Spring Hill Intersection Improvement	Capital Improvement Project	Public Works	40	-	-	Project consists of performing traffic study and design for construction of traffic devices to improve vehicular accessibility and safety at intersection.
109900 Mariner West Frontage Road	Capital Improvement Project	Public Works	40	-	-	Mariner West Frontage Road-(Evergreen Woods to Mariner).
110080 Powell Road Stormwater Improvements	Capital Improvement Project	Public Works	40	11,106	-	Project consists of geotechnical evaluation of County-owned property to construct a new drainage retention area providing additional flood storage that will decrease peak flood stages.
110980 Chimney Rock Drive Surface Treatment	Maintenance Project	Public Works	40	-	-	Chimney Rock Drive, from Cornerstone to Umbrella Rock, Roadways.
110990 Benes Roush Road Surface Treatment	Maintenance Project	Public Works	40	-	-	Benes Roush Road, from Wilson Boulevard to Phillips Road, roadway surface.
111010 San Antonio Road Surface Treatment	Maintenance Project	Public Works	40	-	-	San Antonio Road Surface Treatment

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111690 Grove Road Resurfacing	Capital Improvement Project	Public Works	40	-	-	Project limits include Grove Road from SR50/Cortez Boulevard to 4' north of Ken Austin Parkway and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
111710 Sunshine Grove Road Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits include Sunshine Grove Road, from Hexam Road to Centraillia Road, and consists of design and construction to provide pavement improvements of collector road by milling 1" and replace with 2" asphalt.
111813 Peck Sink Drainage Improvements Phase I	Capital Improvement Project	Public Works	40	1,095	-	Project consists of reconstruction of existing outfall structure by eliminating the control inlets and pipes.
111814 Peck Sink Drainage Improvements Phase II	Capital Improvement Project	Public Works	40	-	-	Project consists of reconstruction of existing inflow structure and the sediment basin outfall structure by eliminating the control inlets and pipes.
111829 Imogene Lane Culvert Slip Lining	Capital Improvement Project	Public Works	40	85,000	-	Reinforce existing deteriorated culvert using slip line process to extend life.
111890 Wildflower Drive Resurfacing	Maintenance Project	Public Works	40	-	-	Project consists of design and construction to provide pavement improvements of residential road(s) by milling 1" and replace with 1" asphalt.
111946 Powell Road Resurfacing (California to Suncoast)	Maintenance Project	Public Works	40	2,200,000	-	Powell Road Resurfacing.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111948 Landover Boulevard Ph 2 Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits include Landover Boulevard from Elgin Boulevard to Mariner South Boulevard and consists of design and construction to provide pavement improvement of collector road by milling 2" and replace with 2" asphalt.
111949 Landover Boulevard Ph 3 Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits include Landover Boulevard from Mariner South Boulevard to Northcliffe Boulevard and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
111951 Spring Hill Drive Ph 1 Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits include Spring Hill Drive from US19/Commercial Way to Deltona Boulevard (2.58 miles) and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
111952 Spring Hill Drive Ph 2 Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits include Spring Hill Drive from Deltona Boulevard to Mariner Boulevard (3.03 miles) and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
111953 Spring Hill Drive Ph 3 Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits include Spring Hill Drive from Mariner Boulevard to East Linden Drive (1.87 miles) and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111954 Spring Hill Drive Ph 4 Resurfacing	Maintenance Project	Public Works	40	-	-	Project limits include Spring Hill Drive from East Linden Drive to Barclay Avenue (1.67 miles) and consists of design and construction to provide pavement improvements of collector road by milling 2" and replace with 2" asphalt.
111955 Weeki Wachee School Complex Road Improvements	Capital Improvement Project	Public Works	40	-	-	Construct roadway improvements for the Weeki Wachee School Complex. May require signalization at Atlanta and US 19. Will require property for DRA. Will most likely require additional intersection improvements
111974 Coast Guard A/C Replacement	Maintenance Project	Public Works	40	-	-	Replace (5) A/C systems including mechanical closets.
111975 Coast Guard Auxiliary Parking Lot Overlay	Maintenance Project	Public Works	40	-	-	Removal of existing asphalt and replace missing limerock base. Lay new asphalt, restripe and replace parking stops.
111980 Lykes Library Shingle Re-Roofing	Maintenance Project	Public Works	40	-	-	Remove and replace all areas of building that have shingles.
112056 Clipper Court Drainage Improvement	Capital Improvement Project	Public Works	40	-	-	Clipper Court frequently experiences yard and street flooding. This project would mitigate flooding risks to street, yards, and structures.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112060 Mariner Blvd Median Improvements	Capital Improvement Project	Public Works	40	-	-	Improvement of median on Mariner Boulevard between Elgin Boulevard south to Landover Boulevard (approximately 2.4 miles). The project consists of conceptual analysis and plan, design, and construction to provide vehicular access management within medians and improve safety within the project limits.
112103 Chinsegut Exterior Renovation- Phase II	Maintenance Project	Public Works	40	-	-	Exterior Renovation Phase II, Manor House Painting and venting of lap siding due to A/C and condensing issues.
112104 County Administration Carpet Replacement/Interior Pa	Maintenance Project	Public Works	40	-	-	Carpet replacement and Interior Painting.
112105 Little Red Schoolhouse Exterior Renovation	Maintenance Project	Public Works	40	-	-	LRSB exterior renovation - siding, paint, and windows.
112106 Lykes Library A/C System #2 Replacement	Maintenance Project	Public Works	40	-	-	Lykes Library A/C System #2 Replacement.
112107 Sheriff's Office Carpet Replacement	Maintenance Project	Public Works	40	-	-	Sheriff's Office Carpet replacement.
112108 Brooksville Health Department - Fire Alarm Replacement	Maintenance Project	Public Works	40	-	-	Brooksville Health Department Fire Alarm Replacement.
112109 County Extension Roof Replacement	Maintenance Project	Public Works	40	-	-	County Extension Roof Replacement.
112110 East Side Library & Spring Hill Library A/C Replacement	Maintenance Project	Public Works	40	-	-	ES Library and SH Library A/C Equipment Replacement.
112111 WestSide Library Exterior Restoration	Maintenance Project	Public Works	40	-	-	WS Library Exterior Restoration.
112112 Courthouse #1 and #2 Chiller Replacement	Maintenance Project	Public Works	40	-	-	Courthouse Chiller #1 and #2 Replacement.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112182 Northcliff Boulevard Phase 2 Resurfacing	Maintenance Project	Public Works	40	-	-	Northcliff from US 19 to Azora Rd 10,300' L.F. Full depth Reclamation mix 8" with 6" base and final 2" of new asphalt.
112183 Powell Road Resurfacing	Maintenance Project	Public Works	40	-	-	Powell Rd from Emerson to Spring Lake Hwy 2,300 L.F. Full depth Reclamation Mix 8" with 6" base with 2' new asphalt.
112186 Ridge Manor Boulevard Resurfacing	Maintenance Project	Public Works	40	-	-	Ridge Manor Bl 16250 L.F. From SR 50 (Cortez Bl) to 301 (Treiman Bl) Full Depth Reclamation (FDR) Mix 8" 6' base and new 2' asphalt
112189 WPA Road Resurfacing	Maintenance Project	Public Works	40	-	-	9,600' L.F. WPA Rd from Cortez Bl to Mondon Hill Rd Full Depth Reclamation mix 8", 6" base and 1 1/2" new asphalt.
112190 Navy Drive Resurfacing	Maintenance Project	Public Works	40	-	-	Navy Dr from Marine to Twin Dolphine 1,650' L.F. Patching with premium Micro surface.
112192 Fairway Drive Resurfacing	Maintenance Project	Public Works	40	-	-	Fairway Dr from Country Club to north end 3600' L.F. Mill 1"-3" asphalt with new 1-1/2" new asphalt.
112193 Hickory Hill Road Resurfacing	Maintenance Project	Public Works	40	-	-	Hickory Hill Rd from Spring Lake Hwy to 2300' East of Baseball Pond Rd. 6900'L.F. Full Depth Reclamation (FDR) Mix 8", 6" base, new 2" asphalt.
112194 Myers Road Resurfacing	Maintenance Project	Public Works	40	-	-	Myers Rd from S End to Lockhart Bl 9,300' L.F. 2" overlay with asphalt.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112226 Alhambra Court Culvert Sliplining	Capital Improvement Project	Public Works	40	-	-	Installation of cured-in-place-pipe (CIPP) of triple 18" elliptical corrugated metal pipes (ECMPs), each being 62 feet long. Work is located in the vicinity of 8100 Alhambra Court in the Spring Hill Lakes watershed.
112227 Baton Avenue Culvert Sliplining	Capital Improvement Project	Public Works	40	-	-	Installation of cured-in-place-pipe (CIPP) of triple 18" elliptical corrugated metal pipes (ECMPs), each being 60 feet long. Work is located in the vicinity of 145 Baton Avenue in the Spring Hill Lakes watershed.
112232 Brooksville Health Dept Roof Replacement	Maintenance Project	Public Works	40	-	-	Brooksville Health Department Roof Replacement.
112237 Waterfall Drive Culvert Slip Lining	Capital Improvement Project	Public Works	40	-	-	Project entails lining culverts via the CIPP process to extend function.
112238 Sharon Ct Canal Culvert Slip Lining	Capital Improvement Project	Public Works	40	-	-	Project entails lining culverts via the CIPP process to extend function.
112239 Parsons Road Culvert Slip Lining	Capital Improvement Project	Public Works	40	-	-	One pipe will be lined via the CIPP process in the area of 17522 Parsons Rd.
112240 Hunters Lake Outfall	Capital Improvement Project	Public Works	40	-	-	Hunters Lake Outfall will be replaced with a SCADA-driven system. Annual operating cost estimate: \$2,000.
112241 Yellowbird Ave Culvert Slip Lining	Capital Improvement Project	Public Works	40	-	-	Project entails slip lining culvert pipes.
112242 Fiber Optic-Deltona (SR50-Elgin)	Capital Improvement Project	Public Works	40	-	-	Project located at Deltona Blvd from State Road 50/Cortez Blvd to Elgin Blvd and consists of installation of fiber optic cable.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112243 Fiber Optic-Deltona (Abilene-Forest Oaks)	Capital Improvement Project	Public Works	40	-	-	Project located at Deltona Blvd from Abilene Rd to Forest Oaks Blvd and consists of installation of fiber optic cable.
112244 Fiber Optic-California (spring Hill-Powell)	Capital Improvement Project	Public Works	40	-	-	Project located at California Street from Spring Hill Drive to Powell Rd and consists of installation of fiber optic cable.
112245 Fiber Optic-Anderson Snow (SH Dr-Corporate)	Capital Improvement Project	Public Works	40	-	-	Project located at Anderson Snow Road from Spring Hill Dr to Corporate Blvd and consists of installation of fiber optic cable.
112246 County Line @ Anderson Snow Intersection Improvement	Capital Improvement Project	Public Works	40	-	-	Add flashing yellow arrows on all 4 approaches to improve traffic flow. Bring signal up to current ADA standards and restore all road marking. Add streetlighting to increase visibility and public safety. Replace internally illuminated street name signs.
112248 Spring Lake @ SR50/Cortez Intersection Improvement	Capital Improvement Project	Public Works	40	-	-	Add a dedicated right turn lane on Spring Lake Highway, add streetlights, potential partnership with FDOT to upgrade signalization to Mast Arm, for improvements to congestion, visibility and public safety.
112250 Northcliffe @ Deltona Intersection Improvements	Capital Improvement Project	Public Works	40	-	-	Intersection improvements to be determined during design phase. Bring signal up to current ADA standards and restore all road marking.
112252 Pine Island Drive Elevation Improvement	Capital Improvement Project	Public Works	40	-	-	Elevation increases to Pine Island Drive.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112253 Anderson Snow Multilaning	Capital Improvement Project	Public Works	40	-	-	Project Limits: Anderson Snow Road from County Line Rd to S of Corporate Blvd. Addition of lanes for increased capacity.
112254 Chinsegut Hill Chiller Replacement	Capital Improvement Project	Public Works	40	-	-	Chinsegut Hill Chiller Replacement Qty of 3 (5 Tons ea).
112255 Westside Library A/C Controls	Capital Improvement Project	Public Works	40	-	-	West Side Library A/C Controls Replacement.
112256 Spring Hill Library A/C Controls	Capital Improvement Project	Public Works	40	-	-	Spring Hill Library A/C Controls Replacement.
112257 East Side Library A/C Controls	Capital Improvement Project	Public Works	40	-	-	East Side Library A/C Controls Replacement.
112258 EOC A/C Controls	Capital Improvement Project	Public Works	40	-	-	Emergency Operations Center A/C Controls Replacement.
112259 Brooksville Health Dept Exterior Restoration	Maintenance Project	Public Works	40	-	-	Brooksville Health Department Exterior Restoration.
112260 WS Health Dept A/C Controls	Capital Improvement Project	Public Works	40	-	-	West Side Health Department A/C Control Replacement.
112261 WS Health Dept Chiller Replacement	Capital Improvement Project	Public Works	40	-	-	West Side Health Department Chiller Replacement.
112099 Government Center Carpet Replacement	Maintenance Project	Public Works	40	-	400,000	Carpet replacement at miscellaneous locations throughout the Government Center.
112101 Hand Dryer Installation	Maintenance Project	Public Works	40	-	175,000	Installation of 115 new electric hand dryers at (18) facility locations.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
Summary by Funding Source (TOTAL)				Prior Year	FY2026	
General Fund				4,397,584	13,358,920	
Impact Fees				3,044,101	23,335,000	
MSBU/MSTU (excludes Fire/EMS)				50,000	795,000	
Other Funds				23,942,731	119,927,927	
Grants				28,994,310	17,452,488	
Unfunded (No funds budgeted to a specific account in FY26)				156,099,505	19,475,000	

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
101520 Fire Station No. 15	Capital Improvement Project	Fire & Emergency Services	1	9,335,552	-	<p>Construction of a new fire station on the corner of Spike Road and Spring Lake Highway. Utilization data has determined that a new fire and EMS station is needed on the East side of the County in this area due to the growth of County and required need for services.</p> <p>The design phase of the project started in FY23.</p> <p>Debt service needed to complete construction.</p>
112018 Fire Station 4 Driveway	Maintenance Project	Fire & Emergency Services	1	350,000	-	<p>Fire Station 4 is on the corner of Mariner Boulevard and Courtland Road. Over the years, Courtland Road has received pavement resurfaces which has created a significant deficit between Courtland Road and the driveway. This is now taking a toll on the apparatus each time it drives over the area. This estimate includes the driveway to be completed in concrete in order to sustain future integrity of the driveway.</p>
112096 Fire Station 12 Remodel	Capital Improvement Project	Fire & Emergency Services	1	-	-	<p>Hernando County Fire Rescue is requesting a remodel of fire station #12. The original design of the station was not intended to house the number of personnel needed in this area. The remodel would include additional bunk rooms as well as an additional bay to house additional apparatus and resurfacing of the driveway.</p>

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111970 Fire Station No. 16	Capital Improvement Project	Fire & Emergency Services	1	372,541	12,200,000	Station 16 will be at the northern end of the county. HCFES will acquire land and build the station using a prototype.
111480 Fire Station No. 2	Capital Improvement Project	Fire & Emergency Services	1	6,238,354	-	Fire Station 2 was built in 2000 and no longer was able to accommodate the personnel needed. The training center on site as well as the fire station will be demolished and a new fire station will be constructed in its place.
112212 Fire Station No. 19	Capital Improvement Project	Fire & Emergency Services	1	-	1,200,000	Hernando County Fire Rescue is requesting a new fire station to be constructed in the area of SR 50 (Cortez) and US 301 (Treiman) due to the growth of the County and based on the location study performed in 2022.
112213 Fire Station No. 20	Capital Improvement Project	Fire & Emergency Services	1	-	1,000,000	Hernando County Fire Rescue is requesting a new fire station to be constructed in the area of Anderson Snow Road due to the growth of the County and based on the location study performed in 2022.
112215 Fire Rescue Headquarters	Capital Improvement Project	Fire & Emergency Services	1	-	1,500,000	Hernando County Fire Rescue is requesting an administrative headquarters. Currently, offices are located in the County Administrative offices and space is becoming an issue as the county grows.
112016 Logistics Warehouse	Capital Improvement Project	Fire & Emergency Services	2	650,000	-	Currently, HCFR Logistics is located at 60 Veterans Avenue. This is a 6,000 square foot building that is deteriorating. HCFR is currently leasing several storage units across the County.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112048 Fire Station 18	Capital Improvement Project	Fire & Emergency Services	20	-	1,140,000	Fire Station 18 will be located north off of U.S. 19 (Commercial Way). It is anticipated by FY 2028, growth in this area of the County will mandate an additional fire station with a fire engine and medic unit for fire and EMS services provided to the residents. It is anticipated to use the smaller prototype fire station for this location.
112017 Fire Station 3 Driveway	Maintenance Project	Fire & Emergency Services	40	-	-	Fire Station 3 driveway needs to be resurfaced due to deterioration over the years.
112047 Fire Station 17	Capital Improvement Project	Fire & Emergency Services	40	-	-	Fire Station 17 will be located north off of U.S. 19 (Commercial Way). It is anticipated by FY 2028, growth in this area of the County will mandate an additional fire station with a fire engine and medic unit for fire and EMS services provided to the residents. It is anticipated to use the smaller prototype fire station for this location.
112097 Fire Station 9	Capital Improvement Project	Fire & Emergency Services	40	-	-	Fire Station 9 is currently located on Lake Lindsey Hwy and is in a very wet piece of land. It has been recommended to relocate the station in the same general area. As growth in the area continues, we will also need a larger station to house additional personnel and possibly add EMS services.
112113 Mosquito Control Facility	Capital Improvement Project	Fire & Emergency Services	40	-	-	The Hernando County Mosquito Control requires a centralized location to use as a base facility with easy access to the roadway system.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112214 Fire Station No. 8	Capital Improvement Project	Fire & Emergency Services	40	-	-	Hernando County Fire Rescue is requesting a new fire station to be constructed in the area of SR 50 (Cortez) and I-75 due to the growth of the County and based on the location study performed in 2022. Land acquisition is expected in FY 25. Construction of the fire station to be determined.

Summary by Funding Source (TOTAL)

	Prior Year	FY2026
General Fund	4,397,584	13,358,920
Impact Fees	3,044,101	23,335,000
MSBU/MSTU (excludes Fire/EMS)	50,000	795,000
Other Funds	23,942,731	119,927,927
Grants	28,994,310	17,452,488
Unfunded (No funds budgeted to a specific account in FY26)	156,099,505	19,475,000

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
109980 Jenkins Creek - Fishing Pier	Capital Improvement Project	Community Services	1	-	1,000,000	The Jenkin's Creek Fishing Pier project proposes to remove the existing fishing pier that is over 30 years old and to replace the pier with new construction in the same footprint as the older pier. This project also entails the removal and replacement of the existing walk-over pedestrian bridge which has equally deteriorated over the last few decades.
110350 Anderson Snow Splash Park	Capital Improvement Project	Community Services	1	4,674,909	-	The Anderson Snow Splash Park has been a long-term community discussed amenity that was approved for development late Fiscal Year 2023. The project received funding from Impact Fees and is currently under construction at Anderson Snow Park.
111260 Lake Townsen Park Boat Ramp	Capital Improvement Project	Community Services	1	642,150	-	Repair boat ramp, add an ADA accessible floating dock, and sidewalk and replace worn/damaged boards on the existing pier.
111824 DWP Tennis Courts Replacement Lights	Maintenance Project	Community Services	1	175,000	-	To enhance usage and safety of the Tennis Courts
111825 ASP Resurfacing Parking Lot	Maintenance Project	Community Services	1	200,000	-	Resurface of parking lot for public safety.
111909 Skate Park Kennedy Park Playground Replacement	Capital Improvement Project	Community Services	1	250,000	-	Playground equipment replacement and improvement with ADA components.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111924 Veteran's Park Fitness Court	Capital Improvement Project	Community Services	1	175,000	-	The Veteran's Park National Fitness Court program proposes to add an outdoor fitness court to the fitness trail that circulates the park's perimeter. The fitness court is made up of core stations that utilize your own body weight for exercise capabilities. The County has received a grant in the amount of \$30k to assist in supplementing the funding of this new fitness amenity.
111962 Veteran's Memorial Monument	Capital Improvement Project	Community Services	1	601,400	-	This project entails the removal of the existing monument and construction of a new ADA compliant monument.
112029 Main Library Electrical Remodel	Maintenance Project	Community Services	1	110,000	-	This project is to upgrade and bring the existing electrical panel up to code at the Main Library for safety and to increase current capacity.
112037 Anderson Snow Park - Lighting For T-Ball	Capital Improvement Project	Community Services	1	60,000	-	The Anderson Snow Park T-Ball lighting project proposes that both T-ball fields #5 and #6 get added field lighting. These are the only two fields in the entire Anderson Snow Sports Complex that don't currently have lighting.
107900 Pine Island - Stem Wall	Maintenance Project	Community Services	1	100,000	1,500,000	The Pine Island Sea Wall repair/replacement project is to help control significant sand loss due to erosion, hurricanes, storms, and wind. The project shall establish a seawall to contain the sand deposits and create a safer beach and recreational area.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112083 Rogers Park Restroom Replacement	Capital Improvement Project	Community Services	1	-	50,000	The Roger's Park Restroom is over 30 years old and has a number of maintenance and upkeep concerns. The structure has been through multiple flooding events and the overall structural support of the building is in questionable condition. Staff recommends replacement of restroom.
112217 Cypress Lakes Kiosk	Capital Improvement Project	Community Services	1	-	100,000	Construction of one 3-sided trailhead kiosk identical to the one at the main entrance off Ridge Manor Blvd. This kiosk will provide the public with preserve information and trail maps.
112230 West Library Network Recable	Maintenance Project	Community Services	1	-	60,000	This project is to upgrade the existing network cabling at the West Hernando Library to increase current capacity.
112234 Veterans Park Additional Parking	Capital Improvement Project	Community Services	1	-	300,000	This project is to build additional parking at Veterans Park. Due to the limited space available to add additional parking, an existing DRA would be converted to an underground vault/pipe system, which would then be used to construct a parking lot. This project would also include an additional point of ingress/egress into the park off of Spring Hill Dr.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111822 Artificial Reef Program	Capital Improvement Project	Community Services	2	351,007	-	Hernando County is proposing to construct twelve (12) artificial reef sites offshore of Hernando Beach, Florida. The proposed artificial reef sites are located west Hernando Beach at approximate depths of 12 - 30 ft. Expand Hernando County's existing permitted artificial reefs, creating a regional network of reefs. The overarching goal of the new reefs is to enhance and increase nature-based tourism within the county, while also creating essential habitats for fish and invertebrates.
112030 WH Library Staff Parking Lot Paving	Maintenance Project	Community Services	2	130,000	-	This project is to pave the staff parking lot located at the West Hernando Library. The parking lot is currently unpaved with rock and limestone which has an uneven surface that can become dangerous for staff.
112040 - Master Plan for All Parks	Capital Improvement Project	Community Services	2	100,000	-	To prepare a long-term Parks Masterplan and vision that meets the needs of County residents, contributes to County tourism objectives, and has a positive impact upon the local economy.
112090 Freshwater Boat Ramp Master Plan	Capital Improvement Project	Community Services	2	100,000	-	To provide a master plan for the freshwater boat ramp facilities that outline improvements and upgrades necessary to meet the needs of the community as well as address any deficiencies currently existing within the system.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112218 Jenkins Creek Spring Run Restoration	Maintenance Project	Community Services	2	-	50,000	The goal of this project is to improve warm-water wintering habitat for the Florida manatee (<i>Trichechus manatus latirostris</i>) thereby contributing to the long-term survival of this species. To reach the spring run, manatees must navigate through a shallow creek with eroding banks and a swimming area with sedimented beach sand. To address these issues, the proposed activities include: 1) clearing woody debris to allow unobstructed access for manatees to the warm water refuge, 2) regarding eroded banks, installing erosion control materials, and planting native vegetation, and 3) removing sediment within the waterbody due from the sedimentation from the public beach area and shoreline access.
112231 Main Library Painting & Flooring	Maintenance Project	Community Services	2	-	160,000	To update the Main Library with new paint and flooring.
112051 Weeki Wachee Preserve Phase I	Capital Improvement Project	Community Services	2	300,000	1,000,000	The Weeki Wachee Preserve Phase I shall include the construction design for the pedestrian bridge, parking lot improvements (R-Beach), restroom construction, large shade pavilion, and paved access to the park entrance being created at Shoal Line Boulevard.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112041 Anderson Snow - Add Two (2) Athletic Fields	Capital Improvement Project	Community Services	3	300,000	-	This project is to add two (2) additional multi-purpose athletic fields to the Anderson Snow Sports Complex. Pursuant to the MasterPlan and consistent with Phase II of the development these new fields would allow for additional playing areas for the already constrained leagues throughout Hernando County.
112203 Library Master Plan	Capital Improvement Project	Community Services	3	200,000	-	To develop a Library Master Plan to guide the library's sustainable growth of services, operations, and facilities. The Library Master Plan will enhance library services, improve operating efficiencies and address physical deficiencies to plan for the library's future growth and expanded role as a vital community resource.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112091 Aquatic Services & Waterways Building	Capital Improvement Project	Community Services	3	-	100,000	To fulfill the operational needs of the Parks and Recreation Departments Waterways Division, Hernando County Sheriff's Office, and the Florida Wildlife Commission for adequate accessibility to waterways within Hernando County. The goals of the project are too serves as a home base for the Waterways Division, FWC and Sheriff's Office. Interagency cooperation and coordination are goals. The proximity of the project allows for quick access to the Gulf waters and estuaries. This facility must take in account the current and anticipated needs and functions. It must be in an area that will provide access to the Waterways along the gulf coast of Hernando County. Additional storage may be considered for inland waterway transportation.
112038 Linda Pederson- Dog Park	Capital Improvement Project	Community Services	4	-	300,000	This project would add a dog park within Linda Pederson Park, located in Hernando Beach. Linda Pederson has an existing middle peninsula that would be a perfect location to construct multiple dog runs, shade pavilions, and watering stations.
111895 Hunters Lake Dredge	Maintenance Project	Community Services	5	-	-	Dredge boat ramp and surrounding areas to remove the buildup of sand making it too shallow for watercraft to launch to utilize the lake.
111906 Linda Pedersen Tower Removal	Capital Improvement Project	Community Services	5	-	-	The Linda Pedersen Tower has been inspected and determined that the structure should be either removed. Demolition in FY25.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111908 Pine Island - Playground Replacement	Capital Improvement Project	Community Services	5	-	-	Playground equipment replacement and improvement with ADA components.
112077 Delta Woods Tennis Court Conv - Pickle Ball	Capital Improvement Project	Community Services	5	-	-	Pickle Ball has been a growing sport in the community and the Parks and Recreation Department has been seeing an increased demand in the availability of pickle ball courts. Delta Woods recently had one tennis court converted into two Pickle ball courts. This was helpful but was far inadequate to the increased demand for more pickle ball courts. This project will convert the upper tennis courts at Delta Woods Park (3 Tennis Courts) into six additional pickleball courts.
111915 Anderson Snow Recreation Center	Capital Improvement Project	Community Services	7	-	-	Incorporate a new Recreation Center. Amenities within the recreation center include: Gymnasium, Basketball Court, Volleyball, Offices, and Meeting Rooms.
112088 Parks Admin Building -Office Remodel	Capital Improvement Project	Community Services	7	219,755	-	The Parks Administration Building requires additional office space for Project Manager, ESL Tech, and Parks Foreman. The current office space is limited and fully taken up by existing staff. This remodel of the garage bay space will allow for tie-in to the existing a/c system and connect to the firewalls perpendicular for the width of the warehouse to allow for additional office space.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112036 Anderson Snow Quad Baseball/Softball Phase II Design	Capital Improvement Project	Community Services	8	-	300,000	The Anderson Snow Quad Baseball/Softball addition project is the third phase of the Master Plan for Anderson Snow Park. This project will help meet the increased demands for additional playing ball fields as well as allow for tournament possibilities.
111927 Hernando Beach Parking Expansion	Capital Improvement Project	Community Services	10	-	-	Hernando Beach Parking Lot expansion will help elevate the additional parking needed at the public boat ramp.
112078 Composite Trash Receptacles	Maintenance Project	Community Services	11	50,000	-	The existing trash receptacles throughout Hernando County parks are currently made of wood and metal and have been deteriorating over the last 20 years. This project will earmark funds to begin replacing the existing trash receptacles with a composite material to prolong the life of these accessory structures.
111914 Ernie Wever Shop Replacement	Capital Improvement Project	Community Services	11	-	100,000	The Ernie Wever Maintenance Shop and surrounding maintenance yard have significantly deteriorated over the last 30 years. The shop is in need of replacement and the maintenance yard needs re-designed, re-located, and re-surfaced.
112080 New Roof for Ridge Manor Concession	Maintenance Project	Community Services	11	-	50,000	The Ridge Manor Concession Building roof is having leaks and under structural fails due to age and wear. This project will place a new roof onto the older structure and repair the poor conditions of the existing roof.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
100360 Ernie Wever Park Improvements	Capital Improvement Project	Community Services	14	-	-	Replace Soccer field lights on the southside of the park. This project includes new poles, LED lighting, and infrastructure pursuant to the master plan findings.
111911 Delta Woods - Playground Replacement	Capital Improvement Project	Community Services	15	230,000	-	
111963 Hernando Park Tennis Conversion	Capital Improvement Project	Community Services	15	90,000	-	
111903 Skate Park Restrooms Replacement	Capital Improvement Project	Community Services	20	130,000	-	
112082 Bayport Park Restroom Replacement	Maintenance Project	Community Services	20	-	-	The Bayport Park Restroom is over 30 years old and has a number of maintenance and upkeep concerns. The structure has been through multiple flooding events and the overall structural support of the building is in questionable condition. Staff recommends replacement of restroom.
112084 Lake House Improvements	Capital Improvement Project	Community Services	20	-	-	The Lake House recently had new flooring installed, interior painting, and new light fixtures installed. The second phase of the improvements for the Lake House includes new ceiling tiles, air returns, new chairs and furniture, and restroom remodels. These improvements will complete much needed repairs and updates for the older structure that is rented frequently for weddings and other special events.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112085 Lake Townsen Dog Park	Capital Improvement Project	Community Services	20	-	-	This project is to convert the existing baseball field that is currently no longer being utilized and create a north dog park for Hernando County. Staff will try to utilize existing fencing to repurpose for dog runs and add amenities such as dog watering stations, parking, shade pavilions, and dog waste receptacles.
112087 Rogers Park Parking Lot Addition	Capital Improvement Project	Community Services	20	-	-	The Roger's Park parking lot is current insufficient for the amount of park patrons that utilize the facility. This project will convert the existing volleyball area into angled parking spaces and allow for another exit only point. This conversion will increase the much-needed parking and provide for better ingress/egress of the existing infrastructure.
108010 Linda Pedersen Park Improvements	Capital Improvement Project	Community Services	30	464,102	-	Replacement of existing seawall and boardwalk at Linda Pedersen Park within the swimming area. This will provide shoreline stabilization for erosion control, ensure public safety, and maintain water quality. Restorations of the spring access will result in improvements in the quality of life for our residents and benefit our local economy through increased tourism opportunities.
111420 Lake Townsen ADA Access Road	Capital Improvement Project	Community Services	40	185,325	-	This project will add an ADA road to the boat ramp and restrooms.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
111848 Cypress Lakes Observation Boardwalk	Capital Improvement Project	Community Services	40	-	-	The Natural Resources Department intends to implement design and engineering services of an observation boardwalk at Cypress Lakes Preserve. This project is part of special management grant conditions related to the purchase of the property and will provide safe and improved public access for education and passive recreation. The facilities shall be developed in a manner that allows the general public reasonable access for observation and appreciation of the natural resources on the Cypress Lakes Preserve without causing harm to those resources.
111904 Skate Park Ramp Replacement-Pioneer Park	Capital Improvement Project	Community Services	40	-	-	The skate park ramps are over 20 years old and appear to be showing signs of deterioration. Removal and replacement of the skate park ramps would both modernize the amenities of the park and create a safer environment for the park patrons.
111905 Lake Townsen Fishing Pier Replacement	Capital Improvement Project	Community Services	40	-	-	Replace the fishing pier at Lake Townsen, adding a place to tie boats to pier.
112002 Pine Island Dredging	Capital Improvement Project	Community Services	40	-	-	Pine Island eastern canal residents have issued complaints about the lack of sufficient depth of the existing canal. This project would provide for dredging activity in this existing canal to allow for improved navigation to that waterway system.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112039 Anderson Snow Park -LED Lighting Soccer Lights	Capital Improvement Project	Community Services	40	-	-	The Anderson Snow Soccer Lights consists of twelve (12) towers that have the old ballast lighting apparatuses. This improvement would add LED lights to the existing towers and improve the control system for the soccer lighting system.
112042 Delta Woods - Handball/Basketball Reconfig	Capital Improvement Project	Community Services	40	-	-	It is recommended that the handball courts and the existing basketball courts become reconfigured to allow for better line-of-site and reduced illicit behaviors.
112045 Jenkins Creek Boat Ramp Replacement	Capital Improvement Project	Community Services	40	-	-	Improve boat access by renovating the boat ramp to include new concrete boat ramp, floating boarding dock, sidewalk, and improvements to the access road.
112076 Jenkins Creek Restroom Replacement	Capital Improvement Project	Community Services	40	-	-	The Jenkins Creek Restroom is over 30 years old and has a number of maintenance and upkeep concerns. The structure has been through multiple flooding events and the overall structural support of the building is in questionable condition. Staff recommends replacement of restroom.
112079 Delta Woods Shuffleboard Conversion	Capital Improvement Project	Community Services	40	-	-	Delta Woods existing shuffle board court is currently seldom utilized and shuffle board has been becoming a dying sport. The repurposing of the existing concreted lanes to corn-hole allows for a new sport to be available for the community while also saving significant construction costs by repurposing the areas previously designated for shuffleboard.

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
112089 Main Library Remodel	Capital Improvement Project	Community Services	40	-	-	This construction project is to upgrade and bring up to code the Main Library building reconfigure its space according to the organizations needs. The building and its critical systems are old and outdated. Problematically and age wise, the building requires renovations for proper building use.
112092 Channel Entry Navigational Marker Upgrades	Capital Improvement Project	Community Services	40	-	-	The navigational markers define the start of all main access channels along the Gulf Coast of Hernando County. Each marker consists of a tripod that houses the beacon lights. The wooden pilings are old and deteriorating and in need of replacement. These navigational markers help mariners navigate the seas and find their way back to the proper channel, thus providing guidance and safety for the public.
112093 Lake Lindsey Boat Ramp Improvements	Capital Improvement Project	Community Services	40	-	-	Lake Lindsey offers a one lane boat ramp to launch and receive boats and watercraft. In order to provide a safer launching area, the County is proposing to extend the boat ramp waterward to allow greater access at low water levels.
112094 Bystre Lake Boat Ramp Improvements	Capital Improvement Project	Community Services	40	-	-	Bystre Lake offers a one lane, dirt boat ramp to launch and receive boats and watercraft. In order to provide a safer launching area, the County is proposing to pave the boat ramp.
111910 Ernie Wever - Playground Replacement	Capital Improvement Project	Community Services	40	-	280,000	Playground equipment replacement and improvement with ADA components.

Summary by Funding Source (TOTAL)

Prior Year

FY2026

Proposal Name	Capital / Maintenance Project	Area of Operations	Ranking (1 Highest)	Prior Year	FY2026	Project Description
General Fund				4,397,584	13,358,920	
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