Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

December 8, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, December 8, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name	Title
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Jonathan McDonald	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Senior Planner
Nichole Street	Planner II
William Hunt	Planner I
Erin Kluis - Briggs	Grant Manager
Casey Stepp	Grant Writer
Christopher Linsbeck	Community Services Director
Scott Herring	Public Works Director/County Engineer
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Regular Member Justin Noe was not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members David, Holmes, McDonald, and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairwoman Birren announced the ex parte communications that she had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Senior Planner Michelle Miller announced Planner II Nichole Street and Planner I William Hunt were in attendance today.

APPROVAL/MODIFICATION OF AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Jonathan McDonald
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the information packets into evidence.

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

PUBLIC HEARINGS

UNIFIED AGENDA

CP 1490384 Parkway Townhomes

CP 1502177 Suncoast Pines

Approval of Minutes for Regular Meeting of November 10, 2025

Motion
To approve the Unified Agenda.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by David L Merritt and Lynette M. Merritt (SE2512)

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion
To deny.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Axl David
AYES:	David, Fulford and McDonald
NAYES:	Holmes and Birren
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 10:30 a.m. and reconvened at 10:40 a.m.

Member McDonald was not present when the meeting reconvened.

Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David and Fulford
ABSENT:	McDonald and Noe

Conditional Use Permit Petition Submitted by Christy Halbert and Troy Sweat (CU2513)

Member McDonald returned to the meeting.

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

Rezoning Petition Submitted by Medhat Kodsi (H2477)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 11 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Axl David
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Jonathan McDonald
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

Rezoning Petition Submitted by Lisa Tabbert (H2546)

The Board accepted public input on this matter.

Motion
To deny.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Axl David
AYES:	Holmes, David, Fulford and McDonald
NAYES:	Birren
ABSENT:	Noe

Rezoning Petition Submitted by Lydia M Cruz (H2548)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Axl David
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren and David
NAYES:	Fulford and McDonald
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 11:45 a.m. and reconvened at 11:55 a.m.

Rezoning Petition Submitted by Soffron Holdings, LLC (H2551)

There was no public input.

Motion
To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition No. 16 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

Rezoning Petition Submitted by APD Advanced Stabilization LLC (d/b/a APD Foundation Repair) (H2553)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Axl David
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

COMMISSIONERS AND STAFF ISSUES

Presentation of Weeki Wachee Preserve Phase 1 Project

There was Board consensus to allow public input.

The Board accept public input on this matter, with four comments in favor and none dissenting regarding the project.

Presentation on Draft Ordinance Regulations Governing Vacation Rentals and Transient Lodging Establishments

The Board commented on the presentation.

The Board accepted public input on this matter.

There was Board consensus to present this item to the Board of County Commissioners.

The Board and Staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 1:10 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 12, 2026, beginning at 9:00 AM, in the Commission Chambers

Meeting: 12/08/2025
Department: P&Z Agenda Item
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16772
Legal Request Number:
Bid/Contract Number:

TITLE
CP 1490384 Parkway Townhomes

BRIEF OVERVIEW
Conditional Plat for Parkway Townhomes

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION
Approve the Conditional Plat for Parkway Townhomes

REVIEW PROCESS

Omar DePablo	Approved	11/26/2025 7:58 AM
Michelle Miller	Approved	11/26/2025 9:04 AM
Victoria Via	Approved	11/26/2025 9:52 AM
Natasha Lopez Perez	Approved	11/26/2025 10:09 AM
Toni Brady	Approved	11/26/2025 11:52 AM
Danielle Nigro	Escalated	11/28/2025 5:27 PM
Nichole Street	Approved	11/29/2025 10:46 AM

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025

APPLICANT: DRB Group

FILE NUMBER: 1490384

PURPOSE: Conditional Plat Approval for Parkway Townhomes

GENERAL LOCATION: Northwest corner of Spring Hill Drive and the Suncoast Parkway and east side of Barclay Avenue, approximately 1,500' north of Spring Hill Drive

PARCEL KEY NUMBER: 1837203

The conditional plat for Parkway Townhomes is for 106 lots within a CPDP / Combined Planned Development Project to include General Commercial and Multifamily. It is located Northwest corner of Spring Hill Drive and the Suncoast Parkway and east of Barclay Avenue, approximately 1,500' north of Spring Hill Drive

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrency has been issued for the conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Parkway Townhomes Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.

2. The developer must conform to all Hernando County Facility Design Guidelines.

3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.

4. 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.

5. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations and individual water meters) necessary to supply the development (Ordinance Sec. 26-71 thru Sec. 26-73).

6. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads

will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 (June 2023 version) on the construction drawings.

7. If street lighting will be installed in the development, the developer shall provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.

8. The developer shall revise the water and wastewater capacity analysis as follows:

    - Page 3 of 22: The hydraulic analysis report states, the proposed pressure network was added to Hernando County's WaterGEMs model, however there is no data from the 2025 PDD Scenario in this report. Revise as necessary.

    - Page 20 of 22: The capacity analysis shows a reservoir table and pump table, however if the proposed network was added to Hernando County's WaterGEMs model, these tables should not be here.

    - Page 22 of 22: The capacity analysis shows a pump curve graph however, if the Hernando County's WaterGEMs model was used. The table should not be here.

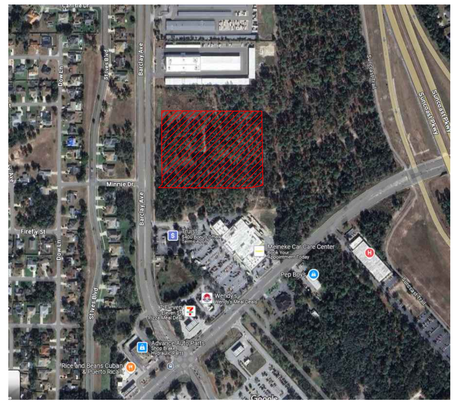
INDEX OF DRAWINGS	
SHEET NUMBER	DESCRIPTION
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	TYPICAL ROADWAY SECTIONS
C-4	AERIAL SITE PLAN
C-5	MASTER SITE PLAN
C-6	DRAINAGE PLAN
C-7	UTILITY PLAN

PARKWAY TOWNHOMES

BARCLAY AVE,
SPRING HILL, FL 34609

STR 15/23/18
PARCEL ID #: R15 423 18 0000 9053 0080

CONDITIONAL PLAT



LOCATION MAP

HERNANDO CONDITIONAL PLAT #: 1490384
HERNANDO CONSTRUCTION PLANS #: 1505071
SWFWMD APP #: 919898

PREPARED FOR:
DRB HOMES
4901 VINELAND ROAD, SUITE690
ORLANDO, FL 32806

DRB GROUP

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF HOLLAND SPRING COMMERCIAL TRACT "3", AS PER THE MAP OR PLAT RECORDED IN PLAT BOOK 34, PAGE 1 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S.00°10'14"W., ALONG THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 593.59 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE WESTERLY 122.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 16°27'53", AND A CHORD BEARING AND DISTANCE OF S.81°54'30"W., 121.71 FEET; THENCE N89°51'34"W., A DISTANCE OF 538.29 FEET TO A NON-TANGENT POINT OF CURVATURE; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.45°08'26"E., 35.36 FEET; THENCE N.00°08'26"E., A DISTANCE OF 585.80 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID PLAT OF HOLLAND SPRING COMMERCIAL TRACT "3"; THENCE S.89°52'43"E., ALONG THE SOUTH BOUNDARY OF SAID PLAT, A DISTANCE OF 634.06 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.877 ACRES, MORE OR LESS.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658
This item has been digitally signed and sealed by Jeremy Couch on the date indicated here.
Signature must be verified on any electronic copies.

Digitally signed by Jeremy Couch
DN: CN=Jeremy Couch, E=jcouch@tampacivil.com, G=Jeremy, SN=Couch, C=US
Date: 2025.09.23 16:57:23-04'00'

REVISION	DATE
HC CONDITIONAL PLAT - 1ST SUB	10-02-2024
HC CONDITIONAL PLAT - 2ND SUB	04-30-2025
HC CONDITIONAL PLAT - 3RD SUB	07-25-2025
HC CONDITIONAL PLAT - 4TH SUB	09-22-2025

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.84

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SCHEDULE OF DELEGATED ENGINEERING DESIGN: (IF APPLICABLE)

GEOTECHNICAL ENGINEERING:
TRANSPORTATION ANALYSIS:
ENVIRONMENTAL ANALYSIS:
LANDSCAPE DESIGN:

UTILITIES:
WATER: HERNANDO COUNTY UTILITIES
SEWER: HERNANDO COUNTY UTILITIES
POWER:WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE - (352-596-4000 EXT.3138)
GAS: TECO PEOPLES GAS TAMPA - JOAN DOMNING - (813-275-3783)
CABLE/PHONE: CHARTER COMUMUNICATION - DUFFY MCCLELLAND (352-527-2189)
ZAYO GROUP - HENRY KLOBUCAR - (406-496-6510)

PREPARED BY:

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
PHONE: (813) 920-2005

OWNER/OWNERS:	CIVIL ENGINEER:
DRB HOMES 4901 VINELAND ROAD, SUITE 690 ORLANDO, FL 32806 PHONE: CONTACT: EMAIL:	TAMPA CIVIL DESIGN 17937 HUNTING BOW CIR. S-102 LUTZ, FL 33558 (813) 920-2005 CONTACT: JEREMY COUCH, P.E. EMAIL: jcouch@tampacivil.com
SURVEYOR:	CONTRACTOR:
DC JOHNSON ASSOCIATES 11911 S. CURLEY STREET SAN ANTONIO, FL 33576 (352) 588- 2768 EMAIL: survey@dcjohnson.com	TBD

FLORIDA PROFESSIONAL ENGINEER

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658
This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

#658

PARKWAY TOWNHOMES

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE OWNER/ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO THOROUGHLY REVIEW AND UNDERSTAND ALL PERMIT CONDITIONS. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS THE PERMITS. ANY ADDITIONAL CONSTRUCTION/BUILDING PERMITS REQUIRED TO EXECUTE/COMPLETE THE WORK SHOWN IN THESE DOCUMENTS SHALL BE OBTAINED BY THE CONTRACTOR. (ie ONSITE PIPE/BURN/DEWATERING, etc)

2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL MUNICIPAL LAND DEVELOPMENT CODE AND CURRENT TRANSPORTATION TECHNICAL MANUAL. ALL STRUCTURES SHALL BE IN ACCORDANCE WITH FDOT STANDARDS. WORK WITHIN THE FDOT R/W SHALL CONFORM TO THE MOST CURRENT FDOT STANDARDS AND SPECIFICATIONS. QUESTION ON MATERIALS SHALL BE DIRECTED TO THE EOR

3. ALL ELEVATION DATA IS BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK WITH SUBCONTRACTORS AND OTHER PUBLIC OR PRIVATE UTILITIES CONSTRUCTING FACILITIES WITHIN THE PROJECT LIMITS.

5. THE CONTRACTOR SHALL SOLID SOD ALL SLOPES STEEPER THAN 5:1 AND WITHIN CITY/COUNTY/FDOT R/W, AND SEED ALL OTHER AREAS DISTURBED BY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SOD/SEED UNTIL STABILIZATION HAS OCCURRED.

6. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION ACTIVITY THAT MAY DAMAGE OR OTHERWISE AFFECT TREES NOT SCHEDULED FOR REMOVAL.

7. EXISTING UNDERGROUND UTILITY LINES SHOWN ON THE DRAWINGS WERE TAKEN FROM VISUAL OBSERVATION, RECORD DRAWINGS AND DOCUMENTS FURNISHED BY OTHERS, AND NOT FIELD VERIFIED. THE CONTRACTOR SHALL FIELD EXPOSE THE LOCATION OF ALL UNDERGROUND UTILITIES WHICH MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION, PRIOR TO ACTUAL CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED IF A CONFLICT EXISTS BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS. CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770 MIN. 48 HOURS BEFORE DIGGING.

8. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION, INCLUDING TESTING, WITH ENGINEER AND APPROPRIATE MUNICIPALITY INSPECTORS IN ACCORDANCE WITH THE MUNICIPALITIES REQUIREMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL FIELD ASBUILT INFORMATION TO THE ENGINEER FOR THE PREPARATION OF RECORD DRAWINGS. A MARK-UP "IN RED" SET OF PLANS SHALL BE AVAILABLE AT ALL TIME AT THE CONSTRUCTION SITE. FINAL FIELD CONDITIONS SHALL BE SURVEYED BY A LICENSE SURVEYOR. ONE CERTIFIED AS-BUILT SURVEYS AND CAD FILE SHALL BE FURNISHED TO THE ENGINEER AFTER THE FINAL INSPECTION.

10. ALL CUT/FILLING SHALL MEET THE FOLLOWING REQUIREMENTS:
    10.a. COMPACTED TO A DENSITY OF NOT LESS THAN 98% PER ASTM D 1557-70.
    10.b. DENSITY TESTS SHALL BE CONDUCTED EVERY 12" OF COMPACTED DEPTH UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

11. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED UPON.

12. THE CONTRACTOR SHALL COMPLY WITH ALL NPDES REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.

13. CONTRACTOR SHALL PROVIDE EOR WITH SUBMITTALS FOR ALL MATERIAL TO BE USED ONSITE AND OFFSITE. THE CONTRACTOR SHALL ALLOW 14 DAYS FOR REVIEW OF MATERIALS IN THE SCHEDULE.

14. CONTRACTOR SHALL EXPOSE AND IDENTIFY ELEVATIONS OF EXISTING UTILITIES IN THE AREA SURROUNDING PROPOSED UTILITIES. IF CONFLICTS ARISE, THE CONTRACTOR SHALL CONTACT THE EOR FOR FURTHER INSTRUCTION, AND THE EOR WILL COORDINATE WITH MUNICIPAL STAFF AND MAKE FIELD ADJUSTMENTS AS NECESSARY. CONTINGENCIES SHOULD BE CONSIDERED FOR VERTICAL OFFSET OF PROPOSED UTILITIES AROUND EXISTING, AS NECESSARY.

15. CONTRACTOR SHALL OBTAIN PERMITS FROM THE FIRE MARSHALL AND / OR OTHER REGULATING ENTITY PRIOR TO ONSITE BURNING WHERE APPLICABLE.

16. WATER TRUCK/SPRAY WILL BE USED FOR FUGITIVE DUST CONTROL

17. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABNORMAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATION, ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND HERNANDO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.

18. IF DURING CONSTRUCTION ACTIVITIES ANY EVIDENCE OF THE PRESENCE OF STATE OR FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, HERNANDO COUNTY AND APPLICABLE AGENCIES SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE, ALL WORK IN THE AFFECTED AREA SHALL COME TO AN IMMEDIATE STOP UNTIL ALL PERTINENT PERMITS HAVE BEEN OBTAINED, AGENCY WRITTEN AUTHORIZATION TO COMMENCE ACTIVITIES HAS BEEN GIVEN, OR UNLESS COMPLIANCE WITH STATE AND FEDERAL GUIDELINES CAN BE DEMONSTRATED.

19. IT IS THE OWNER'S RESPONSIBILITY TO INSPECT AND MAINTAIN THE WATER RETENTION SYSTEM ON A REGULAR BASIS AFTER PROJECT COMPLETION.

20. PRIOR TO CONSTRUCTION, A BUILDING PERMIT SHALL BE OBTAINED FOR ALL STRUCTURES THAT HAVE A FOOTER, REGARDLESS OF SIZE, THROUGH HERNANDO COUNTY CENTRAL PERMITTING. (IE. INCLUDING BUT NOT INCLUSIVE BUILDINGS, ACCESSORIES, AND RETAINING WALLS)

21. ALL SODDED SLOPES OVER 4 TO 1, SHALL BE INSTALLED WITH SOD PEGS. ALL DISTURBED RIGHT OF WAYS SHALL BE RESTORED WITH SOD. A PROPOSED SOD LIMITS MAP SHALL BE SUBMITTED TO THE EOR FOR REVIEW.

22. ALL DEMOLITION DEBRIS (IF ANY) SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

GENERAL SITE PREPARTATION AND EARTHWORK NOTES

EXCAVATION

1. CONTRACTOR SHALL PROVIDE SHORING, SHEETING, AND BRACING AS MAY BE NECESSARY TO PROPERLY ACCOMPLISH THEIR WORK. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND UTILITIES TO REMAIN. SHOULD ANY UTILITIES BE ENCOUNTERED THAT ARE NOT INDICATED ON THE PLANS NOTIFY THE OWNER'S REPRESENTATIVE/ENGINEER OF RECORD. THE CONTRACTOR SHALL ENSURE TO COMPLY WITH CURRENT OSHA GUIDELINES.

    1.a. DISPOSAL: SURPLUS MATERIAL FROM EXCAVATIONS, TRASH, DEBRIS AND MATERIALS RESULTING FROM CLEARING, GRUBBING, AND OTHER OPERATIONS SHALL BECOME THE PROPERTY OF CONTRACTOR AND SHALL BE DISPOSED OF BY REMOVING FROM THE SITE. NO BURYING OF TREES IS ALLOWED

    1.b. CLEARING AND GRUBBING: CLEAR AND GRUB TO REMOVE STUMPS, ROOTS, TREES, VEGETATION, ORGANIC MATERIALS, EXISTING PAVEMENT, STRUCTURES AND OTHER OBSTRUCTIONS TO THE WORK. ALL ORGANIC SOILS OR MUCK SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIALS.

2. STRIP THE TOPSOIL FROM ALL AREAS WITHIN THE LIMITS OF CLEARING AND GRUBBING AND STOCKPILE ON THE SITE. TOPSOIL MAY BE SPREAD OVER AREAS OUTSIDE BUILDING AND PAVING LINES UPON COMPLETION OF ROUGH GRADING.

GRADING

1. GRADE THE SITE TO THE FINISHED CONTOURS INDICATED. IMMEDIATELY BEFORE REQUESTING FINAL INSPECTIONS, CHECK THE LINES AND DRESS TO THE PROPER CONTOURS. ALL AREAS ARE TO BE STABILIZED. THESE AREAS ARE TO BE MAINTAINED UNTIL ACCEPTANCE BY OWNER AND/OR EOR. WHEN SOD, PLANT BEDS, GRAVEL AREAS AND THE LIKE ARE INDICATED ON LANDSCAPE DRAWINGS OR SPECIFIED, MAKE ALLOWANCES WHEN ROUGH GRADING FOR THE FINISHED GRADES IN THESE AREAS.

    1.a. BORROW: SUITABLE EXCAVATED MATERIAL, AS DETERMINED BY THE OWNER'S REPRESENTATIVE & EOR, MAY BE USED FOR GRADING. PROCURE ADDITIONAL MATERIALS, WHERE NECESSARY, FROM BORROW PITS APPROVED BY THE OWNER'S REPRESENTATIVE AND EOR. BORROW MATERIALS SHALL HAVE PLASTIC INDEX OF SIX (6) OR LESS WITH A MAXIMUM OF 12 PERCENT PASSING A 200 SIEVE. THIS RECCOMENDATION SHALL BE SUPERCEDED BY THOSE OF THE GEOTECHNICAL REPORT

    1.b. COMPACTION: AREAS OUTSIDE OF BUILDING AND PAVING LINES SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY (ASSHTO T-180) AT OPTIMUM MOISTURE (ASTM D 1557).

GENERAL OPERATION AND MAINTENANCE PLAN FOR SURFACE WATER MANAGEMENT SYSTEM

1. THE OWNER SHALL CHECK WEIR (AND/OR ORIFICE) IN ALL CONTROL STRUCTURES PERIODICALLY TO ASSURE THAT THEY ARE FREE FROM DEBRIS WHICH MAY HAVE EFFECT ON THEIR HYDRAULIC FUNCTION. ANY DAMAGES OR CLOGGING NEED TO BE REPAIRED AND/OR CLEANED IMMEDIATELY.
2. THE OWNER AND/OR OPERATION/MAINTENANCE ENTITY SHALL NOT CONSTRUCT OR MAINTAIN ANY BUILDING OR STRUCTURE OR UNDERTAKE OR PERFORM ANY ACTIVITY IN THE WETLANDS, BUFFER AREAS, DRAINAGE EASEMENTS AND CONSERVATION AREAS.
3. THE POND BANKS SHOULD BE REGULARLY MOWED, WITH GRASS CLIPPINGS REMOVE FROM THE POND, AND NOTE THAT ANY ERODED BANKS SHOULD BE REPAIRED AND RESODDED TO MAINTAIN THE CORRECT VOLUME.
4. PICK UP GRASS CLIPPINGS AFTER CUTTING. MOW FREQUENTLY ENOUGH TO PREVENT THATCH BUILDUP. LIMIT FERTILIZER USE AROUND THE RETENTION POND AND DO NOT FERTILIZE GRASS IN THE POND AREA.
5. RESOD DISTURBED SIDE SLOPE AND ANY AREAS WHERE GRASS OR SOD HAS BEEN REMOVED OR ERODED.
6. ALL STORM WATER PIPES, INLETS, CATCH BASINS, MANHOLES, FLUMES, POND INFLOW AND OUTFALL STRUCTURES, INCLUDING OIL SKIMMERS AND DISCHARGE PIPES, SHOULD BE INSPECTED ON REGULAR BASIS (MONTHLY OR QUARTERLY) AND AFTER SEVERE RAINFALLS. THEY SHOULD BE MAINTAINED TO OPERATE AS DESIGNED BY REMOVING BUILT UP DEBRIS AND VEGETATION FROM INLETS, OUTLETS, CULVERTS. REPAIR DETERIORATION STRUCTURES.
7. NOTE THAT CHEMICALS, OILS, GREASES, OR SIMILAR WASTES ARE NOT TO BE DISPOSED OF DIRECTLY OR THROUGH STORM SEWERS TO THE STORMWATER FACILITY. TREATMENT PONDS ARE DESIGNED TO REMOVE NORMAL ROAD, PARKING LOT, ROOF, AND YARD RUNOFF ONLY.
8. NO ALTERATION OF ANY PART OF THE STORMWATER FACILITIES IS PERMITTED WITHOUT PRIOR APPROVAL FORM ALL APPLICABLE GOVERNING AGENCIES.
9. IT IS USUALLY MORE COST EFFECTIVE TO MONITOR AND PERFORM ROUTINE MAINTENANCE ON SURFACE WATER MANAGEMENT SYSTEM THAN TO LET IT FAIL AND THEN HAVE TO RECONSTRUCT THE ENTIRE SYSTEM.
10. THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM THE WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE GOVERNING WATER MANAGEMENT DISTRICT. REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDE, CUTTING, AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITHIN THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE DISTRICT'S SURFACE WATER REGULATION MANAGER, LOCAL SERVICE OFFICE.

GENERAL PAVING AND DRAINAGE CONSTRUCTION NOTES

1. REPORT OF SUBSURFACE CONDITIONS

    1.a. A COPY OF THE SOILS INVESTIGATIONS REPORT IS AVAILABLE FROM TAMPA CIVIL DESIGN LLC., TELEPHONE NUMBER (813) 920-2005. THE RECOMMENDATIONS IN THE REPORT BY FAULKNER ENGINEERING SERVICES LLC # 6130.2400120, DATED AUGUST 14, 2024 SHALL BE CONSIDERED APART OF THE SITE CONSTRUCTION REQUIREMENTS.

    1.b. THE ENGINEER DISCLAIMS ALL RESPONSIBILITY FOR FINDINGS AND INTERPRETATIONS EXPRESSED IN THE REPORT BY THE TESTING LABORATORY. CONTRACTOR SHALL MAKE WHATEVER SUBSURFACE INVESTIGATIONS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL FIELD CONDITIONS.

2. TESTING

    2.a. THE CONTRACTOR WILL PAY FOR ALL TESTING REQUIRED BY THE MUNICIPALITY, INCLUDING THOSE PROVING SATISFACTORY OPERATION OF ALL INSTALLED EQUIPMENT,PRESSURE AND LEAKAGE TEST, AND BACTERIOLOGICAL TESTS. FOR PIPE,STRUCTURES, AND ASPHALTIC MATERIALS. THE CONTRACTOR SHALL FORMALLY NOTIFY THE EOR FOR EACH INSPECTION. ANY TESTS WHICH HAVE TO BE MADE BECAUSE OF THE FAILURE OF INSTALLED MATERIALS TO MEET SPECIFICATIONS SHALL BE PAID FOR BY THE CONTRACTOR AND COSTS OF ANY SUCH TESTS SHALL BE DEDUCTED FROM PAYMENTS DUE THE CONTRACTOR.

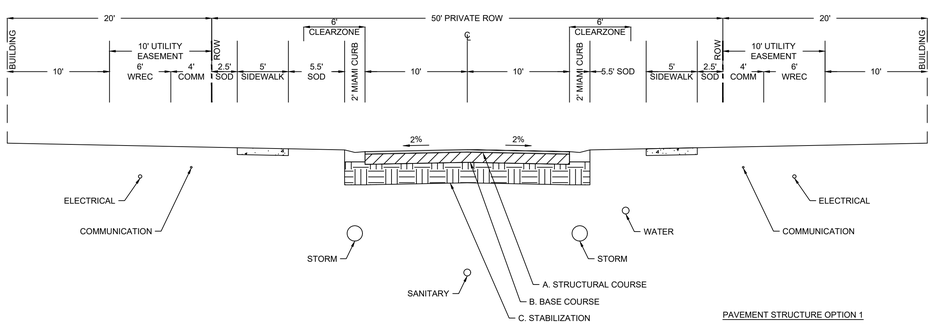
    2.b. THE OWNER / CONTRACTOR WILL RETAIN A CERTIFIED ENGINEERING TESTING LABORATORY TO PERFORM ALL MATERIALS TESTING SPECIFIED IN THE TECHNICAL SPECIFICATION AND AS MAY BE REQUIRED BY THE APPROPRIATE GOVERNMENTAL AGENCY HAVING JURISDICTION. ANY QUESTIONS ON TESTING REQUIREMENTS SHALL BE DIRECTED TO THE EOR.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH NPDES AT ALL TIMES DURING CONSTRUCTION. UNLESS SPECIFICALLY STATED IN THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NPDES PERMIT, NPDES MAINTENANCE, MONITORING, AND IMPLEMENTATION.
2. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND TURBIDITY CONTROLS THROUGHOUT THE PROJECT CONSTRUCTION PROCESS AND UNTIL FINAL COMPLETION. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT DURING CONSTRUCTION, RUNOFF WATER QUALITY AND QUANTITY LEAVING THE SITE DO NOT EXCEED LOCAL, STATE, AND FEDERAL GUIDELINES.
3. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS RESPONSIBLE FOR HAVING THEIR DEWATERING PLAN AND TURBIDITY CONTROL PLAN APPROVED BY THE EOR AND APPLICABLE REVIEWING AGENCIES. REFER TO THE PROJECT'S PERMIT APPROVALS AND PERMIT CONDITIONS FOR AGENCIES REQUIRING SUCH REVIEW AND APPROVAL. QUESTIONS CONCERNING APPROPRIATE TECHNIQUES SHOULD BE ADDRESSED TO THOSE AGENCIES AND/OR DISCUSSED WITH THE PROJECT ENGINEER AND OWNER.
4. THE APPROPRIATE TURBIDITY AND EROSION CONTROL METHODOLOGIES SELECTED BY THE SITE CONTRACTOR FOR THIS PROJECT SHOULD BE MADE FOLLOWING ASSESSMENT OF THE PLANS AND PROJECT SITE SPECIFIC FACTORS AND AFTER CONSULTATIONS, AS NEEDED, WITH THE PROJECT ENGINEER AND APPROPRIATE AGENCIES. THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS FOR SUCH ACTIVITY; SEVERAL FACTORS TO CONSIDER ARE LISTED BELOW:
    4.a. CLAY CONTENT IN EXCAVATED MATERIALS AND/OR PERMEABILITY RATES
    4.b. DEPTH OF CUT IN PONDS, TRENCHES, OR UTILITY LINES
    4.c. AMBIENT GROUND WATER LEVELS
    4.d. ACTUAL RAINFALL AMOUNTS AND TIME OF YEAR RELATIVE TO NORMAL RAINY SEASON
    4.e. PROXIMITY TO WETLANDS, WATER BODIES, OR OFFSITE PROPERTIES
    4.f. 'CLASS' DESIGNATION OF RECEIVING WATER BODIES (I.E., OUTSTANDING FLORIDA WATERS, SHELLFISH HARVESTING AREAS, ETC.)
    4.g. DENSITY, TYPE, AND PROXIMITY OF UPLAND VEGETATION TO BE RETAINED DURING CONSTRUCTION (FOR USE AS POSSIBLE FILTRATION AREAS)
    4.h. FILL HEIGHT RELATIVE TO NATURAL GRADE AND LENGTH AND STEEPNESS OF THE PROPOSED SLOPES
    4.i. EXISTING TOPOGRAPHY AND DIRECTIONS OF SURFACE FLOW
    4.j. TYPE OF EQUIPMENT USED
    4.k. PROJECT TYPE
    4.l. DURATION OF CONSTRUCTION ACTIVITIES
    4.m. SEPARATION DISTANCE OF ONSITE PONDS
    4.n. AMBIENT QUALITY OF SURFACE AND GROUNDWATER
    4.o. TEMPORARY STOCKPILE LOCATIONS AND HEIGHTS
5. DISCHARGES WHICH EXCEED 29 N.T.U.'S OVER THE BACKGROUND LEVELS ARE IN VIOLATION OF STATE WATER QUALITY STANDARDS. DISCHARGES OF WATER QUANTITIES WHICH AFFECT OFFSITE PROPERTIES OR MAY DAMAGE WETLANDS ARE ALSO PROHIBITED BY REGULATING AGENCIES.
6. THE EROSION AND TURBIDITY CONTROL MEASURES SHOWN HEREON ARE THE MINIMUM REQUIRED FOR AGENCY APPROVAL. **ADDITIONAL** CONTROL AND MEASURES MAY BE REQUIRED DUE TO THE SITE CONTRACTOR'S CONSTRUCTION SEQUENCE & UNFORESEEN WEATHER CONDITIONS.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO LAND CLEARING TO PROTECT WATER QUALITY AND TO IDENTIFY AREAS TO BE PROTECTED FROM CLEARING ACTIVITIES AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED.
8. FLOATING TURBIDITY BARRIERS SHALL BE IN PLACE IN FLOWING SYSTEMS OR IN OPEN WATER LAKE EDGES PRIOR TO INITIATION OF EARTHWORK AND MAINTAINED FOR THE DURATION OF THE PROJECT UNTIL ALL SOIL IS STABILIZED.
9. NO CLAY MATERIAL SHALL BE LEFT EXPOSED IN ANY STORMWATER STORAGE FACILITY. IF CLAY OR SANDY-CLAYS ARE ENCOUNTERED DURING STORMWATER STORAGE EXCAVATION, THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING WITH FURTHER EXCAVATION. IF THE ENGINEER OF RECORD HAS DETERMINED THAT SUCH SOILS ARE NON-CONFINING AND MUST BE EXCAVATED TO MEET PERMIT AND DESIGN CONDITIONS, EXCAVATION MAY PROCEED AFTER OBTAINING WRITTEN AUTHORIZATION FROM THE EOR. IF SAID SOILS ARE LEFT EXPOSED AT THE PERMITTED AND DESIGNED DEPTH, THE SITE SUBCONTRACTOR SHALL OVER-EXCAVATE THE POND'S BOTTOM AND SIDE SLOPES BY A MINIMUM OF TWELVE (12") INCHES AND BACKFILL WITH CLEAN SANDS TO HELP PREVENT SUSPENSION OF FINE PARTICLES IN THE WATER COLUMN.
10. THE INSTALLATION OF TEMPORARY EROSION CONTROL BARRIERS SHALL BE COORDINATED WITH THE CONSTRUCTION OF THE PERMANENT EROSION CONTROL FEATURES TO THE EXTENT NECESSARY TO ASSURE EFFECTIVE AND CONTINUOUS CONTROL OF EROSION AND WATER POLLUTION THROUGHOUT THE LIFE OF THE CONSTRUCTION PHASE.
11. THE TYPE OF EROSION CONTROL BARRIERS USED SHALL BE GOVERNED BY THE NATURE OF THE CONSTRUCTION OPERATION AND SOIL TYPE THAT WILL BE EXPOSED. SILTY AND CLAYEY MATERIAL MAY REQUIRE SOLID SEDIMENT BARRIERS TO PREVENT TURBID WATER DISCHARGE, WHILE SANDY MATERIAL MAY NEED ONLY SILT SCREENS OR BALES TO PREVENT EROSION. FLOATING TURBIDITY CURTAINS SHOULD GENERALLY BE USED IN OPEN WATER SITUATIONS. DIVERSION DITCHES OR SWALES MAY BE REQUIRED TO PREVENT TURBID STORMWATER RUNOFF FROM BEING DISCHARGED TO WETLANDS OR OTHER WATER BODIES. IT MAY BE NECESSARY TO EMPLOY A COMBINATION OF BARRIERS, DITCHES, AND OTHER EROSION/TURBIDITY CONTROL MEASURES IF CONDITIONS WARRANT.
12. WHERE PUMPS ARE USED TO REMOVE TURBID WATERS FROM CONSTRUCTION AREAS, THE WATER SHALL BE TREATED PRIOR TO DISCHARGE TO THE WETLANDS. TREATMENT METHODS INCLUDE, FOR EXAMPLE, TURBID WATER BEING PUMPED INTO GRASSED SWALES OR APPROPRIATE UPLAND VEGETATED AREAS (OTHER THAN UPLAND PRESERVATION AREAS AND WETLAND BUFFERS), SEDIMENT BASINS, OR CONFINED BY AN APPROPRIATE ENCLOSURE SUCH AS TURBIDITY BARRIERS OR LOW BERMS, AND KEPT CONFINED UNTIL TURBIDITY LEVELS MEET STATE WATER QUALITY STANDARDS.
13. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATIONS SUCH THAT THE AREA OF UNPROTECTED, ERODIBLE EARTH EXPOSED AT ANY ONE TIME IS NOT LARGER THAN THE MINIMUM AREA NECESSARY FOR EFFICIENT CONSTRUCTION OPERATION, AND THE DURATION OF EXPOSED, UNCOMPLETED CONSTRUCTION TO THE ELEMENTS SHALL BE AS SHORT AS PRACTICABLE. CLEARING AND GRUBBING SHALL BE SO SCHEDULED AND PERFORMED SUCH THAT GRADING OPERATIONS CAN FOLLOW IMMEDIATELY THEREAFTER. GRADING OPERATIONS SHALL BE SO SCHEDULED AND PERFORMED THAT PERMANENT EROSION CONTROL FEATURES CAN FOLLOW IMMEDIATELY THEREAFTER.
14. WATER DERIVED FROM VARIOUS DEWATERING METHODS USED WITH APPROVED PERMITTING SHOULD BE PASSED THROUGH SUFFICIENTLY WIDE AREAS OF EXISTING UPLAND VEGETATION TO FILTER OUT EXCESS TURBIDITY. IF THIS IS NOT SUFFICIENT, THE WATER SHALL BE RETAINED IN PREVIOUSLY CONSTRUCTED PERMANENT STORMWATER PONDS OR ELSE RETAINED IN TEMPORARY SEDIMENTATION BASINS UNTIL THE CLARITY IS SUITABLE TO ALLOW FOR ITS DISCHARGE. PLUGGING THE OUTFALLS FROM COMPLETED STORMWATER PONDS MAY BE NEEDED TO AVOID DISCHARGE. HOWEVER, SUCH SITUATIONS SHOULD BE MONITORED CLOSELY TO PRECLUDE BERM FAILURE IF WATER LEVELS RISE TOO HIGH.
15. WATER CAN BE TRANSPORTED AROUND THE SITE BY THE USE OF INTERIM SWALES OR BY PUMPS AND PIPES.
16. SHEET FLOW OF NEWLY FILLED OR SCRAPED AREAS MAY BE CONTROLLED OR CONTAINED BY THE USE OF BRUSH BARRIERS, DIVERSION SWALES, INTERCEPTOR DITCHES, OR LOW BERMS. FLOW SHOULD BE DIRECTED TOWARD AREAS WHERE SEDIMENTS CAN SUFFICIENTLY SETTLE OUT.
17. EXPOSED SOILS SHALL BE STABILIZED AS SOON AS POSSIBLE. ESPECIALLY PRIOR TO WETLANDS. STABILIZATION METHODS INCLUDING, BUT NOT LIMITED TO, SOLID SOD, SEEDING AND MULCHING, OR HYDRO-MULCHING TO PROVIDE A TEMPORARY OR PERMANENT GRASS COVER, MULCH BLANKETS, AND FILTER FABRICS CAN BE EMPLOYED TO PROVIDE VEGETATIVE COVER.
18. ENERGY DISSIPATERS (SUCH AS RIP RAP, A GRAVEL BED, BALES, ETC.) SHALL BE INSTALLED AT THE DISCHARGE POINT OF PIPES OR SWALES IF SCOURING IS OBSERVED.
19. IMPLEMENT STORM DRAIN INLET PROTECTION (FILTER FABRIC, SOCK, FDOT BALES, GRAVEL OR OTHER) TO LIMIT SEDIMENTATION WITHIN THE STORMWATER SYSTEM. PERFORM INSPECTIONS AND PERIODIC CLEANING OF SEDIMENTS WHICH WASH OUT INTO THE STREETS UNTIL ALL SOIL IS STABILIZED.
20. WATER DISCHARGE VELOCITIES FROM IMPOUNDED AREAS AND TEMPORARY SEDIMENTATION BASINS SHALL BE RESTRICTED TO AVOID SCOURING IN RECEIVING AREAS.
21. IF WATER CLARITY DOES NOT REDUCE TO STATE STANDARDS RAPIDLY ENOUGH IN HOLDING PONDS, IT MAY BE POSSIBLE TO USE CHEMICAL AGENTS SUCH AS ALUM OR TYPE "A-PAM" TO FLOCCULATE OR COAGULATE THE SEDIMENT PARTICLES, SUBJECT TO APPROVED PERMITTING.
22. BALES, WATTLES, OR GRAVEL BEDS CAN BE ADDED AROUND THE PIPE OR SWALE DISCHARGE POINTS TO HELP CLARIFY DISCHARGES. SPREADER SWALES MAY HELP DISSIPATE CLOUDY WATER PRIOR TO CONTACT WITH WETLANDS.
23. ALL FUEL STORAGE AREAS OR OTHER HAZARDOUS STORAGE AREAS SHALL CONFORM TO ACCEPTED STATE OR FEDERAL CRITERIA FOR SUCH CONTAINMENT AREAS.
24. VEHICLE OR EQUIPMENT WASH-DOWN AREAS WILL BE SUFFICIENTLY REMOVED FROM WETLANDS OR OFFSITE AREAS.
25. FUGITIVE DUST CONTROLS (PRIMARILY BY USING WATER SPRAY TRUCKS) SHALL BE EMPLOYED AS NEEDED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL AND STATE ORDNANCES REGARDING FUGITIVE DUST POLLUTION AND / OR WIND-BORN EMMISIONS.
26. IF THE ABOVE CONTROLS REMAIN INEFFECTIVE IN PRECLUDING RELEASE OF TURBID WATER, ESPECIALLY DURING POND OR UTILITY LINE DEWATERING, THEN THE CONTRACTOR MAY BE COMPELLED TO USE A VERTICAL DEWATERING SYSTEM SUCH AS WELL POINTS OR SOCK DRAINS TO WITHDRAW GROUNDWATER WHICH MAY ALREADY BE CLEAR ENOUGH TO ALLOW FOR DIRECT DISCHARGE TO WETLANDS. CONTRACTOR SHALL OBTAIN ALL DEWATERING PERMITS AS REQUIRED BY LOCAL AND STATE ENTITIES AS APPLICABLE.
27. ONGOING INSPECTIONS AND PERIODIC MAINTENANCE BY THE SITE SUBCONTRACTOR SHALL OCCUR THROUGHOUT CONSTRUCTION AS NECESSARY TO INSURE THE ABOVE METHODS ARE WORKING SUITABLY. THIS MAY BE NEEDED DAILY, IF CONDITIONS SO WARRANT. SITE SUBCONTRACTORS ARE ENCOURAGED TO OBTAIN AND THOROUGHLY REVIEW THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT, WHICH WAS DEVELOPED BY THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN 1988. THIS PROVIDES FAIRLY IN-DEPTH DISCUSSIONS OF RECOMMENDED TECHNIQUES AND ALSO PROVIDES SPECIFIC DESIGN AND TECHNICAL STANDARDS, OR FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL 2008. A COPY OF THESE DOCUMENTS ARE AVAILABLE FOR REVIEW AT TAMPA CIVIL DESIGN, LLC.
28. THE CONTRACTOR WILL PERFORM DAILY INSPECTIONS OF ALL ON-SITE WETLANDS WITHIN THE CONSTRUCTION AREA TO ENSURE THAT WATER LEVELS WITHIN THOSE WETLANDS ARE NOT EXCESSIVELY IMPOUNDED PRIOR TO THE TIME WHEN THE PERMITTED CONTROL STRUCTURE OR OUTFALL IS BUILT. WATER LEVELS SIGNIFICANTLY ABOVE NORMAL SHOULD BE CORRECTED AT A FREQUENCY THAT PREVENTS A CHANGE IN THE VEGETATIVE CHARACTER OR HEALTH OF ANY WETLANDS
29. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL (SILT FENCE) REMOVAL AFTER STABILIZATION.
30. ALL RETENTION AREA BERMS AND SLOPES SHALL BE SODDED TO TWO FEET BELOW THE SEASONAL HIGH WATER LINE OR A DEPTH NECESSARY TO PREVENT DAMAGING EROSION WHILE POND WATER LEVELS RECOVER TO NORMAL POOL LEVELS.

GENERAL UTILITY CONSTRUCTION NOTES

1. ALL UTILITY SYSTEM-DESIGN, MATERIALS, AND WORKMANSHIP SHALL COMPLY WITH THE LATEST WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS MANUAL, (JANUARY 2013 (UPDATED 2017) EDITION) OR LATEST EDITION
2. CONTRACTORS ARE TO EXPOSE AND IDENTIFY ELEVATIONS OF EXISTING UTILITIES IN THE AREA SURROUNDING PROPOSED UTILITIES. IF CONFLICTS ARISE, THE CONTRACTOR IS TO CONTACT THE EOR FOR FURTHER INSTRUCTION, AND THE EOR WILL COORDINATE WITH MUNICIPAL STAFF AND MAKE FIELD ADJUSTMENTS AS NECESSARY. CONTINGENCIES SHOULD BE CONSIDERED FOR VERTICAL OFFSET OF PROPOSED UTILITIES AROUND EXISTING, AS NECESSARY
3. ALL WATER AND SANITARY SERVICE LOCATION



NOTES:
1. DESIGN SPEED 30 MPH
2. PER THE FDOT FLORIDA GREENBOOK CHAPTER 4 TABLE 4-1 NOTE #1.B THE 6' CLEAR ZONE SHOWN ABOVE IS PREFERRED BUT CAN BE REDUCED TO 0' DUE TO CONSTRAINTS OF COST TERRAIN ROW OR SOCIAL / ENVIRONMENTAL IMPACTS
3. CONTRACTOR SHALL SUBMIT FINAL PAVEMENT DESIGN TO EOR FOR APPROVAL PRIOR TO CONSTRUCTION
4. SIDEWALKS TO BE A MIN OF 4" THICK EXCEPT FOR AT DRIVEWAYS AND ADA RAMPS WHERE THEY SHALL BE 6" THICK

CROWNED ROAD - TYPICAL SECTION

PAVEMENT STRUCTURE OPTION 1

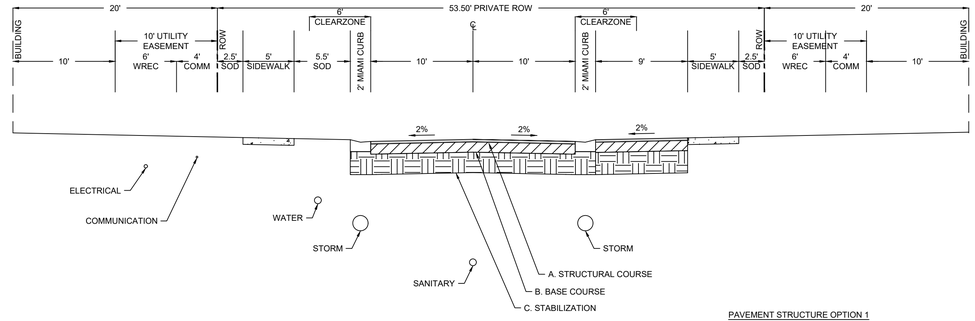
A. ASPHALTIC CONCRETE SP 9.5	1.75" X 0.44	= 0.77
B. SOIL CEMENT BASE (300 PSI)	8.00" X 0.15	= 1.20
C. COMPACTED SUBGRADE (LBR 20)	12.00"X 0.04	= 0.48
TOTAL:		= 2.45

PAVEMENT STRUCTURE OPTION 2

A. ASPHALTIC CONCRETE SP 9.5	1.75" X 0.44	= 0.77
B. CRUSHED CONCRETE BASE (LBR 150)	6.00" X 0.18	= 1.08
C.TYPE B STABILIZED SUBGRADE (LBR 40)	12.00"X 0.08	= 0.96
TOTAL:		= 2.81

PAVEMENT STRUCTURE OPTION 3

A. ASPHALTIC CONCRETE SP 9.5	1.75" X 0.44	= 0.77
B. LIMEROCK BASE (LBR 100	6.00" X 0.18	= 1.08
C. TYPE B STABILIZED SUBGRADE (LBR 40)	12.00"X 0.08	= 0.96
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CROWNED ROAD WITH PARALLEL PARKING - TYPICAL SECTION

PAVEMENT STRUCTURE OPTION 1

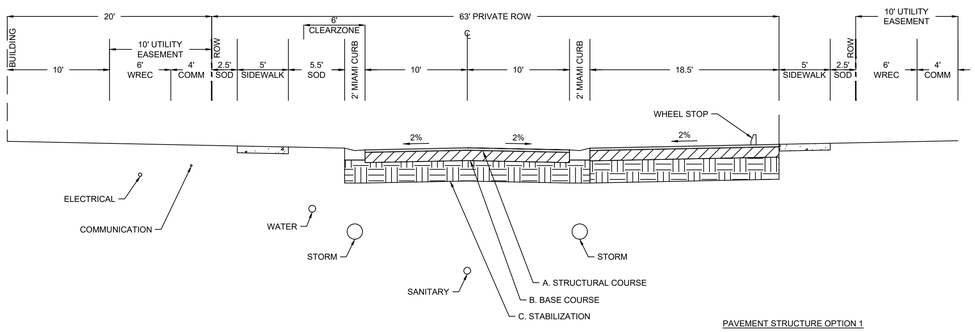
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CROWNED ROAD WITH PARKING - TYPICAL SECTION

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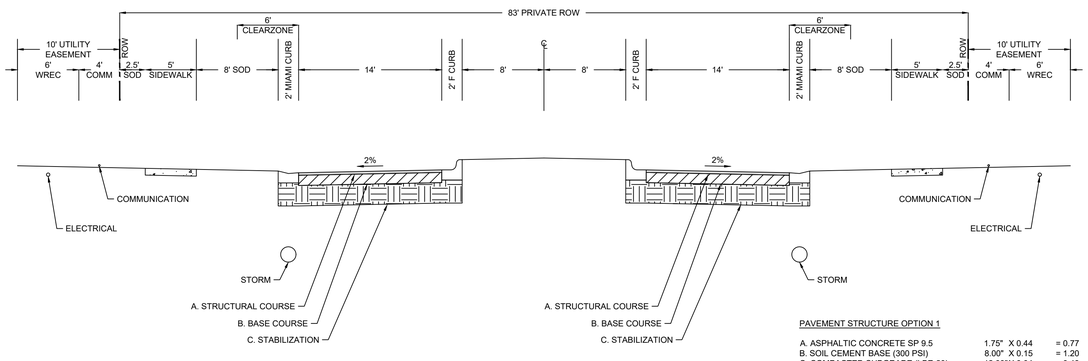
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PROJECT MAIN ACCESS - TYPICAL SECTION

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COA: 28971

PROJECT: 658

PARKWAY TOWNHOMES
R15-423-18-0000-0955-0080
BARCLAY AVE, SPRING HILL, FL 34609

CLIENT:

DRB GROUP

REVISION	DATE
HC CONDITIONAL PLAT - 1ST SUB	10-02-2024
HC CONDITIONAL PLAT - 2ND SUB	04-30-2025
HC CONDITIONAL PLAT - 3RD SUB	07-25-2025
HC CONDITIONAL PLAT - 4TH SUB	09-22-2025

PM. J.O. DES. B.B.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

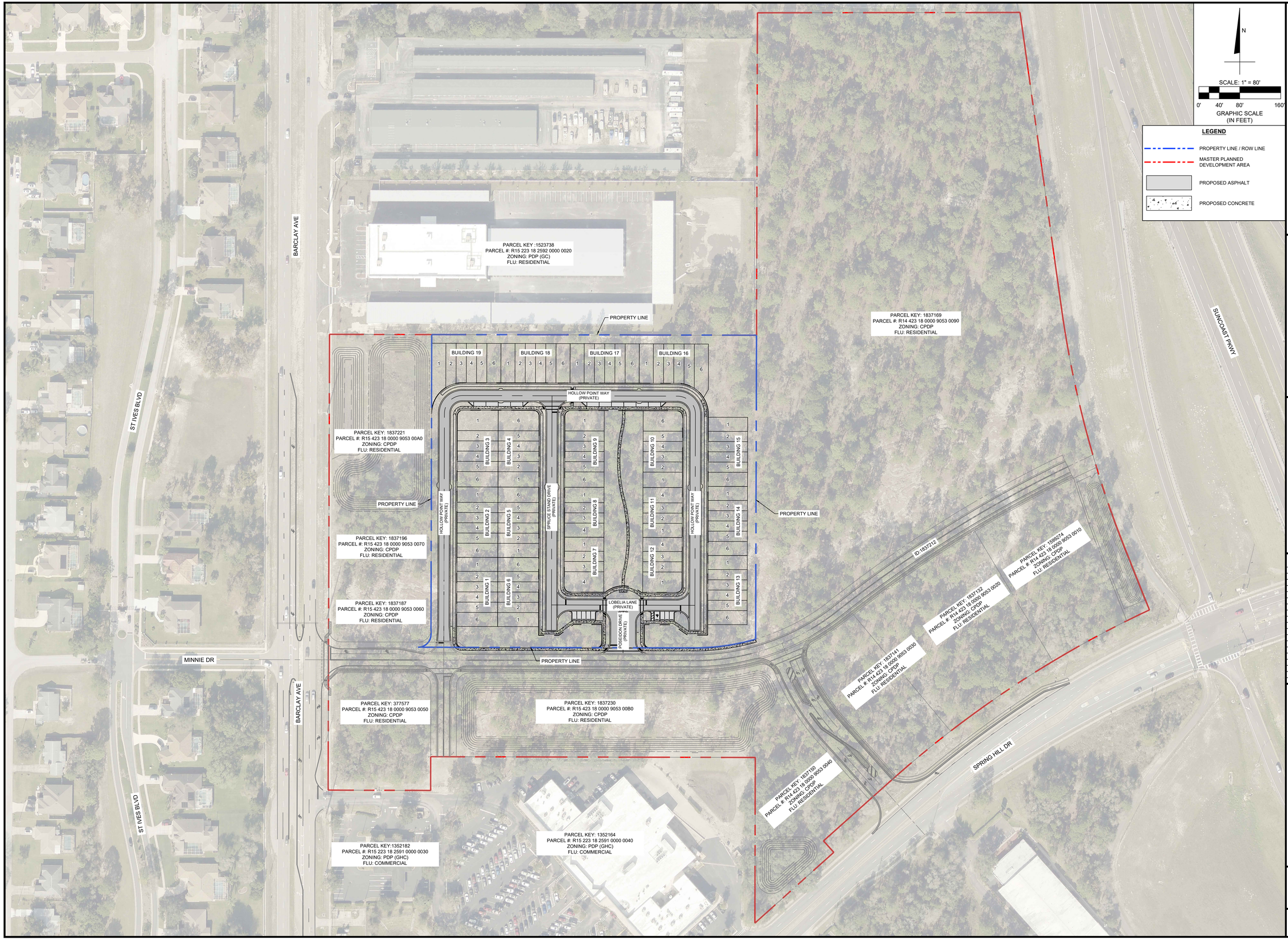
Jeremy Couch, P.E
State of Florida, Professional Engineer, License No. 70658

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TYPICAL ROADWAY SECTIONS

SHEET NO:
C-3



TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA: 28971

PROJECT: 658

PARKWAY TOWNHOMES
R15-423-18-0000-0053-0080
BARCLAY AVE, SPRING HILL, FL 34609

CLIENT:

DRB GROUP

REVISION	DATE
HC CONDITIONAL PLAT - 1ST SUB	10-02-2024
HC CONDITIONAL PLAT - 2ND SUB	04-30-2025
HC CONDITIONAL PLAT - 3RD SUB	07-25-2025
HC CONDITIONAL PLAT - 4TH SUB	09-22-2025

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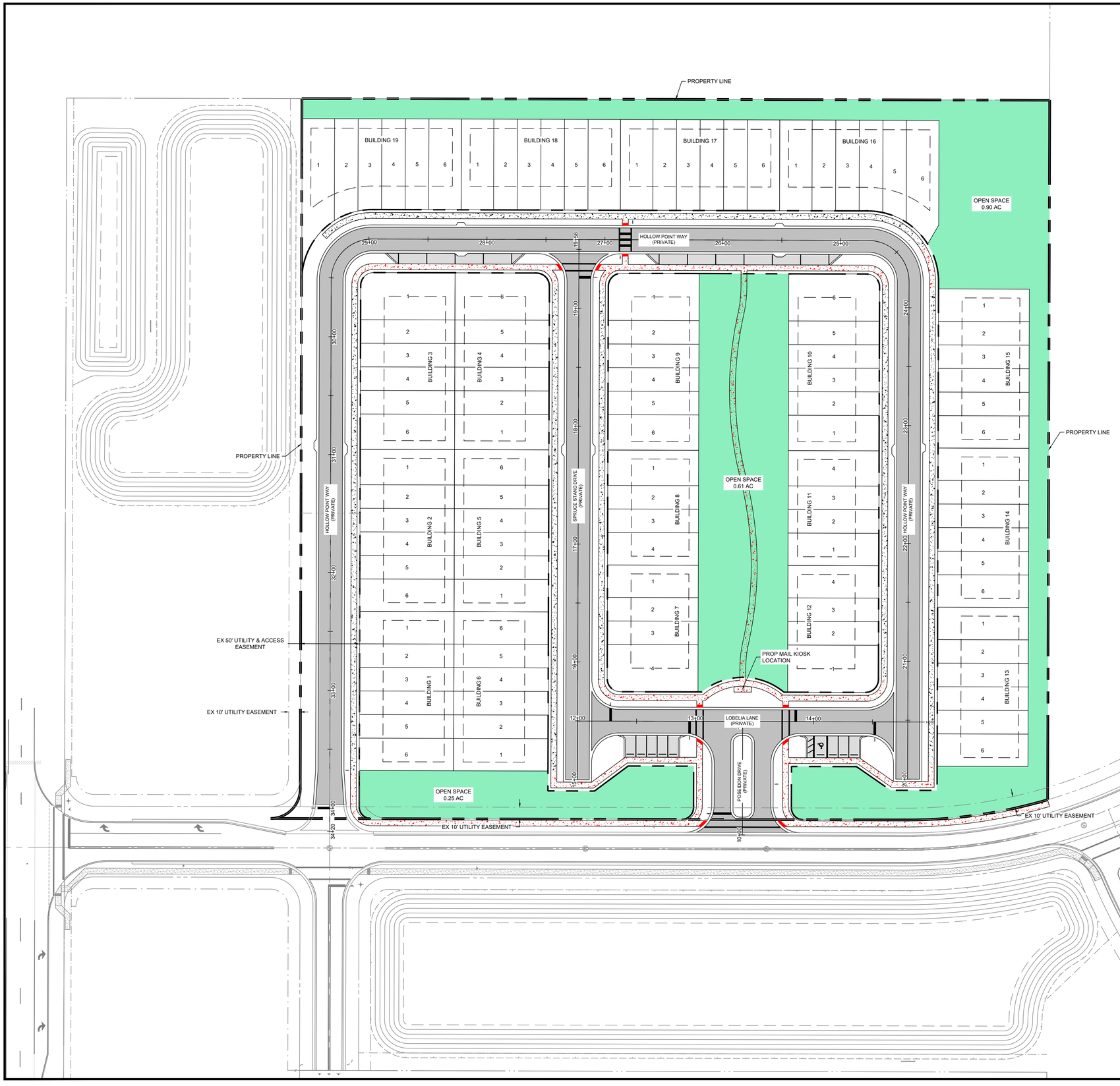
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AERIAL SITE PLAN

SHEET NO:
C-4



LEGEND

- PROPERTY LINE / ROW LINE
- SETBACK LINE
- PROPOSED ASPHALT
- PROPOSED SIDEWALK BY SITE CONTRACTOR
- PROPOSED SIDEWALK BY HOMEBUILDER
- PROPOSED OPEN SPACE

N

SCALE: 1" = 40'

0' 20' 40' 80'
GRAPHIC SCALE
(IN FEET)

SITE DEVELOPMENT DATA

ZONING: MPUD (MASTER PLANNED UNIT DEVELOPMENT)
CPDP(GC)/ COMBINED PLANNED DEVELOPMENT PROJECT
(GENERAL COMMERCIAL) PD H-22-26 - 6/13/2022

FUTURE LAND USE:	TOWNHOUSE DEVELOPMENT
PARCEL ID #:	01599274 & 00377577
ADJACENT ZONING:	NORTH: MF & GC SOUTH: GHC & OP EAST: SUNCOAST PARKWAY WEST: SF

EXISTING SITE DATA:

PROJECT SITE AREA:	8.86 AC
IMPERVIOUS AREA:	0.00 AC
PERVIOUS AREA:	8.86 AC

PROPOSED SITE DATA:

PROJECT SITE AREA:	8.86 AC
IMPERVIOUS AREA:	5.51 AC
PERVIOUS AREA:	3.35 AC

PARKING

REQUIRED:
2 SPACES PER TOWNHOME UNIT (106 X 2) = 212 SPACES

TOTAL PARKING REQUIRED = 212 SPACES

PROVIDED:
1 DRIVEWAY & 1 GARAGE (2 SPACES) PER TOWNHOME UNIT = 212
1 ADA SPACES
18 REGULAR SPACES

TOTAL PARKING PROVIDED = 231 SPACES

DENSITY:

MAXIMUM PER CPDP-H-22-26:	MAX 106 UNITS
PROVIDED:	106 TOTAL UNITS / 8.86 AC 11.96 UNITS / AC

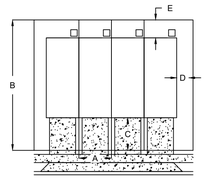
DEVELOPMENT STANDARDS:

PROPOSED TOWNHOMES:	106 UNITS
SETBACKS:	20' GARAGE 8' REAR 0' SIDE (MINIMUM OF 15' BETWEEN BUILDINGS)
MINIMUM BUILDING HEIGHT:	2 STORY / 35'
MINIMUM LOT SIZE:	1,540 SF
MAXIMUM BUILDING AREA:	70%

OPEN SPACE:

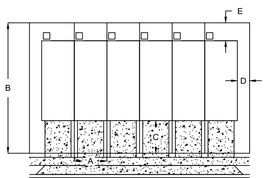
REQUIRED PER PDP H-22-26
15% OF THE GROSS AREA BE PROVIDED AS OPEN SPACE
8.88 AC X 0.15 = 1.33 AC REQUIRED

PROVIDED:
1.75 AC



TYPICAL 4 UNIT BUILDING
N.T.S

WIDTH (A)	DEPTH (B)	MINIMUM SETBACKS			
		FRONT (C)	SIDE (D)	REAR (E)	MAX HEIGHT
20'	77'	20'	7.5'	8'	35'



TYPICAL 6 UNIT BUILDING
N.T.S

WIDTH (A)	DEPTH (B)	MINIMUM SETBACKS			
		FRONT (C)	SIDE (D)	REAR (E)	MAX HEIGHT
20'	77'	20'	7.5'	8'	35'

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COA: 28971

PROJECT: 658

PARKWAY TOWNHOMES
R15-423-18-0000-0955-0080
BARCLAY AVE, SPRING HILL, FL 34609

CLIENT:

DRB GROUP

REVISION	DATE
HC CONDITIONAL PLAT - 1ST SUB	10-02-2024
HC CONDITIONAL PLAT - 2ND SUB	04-30-2025
HC CONDITIONAL PLAT - 3RD SUB	07-25-2025
HC CONDITIONAL PLAT - 4TH SUB	09-22-2025

PM: J.O. DES: B.B.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

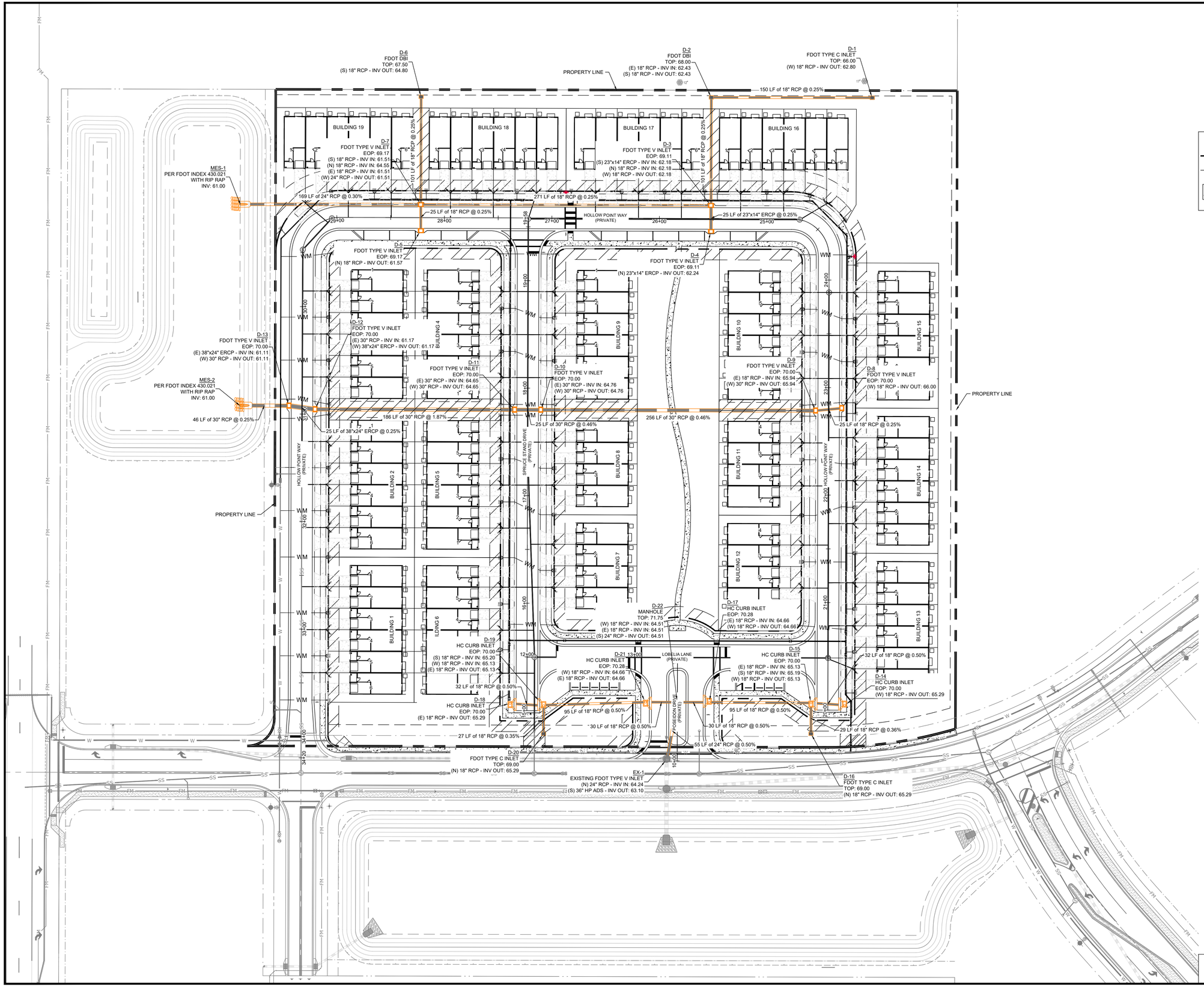
Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658

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MASTER SITE PLAN

SHEET NO:
C-5



ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.84

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R15-423-18-0000-0955-0080
BARCLAY AVE, SPRING HILL, FL 34609

CLIENT:

DRB GROUP

REVISION	DATE
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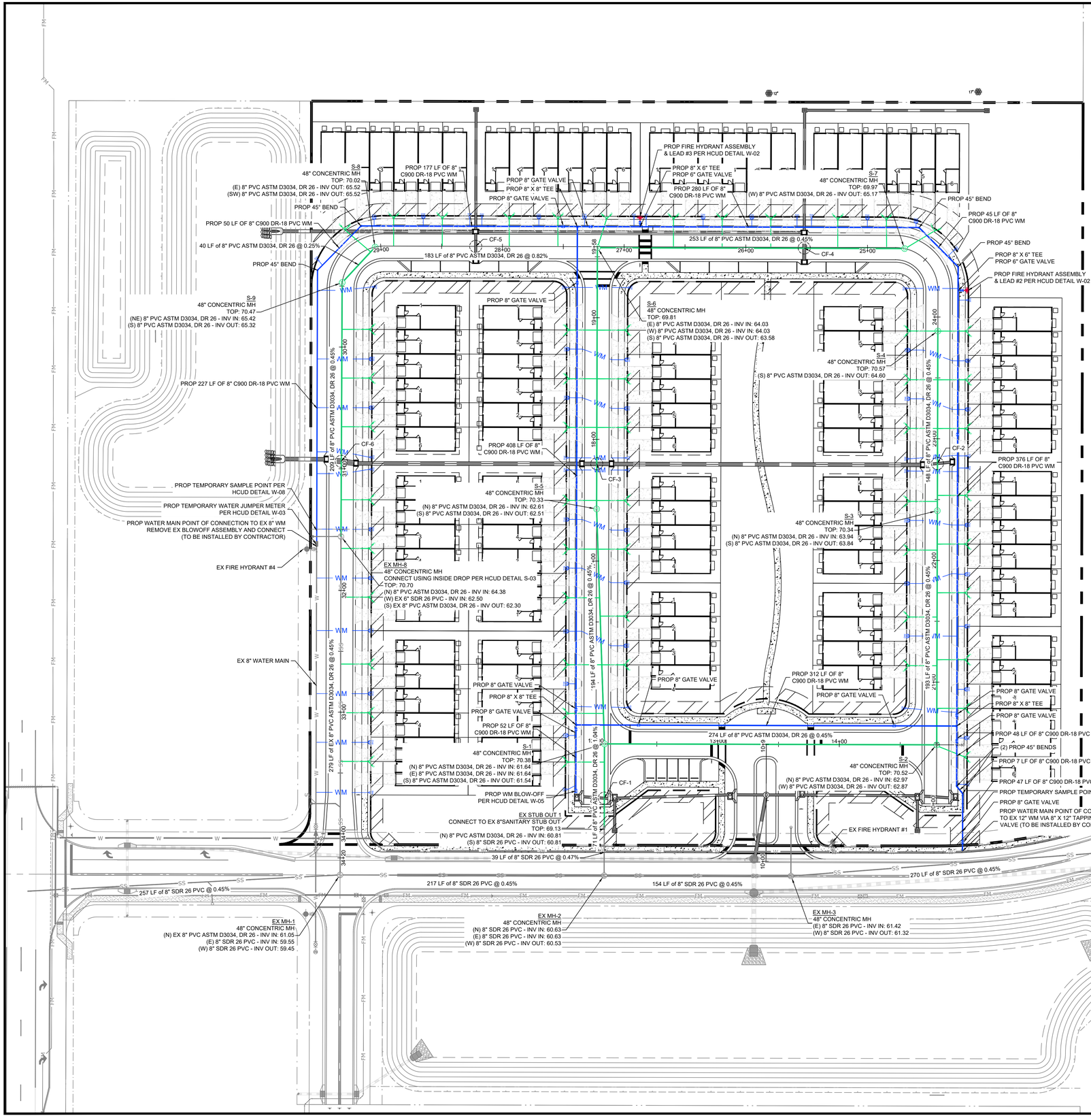
Jeremy Couch, P.E
State of Florida, Professional Engineer,
License No: 70658

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DRAINAGE PLAN

SHEET NO:
C-6



LEGEND

- PROPERTY LINE / ROW LINE
- WM — PROPOSED WATER MAIN
- PROPOSED GRAVITY SANITARY
- PROPOSED CONCRETE
- PROPOSED UTILITY EASEMENT

N

SCALE: 1" = 40'

0' 20' 40' 80'

GRAPHIC SCALE (IN FEET)

GENERAL NOTES:

1. SEE SHEET C-2 FOR GENERAL UTILITY NOTES
2. ALL PIPES, VALVES, FITTINGS, AND BENDS WILL BE M.J.
3. THE CONTRACTOR SHALL REPLACE ALL EX PAVING (ASPHALT, CONC. SIDEWALK, ETC.), STABILIZED EARTH, CURBS, SIDEWALKS, MAILBOXES, DRIVEWAYS, FENCES, SIGNS, LIGHTS, CULVERTS, AND OTHER IMPROVEMENTS WITH THE SAME OR BETTER TYPE OF MATERIAL THAT WAS REMOVED DURING THE CONSTRUCTION OR AS DIRECTED BY THE ENGINEER
4. VALVES SHALL NOT BE INSTALLED IN CURBING OR ADA RAMPS
5. ALL VALVES INSTALLED WITHIN GREENSPACE SHALL HAVE A VALVE PAD PER HCUD DETAIL G-03
6. ALL INSTALLATIONS SHALL MEET OR EXCEED HERNANDO COUNTY UTILITIES DEPARTMENT SPECIFICATIONS AS DEFINED IN THE WATER AND WASTEWATER CONSTRUCTION SPECIFICATIONS MANUAL, JANUARY 2013 EDITION (SECTION 9 UPDATED 2017).
7. MANHOLES WILL REQUIRE COATING THAT MEETS OR EXCEEDS THE REQUIREMENTS OUTLINED IN SECTION 9 OF THE HCUD SPECIFICATIONS MANUAL
8. STREET LIGHTING POLES WILL NEED TO BE DESIGNED & PLACED IN AN AREA THAT AVOIDS CONFLICT WITH THE PROPOSED WATER AND SANTIARY SERVICES
9. THE FDEP WATER AND WASTEWATER CONSTRUCTION PERMITS FOR THE OVERALL MAXX DEVELOPMENT HAVE NOT YET RECIEVED CLEANRCE TO BE PLACED INTO SERVICE. WATER AND WASTEWATER SERVICE WILL NOT BE AVAILABLE UNTIL THE MASTER PLAN UTILITY INFRASTRUCTURE IS INSTALLED, TESTED, & RECIEVES FDEP CLEARANCE (FDEP WATER CONSTRUCTION PERMIT W25-04 & FDEP WASTEWATER CONSTRUCTION PERMIT (CS27-0143427-028-DWC/CM)
10. HCUD IS NOT RESPONSIBLE FOR REPLACEMENT OF LANDSCAPING INSTALLED IN THE UTILITY EASEMENT(S) IF DAMAGED OR DESTROYED BY REASONABLY NECESSARY MAINTENANCE, REPAIRS, OR REPLACEMENT OF THE EXISTING UTILITY MAIN(S) PER HERNANDO COUNTY ORDINANCE SECTION 28-242(D).

FIRE NOTES:

1. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 12 OF THE CODE OF ORDINANCES FOR HERNANDO COUNTY
2. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES
3. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK
4. FIRE HYDRANTS SHALL BE OF THE "TRAFFIC MODEL"

CONFLICT TABLE

	CF - 1	CF - 2	CF - 3	CF - 4	CF - 5	CF - 6
STORM INV	65.18	65.97	64.74	62.21	64.6	61.14
SIZE (IN)	18	18	30	14	18	24
TYPE	RCP	RCP	RCP	RCP	RCP	RCP
TOP	66.89	67.68	67.53	63.54	66.31	63.39
BOTTOM	64.97	65.76	64.45	62.04	64.39	60.89
SAN INV	60.93	64.08	62.76	64.8	61.71	64.66
SIZE	8	8	8	8	8	8
TOP	61.61	64.76	63.44	65.48	62.39	65.34
BOTTOM	60.91	64.06	62.74	64.78	61.69	64.64
SEPARATION (FT)	**3.36**	**1.00**	**1.01**	**1.24**	**2.00**	**1.25**

FIRE HYDRANT SPACING:

EX FH 1 TO FH-2:	573 LF
FH-2 TO FH-3	303 LF
FH-3 TO EX FH 4	538 LF

ELEVATIONS BASED ON:
NORTH AMERICAN VERTICAL DATUM 1988
CONVERSION: NAVD 88 TO NGVD 29 = +0.84

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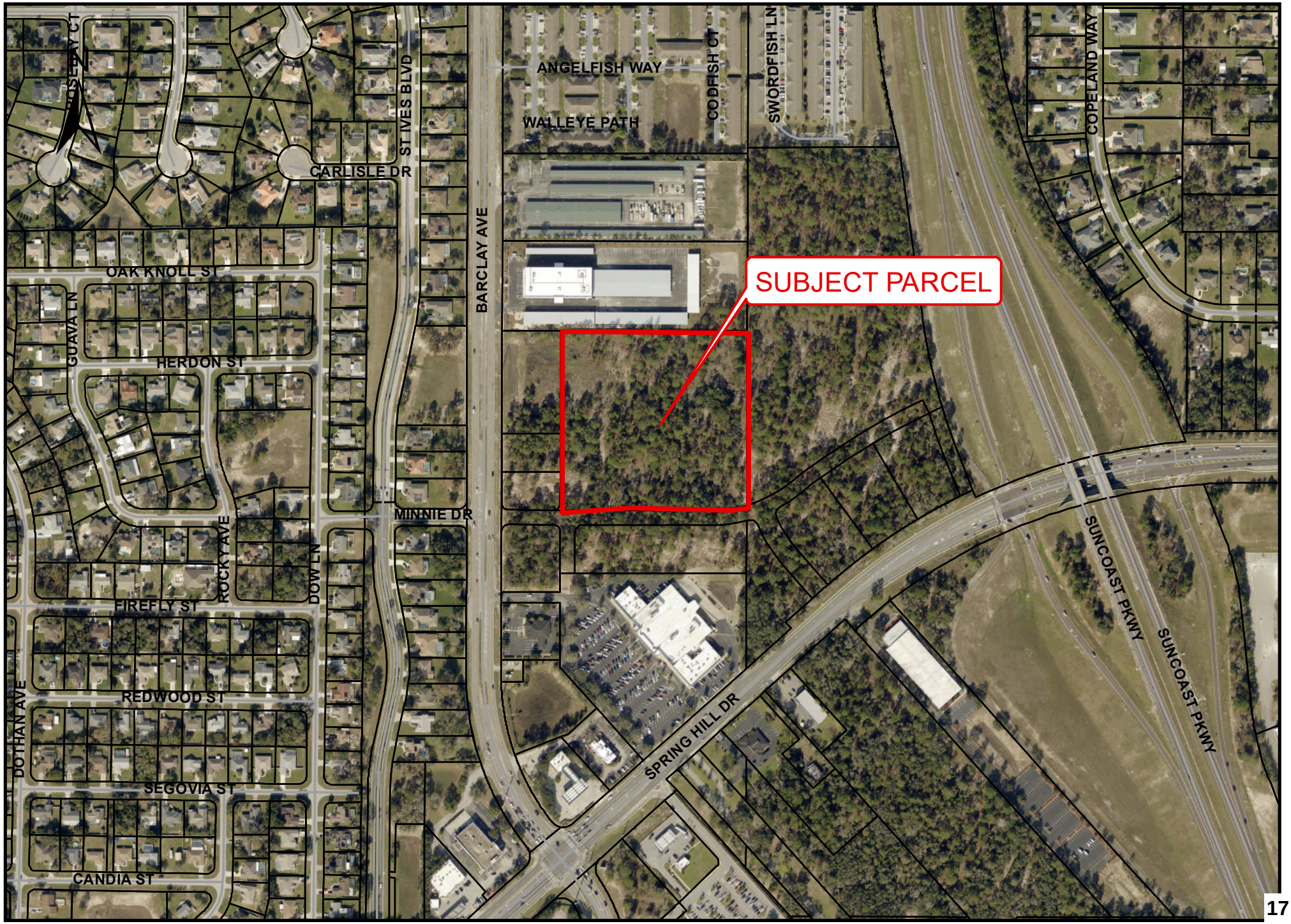
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UTILITY PLAN

SHEET NO: C-7

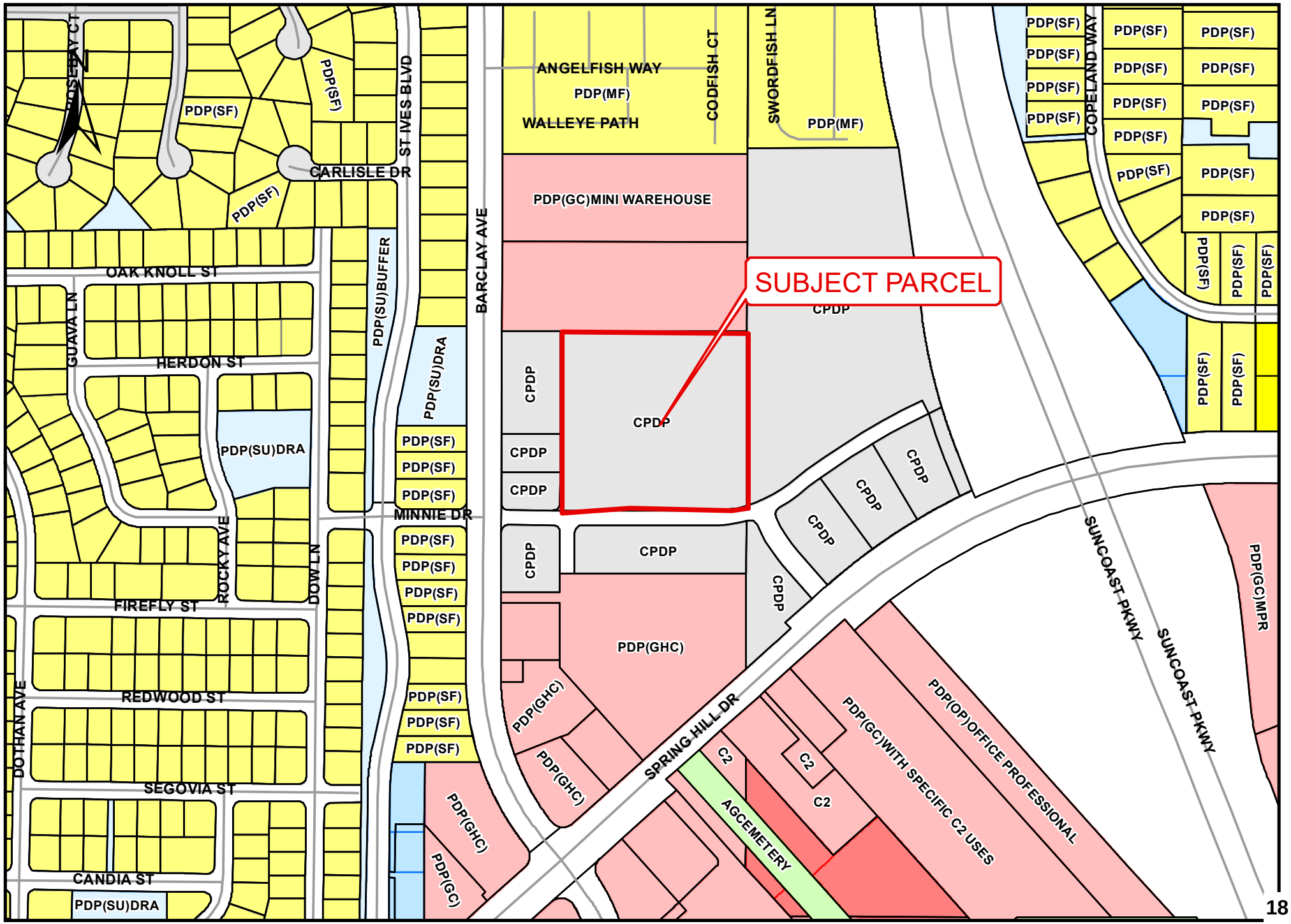
1490384 Parkway Townhomes

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



1490384 Parkway Townhomes

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



BCC ACTION:

On July 12, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-139 Establishing a Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) and a Rezoning from PDP(GC)/Planned Development Project (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial and Multifamily uses with Deviations, and the following modified 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 faunal (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 shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

4. The petitioner shall provide a minimum 20' landscape buffer along the eastern boundary against the Suncoast Parkway. The existing trees shall remain within the buffer area and supplemented as needed to achieve a minimum 80% opacity within three years of planting. Additionally, the petitioner shall provide a 20' (deviation from 35') commercial buffer along Spring Hill Drive and Barclay Avenue at 80% opacity within three years of planting. The remining commercial area shall meet the minimum commercial standards.

5. A master plan revision shall be required for any future Assisted Living Facility (ALF) on Tract 3.

6. A Traffic Access Analysis, Signal Warrant Analysis and a queue Stacking Study shall be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

7. Commercial development shall be limited to 61,375 square feet for tract 5 (Parcel key #377577) (Scribners error corrected from tract 3 - CRD 3/9/23)

8. Maximum Building Height:
   Townhomes: 35'/2 Story

Multifamily: 60'/4 Story

9. Minimum Building Setbacks:
   - Suncoast Parkway: 75'
   - Frontage Road: 20'
   - Garages: 20'
   - Building Separation (Under 45'): 15'
   - Building Separation (Over 45'): 15' plus one foot for every foot above 45'

10. Minimum Commercial Building Setbacks:
    - Spring Hill Drive: 75'
    - Barclay Avenue: 75'
    - Side: 20'
    - Rear: 35'
    - Access/Frontage Road 20'

    Minimum Commercial Internal Setbacks:
    - Internal Setback: 20'

11. 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.

12. The Multi-Family development shall provide a boulevard entrance.

13. The development shall be limit to a total of 462 units.

14. A maximum of 76 units per building shall be permitted

15. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted for all Drainage Retention Areas (DRA) within the proposed project.

16. The petitioner shall be required to provide a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction. The petitioner shall coordinate with HCUD for acquisition of a new force main easement and installation of the new force main.

17. The project shall meet the minimum sign standards as required by the County LDRs. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in the Hernando County Code of Ordinances.

18. The development shall meet the minimum LDR design standards for large retail development in Article III, Appendix A (Zoning).

19. The petitioner shall be required to provide interconnectivity and cross-connection between outparcels.

20. The commercial Tree Preservation Density and 5% Natural Tree Preservation Areas shall be permitted for relocation into the Multifamily and Townhome portions of the project. The multifamily and townhomes shall be required to meet the minimum prospective requirements and the relocated 5% Natural Tree Preservation Areas shall be dedicated preservation tracts.

21. All lighting shall be full cut off fixtures in order to prevent any light spillage into neighboring parcels.

22. The petitioner shall have a combined entrance with the existing commercial plaza along Spring Hill Drive into the subject development as shown on the master plan.

~~22.~~ 23. The petitioner shall provide a master plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Meeting: 12/08/2025
Department: P&Z Agenda Item
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16773
Legal Request Number:
Bid/Contract Number:

TITLE
CP 1502177 Suncoast Pines

BRIEF OVERVIEW
Conditional Plat for Suncoast Pines

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION
Approve the Conditional Plat for Suncoast Pines

REVIEW PROCESS

Omar DePablo	Approved	11/26/2025 7:58 AM
Michelle Miller	Approved	11/26/2025 8:41 AM
Victoria Via	Approved	11/26/2025 8:51 AM
Natasha Lopez Perez	Approved	11/26/2025 9:09 AM
Toni Brady	Approved	11/26/2025 11:54 AM
Danielle Nigro	Escalated	11/28/2025 5:27 PM
Nichole Street	Approved	11/29/2025 10:45 AM

RESULT: **ADOPTED**
MOVER: Nicholas Holmes
SECONDER: Mike Fulford
AYES: Holmes, Birren, David, Fulford and McDonald
ABSENT: Noe

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025

APPLICANT: DRB Group

FILE NUMBER: 1502177

PURPOSE: Conditional Plat Approval for Suncoast Pines

GENERAL LOCATION: West side of Anderson Snow Road, approximately 1,300' north of its intersection with Whiting Drive; at the northern terminus of Tierra Drive

PARCEL KEY NUMBER: 378308, 378228

The conditional plat for Suncoast Pines is for 62 lots within a PDP (SF)/ Planned Development Project (Single Family) subdivision. It is located on the West side of Anderson Snow Road, approximately 1,300' north of its intersection with Whiting Drive; at the northern terminus of Tierra Drive.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrency has been issued for the conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Suncoast Pines Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.

2. The developer must conform to all Hernando County Facility Design Guidelines.

3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.

4. 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.

5. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development (Ordinance Sec. 26-71 thru Sec. 26-73).

6. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads

will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail #S-10 or #S-15 (June 2023 version).

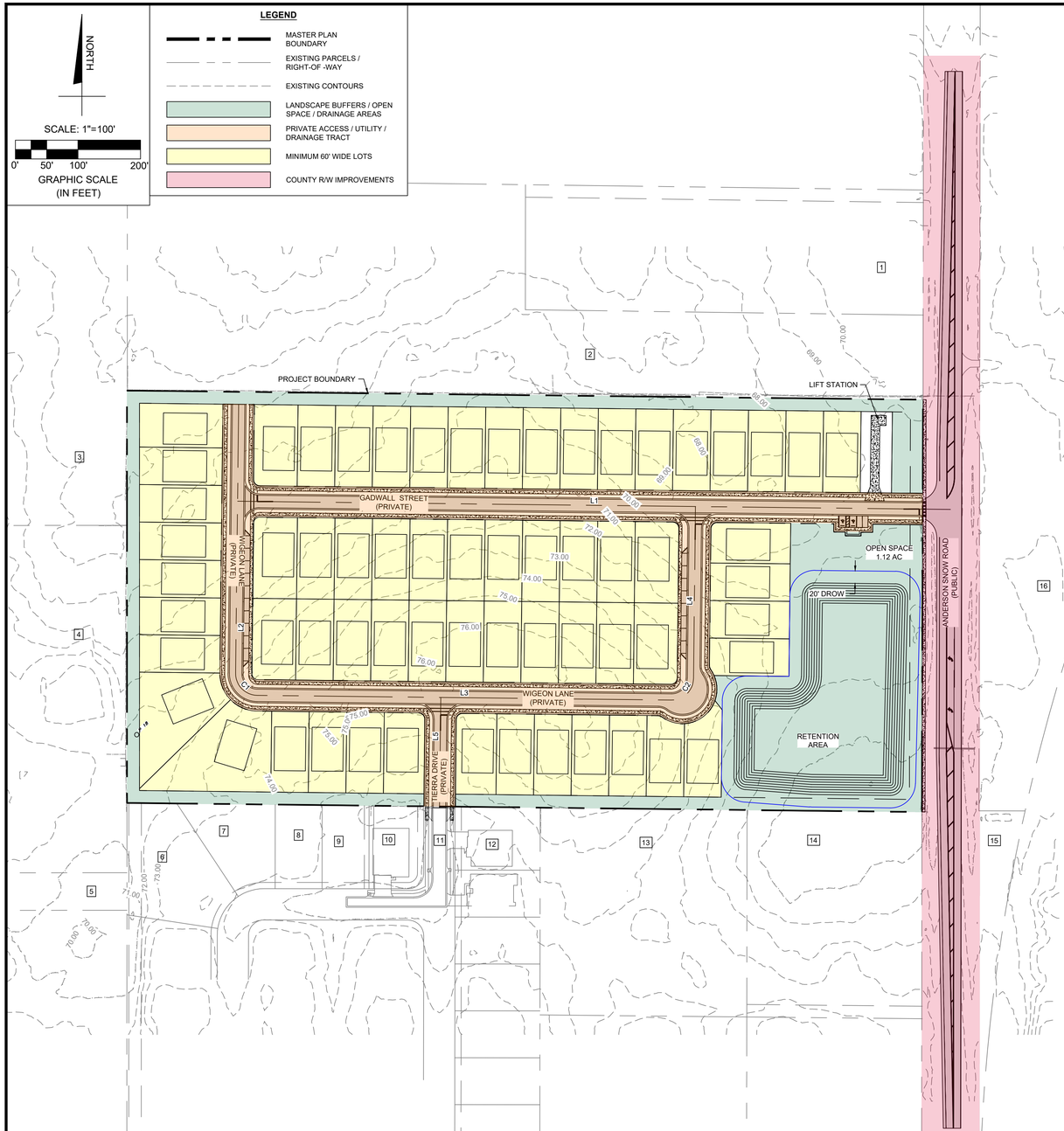
7. The Developer shall make the following modifications to the Utility Capacity Analysis and resubmit at the time of construction drawings:

    - **Water:** Further analysis using HCUD's model with proposed elevations, once determined, and final hydrant locations added to the model will be required as part of the construction drawings capacity analysis submittal.

    - **Wastewater:** Additional analysis will be required as part of final engineering to design the proposed pump station. The pump station shown in the lift station capacity analysis does not meet HCUD specifications. Revise the pump station design as necessary prior to submitting the construction drawings capacity analysis submittal.

8. Water and sewer services cannot be installed along side lot lines that have adjacent holiday parking spaces, since there is no room between the sidewalk and property line for water meter boxes or sewer clean outs. HCUD recommends routing water mains on the opposite side of roadway segments that have holiday parking spaces or a mail kiosk. The petitioner shall modify the locations of the water mains and note these location changes on the construction drawings.

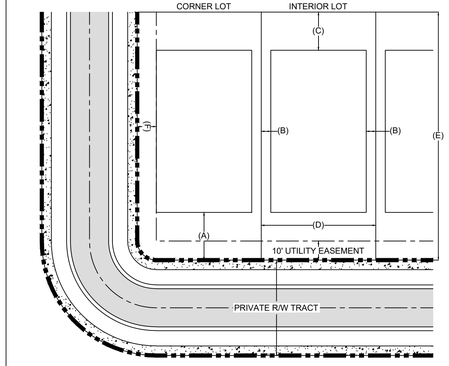
9. The petitioner shall revise the pump station tract to meet HCUD detail #S-10 (exceeds 60-foot depth).



Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	1139.52	S89° 20' 29.78"E	(498906.51,1497790.48)	(500045.96,1497777.39)
L2	430.00	S0° 39' 30.22"W	(498908.30,1497945.47)	(498903.35,1497515.50)
L3	662.00	S89° 20' 29.78"E	(498937.95,1497480.10)	(499599.91,1497472.49)
L4	275.00	N0° 39' 30.22"E	(499635.31,1497507.09)	(499638.47,1497782.07)
L5	176.64	N0° 39' 30.22"E	(499229.31,1497300.10)	(499231.34,1497476.73)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	35.00	54.98	S44° 20' 29.78"E	(498903.35,1497515.50)	(498937.95,1497480.10)
C2	35.00	54.98	N45° 39' 30.22"E	(499599.91,1497472.49)	(499635.31,1497507.09)

TYPICAL LOT DETAIL



MINIMUM LOT STANDARDS								
FRONT	SIDE	REAR	WIDTH	DEPTH	CORNER	MAX HEIGHT	MAX LOT COVERAGE	
(A)	(B)	(C)	(D)	(E)	(F)	-	-	
25'	5'	20'	60'	110'	10'	35' / 2.5 STORIES	51%	

NOTES:
1. NO HVAC EQUIPMENT SHALL BE LOCATED WITHIN SIDE YARDS. HVAC EQUIPMENT SHALL BE LOCATED WITHIN THE REAR YARDS
2. ALL BUILDINGS SHALL BE A MINIMUM 3 CAR GARAGE

LOCATION MAP
N.T.S



SITE DATA:

DEVELOPER:	DRB GROUP 5426 BAY CENTER DRIVE, SUITE 575 TAMPA, FL 33609
PARCEL KEY(S):	378228 378308
S / T / R:	27 / 23 /18
CURRENT ZONING:	PDP(SF) (H-24-55)
CURRENT FLU:	RESIDENTIAL
PROJECT AREA:	19.25 AC
PROPOSED USE:	62 SINGLE FAMILY LOTS

LANDSCAPING AND PERIMETER SETBACK STANDARDS:

1. MINIMUM BUILDING PERIMETER SETBACKS
   - 1.1. NORTH: 20'
   - 1.2. EAST: 75'
   - 1.3. SOUTH: 20'
   - 1.4. WEST: 20'
2. MINIMUM PERIMETER BUFFERS:
   - 2.1. NORTH: 20' NATURAL VEGETATED BUFFER, ENHANCED TO 80% WITHIN 18 MONTHS
   - 2.2. EAST: 20' LANDSCAPED (ANDERSON SNOW ROAD) AT 80% WITHIN 18 MONTHS. (MAY BE LOCATED WITHIN THE PERIMETER SETBACK)
   - 2.3. SOUTH: 20' NATURAL VEGETATED BUFFER, ENHANCED TO 80% WITHIN 18 MONTHS
   - 2.4. WEST: 20' NATURAL VEGETATED BUFFER, ENHANCED TO 80% WITHIN 18 MONTHS
3. NATURAL VEGETATION
   - 3.1. A MINIMUM OF 5% OF THE TOTAL PROJECT AREA (0.97 AC) WILL NEED TO BE PRESERVED NATURAL VEGETATION AND NO CONSTRUCTION ACTIVITY CAN OCCUR IN THIS AREA.
   - 3.2. THE CONCEPTUAL NATURAL VEGETATED BUFFER DEPICTED ON THE PLAN PROVIDES 1.87 AC OF THE REQUIRED PRESERVED NATURAL VEGETATION
4. NEIGHBORHOOD PARKS
   - 4.1. THE PROJECT SHALL COMPLY WITH THE HERNANDO COUNTY CODE OF ORDINANCES NEIGHBORHOOD PARKS SEC 26-75.
   - 4.2. THE PROJECT AREA REFLECTS THE USE OF 62 SINGLE FAMILY LOTS AND THEREFORE WOULD REQUIRE A MINIMUM OF 1.12 AC OF OPEN SPACE.

GENERAL NOTES:

1. THE PROJECT IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12053C0328D EFFECTIVE FEBRUARY 2ND 2012. THE PROJECT IS ENTIRELY LOCATED WITHIN ZONE X.
2. NO WETLANDS AND/OR SURFACE WATERS HAVE BEEN IDENTIFIED WITHIN THE PROJECT AREA.
3. FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY CONSISTENT WITH HERNANDO COUNTY UTILITIES DEPARTMENT AND NFPA STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1000 GPM TO PROVIDE FIRE SERVICE FOR THE PROJECT AREA AS REQUIRED BY THE NFPA AND HERNANDO COUNTY UTILITIES.
4. THE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED AND THE FINAL DESIGN AND LOCATION WILL BE PROVIDED WITH THE FINAL ENGINEERING DESIGN.
5. THE PROJECT SHALL PROVIDE A MINIMUM 1 GUEST PARKING SPACE FOR EVERY 10 SINGLE FAMILY LOTS PROPOSED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL
6. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.

ADJACENT PROPERTY INFORMATION

KEY NUMBER	PARCEL KEY	ZONING	OR BOOK / PAGE
1	378282	AG	2895 / 388
2	836778	AG	1323 / 549
3	567513	AR2	2027 / 1290
4	566685	AR2	4522 / 552
5	1462447	NONE / R/W	-
6	1798889	PDP (SF)	4442 / 543
7	1798870	PDP (SF)	4449 / 1499
8	1798861	PDP (SF)	4407 / 165
9	1798852	PDP (SF)	EXEMPT
10	1798843	PDP (SF)	4285 / 1940
11	1799218	PDP (SF)	3990 / 1098
12	1798834	PDP (SF)	4295 / 48
13	904436	AG	1672 / 227
14	904427	AG	848 / 1844
15	1406589	AG	1148 / 763
16	1354135	PDP (OP) W/ C1	4155 / 754

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM

PROJECT: 653

SUNCOAST PINES
378228
378308
1251 ANDERSON SNOW RD
SPRING HILL, FL 34609

CLIENT:

DR HORTON HOMES

REVISION	DATE
CONDITIONAL PLAT 1ST SUB	2025-04-07

DES: J.C. DRFT: D.Y.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658
This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic documents.

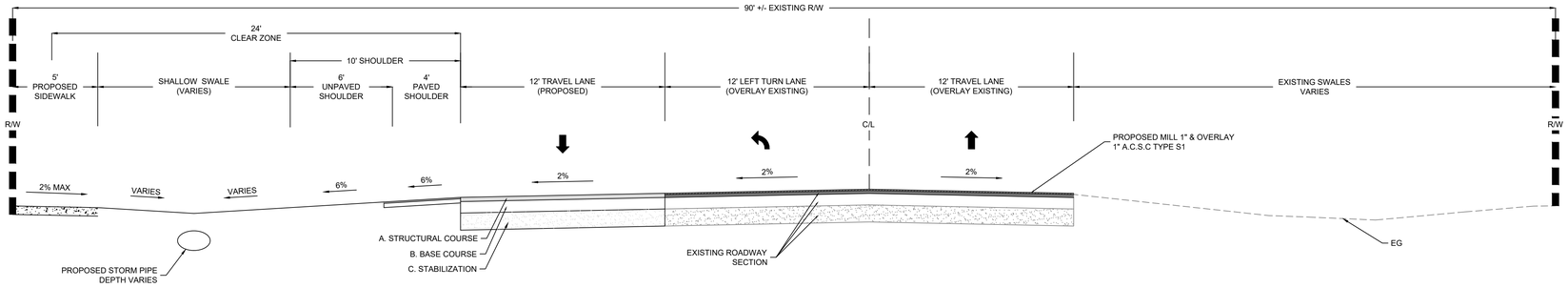
Digitally signed by Jeremy Couch
DN: CN=Jeremy Couch, E=jcouch@tampacivil.com, G=Jeremy, SN=Couch, C=US
Date: 2025.07.22 14:42:44-04'00'

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658
This item has been digitally signed and sealed by Jeremy Couch on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CONDITIONAL PLAT PLAN

SHEET NO:
C-1



NOTES:

1. SIDEWALK TO BE PROVIDED PER PLAN
2. ROADWAY BASE TO BE COMPACTED TO MINIMUM 98% PROCTOR
3. CONTRACTOR MAY SUBMIT ALTERNATIVE BASE MATERIAL SPECIFIED FOR ANY OTHER OPTIONAL BASE GROUP 4 MATERIAL WITH AN EQUAL OR GREATER TOTAL STRUCTURAL NUMBER.

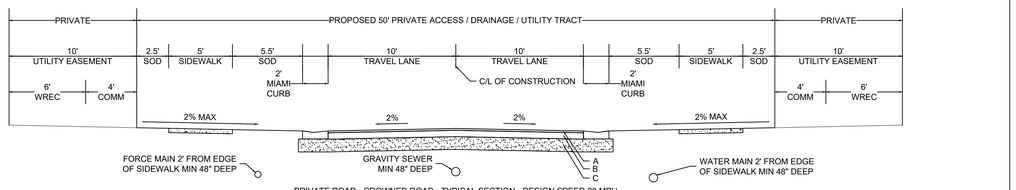
ANDERSON SNOW ROAD - MAJOR COLLECTIOR - CROWNED ROAD - OPEN DRAINAGE - TYPICAL SECTION - DESIGN SPEED 60 MPH
N.T.S

STRUCTURAL NUMBER CALCULATIONS (PAVEMENT SECTION):

A. ASPHALTIC CONCRETE SURFACE COURSE TYPE S1	3.00" X 0.44	= 1.32
B. 8" LIMEROCK BASE (MIN LBR 100)	8.00" X 0.18	= 1.44
C. 12" TYPE "B" STABILIZED SUBGRAD (40 LBR)	12.00" X 0.04	= 0.48
TOTAL:		= 3.24

STRUCTURAL NUMBER CALCULATIONS (SHOULDER SECTION):

A. ASPHALTIC CONCRETE SURFACE COURSE TYPE S1	1.00" X 0.44	= 0.44
B. 4" LIMEROCK BASE (MIN LBR 100)	4.00" X 0.18	= 0.72
TOTAL:		= 1.16



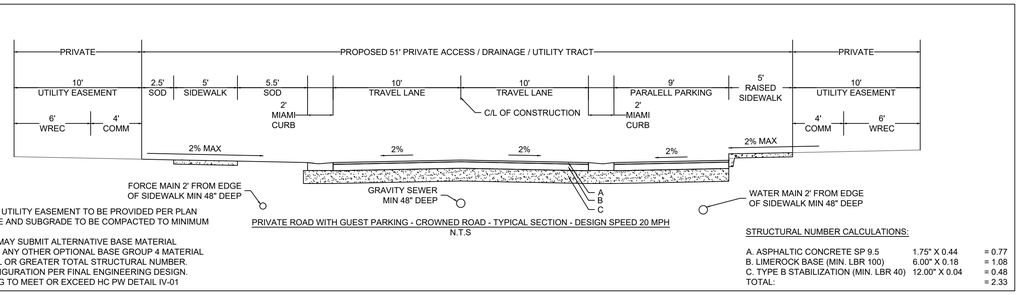
NOTES:

1. SIDEWALK AND UTILITY EASEMENT TO BE PROVIDED PER PLAN
2. ROADWAY BASE AND SUBGRADE TO BE COMPACTED TO MINIMUM 98% PROCTOR
3. CONTRACTOR MAY SUBMIT ALTERNATIVE BASE MATERIAL SPECIFIED FOR ANY OTHER OPTIONAL BASE GROUP 4 MATERIAL WITH AN EQUAL OR GREATER TOTAL STRUCTURAL NUMBER.

PRIVATE ROAD - CROWNED ROAD - TYPICAL SECTION - DESIGN SPEED 20 MPH
N.T.S

STRUCTURAL NUMBER CALCULATIONS:

A. ASPHALTIC CONCRETE SP 9.5	1.75" X 0.44	= 0.77
B. LIMEROCK BASE (MIN. LBR 100)	6.00" X 0.18	= 1.08
C. TYPE B STABILIZATION (MIN. LBR 40)	12.00" X 0.04	= 0.48
TOTAL:		= 2.33



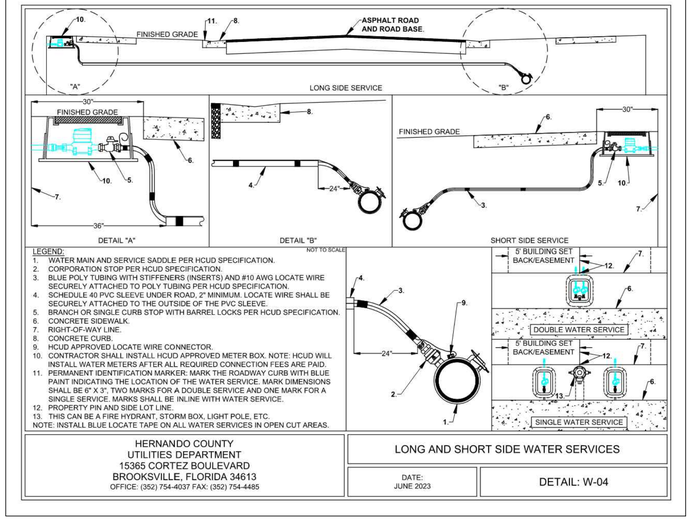
NOTES:

1. SIDEWALK AND UTILITY EASEMENT TO BE PROVIDED PER PLAN
2. ROADWAY BASE AND SUBGRADE TO BE COMPACTED TO MINIMUM 98% PROCTOR
3. CONTRACTOR MAY SUBMIT ALTERNATIVE BASE MATERIAL SPECIFIED FOR ANY OTHER OPTIONAL BASE GROUP 4 MATERIAL WITH AN EQUAL OR GREATER TOTAL STRUCTURAL NUMBER.
4. PARKING CONFIGURATION PER FINAL ENGINEERING DESIGN. GUEST PARKING TO MEET OR EXCEED HC PW DETAIL IV-01

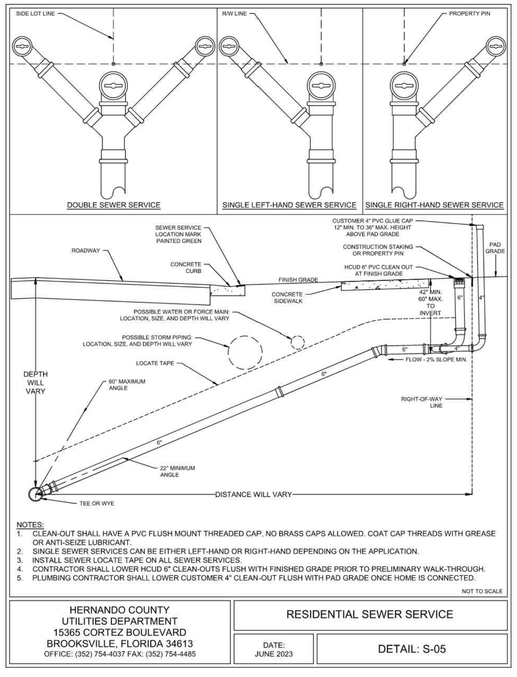
PRIVATE ROAD WITH GUEST PARKING - CROWNED ROAD - TYPICAL SECTION - DESIGN SPEED 20 MPH
N.T.S

STRUCTURAL NUMBER CALCULATIONS:

A. ASPHALTIC CONCRETE SP 9.5	1.75" X 0.44	= 0.77
B. LIMEROCK BASE (MIN. LBR 100)	6.00" X 0.18	= 1.08
C. TYPE B STABILIZATION (MIN. LBR 40)	12.00" X 0.04	= 0.48
TOTAL:		= 2.33



HERNANDO COUNTY UTILITIES DEPARTMENT 15365 CORTEZ BOULEVARD BROOKSVILLE, FLORIDA 34613 OFFICE: (352) 754-4037 FAX: (352) 754-4485	LONG AND SHORT SIDE WATER SERVICES
DATE: JUNE 2023	DETAIL: W-04



NOTES:

1. CLEAN-OUT SHALL HAVE A PVC FLUSH MOUNT THREADED CAP. NO BRASS CAPS ALLOWED. COAT CAP THREADS WITH GREASE OR ANTI-SEIZE LUBRICANT.
2. SINGLE SEWER SERVICES CAN BE EITHER LEFT-HAND OR RIGHT-HAND DEPENDING ON THE APPLICATION.
3. INSTALL SEWER LOCATE TAPE ON ALL SEWER SERVICES.
4. CONTRACTOR SHALL LOWER HCUD 6" CLEAN-OUTS FLUSH WITH FINISHED GRADE PRIOR TO PRELIMINARY WALK-THROUGH.
5. PLUMBING CONTRACTOR SHALL LOWER CUSTOMER 4" CLEAN-OUT FLUSH WITH PAD GRADE ONCE HOME IS CONNECTED.

NOT TO SCALE

HERNANDO COUNTY UTILITIES DEPARTMENT 15365 CORTEZ BOULEVARD BROOKSVILLE, FLORIDA 34613 OFFICE: (352) 754-4037 FAX: (352) 754-4485	RESIDENTIAL SEWER SERVICE
DATE: JUNE 2023	DETAIL: S-05

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM

PROJECT: 653

SUNCOAST PINES
37226
3 LOTS
1251 ANDERSON SNOW RD
SPRING HILL, FL 34609

CLIENT:

RB HOMES

REVISION	DATE
CONDITIONAL PLAT 1ST SUB	2025-04-07

DES. J.C. DRFT. D.Y.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658

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CONDITIONAL PLAT DETAILS

SHEET NO:
C-2

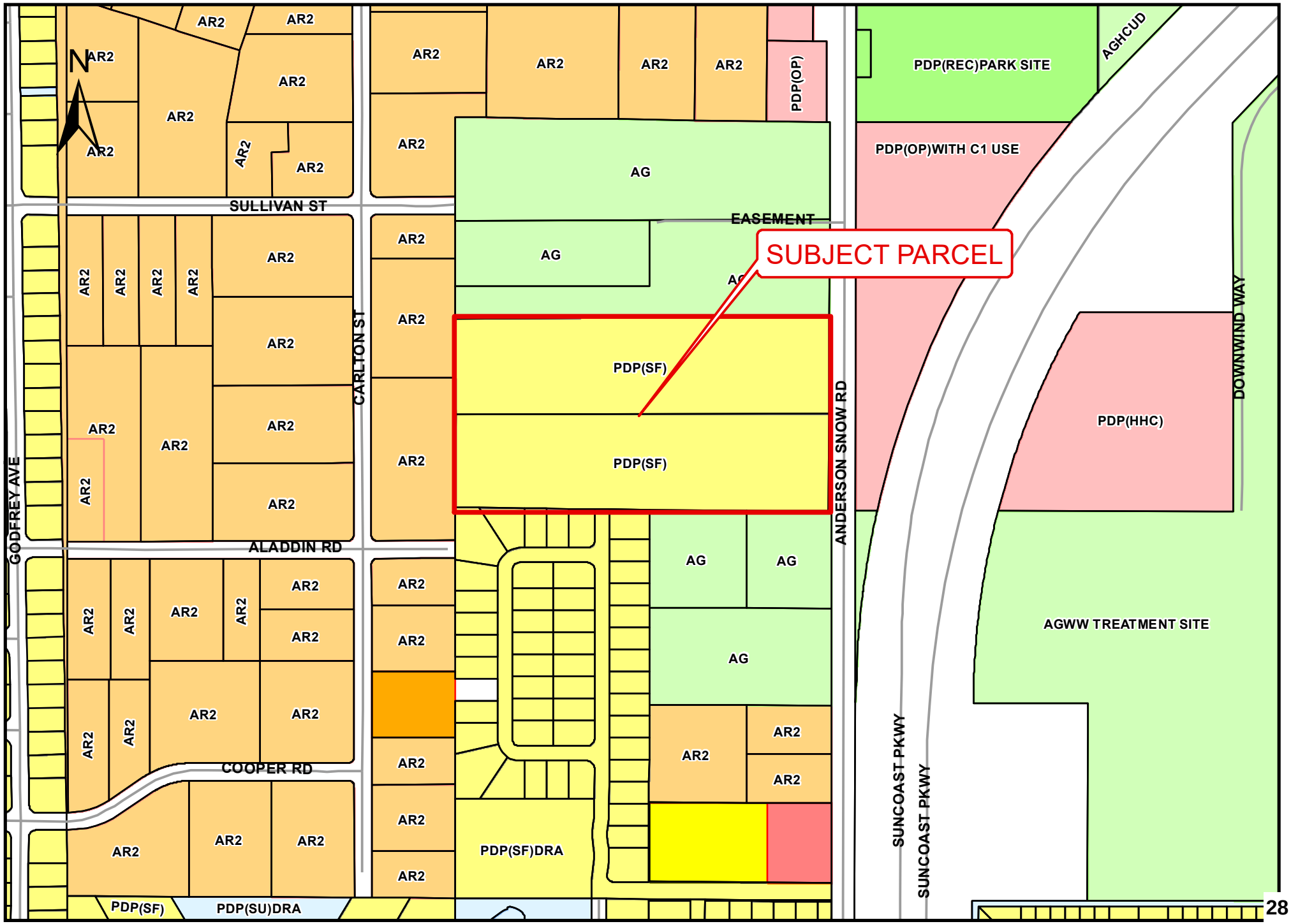
1502177 Suncoast Pines

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



1502177 Suncoast Pines

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



BOCC ACTION:

On February 25, 2025, the Planning and Zoning Commission voted 4-1 to adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with Deviations with the following modified performance conditions:

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

2. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.

4. Minimum Building Setbacks:

   - Front: 25'
   - Side: 5' (Deviation from 10')
   - Rear: 20'
   - Accessory Structures: 5' from the rear and side property lines. If located in the secondary front yard, the setbacks shall be equal to the setbacks of the primary structure.

     All air conditioning units are to be placed in rear of the dwellings.

5. Minimum Perimeter Setbacks:

   - North: 20'
   - South: 20'
   - East (Anderson Snow Road): 75'
   - West: 20'

6. Buffers:
   - North: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.
   - South: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.
   - East: 20' landscaped (Anderson Snow Road) at 80% opacity within 18 months. (may be located within the perimeter setback)
   - West: 20' natural vegetated buffer, enhanced to 80% opacity within 18 months.

7. Minimum Lot Size: 6,600 square feet
   Minimum Lot Width: 55'
   Maximum Lot Coverage: 51%

8. The Developer shall provide a utility capacity analysis in accordance with the requirements of the Utility Department at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction. The developer shall be expected to participate in and contribute their proportionate share toward any off-site capacity improvements determined by the utility capacity analysis. A Utility Service Agreement may be required.

9. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet.

10. A Traffic Access Analysis (TAA) shall be performed and submitted to the Engineering Department. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install. Refer to Hernando County Facility Design Guideline IV-18.

11. All roadway and driveway connections shall be installed to Hernando County Standards.

12. A sidewalk shall be installed along the entire frontage of Anderson Snow Road (Collector Roadway).

13. The subdivision shall provide a secondary access point to Tierra Drive.

14. Additional right-of-way along Anderson Snow Road may be required. The petitioner shall work with the County Engineer to identify the right-of-way needs along Anderson Snow Road, at the time of construction drawing approval.

15. Additional Guest Parking may be required to accommodate visitors of the residents.

16. The developer shall provide 10% visitor parking throughout the development.

17. 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.

18. <u>The developer shall provide 3 car garages for all parcels.</u>

19. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon rendition of the resolution and the BOCC

performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.

Meeting: 12/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16740
Legal Request Number:
Bid/Contract Number:

TITLE
Approval of Minutes for Regular Meeting of November 10, 2025

BRIEF OVERVIEW
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on November 10, 2025, are submitted for review and approval.

FINANCIAL IMPACT
N/A

LEGAL NOTE
N/A

RECOMMENDATION
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on November 10, 2025, are submitted for review and approval.

REVIEW PROCESS

Heidi Prouse	Approved	12/01/2025 10:09 AM
Danielle Nigro	Approved	12/01/2025 10:47 AM
Victoria Via	Approved	12/02/2025 12:16 PM

RESULT: **ADOPTED**
MOVER: Nicholas Holmes
SECONDER: Mike Fulford
AYES: Holmes, Birren, David, Fulford and McDonald
ABSENT: Noe

Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

November 10, 2025

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, November 10, 2025, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name	Title
Kathryn Birren	Chairwoman
Axl David	Vice Chairman
Mike Fulford	Alternate Member
Nicholas Holmes	Regular Member
Justin Noe	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Kay Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Michelle Miller	Senior Planner
Natasha Lopez Perez	Assistant County Attorney
Scott Rimby	Utilities Development Services Supervisor
Victoria Via	Agenda Coordinator

Regular Member Jonathan McDonald was not present at the meeting.

Invocation

Pledge of Allegiance

Member Noe announced that today marks the 250th Birthday of the United States Marine Corps and expressed gratitude to all who have served, past and present.

Poll Commission for Ex Parte Communications

Chairwoman Birren, Member David, and Alternate Member Fulford announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Members Holmes and Noe announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Senior Planner Michelle Miller announced that Item No. 16660 [Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)], 16649 [Rezoning Petition Submitted by Medhat Kodsi (H2477)], and 16652 [Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)] had requested to be postponed by Staff. It was also announced that Item No. 16639 [Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)] had requested a postponement.

APPROVAL/MODIFICATION OF AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the information packets into evidence.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of November 4, 2024

Approval of Minutes for Regular Meeting of December 9, 2024

Approval of Minutes for Regular Meeting of January 13, 2025

Approval of Minutes for Regular Meeting of February 10, 2025

Approval of Minutes for Regular Meeting of October 13, 2025

Conditional Plat File # 1498214 Rolling Rock

Motion
To approve the staff recommendation regarding the Unified Agenda.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

STANDARD AGENDA

Special Exception Use Permit Petition Submitted by Steven Berry and Christina Berry (SE2514)

The Board accepted public input on this matter.

Alternate Member Fulford made the following Motion:

Motion
To approve the staff recommendation.

The Motion died for lack of a second.

Member David made the following Motion:

Motion
To deny.

RESULT:	**ADOPTED**
MOVER:	Axl David
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren and David
NAYES:	Fulford and Noe
ABSENT:	McDonald

RECESS/RECONVENE

The Board recessed at 10:10 a.m. and reconvened at 10:15 a.m.

Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)

There was no public input.

Motion
To postpone to a date uncertain.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

There was no public input.

Motion
To postpone to a date certain of February 2025.

RESULT:	**ADOPTED**
MOVER:	Axl David
SECONDER:	Justin Noe
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Medhat Kodsi (H2477)

There was no public input.

Motion
To postpone to a date certain of December 8, 2025.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)

There was no public input.

Motion
To postpone to a date certain of December 8, 2025.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Conditional Use Permit Petition Submitted by Roberto & Andrea Heinz (CU2507)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Conditional Use Permit Petition Submitted by Francis McLaughlin (CU2508)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Conditional Use Permit Petition Submitted by BWR FL, LLC (CU2509)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 6 as approved by the Planning Department.)

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Axl David
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Master Plan Revision and Rezoning Petition Submitted by Granger Development LLC (H2509)

This item was pulled and voted on earlier in the Agenda.

Rezoning and Master Plan Revision Petition Submitted by 520 SW 15 Street LLC (H2527)

The Board accepted public input on this matter.

Member Noe temporarily left the meeting and returned shortly thereafter.

Alternate Member Fulford temporarily left the meeting and returned shortly thereafter.

RECESS/RECONVENE

The Board recessed at 12:00 p.m. and reconvened at 12:15 p.m.

Rezoning and Master Plan Revision Petition Submitted by 520 SW 15 Street LLC (H2527)

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 9 and 10 as approved by the Planning Department.)

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Medhat Kodsi (H2477)

This item was pulled and voted on earlier in the Agenda.

Rezoning Petition Submitted by Aaron Lee Branham Sr. (H2534)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)

This item was pulled and voted on earlier in the Agenda.

Rezoning Petition Submitted by Ville Di Toscana (Robert Bozzi) (H2536)

Chairwoman Birren passed the gavel to Vice Chairman David and temporarily left the meeting, and upon returning shortly thereafter, she resumed the Chairmanship.

There was no public input.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 16 as approved by the Planning Department.)

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Rezoning Petition Submitted by Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch (H2537)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

Master Plan Revision Petition Submitted by Sand Ridge Hernando 47, LLC (H2542)

Member David temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 17 and 19 as approved by the Planning Department.)

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Fulford and Noe
NAYES:	Birren and David
ABSENT:	McDonald

RECESS/RECONVENE

The Board recessed at 12:20 p.m. and reconvened at 12:30 p.m.

Master Plan Revision Submitted by Goettle Special Services Co (H2543)

There was no public input.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 9 as approved by the Planning Department.)

RESULT:	**ADOPTED**
MOVER:	Axl David
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David and Noe
NAYES:	Fulford
ABSENT:	McDonald

Rezoning Petition Submitted by Maine Drilling and Blasting Inc (H2544)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 7, 8 and 9 as approved by the Planning Department.)

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Justin Noe
AYES:	Holmes, Birren, David, Fulford and Noe
ABSENT:	McDonald

RECESS/RECONVENE

The Board recessed at 3:30 p.m. and reconvened at 3:40 p.m.

COMMISSIONERS AND STAFF ISSUES

Construction Drawing Requirements and Landscaping Buffers for Livability at the Edges Presentation Submitted by Kay Griffith and Sabrina Dugan with SwiftGov.ai

The Board commented on the presentation.

ADJOURNMENT

The meeting was adjourned at 4:25 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, December 8, 2025, beginning at 9:00 AM, in the Commission Chambers

Meeting: 12/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16731
Legal Request Number:
Bid/Contract Number:

TITLE

Special Exception Use Permit Petition Submitted by David L Merritt and Lynette M. Merritt (SE2512)

BRIEF OVERVIEW

Rezoning Request:
Special Exception Use Permit for a limited at-home monument business

General Location:
East side of Weatherly Road Approximately 250 feet from Richbarn Road

Parcel Key Number:
366035, 366197366035, 366197

Summary of Applicant's Request:
The petitioner is requesting a Special Exception Use Permit for a limited at-home monument business on two adjacent parcels located on Weatherly Road. The request is to allow the continued use of the property for a monument business. Together, the parcels total approximately 8.3 acres and are identified by Key Nos. 366035 and 366197.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a limited at-home monument business with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	11/19/2025 10:21 AM
Omar DePablo	Approved	11/19/2025 12:55 PM
Natasha Lopez Perez	Approved	11/19/2025 1:45 PM
Toni Brady	Approved	11/20/2025 8:43 AM
Danielle Nigro	Approved	11/20/2025 8:43 AM

Victoria Via	Approved	11/25/2025 10:51 AM

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Axl David
AYES:	David, Fulford and McDonald
NAYES:	Holmes and Birren
ABSENT:	Noe

APPENDIX A - ZONING

ARTICLE V. - ADMINISTRATION

Section 8. - Special exception use regulations.

Special exception uses may be permitted in those zoning districts where designated by this ordinance but only when specifically approved by the planning and zoning commission in accordance with the provisions hereunder. All special exception uses shall be subject to the following regulations unless otherwise stated in this article.

A. *Powers and duties.* In considering the granting of a special exception permit, the planning and zoning commission shall have the following powers and duties:

(1) The Commission shall hear and decide on applications for special exception use permits; to decide such questions as are involved in the determination of when special exceptions should be granted; to grant special exceptions with appropriate conditions and safeguards; to deny special exceptions when not in harmony with the purpose and intent of the Land Development Regulations.

(2) In granting any special exception, the Commission shall find that such grant will not adversely affect the public interest.

(3) In granting any special exception, the Commission may prescribe appropriate conditions and safeguards in conformity with the Land Development Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this ordinance.

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

(5) Where deemed appropriate by the Commission, an application for a special exception may be approved as a conditional use subject to the limitations and requirements thereof, including reasonable time limits on such use.

B. *Special exception general standards.* All special exception uses shall be subject to the following regulations:

(1) *Uses.* A special exception use shall be used for only those buildings, uses and accessory buildings specifically indicated, and shall not exceed the maximum size, density, intensity, number of units or other measurement or limiting factors so indicated, in the approval of the special exception use.

(2) *Compatibility.* The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.

(3) *Standards.* Required standards and regulations for special exception uses and buildings are as follows:

(a) All special exception uses shall be subject to the general regulations for structures and uses, lots and yards and vehicles contained in this ordinance for principal building and single lot development as well as the specific dimension and area regulations for lots and structures in the specific zoning district in which the special exception use is proposed.

(b) Minimum lot frontage on a street shall be sufficient to permit properly spaced and located access points designed to serve the type of special exception use proposed. The proposed use shall not attract inappropriate traffic volumes, noise or congestion. Wider spacing between access points and intersection street right-of-way lines should be required when the lot has more than the minimum required frontage on a street. All access points shall be specifically approved by the administrative official.

(c) All buildings should be located an adequate distance from all property lines and street right-of-way lines. Greater building setback lines should be required when the lot has more than the minimum lot area required or when deemed necessary to protect surrounding properties.

(d) Landscaped separation shall be provided along all property lines and along all streets serving the premises in conformance with the Hernando County Community Appearance Ordinance and as required by the planning and zoning commission. The premises shall be permanently screened from adjoining and contiguous properties by a wall, fence, evergreen hedge and/or other approved enclosure when deemed necessary to buffer the special exception use from surrounding areas.

(e) The use shall be of a similar architectural scale to existing neighborhood development or take advantage of an existing building for its purposes.

(f) Visual and functional conflict between the proposed use and nearby neighborhood uses, if existent, shall be minimal.

(g) For special exception uses on local streets, traffic generation rates and traffic distribution rates associated with the proposed use will be reviewed to determine whether they exceed those typically associated with local street traffic.

(5) *Special exception runs with the land.* A special exception applies to the property for which it is granted and not to the individual who applies for it. A special exception which has not been discontinued as provided for herein, voluntarily relinquished by the property owner or has become void by operation of law is transferable to any future owner of the land, but it cannot: (i) be transferred by the applicant/property owner to a different site; (ii) be expanded as to size, density, intensity, number of units or other measurement or limiting factor(s) imposed in connection with its original approval; (iii) be changed as to approved use, or (iv) have new uses added, Further, the special exception shall become null and void if the parcel of land granted the special exception is reduced in size from the original approval size, the use for which the special exception is granted is discontinued for a period of two (2) consecutive years or the property owner voluntarily relinquishes the special exception use by notifying the county in writing. Nothing herein shall prevent a property owner that has lost, discontinued or relinquished any special exception use from reapplying by filing a new application and paying all required fees.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025

APPLICANT: David L Merrit and Lynette M. Merritt

FILE NUMBER: SE-25-12

PURPOSE: Special Exception Use Permit for a limited at-home monument business

GENERAL LOCATION: East side of Weatherly Road Approximately 250 feet from Richbarn Road

PARCEL KEY NUMBER: 366035, 366197

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit for a limited at-home monument business on two adjacent parcels located on Weatherly Road. The request is to allow the continued use of the property for a monument business. Together, the parcels total approximately 8.3 acres and are identified by Key Nos. 366035 and 366197.

The property includes two buildings. On Key No. 366035, there is a 1,330-square-foot single-family home with pole barns located behind it. This is the primary work area where sandblasting and monument inscription take place inside a booth. On Key No. 366197, there is a 2,400-square-foot garage that will be used for indoor storage of monuments when needed.

The business, Merritt Monuments, Inc., has operated at this location for several years. All activities are conducted indoors or screened from public view, and there are no customer visits to the property. Only one employee is typically on site.

SITE CHARACTERISTICS:

Site Size 8.3 Acres

Surrounding Zoning; Land Uses

North:	AG; land use
South:	Weather Rd
East:	AR2; Developed
West:	Weather Rd

Current Zoning: AR2

Future Land Use Map Designation: Rural

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater service are not available to these parcels. HCUD has no objection to the requested special exemption to allow a monuments business to be ran out of the parcels.

ENGINEERING REVIEW:

The subject site is located on the East side of Weatherly Road Approximately 250 feet from Richbarn Road. The Hernando County Engineer has reviewed the petitioner's request and has no issues or concerns.

LAND USE REVIEW:

The petitioner is requesting a Special Exception Use Permit for a limited at-home monument business.

The property is well-buffered by existing trees and vegetation, which will remain in place. All structures meet or exceed Hernando County setback requirements. Approval of this request will allow the applicants to continue operating their small, locally owned business in a way that is compatible with surrounding properties and consistent with County regulations.

BUILDING SETBACKS:

- Front: 50'
- Side: 10'
- Rear: 35'

BUFFERS:

North: 20' Natural Vegetative Buffer with permanent screening
South: 20' Natural Vegetative Buffer with permanent screening
East 20' Natural Vegetative Buffer with permanent screening
West: 20' Natural Vegetative Buffer with permanent screening

Comments: The adjacent properties are zoned AG/ Agriculture and AR2/ Agriculture Residential. Due to residential standards staff recommends a 20-foot landscape buffer.

The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

The petitioner shall be required to enhance the buffer to meet residential protection design standards.

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval

COMPREHENSIVE PLAN REVIEW:

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

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

Comments: The Special Exception Use Permit for a Monument Business would not impact the rural nature of this parcel.

FINDINGS OF FACT:

The requested Special Exception Use Permit for limited at-home monument business, 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 Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

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

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

STAFF RECOMMENDATIONS:
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a limited at-home monument business with the following performance conditions:

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

2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. Building Setbacks

Front:	50'
Side:	10'
Rear:	35'

4. Buffers

North:	20' Natural Vegetative Buffer
South:	20' Natural Vegetative Buffer
East	20' Natural Vegetative Buffer
West:	20' Natural Vegetative Buffer

5. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

6. Residential Protection Standards:
The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

7. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval for employee parking.

SE-25-12

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. ~~SE-25-11~~ ~~Official~~ Date Stamp:

RECEIVED

JUL 01 2025

Hernando County Development Services
Zoning Division

Application request *(check one)*:

☐ **Conditional Use Permit**

☑ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 2/3/2025

APPLICANT NAME: David L. Merritt and Lynette M. Merritt, as Trustees

Address: 230 May Avenue

City: Brooksville State: FL Zip: 34601

Phone: _____ Email: _____

Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: David L. Merritt and Lynette M. Merritt, as Trustees

Company Name: Darryl W. Johnston and Johnston Law Group, P.A.

Address: 29 S. Brooksville Avenue

City: Brooksville State: FL Zip: 34601

Phone: 352-796-5124 Email: dwi@diohnstonlaw.com

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

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 366035 and 366197
2. SECTION 20, TOWNSHIP 22, RANGE 20
3. Current zoning classification: _____
4. Desired use: Limited At-Home Business
5. Size of area covered by application: 4.9 Acres and 3.4 Acres
6. Highway and street boundaries: Weatherly Road
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, David L. Merritt and Lynnette M. Merritt, as Trustees, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

☐ I am the owner of the property and am making this application **OR**

☑ I am the owner of the property and am authorizing *(applicant)*: _____ and *(representative, if applicable)*: Darryl W. Johnston with Johnston Law Group, P.A. to submit an application for the described property.

Lynette M. Merritt

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 27th day of June, 2025, by Lynette M. Merritt who is personally known to me or produced _____ as identification.

Peggy Elizabeth Garman

Signature of Notary Public

Notary Public State of Florida
Peggy Elizabeth Garman
My Commission HH 317136
Expires 9/27/2026

Notary Seal/Stamp

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

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE-2511 Official Date Stamp:

RECEIVED
JUN 20 2025
HERNANDO COUNTY ZONING

Application request *(check one)*:
- ☐ **Conditional Use Permit**
- ☑ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 2/3/2025

APPLICANT NAME: David L. Merritt and Lynette M. Merritt, as Trustees
Address: 230 May Avenue
City: Brooksville State: FL Zip: 34601
Phone: _____ Email: _____
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: David L. Merritt and Lynette M. Merritt, as Trustees
Company Name: Darryl W. Johnston and Johnston Law Group, P.A.
Address: 29 S. Brooksville Avenue
City: Brooksville State: FL Zip: 34601
Phone: 352-796-5124 Email: dwj@djohnstonlaw.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 366035 and 366197
2. SECTION 20, TOWNSHIP 22, RANGE 20
3. Current zoning classification:
4. Desired use: Limited At-Home Business
5. Size of area covered by application: 4.9 Acres and 3.4 Acres
6. Highway and street boundaries: Weatherly Road
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, David L. Merritt and Lynnette M. Merritt, as Trustees, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

- ☐ I am the owner of the property and am making this application **OR**
- ☑ I am the owner of the property and am authorizing *(applicant)*: _____ and *(representative, if applicable)*: Darryl W. Johnston with Johnston Law Group, P.A. 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 4 day of February, 20 25, by David L. Merritt who is personally known to me or produced _____ as identification.

Signature of Notary Public

DARRYL W. JOHNSTON
Commission # HH 148619
Expires July 10, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Seal/Stamp

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

PETITIONER'S SPECIAL EXCEPTION NARRATIVE

Petitioners, David L. Merritt and Lynette M. Merritt, as Trustees of the Merritt Family Trust Agreement u/t/d August 29, 2007, request a special exception for a limited at-home business for two parcels located on Weatherly Road in Brooksville. The purpose of the special exception request is to permit use of the property as a monuments business. Petitioners are owners of the two subject properties which are adjacent to each other.

The special exception application property consists of two (2) parcels totaling approximately 8.3 acres. The key numbers for the properties are: 366035 and 366197. A map/stie plan showing the parcels is attached as Exhibit A.

The property has two (2) buildings. On Key No. 366035, there is a single-family home of approximately 1,330 square feet and pole barns behind the home. This is the back parcel and where the sandblasting to inscribe monuments occurs. On Key No. 366197, there is a stand-alone garage of approximately 2400 square feet. The garage will be used for inside storage of monuments, if necessary. Materials are currently stored in the back on key no. 366035.

It is the intent of Petitioners to use the property to conduct the monument business that has operated at the property under Merritt Monuments, Inc. (owned by Petitioner) for several years. Everything will be shielded from view and conducted inside. There are no customers visiting the premises. The business consists of storage of materials and sand blasting to inscribe the monuments. The sand blasting is performed in a booth for that purpose. A photo is attached as Exhibit B.

It is anticipated there will be no more than one employee on site.

The property lends itself to the business to be conducted, and it has operated without complaint for several years. A site plan showing the location of the sand blasting booth is attached to this narrative as Exhibit A and is incorporated by reference into the application.

While most of the uses anticipated for the property are permitted under the existing vacant residential zoning, the business requires a limited at-home business special exception. There is adequate natural buffering on the property which will not be disturbed. All existing trees on the property will be maintained.

Setbacks of existing buildings meet or exceed the Hernando County code requirements.

The requested special exception will not cause a nuisance in the neighborhood or prejudice anyone.

We respectfully request approval of this special exception request.

Exhibit A

GIS Map

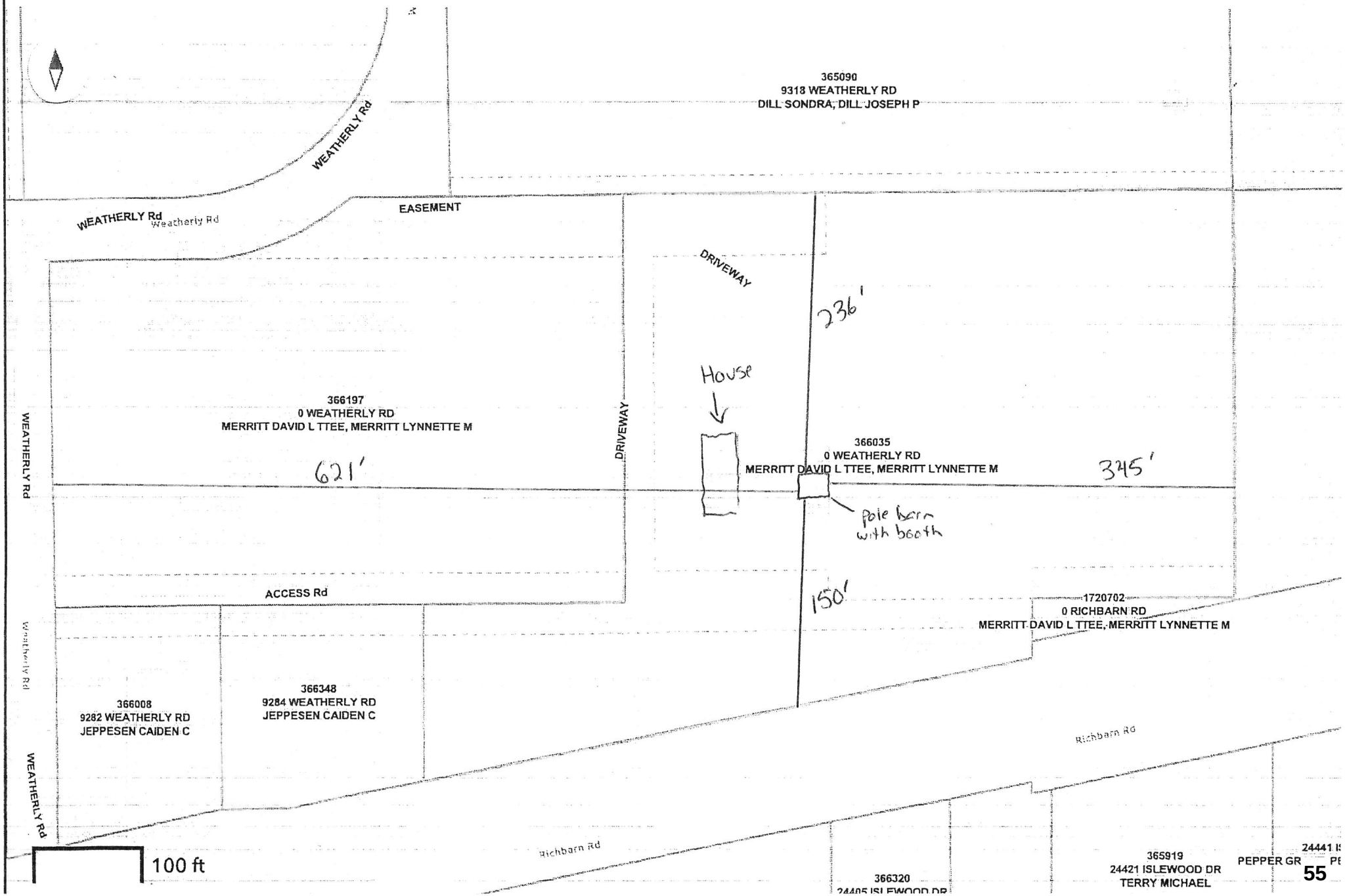


Exhibit B

Instr #2018073939 BK: 3650 PG: 1766, Filed & Recorded: 12/11/2018 2:11 PM TLM Deputy Clk, #Pgs:2
Don Barbee Jr,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $0.70

Instrument Prepared By (and return to)
Darryl W. Johnston, Esq./bln
Johnston and Sasser, P.A.
P.O. Box 997
Brooksville, FL 34605-0997

R

Parcel ID Number: 7/5

Quitclaim Deed

This Quitclaim Deed, Made this 21 day of November, 2018 , **Between Louis F. Mlecka and Phyllis A. Mlecka, Husband and Wife,** whose address is: 604 W. Dr. Martin Luther King Blvd., Brooksville, FL 34601 of the County of **Hernando**, State of **Florida, Grantors,** and **David L. Merritt and Lynnette M. Merritt, as Trustees of the Merrit Family Trust Agreement U/T/D August 29, 2007** whose address is: 2 South Lemon Avenue, Brooksville, FL 34601 of the County of **Hernando**, State of **Florida, Grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Hernando** State of **Florida** to wit:

****Legal Description fully described in Exhibit "A" attached hereto and incorporated therein.**

The purpose of the deed is for Grantors to relinquish all interest in any retained property adjacent to Grantees' property in Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantees forever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

Louis F. Mlecka (Seal)
Louis F. Mlecka
604 W Martin Luther King, Jr. Blvd., Brooksville, FL 34601

Phyllis A. Mlecka (Seal)
Phyllis A. Mlecka
604 W Martin Luther King, Jr. Blvd., Brooksville, FL 34601

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 21 day of November, 2018 by **Louis F. Mlecka and Phyllis A. Mlecka,** who are personally known to me or who have produced their _____ as identification.

Printed Name:
Notary Public
My Commission Expires: / /

DARRYL W. JOHNSTON
Commission # GG 084002
Expires July 10, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

20052

Exhibit "A"

The South 25 feet of:

Parcel #1: The West ½ of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The South 25 feet of:

Parcel #2: The East ½ of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The East 25 feet of:

Parcel #3: The West ½ of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The West 25 feet of:

Parcel #"A": The East ½ of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The West 25 feet of:

Parcel #"B": The South 181 feet of the East ½ of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The West 25 feet of:

Parcel #"C": The North 27 feet of the South 148 feet of the East ½ of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The North 25 feet of:

Parcel #"E": The East ½ of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida. .

The North 25 feet of:

Parcel #"F": The West ½ of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

The North 25 feet of:

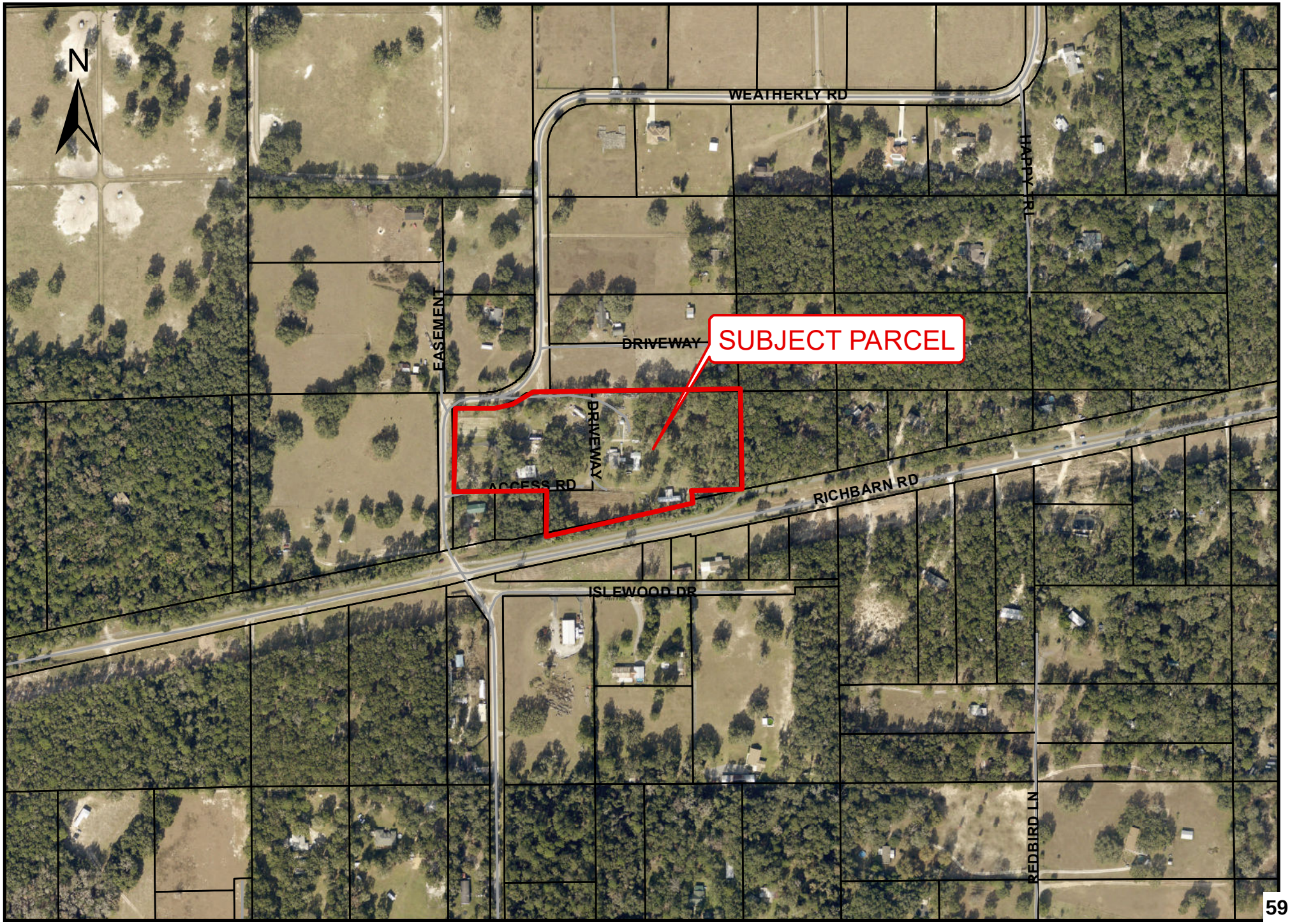
a. The West ½ of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County. Florida.

AND

b. The North ½ of the East ½ of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 22 South, Range 20 East, Hernando County, Florida.

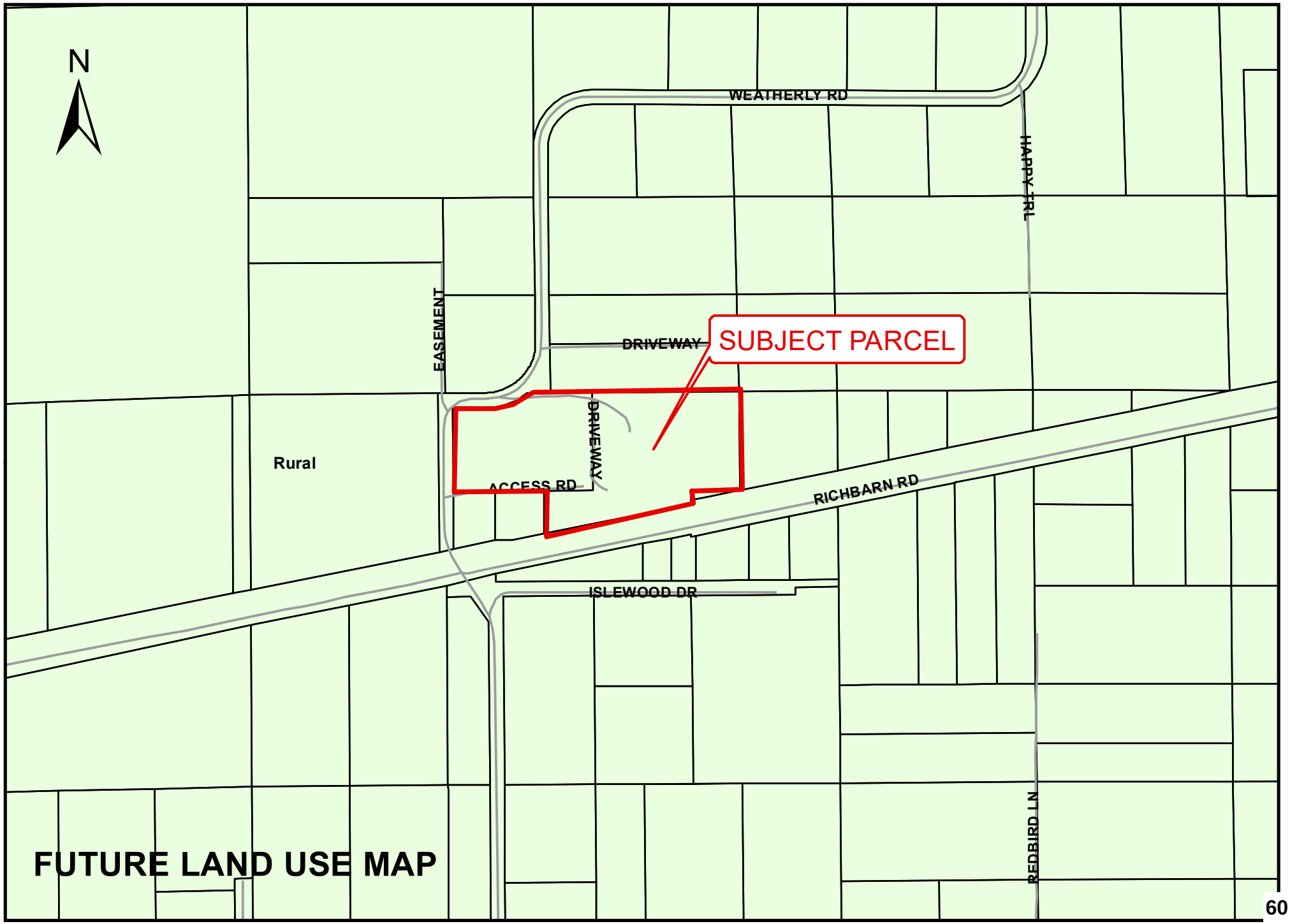
SE-25-12

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



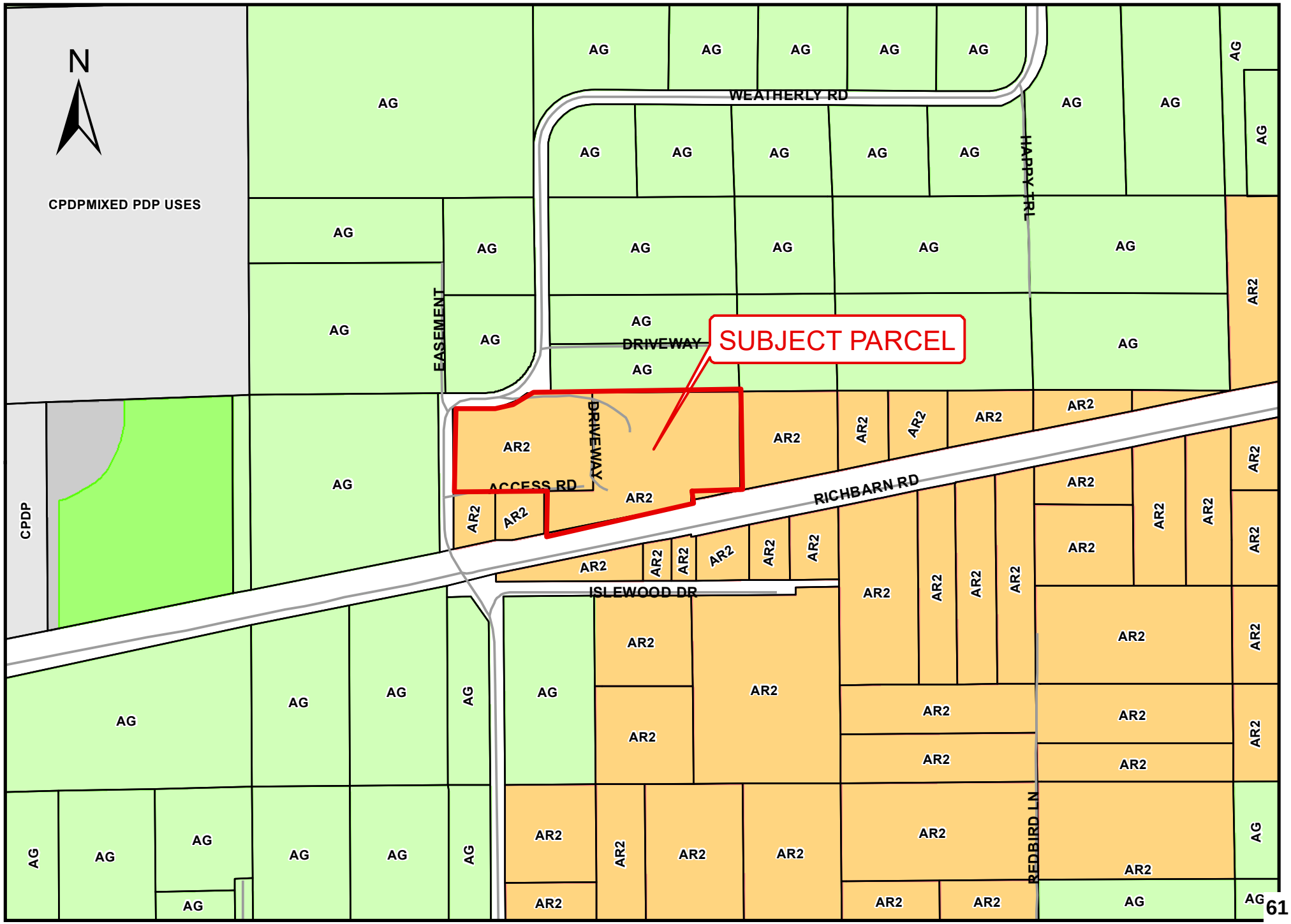
SE-25-12

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



SE-25-12

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.




Merritt
MONUMENTS, INC.
352-796-6643
SE25152
Petitioner Exhibit

SE2512-Pet. Exhibit



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SE2512-
Petitioner Exhibit

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00366035	PRINTED ON	10/04/25 PAGE 1
PARCEL #	R20 422 20 0000 0560 0050	SITUS	WEATHERLY RD
OWNER(S)	MERRITT DAVID L TTEE, MERRITT LYNNETTE M TTEE	PARCEL DESCRIPTION UPDATED 01/01/19	E1/2 OF NE1/4 OF NE1/4 OF NW1/4 OF NW1/4 LESS R/W ORB 296 PG 821 ORB 299 PGS 413-14 & NW1/4 OF 25 FT RD R/W ORB 183 PG 322 &
MAILING ADDRESS UPDATED 09/12/23	230 MAY AVE BROOKSVILLE FL 34601-2144		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	213,444	
ACRES	4.90	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC03	AC CROOM RD/MONDON HILL/0655
SUBDIVISION	0	
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2025-02-00 PROPERTY VALUES

		COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND		183,983	183,983	183,983	
BUILDINGS	+	17,400	17,400	17,400	
FEATURES AND OUT BUILDINGS	+	11,039	11,039	11,039	
JUST/MARKET VALUE	=	212,422	212,422	212,422	
VALUE PRIOR TO CAP		212,422	212,422	212,422	
ASSESSED VALUE		115,906	212,422	115,906	
EXEMPT VALUE	-				
TAXABLE VALUE	=	**115,906**	**212,422**	**115,906**	
CLASSIFIED LAND USE VALUE					

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRADE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
99	ACREAGE	N	2016		Y	2			4.90	ACRES				$37,547.50	183,983

BUILDING 01 INFORMATION

NUMBER	1	YEAR BUILT	1967	CAP YEAR		STORIES	1.0
CODE	FS	DEPRECIATION %	90%	EXCL.FROM CAP?	Y	ROOMS	2
DESC	FLAT VALUE SINGLE FAMILY RES	ADD'l DEPREC.	35%			BEDROOMS	2
L.UPDT	2021	OVERRIDE RATE				BATHROOMS	1

BUILDING 01 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		SIDE ABOVE	
FRAME		CRT REINF	
FLOOR SYSTEM		WOOD	
FLOOR COVER		CARPET-COMBO	
ROOF STRUCTR		GABLE HIP	
ROOF COVER		COMP SHING	
INTERIOR		DRY WALL	
HTG & AC		PKG HEAT/AIR	

BUILDING 01 AREAS

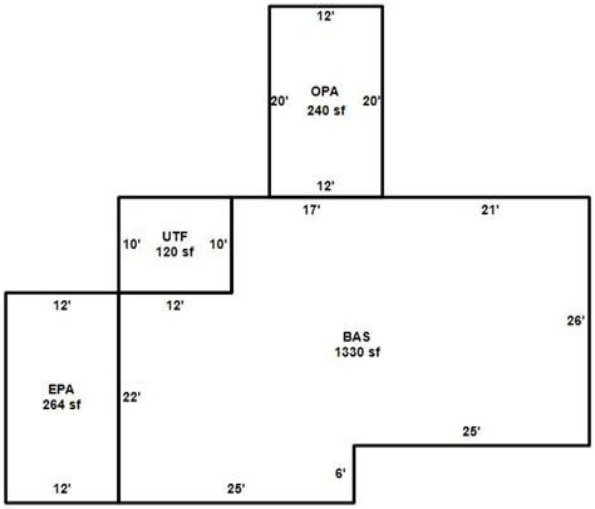
CODE	BASE/AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
UTF	A		Y		44.00	120.00	0	7
EPA	A		Y		68.00	264.00	0	6
BAS	B		Y		164.00	1330.00	0	146
OPA	A		Y		64.00	240.00	0	3
					TOTAL	1,954.00	0	162
					ADJUSTED	1,473.00		
					BASE	1,330.00		
					AUXILIARY	624.00		

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00366035	PRINTED ON	10/04/25	PAGE	2

August 2021 BUILDING 01 DRAWING



August 2021 BUILDING 01 PHOTO



BUILDING 01 FEATURES

CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS				REPLACEMENT COST	DEPRECIATED VALUE
CPU-1	CARPORT NO CONCRETE				2017			20	24	480				2,592	2,050
CPU-2	CARPORT NO CONCRETE				2017			16	20	320				1,728	1,366
OS2-1	OPEN SHED,NO WALLS				2017			10	12	120				432	281
OS2-2	OPEN SHED,NO WALLS				2018			8	16	128				461	323
PV1-1	PAVEMENT, CONCRETE				2019			3	36	108				389	389
PV1-2	PAVEMENT, CONCRETE				2020			7	86	602				2,167	2,167
UTW-2	UTILITY, DETACHED,				0			16	24	384				5,530	1,106
UTW-3	UTILITY, DETACHED,				1984			12	16	192				2,765	553
UTW-4	UTILITY, DETACHED,				1984			16	21	336				4,838	968
WDK-1	WOOD DECK				2017			5	102	510				3,060	918
WDK-2	WOOD DECK				2017			8	8	510				3,060	918

BUILDING 04 INFORMATION

NUMBER	4	YEAR BUILT	1975	CAP YEAR		STORIES	1.0
CODE	FM	DEPRECIATION %	87%	EXCL.FROM CAP?	Y	ROOMS	3
DESC	FLAT VALUE MOBILE HOME	ADD'l DEPREC.	35%			BEDROOMS	3
L.UPDT	2021	OVERRIDE RATE				BATHROOMS	2

BUILDING 04 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		PIERS	
EXTERIOR WAL		PREFIN ALUM	
FRAME		2X4 WOOD FRM	
FLOOR SYSTEM		WOOD	
FLOOR COVER		CARPET	
ROOF STRUCTR		LOW/MIN HANG	
ROOF COVER		METAL CORR	
INTERIOR		PNL AVERG	
HTG & AC		PKG HEAT/AIR	

BUILDING 04 AREAS

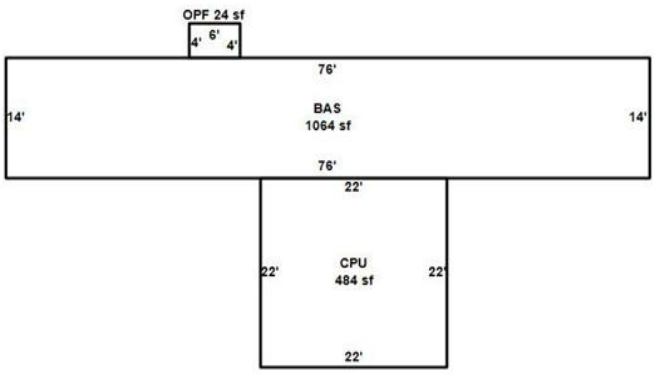
CODE	BASE /AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
OPF	A		Y		20.00	24.00	0	1
BAS	B		Y		180.00	1064.00	0	160
CPU	A		Y		88.00	484.00	0	14
					TOTAL	1,572.00	0	175
					ADJUSTED	1,168.00		
					BASE	1,064.00		
					AUXILIARY	508.00		

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00366035	PRINTED ON	10/04/25	PAGE	3

August 2021 BUILDING 04 DRAWING



August 2021 BUILDING 04 PHOTO



BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS
WEATHERLY RD
WEATHERLY RD

BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1178378	11/14/05	1178378	UE	UPGRADE ELECTRIC	11/21/05	FINALED	12/14/07	800
1169787	07/13/05	1169787	HA	RESIDENTIAL HTG/AIR	07/13/05	FINALED	03/02/06	4,900
1144515	07/06/04	1144515	RR	REROOF	07/06/04	FINALED	08/30/04	1,800
1141113	05/12/04	1141113	GR	GLASS ROOM/SUNROOM	05/26/04	FINALED	10/21/04	12,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
11/21/18	MERRITT DAVID L TTEE	X	DISQ SALE /R	N	QC	3650	1766		100
04/30/15	MERRITT DAVID L TTEE	Q	QUALIFIED	N	WD	3219	1622		70,000
08/03/12	DEAL LARRY	D	DISQUALIFIED	N	WD	2929	0313		57,000
10/11/06	FOX WILLARD III	D	DISQUALIFIED	N	PB	2343	1839		100
09/27/06	FOX WILLARD A II &	D	DISQUALIFIED	N	PB	2335	0171		100
01/01/80	FOX PAUL		INVALID CODE	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
09/14/21	2022	196	17	5 YEAR REVIEW
02/16/16	2016	184	13	SALES REVIEW
04/12/13	2013	184	13	SALES REVIEW
10/15/08	2009	197	18	OFFICE DISCOVERY
06/04/07	2007	196	18	OFFICE DISCOVERY
04/11/05	2005	196	1	BUILDING PERMIT

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00366197	PRINTED ON	10/04/25 PAGE 1
PARCEL #	R20 422 20 0000 0750 0000	SITUS	WEATHERLY RD
OWNER(S)	MERRITT DAVID L TTEE, MERRITT LYNNETTE M TTEE	PARCEL DESCRIPTION UPDATED 01/01/19	E1/2 OF NW1/4 OF NE1/4 OF NW1/4 OF NW1/4 LESS N50 & S25 FT FOR RD R/W ORB 142 PG 36 & W1/2 OF NE1/4 OF NE1/4 OF E25 FT RD R/W ORB 269 PG 176
MAILING ADDRESS UPDATED 09/12/23	230 MAY AVE BROOKSVILLE FL 34601-2144		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	148,104	
ACRES	3.40	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC03	AC CROOM RD/MONDON HILL/0655
SUBDIVISION	0	
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

January 2023 GIS AERIAL



2025-02-00 PROPERTY VALUES

		COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND		136,362	136,362	136,362	
BUILDINGS	+	82,576	82,576	82,576	
FEATURES AND OUT BUILDINGS	+	27,995	27,995	27,995	
JUST/MARKET VALUE	=	246,933	246,933	246,933	
VALUE PRIOR TO CAP		246,933	246,933	246,933	
ASSESSED VALUE		185,472	246,933	185,472	
EXEMPT VALUE	-				
TAXABLE VALUE	=	**185,472**	**246,933**	**185,472**	
CLASSIFIED LAND USE VALUE					

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRADE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
19	IMPACT FEE VALUE	N	2021		Y				1.00	UNITS				8,700.00	8,700
99	ACREAGE	N	2012		Y	2			3.40	ACRES				37,547.50	127,662

BUILDING 01 INFORMATION

NUMBER	1	YEAR BUILT	1995	CAP YEAR		STORIES	1.0
CODE	DG	DEPRECIATION %	29%	EXCL.FROM CAP?	Y	ROOMS	1
DESC	DETACHED GARAGE	ADD'l DEPREC.	0%			BEDROOMS	0
L.UPDT	2021	OVERRIDE RATE				BATHROOMS	0

BUILDING 01 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		MTL/PREFN	
FRAME		RIGID FRAME	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CRT FINISH	
ROOF STRUCTR		GABLE HIP	
ROOF COVER		PREFN METAL	
INTERIOR		CEIL FIN MIN	
HTG & AC		PKG HEAT/AIR	

BUILDING 01 AREAS

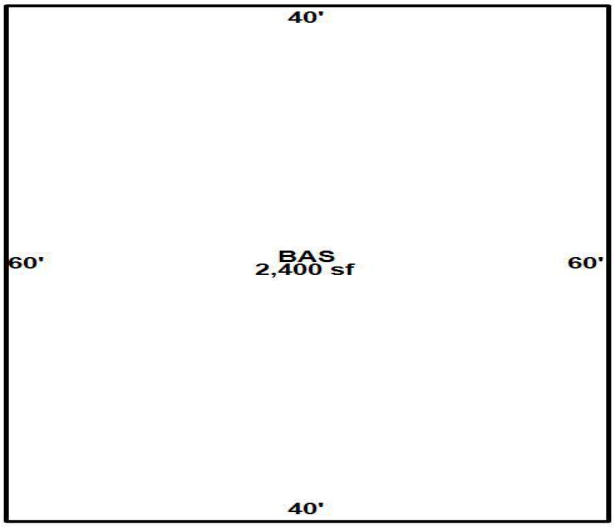
CODE	BASE/AUX	CAP YEAR	EXC CAP	RATE	PERIMETER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BAS	B		Y		200.00	2400.00	116,304	82,576
					TOTAL	2,400.00	116,304	82,576
					ADJUSTED	2,400.00		
					BASE	2,400.00		
					AUXILIARY	0.00		

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00366197	PRINTED ON	10/04/25	PAGE	2

August 2021 BUILDING 01 DRAWING



October 2013 BUILDING 01 PHOTO



366197 10/09/2013

BUILDING 01 FEATURES

CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS				REPLACEMENT COST	DEPRECIATED VALUE
OS2-1	OPEN SHED,NO WALLS				1998			12	24	288				1,037	311
PT2-1	PATIO, CONCRETE				1970			16	20	320				1,152	1,152
PV1-2	PAVEMENT, CONCRETE				2020			11	22	242				871	871
PV2-1	PAVEMENT, ASPHALT R				1998			12	210	2520				6,048	6,048
PV2-2	PAVEMENT, ASPHALT R				1998			10	190	1900				4,560	4,560
PV2-3	PAVEMENT, ASPHALT R				2015			30	92	2760				6,624	6,624
PV2-4	PAVEMENT, ASPHALT R				2015			36	84	3024				7,258	7,258
UTW-1	UTILITY, DETACHED,				1994			12	20	240				3,456	691
WDK-1	WOOD DECK				1998			20	20	400				2,400	480

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS
WEATHERLY RD

BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1054735	06/14/99	1054735	RH	REPLACEMENT MOBILE HOME	07/02/99	FINALED	07/19/99	45,080
1030825	08/18/97	1030825	DK	DECK	08/28/97	VOID		590
1006585	08/25/95	1006585	EL	ELECTRIC	08/25/95	FINALED	09/21/95	300
1001315	03/16/95	1001315	BR	BARN	03/29/95	FINALED	05/22/95	12,000
0086558	06/23/94	9405452	LP	L P GAS	06/24/94	FINALED	10/18/95	
0086455	06/13/94	9405173	RH	REPLACEMENT MOBILE HOME	06/16/94	FINALED	07/01/94	1,500

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
11/21/18	MERRITT DAVID L TTEE	X	DISQ SALE /R	N	QC	3650	1766		100
11/16/12	MERRITT DAVID L TTEE	Q	QUALIFIED	N	WD	2954	1388		115,000
07/08/09	NADEAU JULES R	Q	QUALIFIED	N	WD	2668	1194		100,000
12/01/05	KERR EDWIN G III & ANGELA J	Q	QUALIFIED	N	WD	2158	1964		230,000
06/01/94	CAMERON DANNY L & EDNA M	Q	QUALIFIED	N	WD	0971	1608		25,000
05/24/94	KNOEPFLE MAMIE ELOISE	D	DISQUALIFIED	N	PB	0971	1268		100
01/01/80	KNIGHT CLAYTON W JR ET UX		INVALID CODE	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
08/17/21	2022	196	14	DESKTOP REVIEW
02/16/16	2016	184	2	TAXPAYER REQUEST
10/09/13	2014	196	17	5 YEAR REVIEW
05/22/07	2007	196	14	DESKTOP REVIEW

PROPERTY APPRAISER NOTES

January 01 2021

1994 BROA MH 16X76 R657179 REMOVED FOR 2021 TAX ROLL.

05/12/06	2006	196	13	SALES REVIEW
09/30/04	2005	196	17	5 YEAR REVIEW



December 26, 2024



December 15, 2023



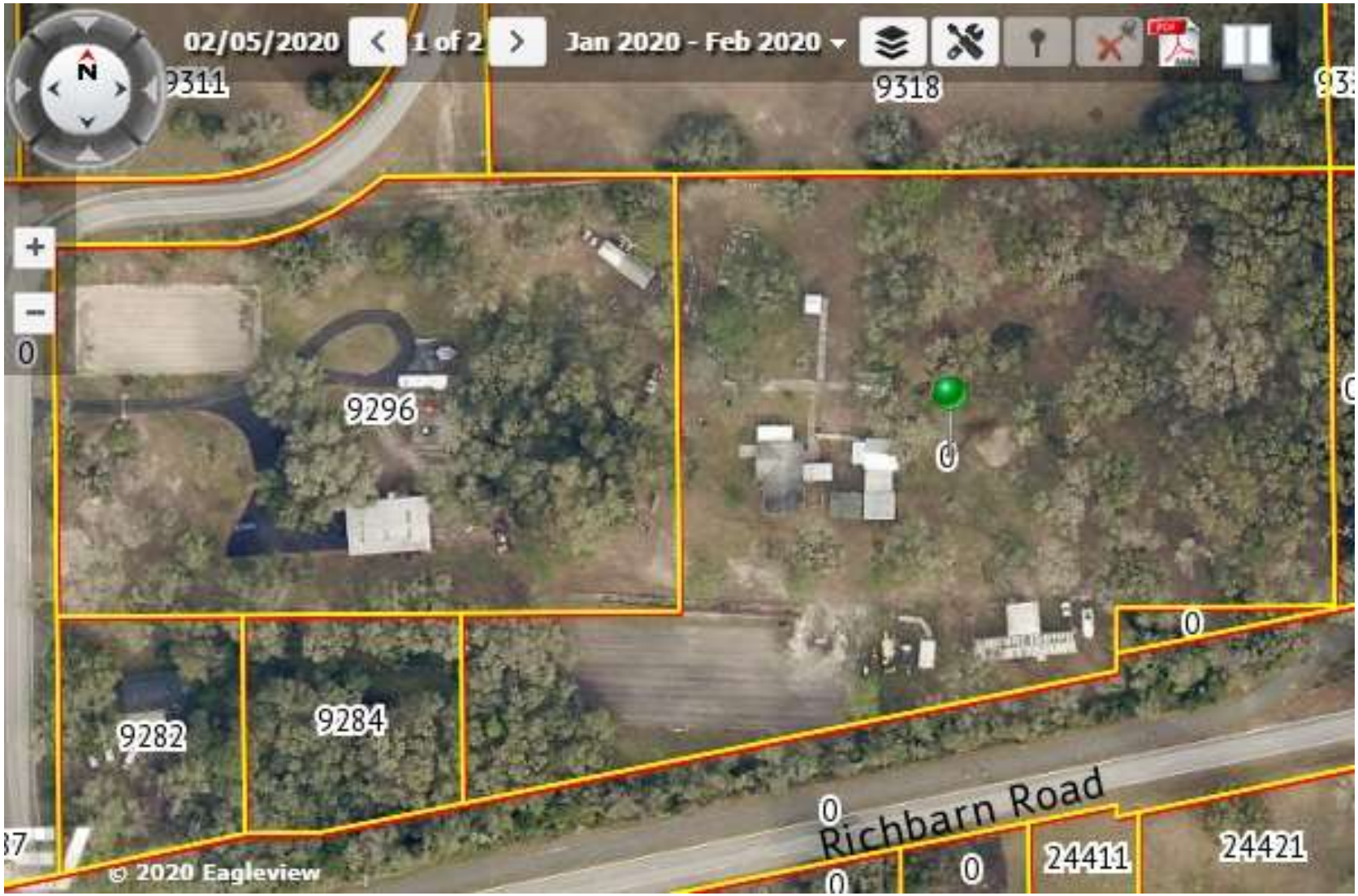
December 17, 2022



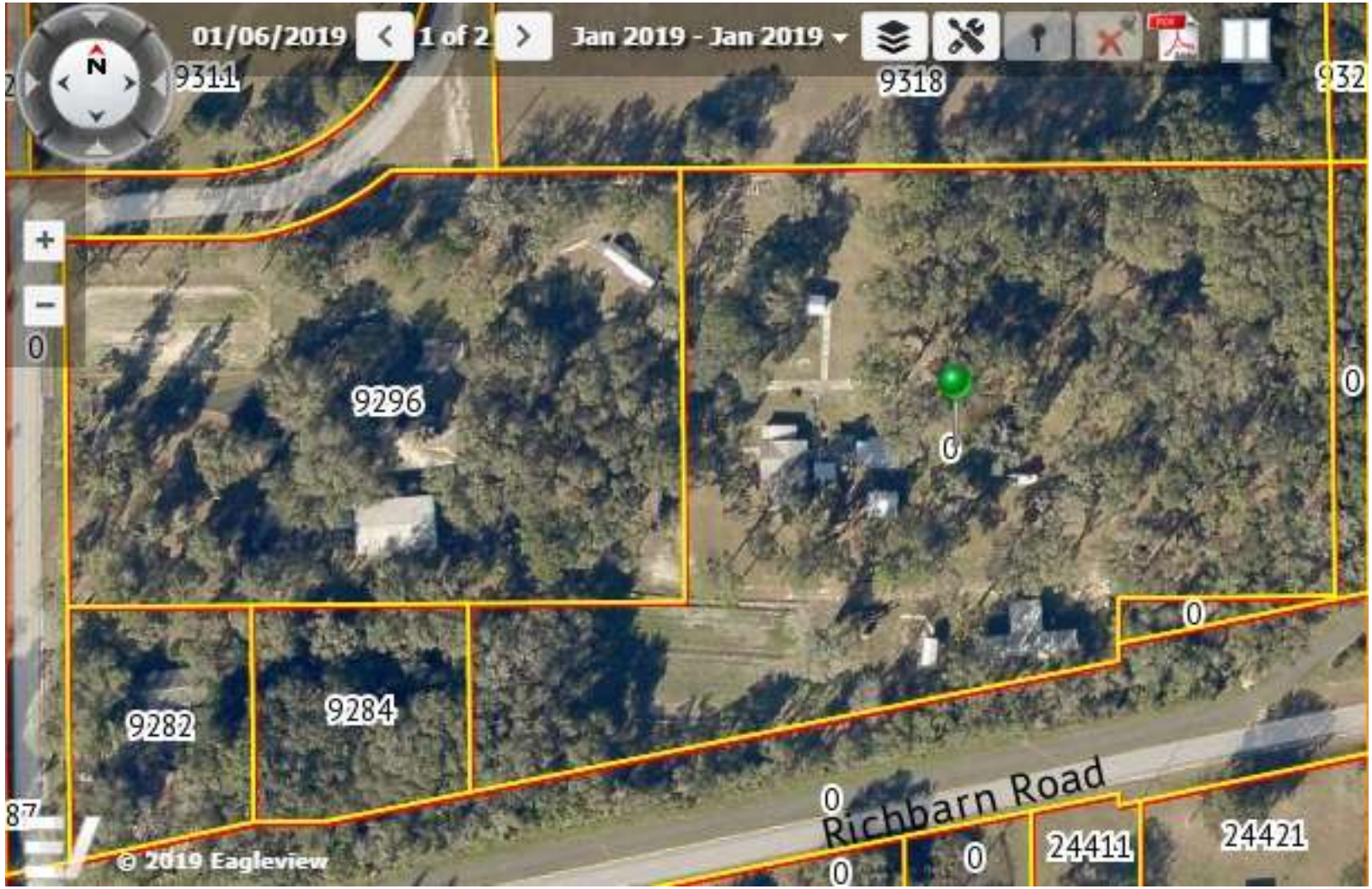
December 26, 2021



January 15, 2021



February 5, 2020



January 6, 2019



January 16, 2018







Merritt Monuments, Inc.

Locally Owned, Designed and Crafted

352-796-6643



80



The Merritt family has offered monuments to families in our community at a competitive price and incredible quality for almost 40 years. We have over 700 pieces of stone in stock ready to be customized. Currently most companies take up to a year to complete and set monuments. Merritt has a much quicker turnaround time due to our huge inventory of colors, sizes and types of stone available to see in person, in North Brooksville. Merritt Monuments has state of the art equipment with the ability to do what most monument companies cannot do in a timely manner. Merritt is available state wide with a quick turnaround time at incredible pricing and customization. If you have an idea, chances are we can make it happen.

Joseph L. Merritt LFD

Laser Engraving

QR Tags

Click here to see our monument selection

Laser Engraving



QR Tags

Merritt Monuments offers QR Code memorial tags by Monumark. Share your loved one's life story with their obituary, videos and photos. A tag can easily be attached to an existing memorial, too!

We can install your monument in any cemetery in Florida! Call us today!

Services

Monument Selection

Laser Engraving

QR Code Tags

Pricing

Contact us

Customer Satisfaction

About

Merritt Monuments, Inc.
9296 Weatherly Road
Brooksville, FL. 34601
(352) 796-6643
info@merrittmonuments.com

Monument Samples

Upright monuments (single and double)

Grass markers

Slant monuments

Crosses

Hearts

Ledgers (Grave covers)

Engravable benches

Niches

Statues

Mausoleum



Colored monuments

Address posts



We have many more monuments in stock. Make an appointment to look at our inventory.

Merritt Monuments, Inc.
9296 Weatherly Road
Brooksville, FL. 34601
(352) 796-6643
info@merrittmonuments.com

SE 2052-
Public Exh

Austin Hammock

24968 Richbarn Rd

Brooksville, Fl, 34601

813-506-4437

Hernando County Zoning Department

Hernando County, FL

To Whom It May Concern,

I am writing to formally express my opposition to the special exception request submitted by Merritt Monuments for the rezoning of their property located near my residence. The proposed exception would have a direct, negative impact on the surrounding neighborhood and the quality of life of every household in the area.

The large commercial size machines currently being operated on this property already create significant noise disturbances. The continuous droning sound—similar to loud, bass-heavy music—can be clearly heard inside my home. This level of noise is certainly above what has been

I also urge the County to consider the environmental impacts. Hernando County regulates homeowners' lawn-watering schedules during drought conditions due to limited water resources. Yet the business operating on this residential property uses significant amounts of water, far exceeding what a single household would consume. Granting a special exception to expand commercial operations under these conditions is inconsistent with the conservation standards expected of local residents.

There is no demonstrated benefit to the County or the neighborhood in approving this special exception. On the contrary, it would harm property values, increase noise and environmental pollution, and negatively affect every surrounding home. This request serves only the interests of the applicant (Merritt Monuments) at the expense of the community.

For these reasons, I respectfully ask that the County deny the special exception request and preserve the residential integrity of our neighborhood.

Thank you for your time and consideration.

ST2512
Public Exh.

12/6/25

Good Morning:

We are Michael and Caridad G. Lorenz we live at 9338 Weatherly Rd. Brooksville , Fl. 34601. When we were buying this property, we asked the realtor if it was agricultural/residential, the answer was yes! At the time the Merritt compound had no evidence of monuments and this was Sept. 2019.

One of the a reasons we invested, specially in this property was the beauty of the area where you can hear birds singing, cows mooing, horses galloping and roosters crowing.

We have invested a large amount of money in this property for a return on our investment which is family, children and grandchildren and their future. We never would have invested in this location if we had known it would turn into a commercial area in the future.

We want to maintain the integrity of this area as agricultural/residential for future generations to enjoy.

Sincerely yours,

Caridad G. Lorenz

Michael and Caridad G Lorenz

SE2512
Public Exh.

🏡 Community Petition to Protect Our Rural Neighborhood

We, the undersigned residents and supporters, respectfully petition the Local Authority / County Commissioners / Planning & Zoning Board, to take immediate action to preserve the rural character, safety, and integrity of our community.

Subject Property Address: 9296 Weatherly Road, Brooksville, FL 34601

ISSUE: Illegal operation of a commercial business (Merritt Monuments, Inc.) within a rural agricultural - residential zone.

OUR CONCERNS:

- Zoning Violations: The property is zoned for rural agricultural - residential use, not commercial or industrial operations.
- Noise and Traffic: Heavy commercial traffic which is damaging our roads, increased customer vehicle traffic, and equipment noise are disrupting the peace and safety of our neighborhood.
- Environmental Impact: Dust, debris, and potential pollutants from commercial activity threaten our land and water quality.
- Property Values: Common sense dictates that continued industrial activity reduces home values and discourages responsible residential - community growth.

COMMUNITY INTEGRITY: Allowing this misuse sets a dangerous precedent that could permanently alter our rural way of life.

WE REQUEST THAT: The County immediately enforce zoning laws and halt the commercial operations at this address and the County denies the "Special Exception" use for the property. Additionally, All future zoning and permitting decisions respect and preserve our rural residential character.

We Stand Together to Protect Our Rural Community.

Print Name: Faith Mobsby

Address: 9348 Happy TRL, Brooksville, FL

Signature: [signature]

Date: 12/7/2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE 0512
Public Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

We, the undersigned residents and supporters, respectfully petition the Hernando County Planning and Zoning Commission to take immediate action to preserve the rural character, safety, and integrity of our community.

Subject Property Address: 9296 Weatherly Road, Brooksville, FL 34601

ISSUE: Unlawful operation of a commercial business (Merritt Monuments, Inc.) within a rural agricultural - residential zoning district.

OUR CONCERNS: (For our Community)

- Clear Zoning Violations: The property is zoned for rural agricultural - residential use, not commercial or industrial operations.
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- Property Values: Common sense dictates that continued industrial activity reduces home values and discourages responsible residential - community growth.

COMMUNITY INTEGRITY: Approval of this special exception use permit could create an encroachment of commercial uses into a residential neighborhood, which may make it easier for future commercial to come to the area.

WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: Michael and CARIDAD G. LORENZ

Address: 9338 Weatherly Rd Brooksville Fl. 34601

Signature: Caridad G. Lorenz

Date: 12/2/25

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE05Q
Public Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

We, the undersigned residents and supporters, respectfully petition the Local Authority / County Commissioners / Planning & Zoning Board, to take immediate action to preserve the rural character, safety, and integrity of our community.

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COMMUNITY INTEGRITY: Allowing this misuse sets a dangerous precedent that could permanently alter our rural way of life.

WE REQUEST THAT: The County immediately enforce zoning laws and halt the commercial operations at this address and the County denies the "Special Exception" use for the property. Additionally, All future zoning and permitting decisions respect and preserve our rural residential character.

We Stand Together to Protect Our Rural Community.

Print Name: Barbara Hill

Address: 9308 Happy Trail, Brooksville, FL 34601

Signature: Barbara Hill

Date: 12/3/2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE2512
Public Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

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COMMUNITY INTEGRITY: Approval of this special exception use permit would create an encroachment of commercial uses into a residential neighborhood, which may make it easier for future commercial to come to the area.

WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: Julia & Martin Tolliver

Address: 9440 Preston Road

Signature: [signature]

Date: 11/29/25

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

Stop Public Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

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COMMUNITY INTEGRITY: Approval of this special exception use permit could create an encroachment of commercial uses into a residential neighborhood, which may make it easier for future commercial to come to the area.

WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: Thomas LaFountain

Address: 9380 Preston Rd

Signature: [signature]

Date: 25 Nov 2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE 2512
Public Exh

🏠 Community Petition to Protect Our Rural Neighborhood

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WE REQUEST THAT: The County immediately enforce zoning laws and halt the commercial operations at this address and the County denies the "Special Exception" use for the property. Additionally, All future zoning and permitting decisions respect and preserve our rural residential character.

We Stand Together to Protect Our Rural Community.

Print Name: William Hill

Address: 9308 Happy Trail Brooksville FL 34601

Signature: William Hill

Date: 12/3/2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

Sta 512
Pub. Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

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WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: Sheila LaFountain

Address: 9380 - Reston Rd

Signature: S. LaFountain

Date: 11-29-25

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE2512
Pub. Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

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WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: Christine Whittum

Address: 9349 Happy Trail Brooksville, FL. 34601

Signature: Christine Whittum

Date: 12-3-2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE25012
Pub Exh.

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WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: CHRIS M. HENDRICKS

Address: 9388 WEATHERLY RD.

Signature: C. M. Hendricks

Date: 12-3-25

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE2512
Public Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

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WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: EDWARD MOBSBY, JR

Address: 9348 HAPPY TRAIL - BROOKSVILLE, FL 34601

Signature: Edward A Mobsby

Date: 11-30-2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

ST0512
Rub. Tch.

🏠 Community Petition to Protect Our Rural Neighborhood

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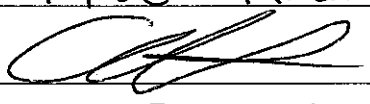
COMMUNITY INTEGRITY: Approval of this special exception use permit could create an encroachment of commercial uses into a residential neighborhood, which may make it easier for future commercial to come to the area.

WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: Austin Hammock

Address: 24968 Richbarn Rd

Signature: 

Date: 11-24-25

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE2512
Pub. Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

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WE REQUEST THAT: We request that the Planning and Zoning Commission deny the special exception use permit for this property.

We Stand Together to Protect Our Rural Community.

Print Name: Emilee Lantagne

Address: 24908 Richbarn RD, Brooksville, FL 34601

Signature: Emilee Lantagne

Date: 11/24/2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

STAFF 12
Pub. Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

We, the undersigned residents and supporters, respectfully petition the Local Authority / County Commissioners / Planning & Zoning Board, to take immediate action to preserve the rural character, safety, and integrity of our community.

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WE REQUEST THAT: The County immediately enforce zoning laws and halt the commercial operations at this address and the County denies the "Special Exception" use for the property. Additionally, All future zoning and permitting decisions respect and preserve our rural residential character.

We Stand Together to Protect Our Rural Community.

Print Name: Doyt R. Thatcher

Address: 9392 Weatherly Rd - Brooksville, FL 34601

Signature: Doyt R Thatcher

Date: 12-5-2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SE2012
Pub. Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

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We Stand Together to Protect Our Rural Community.

Print Name: Joyce Thatcher

Address: 9392 Weatherly Rd Brooksville FL 34601

Signature: Joyce Thatcher

Date: 12-5-2025

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com

SEA 012
Rub. Exh.

🏠 Community Petition to Protect Our Rural Neighborhood

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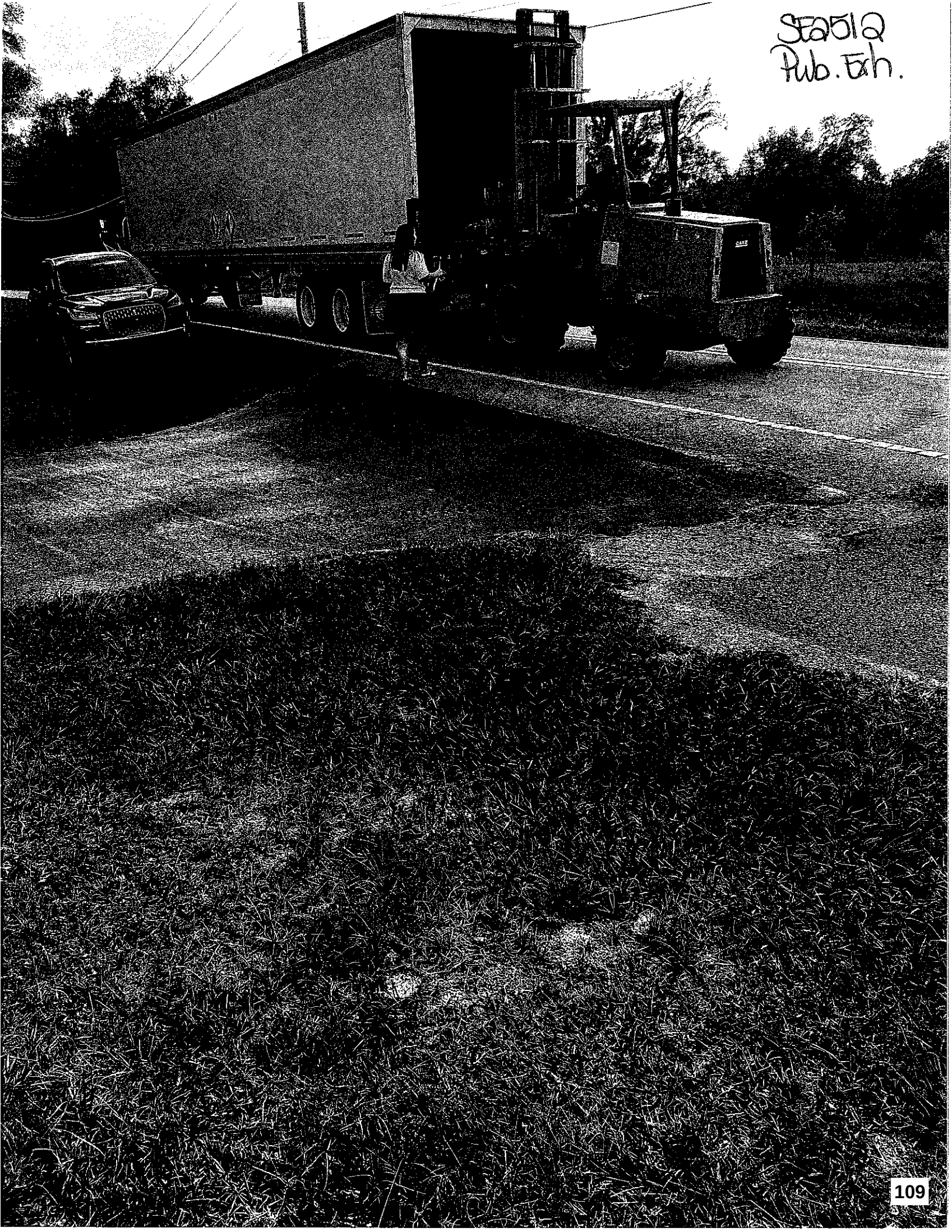
Print Name: Connie Hendricks

Address: 9388 Weatherly Rd

Signature: Connie Hendricks

Date: 12-8-25

Contact for More Information: Ed Mobsby 352-345-3205 edmobsby@gmail.com


Stock
Pub. Exh.



James & Marie Langer
18260 Sage Brush Lane
Weeki Wachee, FL 34614
JamesJLanger@yahoo.com
(727) 667-9269

H0477 – Public Exhibit

Formal Objection to Proposed Rezoning from Residential to Planned Development / Multifamily

Michelle Miller, Senior Planner
Hernando County Planning and Zoning Commission
1653 Blaise Drive
Brooksville, FL 34601

From: Concerned Residents of the Commercial Way Corridor

Subject: Objection to Rezoning and Associated Master Plan Proposal — East Side of Commercial Way (near Wildlife Management Area)

Date: November 3, 2025

Dear Commissioners,

We respectfully submit this letter to formally oppose the proposed rezoning of parcels located on the east side of Commercial Way from Residential to Planned Development / Multifamily, and the establishment of an Associated Master Plan with deviations. It is important to note that the public notice lists these parcels as being located on the west side of Commercial Way; however, the subject parcels are in fact located on the east side. This discrepancy raises concerns about the accuracy of the public notification process and the opportunity for affected residents to respond appropriately.

1. Inconsistency with the Comprehensive Plan:
The proposed density and intensity of development do not align with the Future Land Use Map or county objectives that protect rural lands and environmentally sensitive areas. The project lies outside of the Urban Service Area and would represent an incompatible urban encroachment into a conservation buffer zone.

2. Adverse Environmental Impacts:
The site directly abuts a protected gopher tortoise sanctuary, a species protected under Florida law, and is within the wildlife management area that supports the Florida black bear. Increased density, lighting, traffic, and waste will fragment critical habitat and increase the likelihood of human-wildlife conflicts. The proposed development poses a direct threat to established wildlife corridors that cannot be replaced once disturbed.

3. Infrastructure Limitations:
The existing roadway and utility infrastructure are not designed to support multifamily intensity. Increased traffic volumes on Commercial Way would further strain local roads and public services, resulting in unsafe conditions and unbudgeted costs to taxpayers.

Meeting: 12/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16732
Legal Request Number:
Bid/Contract Number:

TITLE
Conditional Use Permit Petition Submitted by Pamela Merrill (CU2506)

BRIEF OVERVIEW
Rezoning Request:
Conditional Use Permit for a Second Residence Due to Medical Hardship

General Location:
North side of Croom Road, approximately 730' northeast of McIntyre Road

Parcel Key Number:
1250256

Summary of Applicant's Request:
The petitioner has submitted a request for a second residence due to medical hardship. The applicant wishes to have a second mobile home on the subject site.

Public Hearing History:
This item was postponed from the November 10, 2025, Planning and Zoning Commission hearing as the applicant's sister is a co-owner of the property and also needed to submit an application. This application has been received, and the item can now be considered by the commission.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Permit must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	11/19/2025 10:10 AM
Omar DePablo	Approved	11/19/2025 1:56 PM
Natasha Lopez Perez	Approved	11/19/2025 2:29 PM

Toni Brady	Approved	11/20/2025 8:33 AM
Danielle Nigro	Approved	11/20/2025 8:40 AM
Victoria Via	Approved	11/25/2025 10:54 AM

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	Holmes, Birren, David and Fulford
ABSENT:	McDonald and Noe

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025

APPLICANT: Pamela J. Merrill

FILE NUMBER: CU-25-06

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship

GENERAL LOCATION: North side of Croom Road, approximately 730' northeast of McIntyre Road

PARCEL KEY NUMBER: 1250256

APPLICANT'S REQUEST

The petitioner has submitted a request for a second residence due to medical hardship. The applicant wishes to have a second mobile home on the subject site.

SITE CHARACTERISTICS

Site Size	4.3 Acres	
Surrounding Zoning; Land Uses	North:	AG; existing residential
	South:	AG; existing residential
	East:	AG; existing residential
	West:	AR; existing residential
Current Zoning:	AG	
Future Land Use Map Designation:	Residential	

UTILITIES REVIEW

This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW

The subject site is located on the North side of Croom Road, approximately 730' northeast of McIntyre Road. The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW
Minimum Building Setbacks Required in the AG (Agricultural) District:

- Front: 75'
- Side: 35'
- Rear: 50'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

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 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 exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship 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 November 10, 2027

4. The applicant shall coordinate with the City of Brooksville for any utility upgrades.

PLANNING AND ZONING COMMISSION ACTION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Conditional Use Permit for a Second Residence Due to Medical Hardship to a future hearing date to be determined. As the application was postponed due to the application being insufficient, the applicant will not be required to pay for any readvertising costs.

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. CU-25-06 Official Date Stamp:

RECEIVED
JUL 28 2025
Hernando County Development Services
Zoning Division

Application request *(check one)*:
☐ **Conditional Use Permit**
☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: _____

APPLICANT NAME: Pamela J. Merrill
Address: 10087 Scott William Trail
City: Brooksville State: FL Zip: 34601
Phone: 352-584-3881 Email: spmerril@bellsouth.net
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 2125256 Parcel R13 422 19 7011 0000 0070
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: Agricultural
4. Desired use: family member to live next to me for medical help
5. Size of area covered by application: ~~1 acre~~ ½ Acre
6. Highway and street boundaries: Croom road, Javelin Rd & Scott William Trail
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Pamela J. Merrill, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Pamela J. Merrill
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16 day of June, 20 25, by Pamela J. Merrill who is personally known to me or produced Drivers License as identification.

Cindy Spoo
Signature of Notary Public

CINDY SPOO
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-22-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 250104

Notary Seal/Stamp

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. CU-2506 Official Date Stamp:

RECEIVED
NOV 14 2025
HERNANDO COUNTY ZONING

Application request *(check one)*:
- [x] **Conditional Use Permit**
- [ ] **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: Nov. 14, 25

APPLICANT NAME: Mary L. Toth
Address: 10087 Scott William Trail
City: Brooksville, FL State: Florida Zip: 34601
Phone: 352-584-3881 Email: spmerril@bellsouth.net
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 2125025G Parcel R13 422 19 7011 0000 0070
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: Agricultural
4. Desired use: Family member to live next door for medical assistance & care
5. Size of area covered by application: 1/2 Acre
6. Highway and street boundaries: Croom road, Javelin Rd & Scott William Trail
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Mary L. Toth, 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**):

- [x] I am the owner of the property and am making this application **OR** Co-owner with Pamela J. Merrill
- [ ] I am the owner of the property and am authorizing *(applicant)*:
  and *(representative, if applicable)*:
  to submit an application for the described property.

Mary L Toth
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of Nov., 20 25, by Mary Lynn Toth who is ☐ personally known to me or ☑ produced FL DL as identification.

Candida R Turner
Signature of Notary Public

RECEIVED
NOV 14 2025
HERNANDO COUNTY ZONING

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

PETITION FOR CONDITIONAL USE PERMIT

For 10087 Scott William Trail

Narrative Description of Request

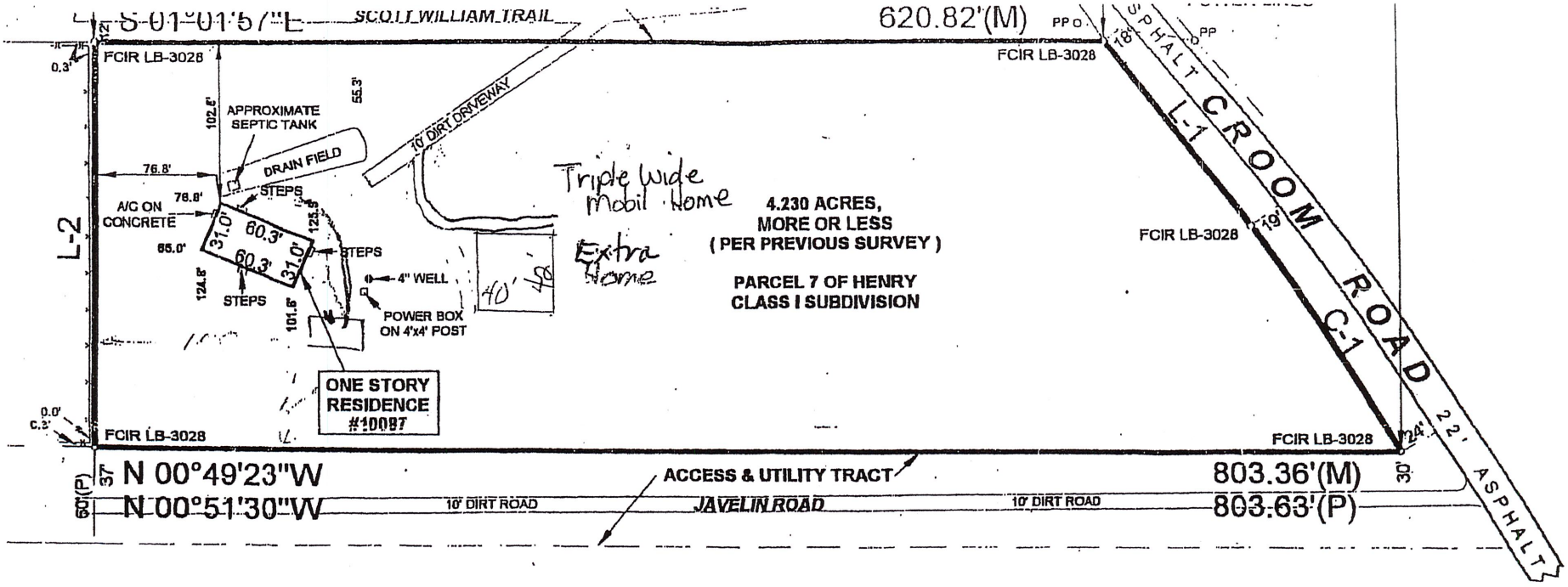
- Proposed Use in Relation to Property Parcel: Additional housing for sister with serious health issues and mobility concerns.

- Existing Structures: My home (10087 Scott William Trail) and my sister's home (10065 Scott William Trail) and one (1) 10'x12' aluminum tool shed.

- Access and Parking: Access from Scott William Trail on current gravel driveway to current structure (for sister) with current drive to current second structure set off of current driveway.

- Not Applicable:

- Proof of Hardship: See attached letter from doctor.



LEGAL DESCRIPITION; (PROVIDED BY OTHERS)

THE EAST 675.70 FEET OF THE NORTH 3/4 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS THE NORTH 1791.41 FEET AND THE EAST 330 FEET THEREOF. TOGETHER WITH THE EAST 675.70 FEET OF THAT PART OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 13, LYING NORTH OF CROOM ROAD. LESS THE EAST 330 FEET, ALSO LESS THE EAST 30.00 FET, ALSO LESS THE WEST 60.00 FEET THEREOF.

TOGETHER WITH A UNDIVIDED INTEREST IN ACCESS AND UTILITY TRACT "C" BEING FURTHE DESCRIBED AS FOLLOWS: THE WEST 60.00 FEET OF THE EAST 360.00 FEET OF THE NORTH 3/4 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, LESS THE NORTH 1691.41 FEET THEREOF AND THE WEST 60.00 FEET OF THE EAST 360.00 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 13 LYING

CURVE DATA
C-1

RADIUS	2436.58'
ARC	168.44'
DELTA	03°57'39"
CHORD	168.34'(M) 168.41'(P)
CB	N 56°19'30"E(M) N 56°19'44"E(P)

LINE DATA
L-1

S 51°36'08"W	147.04'(M)

CU-25-06

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.



0 0.02 0.04 0.09 0.14 0.18 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-25-06
Version Date: 12/09/2022



CU-25-06
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.05 0.1 0.15 0.2 Miles

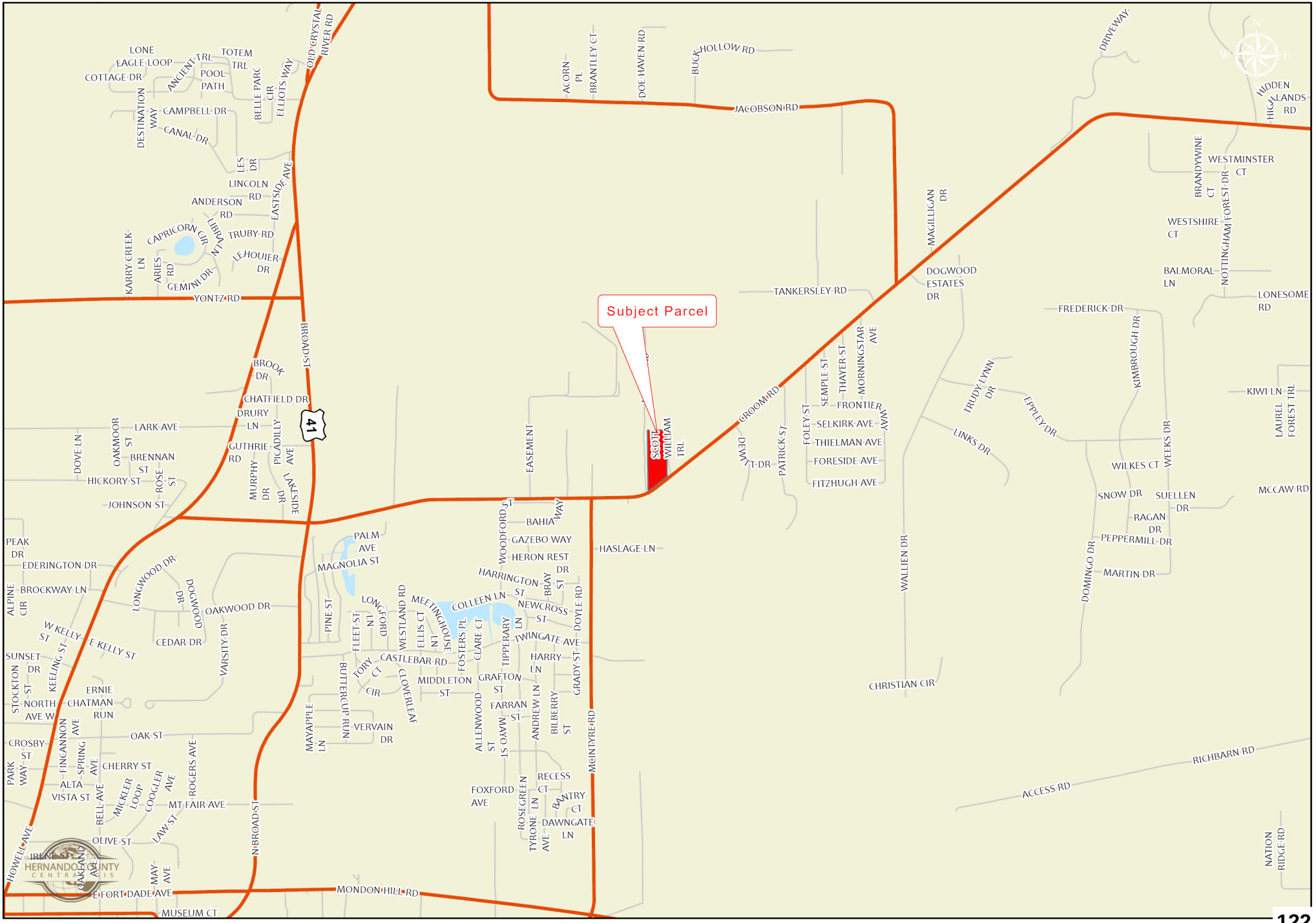
N W E S

Date of mapping: 08/20/2025

HERNANDO COUNTY CENTRAL GIS

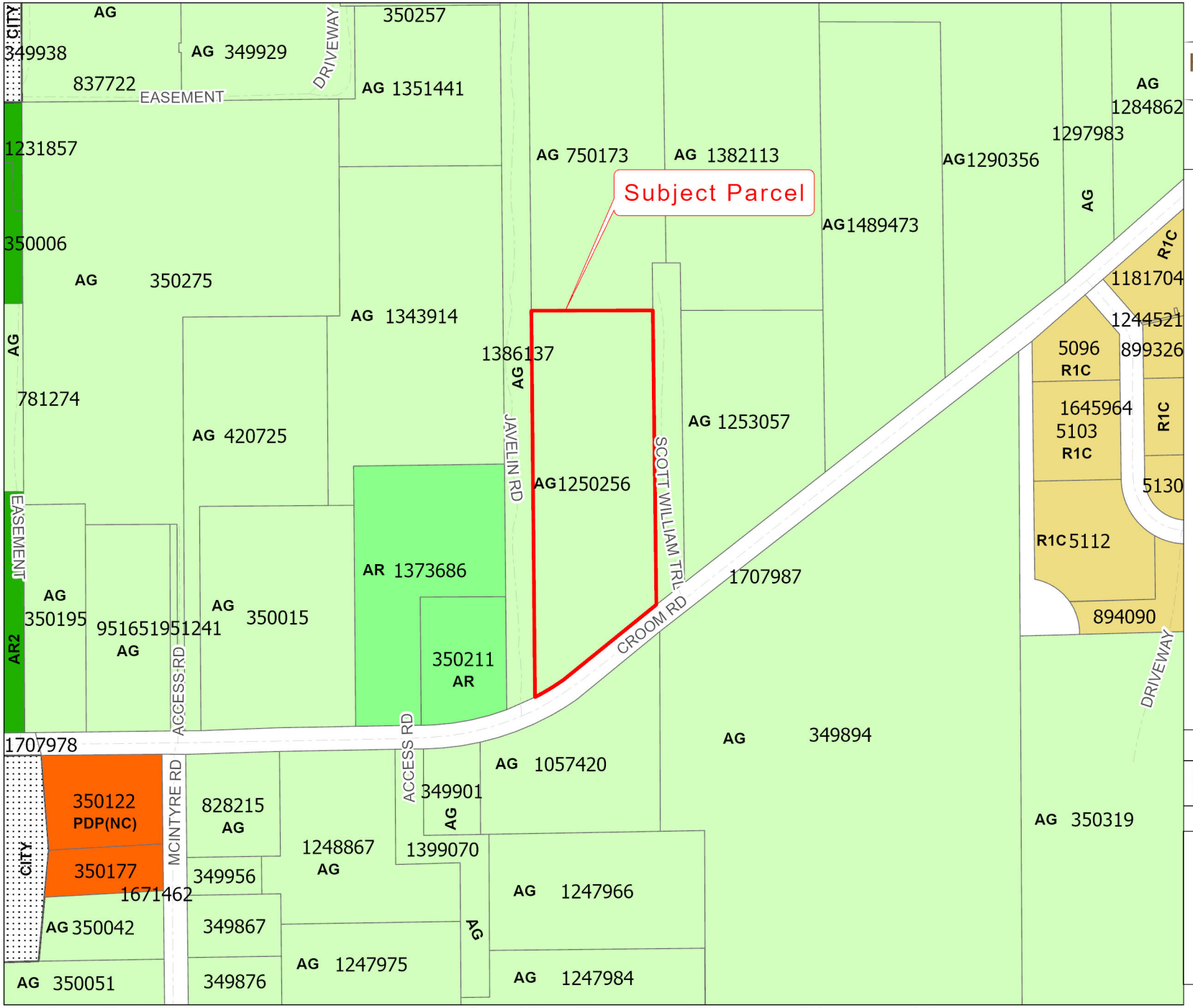
CU-25-06 AREA MAP

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.



CU-25-06

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

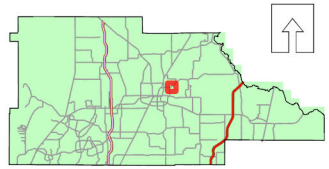


HERNANDO COUNTY
CENTRAL GIS

Zoning:

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

City Zoning Pending



Hernando County Planning Department
Project date: 08/20/2025

0 0.02 0.04 0.09 0.14 0.18 Miles

TITLE
Conditional Use Permit Petition Submitted by Christy Halbert and Troy Sweat (CU2513)

BRIEF OVERVIEW
Rezoning Request:
Conditional Use Permit for a Second Residence Due to Medical Hardship

General Location:
East side of Myers Road approximately 2726 feet from Church Road

Parcel Key Number:
1262582

Summary of Applicant's Request:
The petitioner has submitted a request for a Conditional Use Permit for a second residence due to a medical hardship. The family's physician has recommended that the petitioners' aging mother move into the second residence to provide for an on-site caregiver.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A, (Zoning Code) Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	11/19/2025 10:17 AM
Omar DePablo	Approved	11/19/2025 12:56 PM
Natasha Lopez Perez	Approved	11/19/2025 1:48 PM
Toni Brady	Approved	11/20/2025 8:42 AM
Danielle Nigro	Approved	11/20/2025 8:42 AM
Victoria Via	Approved	11/25/2025 10:52 AM

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: December 8, 2025
APPLICANT:	Christy Halbert and Troy Sweat
FILE NUMBER:	CU-25-13
REQUEST:	Conditional Use Permit for a Second Residence Due to Medical Hardship
GENERAL LOCATION:	East side of Myers Road approximately 2726 feet from Church Road
PARCEL KEY NUMBER:	1262582

APPLICANT'S REQUEST

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to a medical hardship. The family's physician has recommended that the petitioners' aging mother move into the second residence to provide for an on-site caregiver.

SITE CHARACTERISTICS

Site Size	9.6 Acres	
Surrounding Zoning; Land Uses	North:	AG (Agricultural)
	South:	AG (Agricultural)
	East:	AG (Agricultural)
	West:	AG (Agricultural)
Current Zoning:	AG (Agricultural)	
Future Land Use Map Designation:	Rural	

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the conditional use to allow a second residence on property to care for family member.

ENGINEERING REVIEW

The subject site is located east on Meyers Road approximately 2726' from Church Road. The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG (Agricultural) District:

- Front: 75'
- Side: 35'
- Rear: 50'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

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 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 exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship 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 November 10, 2027

CU-25-13

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. [redacted] Official Date Stamp:

RECEIVED
SEP 10 2025
HERNANDO COUNTY ZONING

Application request *(check one)*:
- ☒ **Conditional Use Permit**
- ☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 9-7-25

APPLICANT NAME: Christy Halbert
Address: 294 Myers Rd
City: Brooksville State: FL Zip: 34602
Phone: 813 469 6181 Email: Christydh@protonmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): Key 1262582 Parcel R36423 20 0000 0060 0010
2. SECTION 36, TOWNSHIP 23, RANGE 20
3. Current zoning classification: AG
4. Desired use: Conditional use permit for temporary residence
5. Size of area covered by application: 9.60 acres
6. Highway and street boundaries: Myers Rd
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Christy Halbert, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

- ☒ I am the owner of the property and am making this application **OR**
- ☐ I am the owner of the property and am authorizing *(applicant)*: _____ and *(representative, if applicable)*: _____ to submit an application for the described property.

Christy Halbert
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 10th day of September, 2025, by Christy Halbert who is personally known to me or produced FL DL# H416-104-78-902-0 as identification.

Jessica Lane Vargas
Signature of Notary Public

JESSICA LANE VARGAS
Notary Public
State of Florida
Comm# HH265410
Expires 6/6/2026

Notary Seal/Stamp

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

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. CU-25-13 Official Date Stamp:

RECEIVED
OCT 16 2025
Hernando County Development Services
Zoning Division
HDig

Application request *(check one)*:
☑ **Conditional Use Permit**
☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 10/14/2025

APPLICANT NAME: Troy Sweat
Address: 294 Myers Rd
City: Brooksville State: Fl Zip: 34602
Phone: 352-544-7705 Email: oldsouthllc@protonmail.com
Property owner's name: *(if not the applicant)* Christy Halbert and Troy Sweat

REPRESENTATIVE/CONTACT NAME:
Company Name: Christy Halbert or Troy Sweat
Address: 2694 Myers Rd
City: Brooksville State: Fl Zip: 34602
Phone: 813-469-6181 Email: Christydh@protonmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 1262582
2. SECTION 36, TOWNSHIP 23, RANGE 20
3. Current zoning classification: AG
4. Desired use: Conditional Use
5. Size of area covered by application: 9.60
6. Highway and street boundaries: Myers Rd
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, TROY SWEAT, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

☒ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of October, 20 25, by TROY SWEAT who is ☒ personally known to me or ☐ produced _____ as identification.

Tina A. Mauriello
Signature of Notary Public

Notary Public State of Florida
Tina A Mauriello
My Commission HH 407662
Expires 7/20/2027
Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

09/07/2025

Christy Halbert
294 Myers Rd.
Brooksville, Fl. 34602

To whom it may concern,

We are requesting approval for a conditional use permit to allow for a temporary second residence on the property. This request is made due to medical hardship. We would like to add a small mobile home to accommodate our aging parents. Respectfully, 82 and 75 years old. The need for an onsite caregiver or assisted living facility has been recommended by their physician. It is our family's decision to avoid assisted living facilities and care for them as long as possible with us. We have carefully chosen a small mobile home that will accommodate their medical needs and allow for safe mobility.

Thank you for your time and consideration,

Christy Halbert

09/09/2025

Narrative Description
294 Myers Rd.
Brooksville, FL. 34602

Add small temporary mobile home to property for hardship of aging parents for care.
100 ft from closest side property line on the south side, 50 ft south from main residence.
10 ft from detached garage.
Directly off the circle drive to provide stable footing from parking.

COFF
Pre
9701
P.O.
Spi
(28

MAP OF SURVEY - BOUNDARY SURVEY
FOR MORTGAGE PURPOSES

N
W
E
S

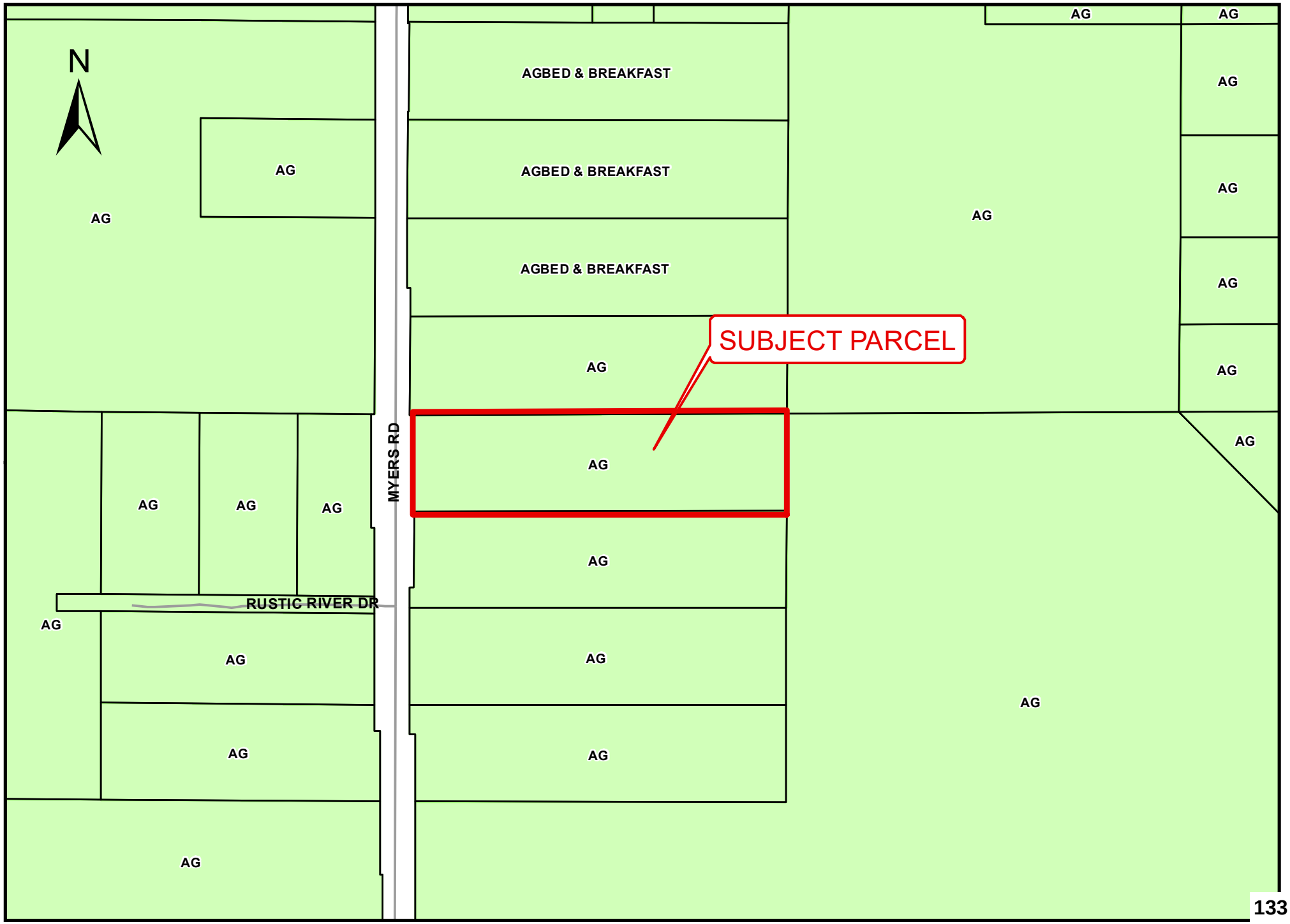
100 ft from south property line

50 ft from main residence

10 ft from detached garage.

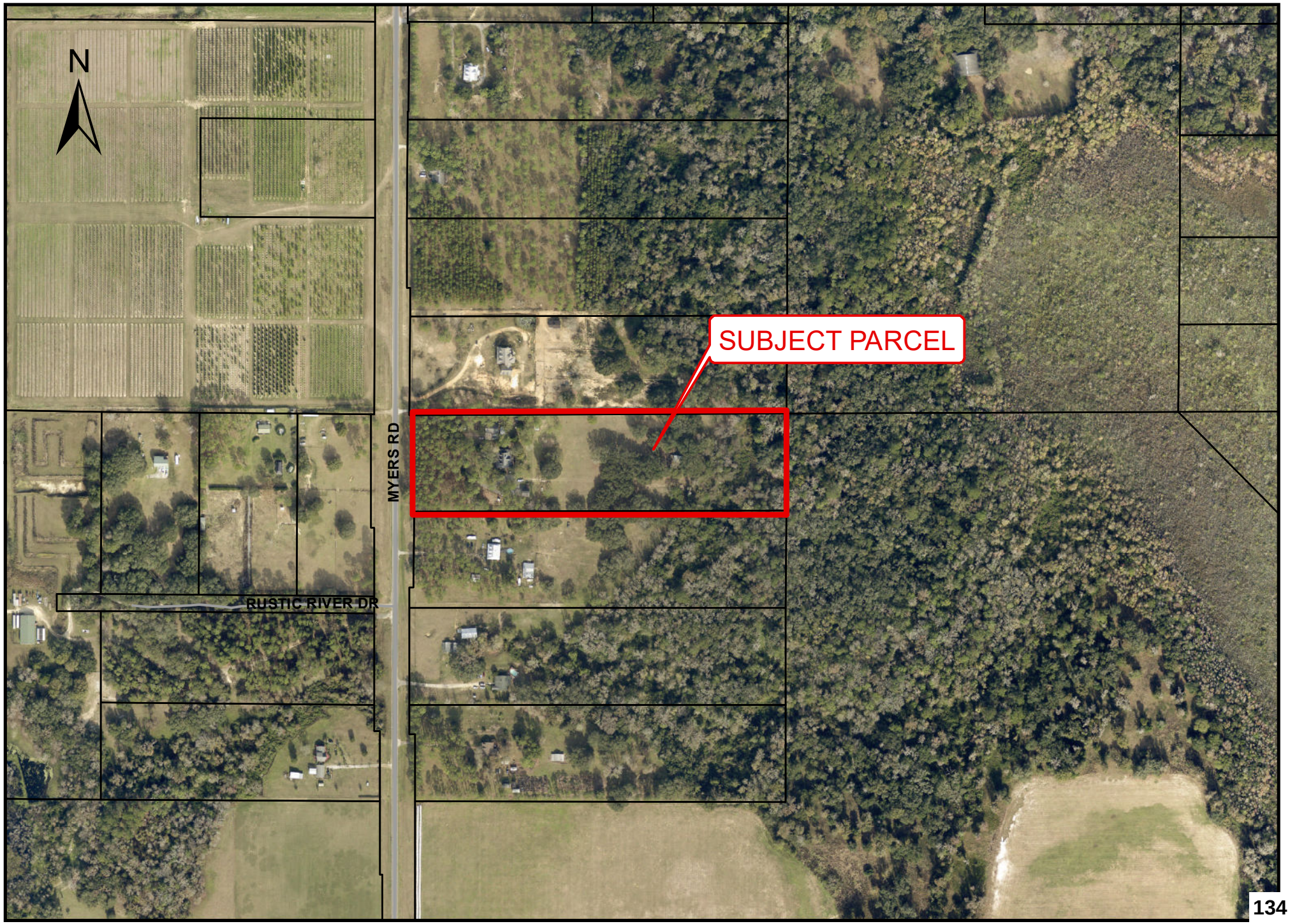
CU-25-13

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



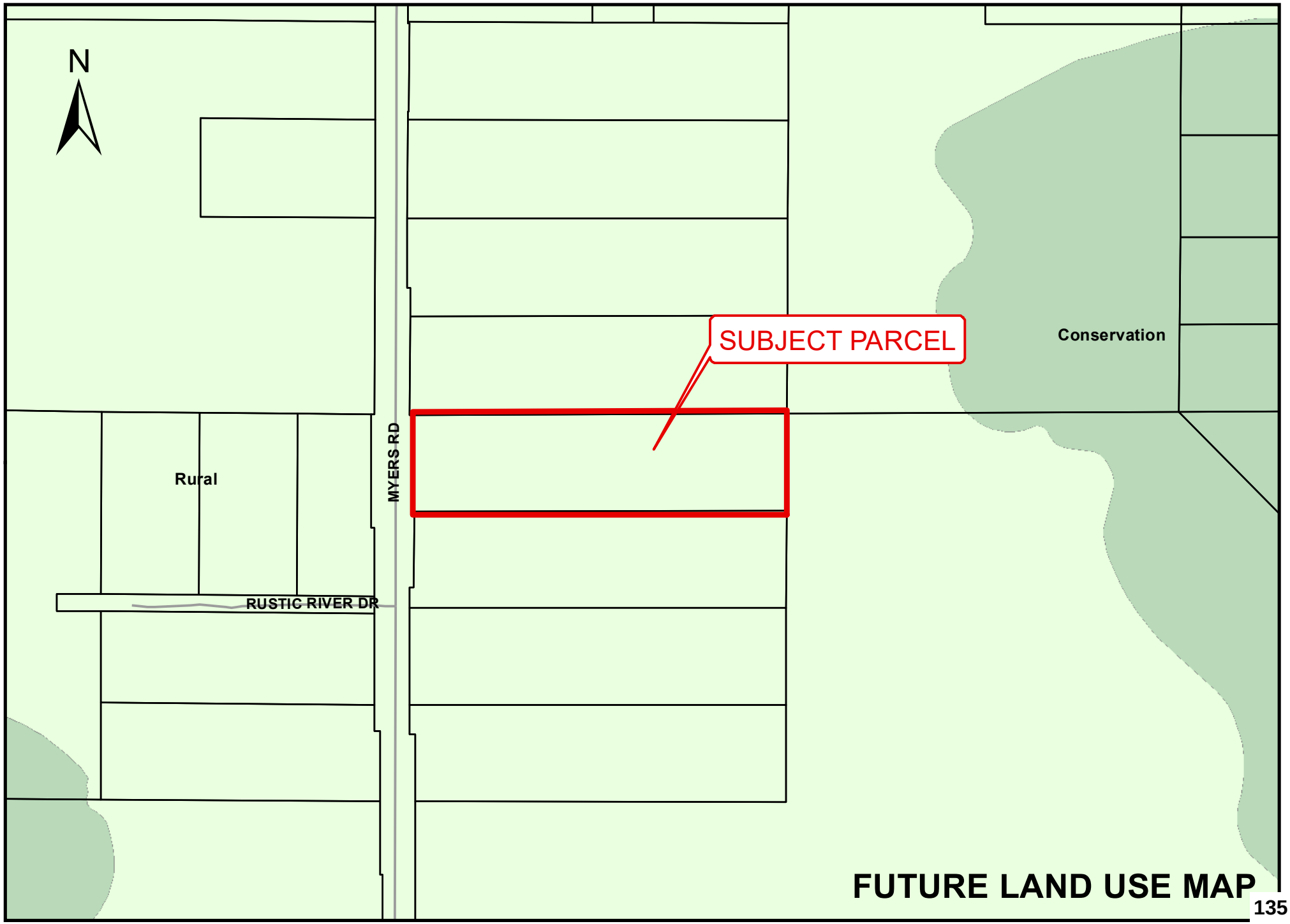
CU-25-13

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CU-25-13

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



RECEIVED
DEC 05 2025
HERNANDO COUNTY ZONING

Joanne Farmer

28265 Rustic River Drive

Brooksville, Florida 34602

jofarmer1960@gmail.com

727-742-9034

December 4, 2025

Hernando County Planning & Zoning Board

Re: CU-25-13 – Opposition / Conditions Requested for Special Exception Permit (Christy Halbert & Troy Sweat, 294 Myers Rd, Brooksville FL 34602)

Dear Members of the Board,

I am writing as a property owner and resident of the Crown Acres area regarding the special hardship permit request (File No. CU-25-13) submitted by Christy Halbert and Troy Sweat for an additional mobile home at 294 Myers Road, Brooksville, FL 34602.

Our neighborhood is a unique rural-residential area characterized by large parcels, low density, and high-value homes. Until recently, longstanding deed restrictions prohibited mobile homes, which helped preserve the appearance and property values of the community. Although these restrictions have expired, the underlying zoning requirement of one dwelling per five acres remains in place and is essential to maintaining the character of the area.

The applicants currently have three dwellings on their property but appear to be paying property taxes on only one. This discrepancy raises concerns regarding zoning compliance, property assessment accuracy, and the cumulative impact of allowing another dwelling on the parcel.

The request for a special hardship permit is stated to be for the purpose of caring for Wayne and Ann Sweat. However, neighbors — including myself — regularly observe both individuals independently driving, shopping alone, climbing into pickup trucks, working physically on the property, and participating in social gatherings. While we do not assert any medical conclusions, these observed activities do not appear consistent with the level of disability typically required for approval of a hardship-based additional dwelling.

If the Board chooses to grant this special exception, we respectfully request that any approved mobile home be required to be placed on the eastern side of the property, positioned so that it is not visible from the public roadway. This placement would help preserve neighborhood aesthetics, minimize visual impact, and protect surrounding property values.

The hearing date for this matter is December 8, 2025, and I appreciate the opportunity to have these concerns considered and entered into the official record.

Thank you for your attention and for considering the concerns of the surrounding homeowners who are deeply invested in this community.

Sincerely,

Joanne Farmer



Meeting: 12/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16734
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Medhat Kodsi (H2477)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations

General Location:
East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue

Parcel Key Number:
62345, 634353, 634406

Summary of Applicant's Request:
The Petitioner has applied to rezone from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to establish an Associated Master Plan with deviations. The petitioner wants to develop the property with two story buildings with commercial/retail/restaurant uses on the ground floor and 12 apartments on the second floor.

Public Hearing History
On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations to December 8, 2025.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning

from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations and performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	11/19/2025 10:09 AM
Omar DePablo	Approved	11/19/2025 2:20 PM
Natasha Lopez Perez	Approved	11/20/2025 9:35 AM
Toni Brady	Approved	11/20/2025 12:40 PM
Danielle Nigro	Approved	11/20/2025 12:41 PM
Victoria Via	Approved	11/25/2025 10:50 AM

RESULT: **ADOPTED**
MOVER: Axl David
SECONDER: Mike Fulford
AYES: Holmes, Birren, David, Fulford and McDonald
ABSENT: Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 12, 2025
APPLICANT:	Medhat Kodsi	
FILE NUMBER:	H-24-77	
REQUEST:	Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations	
GENERAL LOCATION:	East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue.	
PARCEL KEY NUMBER(S):	62345, 634353, 634406	

APPLICANT'S REQUEST

The Petitioner has applied to rezone from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to establish an Associated Master Plan with deviations. The petitioner wants to develop the property with two story buildings with commercial/retail/restaurant uses on the ground floor and 12 apartments on the second floor.

SITE CHARACTERISTICS

Site Size	2.0 Acres	
Surrounding Zoning; Land Uses	North:	R1-C; Residential
	South:	R1-C; Residential
	East:	AG; Agricultural
	West:	R1-C; Residential
Current Zoning:	Residential	
Future Land Use Map Designation:	Commercial	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and Florida Fish and Wildlife Conservation Commission (FWC) permits.

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or sewer service to these parcels. Water and sewer service are not available to these parcels. HCUD has no objection to the requested zoning change subject to Health Department approval of an appropriate onsite sewage treatment and disposal system for the development.

ENGINEERING REVIEW

The subject site is located on the West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue. The County Engineer has reviewed the petitioner's request and had the following comments:

- Parcel is in the Chassahowitzka Watershed.
- Flood plain compensation shall be provided and reviewed with the site plan/construction drawing submittal.
- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis is the responsibility of the developer.
    - Update the Trip Generation to the current edition (11th) (2019).
    - Engineering Narrative is showing 11,529 GFA, but the Trip Generation is showing a total Area of 15,500 K.
- This property abuts Commercial Way (US-19), a Frontage Road for the entire length of frontage on Commercial Way is required per Ordinance.
    - Frontage road is required to be 50-fet in width, refer to Hernando County Facility Design Guideline IV-04.
- Applicant has requested a deviation to width of "service road" to be 20-feet, this request is not supported by Dept. of Public Works.
- Cross Access agreements with parcels to the North and South are required.
- FDOT Access management permit required. FDOT drainage permit may be required.

Comments: The petitioner shall be required to revise the master plan in accordance with the requirements of the County Engineer.

LAND USE REVIEW

The petitioner is proposing a mixed-use development incorporating multi-family and general commercial. The plan includes general commercial along Commercial Way and multifamily apartments above the commercial units. The petitioner is proposing 15,529 square feet of retail to include one drive through restaurant on the lower level with 12 one- and two-bedroom apartments on the top floor.

Floor Area Ratio

- 1ST Floor Retail 15,529 square feet Gross Floor Area
- 2nd Level Multifamily 15,529 square feet Gross Floor Area
- Total Gross Floor Area 31,058
- Floor Area Ratio 36% (Deviation from 35')

Perimeter Setbacks:

- West: 55’
- North: 40‘
- South: 143’
- Rear: 47’

Buffers:

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

- West (Commercial Way): 5’
- East: 5’
- North: 5’
- South: 5’

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Parking:

The Petitioner is requesting to reduce the multifamily from 2 spaces per dwelling unit to 1.5 spaces per dwelling unit. They are also requesting to reduce onsite parking from 4 spaces per 1000 square feet of gross floor area to 3 spaces per 1000 square feet of gross floor area. They are proposing 52 lots total with 3 dedicated to delivery vehicles only as well as 8 stalls for bicycle parking.

Comments: The petitioner shall be required to provide a parking analysis at the time of site development to justify the reduction in parking spaces requested.

RESIDENTIAL PROTECTION STANDARDS

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

Comments: The petitioner shall be exempt from the 100’ height restriction due to the residences being on the second floor.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

Commercial Category

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.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross- access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Residential Category

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.

FINDINGS OF FACT

The requested master plan revision is appropriate based on the following findings of fact:

- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.

NOTICE OF APPLICANT RESPONSIBILITY

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

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

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations and 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 comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC

regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.

3. 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.

4. Flood plain compensation shall be provided and reviewed with the site plan/construction drawing submittal.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis is the responsibility of the developer. The petitioner shall be required to update the trip generation to the current edition (11th) (2019).

6. This property abuts Commercial Way (US-19), a Frontage Road for the entire length of frontage on Commercial Way is required per Ordinance. Frontage road is required to be 50-fet in width, refer to Hernando County Facility Design Guideline IV-04.The petitioner shall be required to revise the master plan to increase the frontage road width in accordance with these requirements.

7. Cross Access agreements with parcels to the North and South are required.

8. FDOT Access management permit required. FDOT drainage permit may be required.

9. Perimeter Setbacks:
   - West: 55’
   - North: 40‘
   - South: 143’
   - Rear: 47’

10. Buffers:
    - West (Commercial Way): 5’
    - East: 5’
    - North: 5’
    - South: 5’

11. Floor Area Ratio
    - 1st Floor Retail 15,529 square feet Gross Floor Area
    - 2nd Level Multifamily 15,529 square feet Gross Floor Area
    - Total GFA 30,058 square feet
    - FAR 36% (Deviation from 35’)

12. The petitioner must provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

13. The petitioner shall be required to provide a parking analysis at the time of site development to justify the reduction in parking spaces requested. If approved, the petitioner shall provide parking of 3 spaces per 1000 square feet of gross floor area.

14. The petitioner shall be subject to the following Residential Protection Standards:

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

15. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Rezoning from R1-C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations to December 8, 2025.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-24- H-24-77 Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☑ Standard ☑ PDP
Master Plan ☑ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 09/04/2025

APPLICANT NAME:
Address: 9801 Compass Point Way
City: Tampa State: FL Zip: 33615
Phone: 727-307-6008 Email: matt.kodsi@yahoo.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: ARL Design Group, LLC
Address: 8209 State Road 52
City: Hudson State: FL Zip: 34667
Phone: 727-488-1002 Email: Rick@arldesign.net

HOME OWNERS ASSOCIATION: ☐ Yes ☐ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 62345, 634353, & 634406
2. SECTION 1, TOWNSHIP 21, RANGE 17
3. Current zoning classification: R1C
4. Desired zoning classification: PDP(GHC) for Mixed-Use
5. Size of area covered by application: 2.00 AC
6. Highway and street boundaries: West side of Commercial Way (U.S. Highway 19) approximately 0.14 miles south of Zebrafinch Avenue
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8 Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

I, Medhat Kodsi, 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)*: Medkat Kodsi
and *(representative, if applicable)*: Richard J. Marcel w/ ARL Design Group, llc
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 4th day of September, 2025, by Medhat Kodsi who is personally known to me or produced DL license as identification.

Signature of Notary Public

SHALYVETTE PENA
Notary Public, State of Florida
Commission# HH 636500
My comm. expires Feb. 4, 2029

Notary Seal/Stamp

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

7/31/2025

REZONING ENGINEERING NARRATIVE from R1C to PDP(GHC)

KODSI MIXED-USE PDP PROJECT

ARL Design Group, llc
8209 STATE ROAD 52, HUDSON, FL 34667
P: 727-488-1002
W: WWW.ARLDESIGN.NET
E: RICK@ARLDESIGN.NET

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Attachment B – EX-1 Preliminary Site, Grading and Utility Plan 21

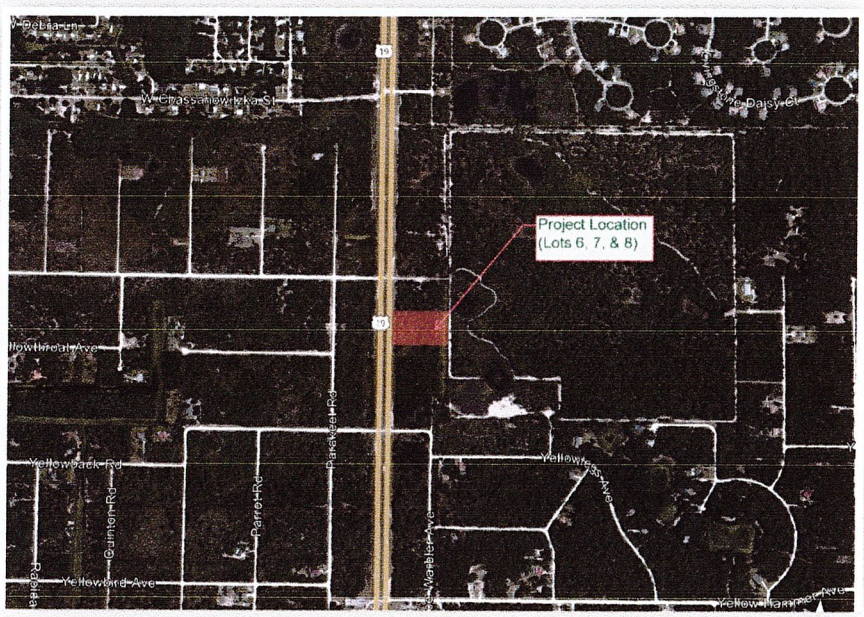
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Engineering Narrative

Proposal & Site Characteristics:

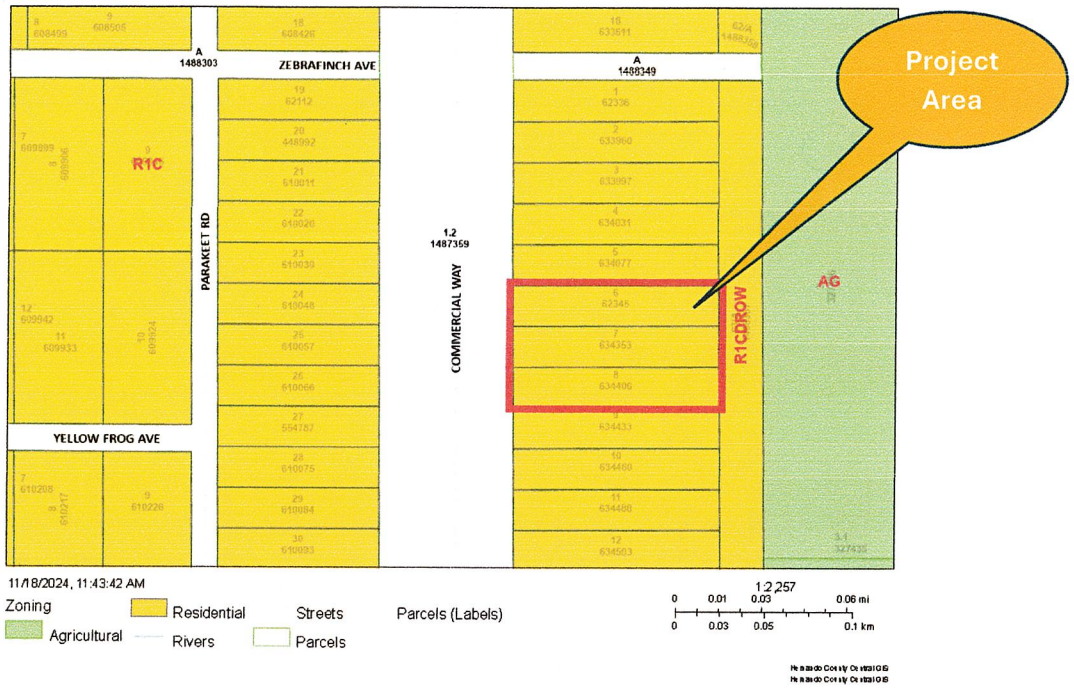
This report was prepared for lots 6, 7, and 8 in Hernando County, FL. A request to rezone the property from 'R1C' to 'PDP(GHC)' and for the approval of several variances. The owner would like to develop the property for mixed-use with 10,672 GFA of commercial space and twelve single-family dwelling units.

The site is located 0.14 miles south of Zebrafinch Avenue and Commercial Way along the western right-of-way line. Each vacant and undisturbed lot is 0.37 acres in size. The project area contains 2.0 acres of developable land. Lots 6, 7, and 8 do not contain any access connections or utilities.

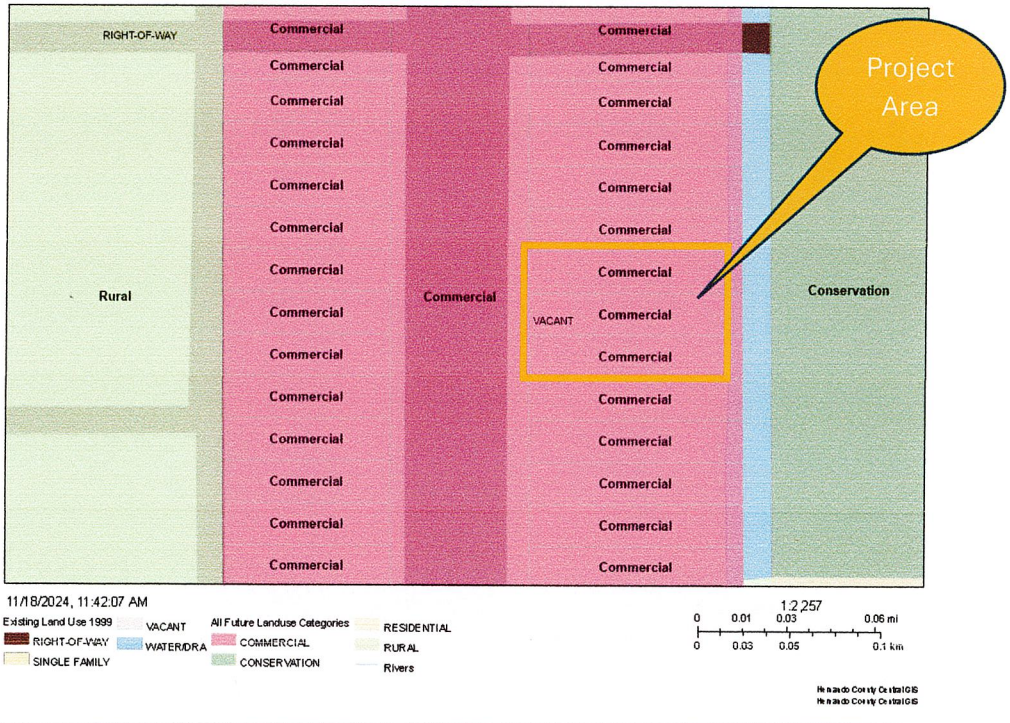


The property is bordered by 'R1C' zoning to the north and south, with an existing DRA to the east.

Hernando County Zoning/Flu Map



Hernando County Zoning/Flu Map



The Applicant requests a rezoning and approval of the PD Master plan for a mixed-use development. The proposed structure will have 10,672 GFA of retail space including a drive-through restaurant. Twelve dwelling units will be located on the second floor of the building. Other improvements include parking areas, drive aisles, cross-access connections, a floodplain compensation area, a stormwater management system, and pedestrian sidewalks.



Density Request & Floor Area Ratio:

*A d*ensity of 6.0 units/acre is proposed for the PDP mixed-use development project, with a floor area ratio (FAR) of 25% or 21,344 sf.

Rezoning Request:

A request to rezone the property from 'R1C' to 'PDP(GHC)' for a mixed-use development project.

Variance Request(s):

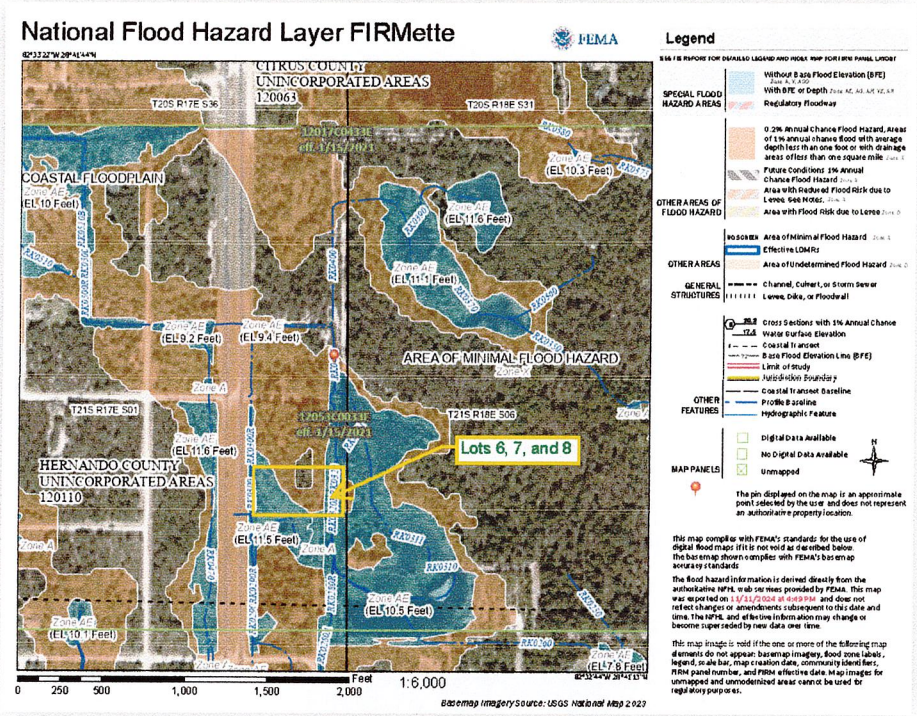
The Applicant is seeking approval of the following variance requests:

1. Deviation from Article II, Section 4 for reducing multifamily parking demands from 2.0 spaces/unit to 1.0 spaces/dwelling based on proposed sizes.
2. Deviation from Article II, Section 4 for a reduction to shopping center parking demands from 4 spaces/1,000 GFA to 3 spaces/1,000 GFA.
3. Reduction of the front landscape buffer from 20 ft to 10 ft due to site constraints.

Environmental Considerations:

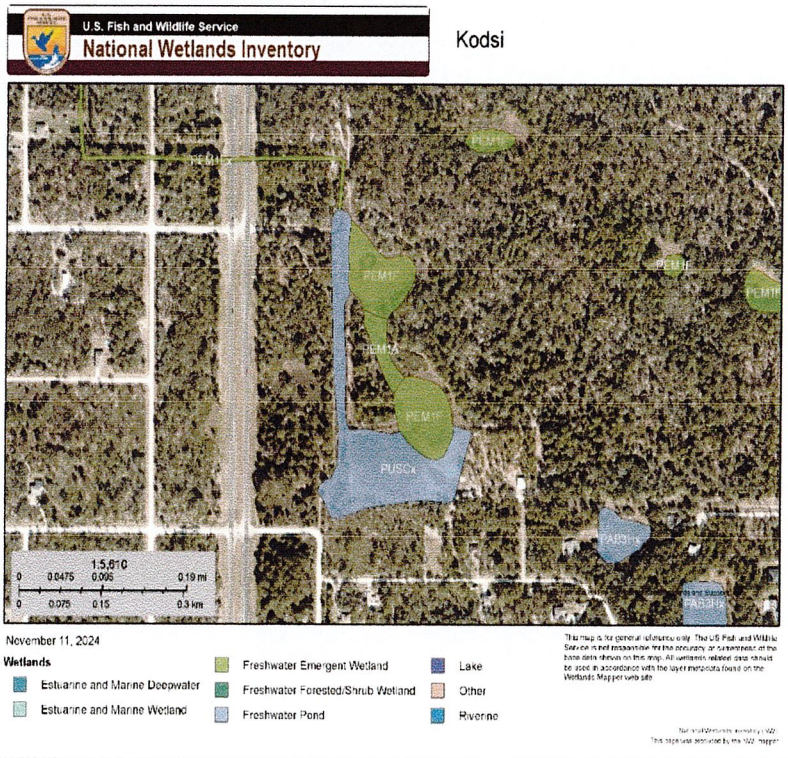
FEMA Flood Zones:

The property is within FEMA flood zones 'AE' and 'A' per Community Panel #12053C0033E (Dated 1/15/2021). Around one-third of the site falls within an 'AE' flood zone, with elevations between 10.5 ft and 11.5 ft. The remaining portion of the property is in an 'A' zone. FEMA lines shown on the PD plan are based on topographic contour elevations. The parcel also falls within the Chassahowitzka Watershed.



Wetlands, Drainage Features, & Habitats:

There are wetlands directly east of the parcel with classifications of 'PUSCx' (freshwater pond) and 'PEM1F' (emergent wetland) per the US Fish and Wildlife Service.



Habitat and Conditions & Impacts on Natural Features:

A detailed Species Report will be prepared during the construction and building review process for Hernando County's review. The project does not impact any natural features. A natural vegetative buffer of 5.0% along the north and east property lines.

Site Plan Discussion

The owner is proposing a PDP mixed-use development project. A two-story building is proposed, with the first floor devoted to commercial space and a drive-through restaurant. The second story will contain twelve (12) single-attached dwelling units with two bedrooms or less. Other site improvements include constructing a floodplain compensation area, an underground stormwater management system, pedestrian sidewalks, parking areas, and on-site utilities.

Parking Demands and Delivery Vehicles

The project includes three or more retail units within a single building. A retail rate of 4 spaces per 1000 GFA is required for a shopping center per Hernando County Code of Ordinances Article II, Section 4. Multifamily units must have 2 spaces per dwelling unit for two bedrooms or less. The proposed parking layout is based on each variance request. The first request is to reduce multifamily parking from 2 spaces/unit to 1.0 space/dwelling based on the proposed unit size. A second request is being made to minimize onsite parking associated with a shopping center from 4 spaces/1,000 GFA to 3 spaces/1,000 GFA.

The first parking leg is located directly south of the proposed building, containing twenty (20) standard parking stalls with (3) accessible spaces. The second parking area is located south of the main drive aisle and is configured with 29 parking spaces. The central drive aisle will allow vehicles to either park or enter the drive-through lane for ordering.

Eight stalls for bicycle parking will be provided, with pedestrian access into the right-of-way. The bike rack will be connected to the proposed trail along Commercial Way via a 5-ft. wide pedestrian path. Based on Article II of the Hernando County Code of Ordinances, a 5.0% reduction is applied to the overall parking count.

Forty-four (44) parking stalls are required based on the proposed commercial use and multifamily dwellings. Forty-six (46) stalls will be constructed, with excess stalls being signed for delivery vehicles only. Box trucks are anticipated for deliveries by Walmart, Amazon, UPS, or FED-Ex. No deliveries are expected by a semi-truck.

Driveway onto Commercial Way and Service Road

One (1) access connection is proposed from Commercial Way into the property connecting to a 50' wide front service road per the Hernando County Design Guidelines. Cross-access connections are proposed to the north and south. The owner shall obtain recorded agreements with each adjacent owner for the connections prior to the construction review phase. All other elements of the service road will be designed per the Hernando County Facility Design Manual.

Proposed Buffer Sizes and Separations

Buffers are proposed for the following areas:

1. Front Buffer (west): A 10-ft wide front landscape buffer along the property frontage adjacent to Commercial Way. Due to site constraints, a variance request is being made to reduce the buffer from 20 ft to 10 ft.

2. Side Buffer (south): A 5-foot-wide landscape buffer will be planted along the boundary line.

3. Side (north) and Rear (east) Buffers: A 5-ft. wide area will be retained to dedicate a natural vegetative buffer. Plants and trees will be in-filled to ensure compliance with Article II.

Proposed Setbacks and Minimum Sizes of Lots

The structure is proposed to maintain the following setbacks:

1. Front: A 35 ft front setback is required along the property frontage. A 75.95 ft setback is proposed from the right-of-way line of Commercial Way to the proposed structure.
2. Sides: A side setback of 20 ft is required when adjacent to the same zoning. A setback of 40.4 ft. is proposed from the structure to the northern property line. A side setback of 142.9 ft is proposed from the proposed structure to the southern property line.
3. Rear: A rear setback of 35-ft. is required from the eastern property line. The proposed development will maintain a 47.0 ft setback.

Transportation Analysis

Trip Generation:

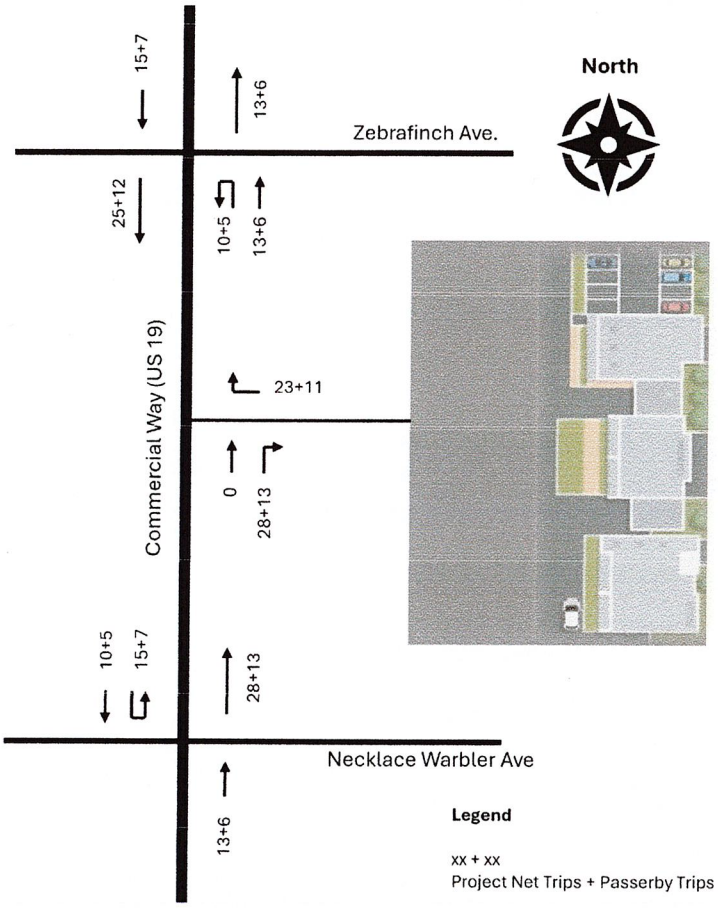
Trip generation for the proposed mixed-use development was estimated using the ITE Trip Generation Manual. The development includes 12 multifamily residential units and approximately 10,672 square feet of retail space. Based on standard trip generation rates, the site is expected to generate a total of 832 daily trips, with 52 trips during the AM peak hour and 97 during the PM peak hour. After applying adjustments for pass-by trips and internal capture, the projected AM peak hour traffic consists of 15 inbound and 27 outbound trips. For the PM peak hour, the adjusted traffic includes 28 inbound and 23 outbound trips.

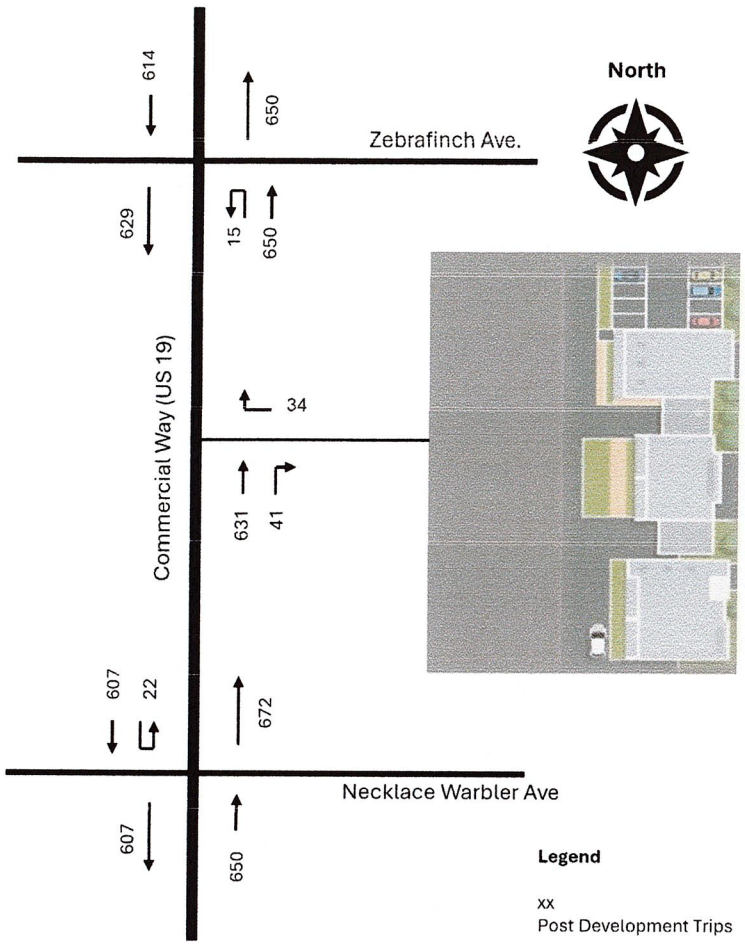
AM PEAK HOUR TRIP GENERATION															
ITE Code	*Land Use*	*Size*	*Daily Trip*	*AM Trips*			*Internal Capture*			*Passerby Trip*			*New AM Trips*		
				In	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*
822	Shopping Plaza	10,672	680	15	10	25	0	0	0	6	4	10	9	6	15
220	MultiFamily Low-Rise	12	152	6	21	27	0	0	0	0	0	0	6	21	27
Total			832	21	31	52	0	0	0	6	4	10	15	27	42

PM PEAK HOUR TRIP GENERATION															
ITE Code	*Land Use*	*Size*	*Daily Trip*	*PM Trips*			*Internal Capture*			*Passerby Trip*			*New PM Trips*		
				In	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*In*	*Out*	*Total*
822	Shopping Plaza <40	10,672	680	36	35	71	4	7	11	13	11	24	19	17	36
220	MultiFamily Low-Rise	12	152	16	10	26	7	4	11	0	0	0	9	6	15
Total			832	52	45	97	11	11	22	13	11	24	28	23	51

Trip Distribution:

To estimate the distribution of project-related traffic, FDOT's online traffic data was used for Commercial Way, which has an average annual daily traffic (AADT) of 13,000 vehicles. The directional factor (D) is 0.55 and the peak hour factor (K) is 9.5. These values suggest a peak hour volume of approximately 637 vehicles northbound and 599 vehicles southbound. It is assumed that 55 percent of the project's traffic will approach from or depart toward the north, with the remaining 45 percent traveling to and from the south. A corresponding traffic distribution diagram has been prepared to illustrate how project-generated trips will be assigned to the roadway network.





Segment Analysis

A segment analysis was conducted along Commercial Way to assess the potential impact of project-generated traffic. Based on FDOT's Generalized Volume Tables for suburban areas, Commercial Way is classified as a four-lane divided urban arterial. Under Level of Service (LOS) D conditions, the maximum service volume for this roadway type is 4,960 vehicles per hour.

Following development, the projected traffic volume during the peak hour is approximately 1,301 vehicles, resulting in a volume-to-capacity (v/c) ratio of 0.26. This is well below the LOS D threshold, indicating that the roadway will continue to operate efficiently.

In conclusion, the additional traffic generated by the project will not negatively impact roadway operations, and no capacity improvements are necessary at this time.

Roadway Segment	Post Development Traffic			
	Capacity	# Lanes	Volume	V/C
Commercial Way				
South of Citrus County Line Road	4960	4	1301	0.26

Impacts on Public Facilities

A 5-ft. wide sidewalk is proposed along the service road in accordance with the Hernando County Design Guidelines. Other facility improvements include a 26-ft wide access connection from Commercial Way extending into the property.

Grading, Drainage, and Stormwater Management

The site will be graded according to FEMA regulations ADA and to minimize the amount of fill onsite. Two existing utility and drainage easements will be maintained along the north and south property lines to access the existing DRA directly east.

Accessible ramps will be constructed for pedestrian access from the parking area to the first floor. Grading throughout the project will be minimized to ensure compliance with FEMA regulations and for the proper separation of the base layer and underground stormwater system.

A combination of underground chambers and a permeable paver system will be utilized as a stormwater management system to retain treatment plus attenuation from the 100-year storm event. The system will be considered a closed basin without out-falling runoff into the existing DRA or right-of-way. Please see **Attachment "A"** within this report for a preliminary grading plan.

FEMA Floodplain Compensation Area

The property falls within a FEMA 'AE' zone with assigned elevations of 10.5-ft and 11.5-ft. The first floor of the proposed structure will be elevated to 15.15 ft, allowing for a minimum of one-foot of freeboard per FEMA regulations and Hernando County regulations. Appendix 'A' contains a copy of the preliminary grading plan for the subject property. The appendix also includes a preliminary floodplain compensation analysis depicting the fill placed between the existing grade, proposed grade (<11.5'), and FEMA elevation of 11.5 feet. The floodplain compensation area will be positioned along the southern boundary line due to historical runoff patterns. The following preliminary calculation has been prepared based on survey grades and proposed improvements:

Required Floodplain Area						
1	Floodplain Area	Cup per Cup Analysis Factor(s)	2D Area (sf)	Cut (cy)	Fill (cy)	Net (cy)
	56381.0	1:1	56,329.08	692.90	635.03	57.87

A net cut of 57.87 cy is anticipated to offset the development of the subject parcel. Please see exhibit EX-2 Preliminary Floodplain Compensation Plan under **Attachment "C"** within this report.

Sanitary Sewer Service

Sanitary service is proposed using an onsite septic system and drain field per FDEP and Hernando County Health Department regulations. The septic system is anticipated to be mounded with a tank, grinder pump, and drain field sized in accordance with Hernando County Health Department and FDEP standards. A grease interceptor and tanks will be implemented outside of the proposed structure for the proposed 20-seat restaurant. Retail subunits will have two restrooms, and each

multifamily unit will have one. Two separate systems will be incorporated with one dedicated to commercial space and a second devoted to multifamily use. The following demands are based on coordination with the Hernando County Health Department for permitting during the site plan review phase. Each system will be positioned to meet minimum setbacks as shown under EX-1 Preliminary Site, Grading, and Drainage Plan under **Attachment "B"** within this report. The system will be refined under the site plan review process.

Estimated Sewage Demand per FDEP 62E:

Establishment Type	Demand	Calculation
Food Operations – 16 hours or less per Seat	40 gpd per seat	(40 gpd x 20 seats) = 800 gpd
Multiple Family w/ 2 Bedrooms	200 gpd per unit	(200 gpd/unit x 12 units) = 2,400 gpd (1.66 gpm)
Retail Space per 100 sf	15 gpd per 100 sf	(15 gpd/100 sf) x (889 sf per unit) x 12 units = 1,600.2 gpd (1.11 gpm)
Subtotal		*4,800.2 gpd (3.33 gpm)*
Peak		1.5
Total Demand		**7,200.3 gpd (5.00 gpm)**

Water Service

A dedicated well is proposed with pumps with a 2-inch service line to the building that will be designed in accordance with FDEP and Hernando County Health Department regulations. The estimated water demands are based on proposed fixture counts for each use proposed. The placement of the well will adhere with minimum setback standards from the proposed septic systems. The system will be refined under the site plan review process.

Estimated Fixture Count for Demands:

Use	Fixture Valus at 35 psi	No. of Fixtures	Fixture Value	
Restaurant				
Kitchen Sink	3	2	6	
Wash Sink	2	2	4	
Service Sink	3	1	3	
Dishwasher	5	1	5	
Water Closet	3	2	6	
subtotal			*24*	
Retail				
Wash Sink	2	18	36	
Water Closet	3	18	54	
subtotal			*90*	
12 Multifamily Units				
Wash Sink	2	12	24	

Water Closet	3	12	36	
Bathtub	8	12	96	
Dishwasher	5	12	60	
Washing Machine	5	12	60	
subtotal			*276*	
Total Combined Fixture Count			390	
Peak Demand			45	gpm
Pressure Factor			1.5	
Peak x Pressure Factor			**67.5**	**gpm**
			97200	**gpd**
Equivalent Meter Size			1-1/2" to 2"	

Fire Service

A dedicated fire protection well will be implemented onsite to service the proposed hydrant and potential sprinkler system. A licensed fire protection engineer will design and permit the sizing of the well, piping, tanks, and suppression system. The system will adhere to the Florida Fire Prevention Code and NFPA codes and standards.

Table 18.4.5.2.1 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft² (× 0.0929 for m²)					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	

Estimated Fire Protection Demand:

Building Type	Building Size (GFA)	Required Fire Flow GPM and Duration
II (222)	1st Floor = 10,672 sf 2nd Floor= 10,672 sf Total = 21,344 sf	1750 gpm @ 2 Hours
The building size and protection type will be finalized during the building review process.		

Solid Waste

The following calculation has been prepared to estimate solid waste for the proposed development:

Solid Waste Demands

Land-Use	Units	Persons	Subtotal	
Retail	12	2	24	
Restaurant	1	5	5	
Multifamily	12	3	36	
Total Persons			**65**	
Calculation:	4.75	Lbs./day	65	person
Total Solid Waste Estimated			**308.75**	**lbs/day**
			112,693.75	**lbs/yr**

Impacts on Public Facilities

a. There will be no impacts on public infrastructure related to sewer, water, parking, or recreational facilities.
b. There are adequate solid waste companies and facilities within Hernando County to handle the disposal of.
c. The twelve multifamily units will not impact existing schools within the immediate area.

Water and Sewer Services

All utilities will be privately owned and maintained. No utility extensions or offsite improvements are proposed. During the project's permitting phase, all on-site utilities will be permitted, designed, and constructed in accordance with the Hernando County Health Department, FDEP, and the Florida Fire Prevention Code.

Senior, Age-Restricted or Affordable Housing

No senior, age restrictions or affordable housing units are proposed.

Attachment A – Hernando Health Department Coordination

From: Wilcock, Andrea E
To: Richard Marcel
Subject: RE: Rezoning application
Date: Friday, June 20, 2025 3:03:20 PM
Attachments: image003.png

No, we do not issue a letter unless you apply for a Septic permit.

The Building Department/Zoning Dept will normally contact us to comment on the Development. Otherwise, we are not involved with the rezoning. You need to speak to Zoning Department at Hernando County Government. It is confusing as we are two separate agencies, State of Florida and Hernando County local Government.

Andrea Wilcock
Environmental Public Health Director
Bureau of Environmental Public Health
Division of Disease Control and Health Protection
Florida Department of Health in Hernando County
7551 Forest Oaks Blvd, Spring Hill, FL 34606
(w) 352-540-6845 (f) 352-688-5015
andrea.wilcock@flhealth.gov

Mission: To protect, promote, and improve the health of all people in Florida through integrated state, county, and community efforts.

NOTE: Florida has a very broad public records law. Most written communication to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.

Accredited Health Department
Public Health Accreditation Board

From: Richard Marcel <rick@arldesign.net>
Sent: Thursday, June 19, 2025 5:12 PM
To: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Andrea,
We are confused as well since it's a rezoning with Hernando. They want us to pull permits or obtain a letter for the rezoning.
I cannot permit the project until the rezoning goes through and then plans are prepared.

Is there a letter we can obtain that states based on the layout it's permittable with the Health

Department?

Richard 'Rick' Marcel, Project Manager

ARL Design Group, llc

Civil Engineering, Land Planning & Construction Management
Phone: 727-488-1002
Address: 8209 State Road 52, Hudson, FL 34667
Website: https://www.arldesign.net
State of Florida CofA #36127
Respect, Honor, and Integrity

From: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Sent: Thursday, June 19, 2025 4:40 PM
To: Richard Marcel <rick@arldesign.net>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

Richard,

The Building Department has jurisdiction over your rezoning. I only comment on compliance with applicable septic rules.

Andrea Wilcock
Environmental Public Health Director
Bureau of Environmental Public Health
Division of Disease Control and Health Protection
Florida Department of Health in Hernando County
7551 Forest Oaks Blvd, Spring Hill, FL 34606
(w) 352-540-6845 (f) 352-688-5015
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Accredited Health Department
Public Health Accreditation Board

From: Richard Marcel <rick@arldesign.net>
Sent: Thursday, June 19, 2025 3:17 PM
To: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Andrea,
Thank you for the review and information. Attached is a copy of the revised plan set with revised drainfield locations, demands, and notes on EX-1.
I am also providing a response below in blue to each comment. Each MF unit will be between 800 and 1000 sf due to limited space.
Notes with conditions are added to sheet EX-1 to ensure adherence with the below requirements during the permitting phase of the project.
Hopefully this will suffice so we can move forward with the rezoning.

Please let us know if any changes are needed.

Thank you again.

Richard 'Rick' Marcel, Project Manager

ARL Design Group, llc

Civil Engineering, Land Planning & Construction Management
Phone: 727-488-1002
Address: 8209 State Road 52, Hudson, FL 34667
Website: https://www.arldesign.net
State of Florida CofA #36127
Respect, Honor, and Integrity

From: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Sent: Tuesday, June 3, 2025 12:32 PM
To: Richard Marcel <rick@arldesign.net>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

Rick,

Thank You for our patience.

See comments below:

1. The estimated sewage flow of 4800.2 does not exceed the authorized sewage flow for the lot of 5589gpd. Acknowledged.
2. If space allows, I recommend installing two systems one for the commercial waste from the restaurant and the other for the domestic waste from the office and multifamily. Two or three separate systems will be installed within the area shown on EX-1. We will design and permit with Hernando County Health Department depicting each area during the preparation of construction plans. The system will be mounded with hydrologic group 'a' soils to increase percolation into the ground.
3. The septic system requires a Florida Licensed Professional Engineer design due domestic sewage flow more than 2500gpd and the size of the drainfield. A note has been placed on sheet EX-1 and we will provide a sealed design during the permitting phase.
4. The drainfield size required is 6000sqft or 9000sqft depends on if the drainfield is based on slightly limited or moderately limited soil. Is this space available? I cannot read the lot dimensions on the site plan to scale the area.
5. Lot requires 7386 or 11080sqft of unobstructed depends on if the drainfield is based on slightly limited or moderately limited soil. Is this space available? As above

   Response to items 4 and 5. A surface area of 13,386 sf will be provided for the drianfield. Additionally, please see the response to item #2 above about the hydrologic soil types.
6. Potable well setback required is 200ft if one septic system installed.. The well would be regulated by the Florida Department of Environmental Protection.

   Setbacks notes and permitting with the FDEP has been placed on sheet EX-1.
7. Calculations in estimated sewage demand table correct. See note in row 2. No comments on peak or total demand as this is the remit of the engineer.

   Calculations are added to sheet EX-1. Each MF unit will be between 800 and 100 sf (max.).
8. Not sure if there is a retention pond but the setback to the well is 75ft. Also setback to the septic system is 50ft or 75ft depending on when the lot was created. Prior to 1/11972 the setback is 50ft. Call me discuss if necessary, as it also depends if DRA designed to hold water less than 72hours.

   Please see setback notes on sheet EX-1 for adherence during the

permitting phase.

Hope this helps.

Andrea Wilcock
Environmental Public Health Director
Bureau of Environmental Public Health
Division of Disease Control and Health Protection
Florida Department of Health in Hernando County
7551 Forest Oaks Blvd, Spring Hill, FL 34606
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Accredited Health Department
Public Health Accreditation Board

From: Richard Marcel <rick@arldesign.net>
Sent: Friday, May 23, 2025 7:32 AM
To: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

You don't often get email from rick@arldesign.net. Learn why this is important

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Andrea,
Thank you for taking our call yesterday. I do apologize for not sending the information over this morning.

Attached is a copy of the site plan and a basic floor plan for the multifamily units. The first level of the building will contain a restaurant and 12 retail units. The restaurant is hopefully a 20 seat (max) Dunkin Doughnuts. The remaining units will be 889 sf with only two restrooms.
Below are the calculations prepared for sewer and water demands from our narratives. These are based on rule 62E and anticipated fixture counts.

Sanitary Sewer Service:
Sanitary service is proposed using an onsite septic system and drain field per FDEP and

Hernando County Health Department regulations.
The septic system is anticipated to be mounded with a tank, grinder pump, and drain field sized per FDEP standards. A grease interceptor and tanks will be implemented outside of the proposed structure for the proposed 20-seat restaurant. Retail subunits will have two restrooms, and each multifamily unit will have one.

Estimated Sewage Demand per FDEP 62E:

Establishment Type	Demand	Calculation
Food Operations – 16 hours or less per Seat	40 gpd per seat	(40 gpd x 20 seats) = 800 gpd
Multiple Family w/ 2 Bedrooms	200 gpd per unit	(200 gpd/unit x 12 units) = 2,400 gpd (1.66 gpm) This is correct if the Multi family is less than 1200sqft. More than 1200sqft would be 300gpd.
Retail Space per 100 sf	15 gpd per 100 sf	(15 gpd/100 sf) x (889 sf per unit) x 12 units = 1,600.2 gpd (1.11 gpm)
Subtotal		*4,800.2 gpd (3.33 gpm)*
Peak		1.5
Total Demand		**7,200.3 gpd (5.00 gpm)**

Water Service:
A well with pumps and a 2-inch service line is utilized for water service in accordance with FDEP and Hernando County Health Department regulations. The estimated water demands are based on proposed fixture counts for each use proposed.

Estimated Fixture Count for Demands:

Use	Fixture Valus at 35 psi	No. of Fixtures	Fixture Value	
Restaurant				
Kitchen Sink	3	2	6	
Wash Sink	2	2	4	
Service Sink	3	1	3	
Dishwasher	5	1	5	
Water Closet	3	2	6	
subtotal			*24*	
Retail				
Wash Sink	2	18	36	
Water Closet	3	18	54	
subtotal			*90*	
12 Multifamily Units				
Wash Sink	2	12	24	
Water Closet	3	12	36	

Bathtub	8	12	96	
Dishwasher	5	12	60	
Washing Machine	5	12	60	
subtotal			*276*	
Total Combined Fixture Count			390	
Peak Demand			45	gpm
Pressure Factor			1.5	
Peak x Pressure Factor			**67.5**	**gpm**
			97200	**gpd**
Equivalent Meter Size			1-1/2" to 2"	

Please let me know if you have any questions.

Richard 'Rick' Marcel, Project Manager

ARL Design Group, llc

Civil Engineering, Land Planning & Construction Management
Phone: 727-488-1002
Address: 8209 State Road 52, Hudson, FL 34667
Website: https://www.arldesign.net
State of Florida CofA #36127
Respect, Honor, and Integrity

From: Wilcock, Andrea E <Andrea.Wilcock@flhealth.gov>
Sent: Wednesday, May 21, 2025 1:37 PM
To: Richard Marcel <rick@arldesign.net>
Cc: Matt Kodsi <matt.kodsi@yahoo.com>; Sampson, Jacqueline M <Jacqueline.Sampson@flhealth.gov>
Subject: RE: Rezoning application

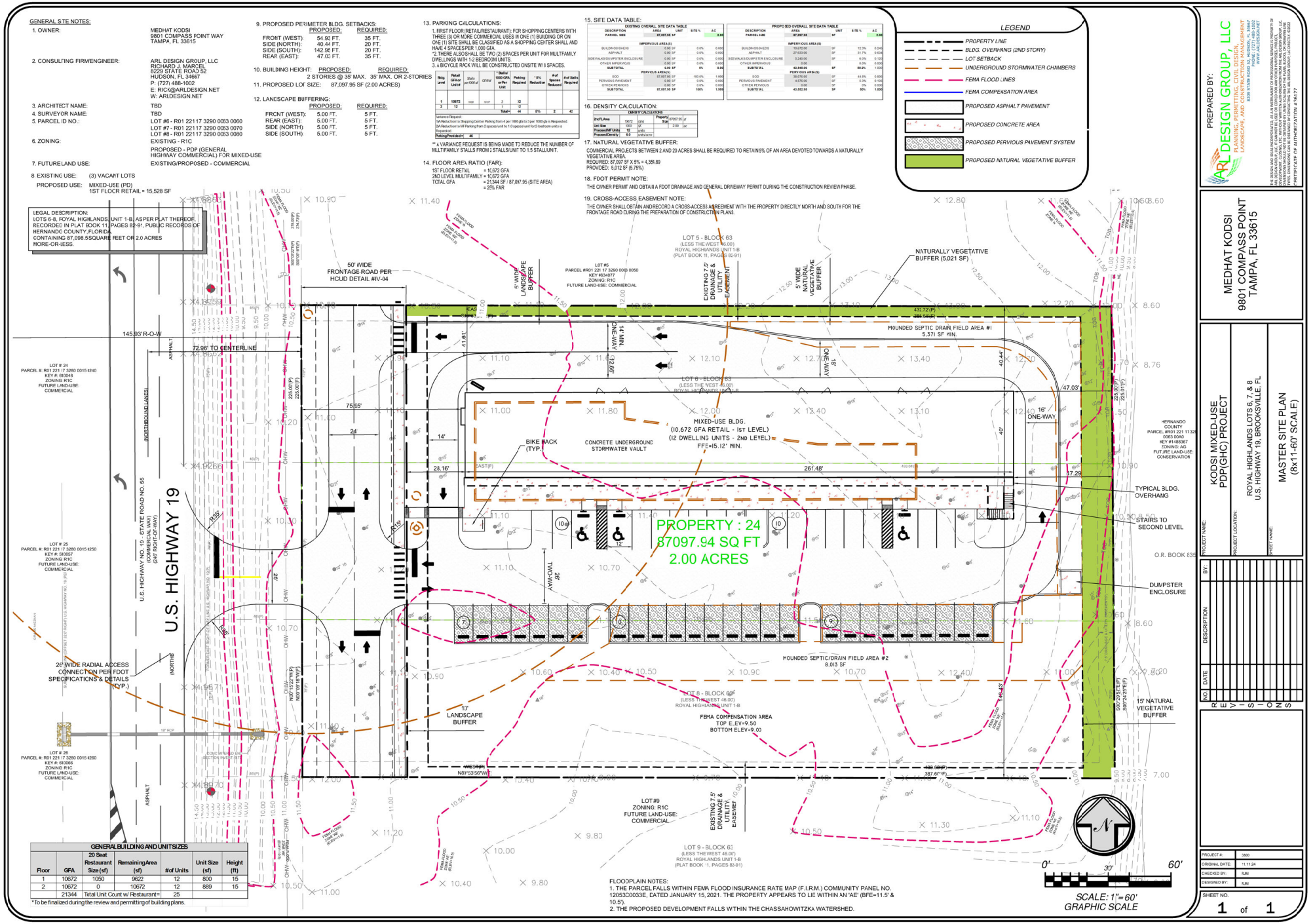
Received. Thank you

Andrea Wilcock
Environmental Public Health Director
Bureau of Environmental Public Health
Division of Disease Control and Health Protection
Florida Department of Health in Hernando County
7551 Forest Oaks Blvd, Spring Hill, FL 34606
(w) 352-540-6845 (f) 352-688-5015
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Attachment B – EX-1 Preliminary Site, Grading and Utility Plan

Attachment B – EX-2 Preliminary Floodplain Compensation Plan


GENERAL STE NOTES:
1. OWNER: MEDHAT KODSI 9801 COMPASS POINT WAY TAMPA, FL 33615
2. CONSULTING FIRM/ENGINEER: ARL DESIGN GROUP, LLC RICHARD J. MARCEL 8229 STATE ROAD 52 HUDSON, FL 34667 P: (727) 488-1002 E: RICK@ARLDESIGN.NET W: ARLDESIGN.NET
3. ARCHITECT NAME: TBD
4. SURVEYOR NAME: TBD
5. PARCEL ID NO.: LOT #6 - R01 22117 3290 0063 0060 LOT #7 - R01 22117 3290 0063 0070 LOT #8 - R01 22117 3290 0063 0080
6. ZONING: EXISTING - R1C PROPOSED - PDP (GENERAL HIGHWAY COMMERCIAL) FOR MIXED-USE
7. FUTURE LAND USE: EXISTING/PROPOSED - COMMERCIAL
8. EXISTING USE: (3) VACANT LOTS
PROPOSED USE: MIXED-USE (PD) 1ST FLOCR RETAIL = 15,528 SF
9. PROPOSED PERIMETER BLDG. SETBACKS:
FRONT (WEST): 54.93 FT. 35 FT.
SIDE (NORTH): 40.44 FT. 20 FT.
SIDE (SOUTH): 142.96 FT. 20 FT.
REAR (EAST): 47.03 FT. 35 FT.
10. BUILDING HEIGHT: PROPOSED: 2 STORIES @ 35' MAX. REQUIRED: 35' MAX. OR 2-STORIES
11. PROPOSED LOT SIZE: 87,097.95 SF (2.00 ACRES)
12. LANDSCAPE BUFFERING:
FRONT (WEST): 5.00 FT. 5 FT.
REAR (EAST): 5.00 FT. 5 FT.
SIDE (NORTH) 5.00 FT. 5 FT.
SIDE (SOUTH) 5.00 FT. 5 FT.
13. PARKING CALCULATIONS:
1. FIRST FLOOR (RETAIL/RESTAURANT): FOR SHOPPING CENTERS WITH THREE (3) OR MORE COMMERCIAL USES IN ONE (1) BUILDING OR ON ONE (1) SITE SHALL BE CLASSIFIED AS A SHOPPING CENTER SHALL AND HAVE 4 SPACES PER 1,000 GFA.
*2. THERE ALSO SHALL BE TWO (2) SPACES PER UNIT FOR MULTIFAMILY DWELLINGS WITH 1-2 BEDROOM UNITS.
3. A BICYCLE RACK WILL BE CONSTRUCTED ONSITE W/ 8 SPACES.
** A VARIANCE REQUEST IS BEING MADE TO REDUCE THE NUMBER OF MULTIFAMILY STALLS FROM 2 STALLS/UNIT TO 1.5 STALL/UNIT.
14. FLOOR AREA RATIO (FAR):
1ST FLOOR RETAIL = 10,672 GFA
2ND LEVEL MULTIFAMILY = 10,672 GFA
TOTAL GFA = 21,344 SF / 87,097.95 (SITE AREA)
= 25% FAR
15. SITE DATA TABLE:
EXISTING OVERALL SITE DATA TABLE
PROPOSED OVERALL SITE DATA TABLE
16. DENSITY CALCULATION:
17. NATURAL VEGETATIVE BUFFER:
COMMERCIAL PROJECTS BETWEEN 2 AND 20 ACRES SHALL BE REQUIRED TO RETAIN 5% OF AN AREA DEVOTED TOWARDS A NATURALLY VEGETATIVE AREA.
REQUIRED: 87,097 SF X 5% = 4,354.89
PROVIDED: 5,012 SF (5.75%)
18. FDOT PERMIT NOTE:
THE OWNER PERMIT AND OBTAIN A FDOT DRAINAGE AND GENERAL DRIVEWAY PERMIT DURING THE CONSTRUCTION REVIEW PHASE.
19. CROSS-ACCESS EASEMENT NOTE:
THE OWNER SHALL OBTAIN AND RECORD A CROSS-ACCESS AGREEMENT WITH THE PROPERTY DIRECTLY NORTH AND SOUTH FOR THE FRONTAGE ROAD DURING THE PREPARATION OF CONSTRUCTION PLANS.
LEGEND
PROPERTY LINE
BLDG. OVERHANG (2ND STORY)
LOT SETBACK
UNDERGROUND STORMWATER CHAMBERS
FEMA FLOOD LINES
FEMA COMPENSATION AREA
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE AREA
PROPOSED PERVIOUS PAVEMENT SYSTEM
PROPOSED NATURAL VEGETATIVE BUFFER
LEGAL DESCRIPTION:
LOTS 6-8, ROYAL HIGHLANDS, UNIT 1-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGES 82-91, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
CONTAINING 87,098.5SQUARE FEET OR 2.0 ACRES MORE-OR-LESS.
50' WIDE FRONTAGE ROAD PER HCUD DETAIL #IV-04
145.93' R-O-W
72.96' TO CENTERLINE
U.S. HIGHWAY 19
U.S. HIGHWAY NO. 19 - STATE ROAD NO. 55 (GULF TO LAKE HIGHWAY) (246' RIGHT-OF-WAY)
26' WIDE RADIAL ACCESS CONNECTION PER FDOT SPECIFICATIONS & DETAILS (TYP.)
LOT 5 - BLOCK 63 (LESS THE WEST 46.00') ROYAL HIGHLANDS UNIT 1-B (PLAT BOOK 11, PAGES 82-91)
LOT #5 PARCEL #R01 221 17 3290 0063 0050 KEY #634077 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
5' WIDE LANDSCAPE BUFFER
EXISTING 7.5' DRAINAGE & UTILITY EASEMENT
5' WIDE NATURAL VEGETATIVE BUFFER
NATURALLY VEGETATIVE BUFFER (5,021 SF)
MOUNDED SEPTIC DRAIN FIELD AREA #1 5,371 SF MIN.
LOT 6 - BLOCK 63 (LESS THE WEST 46.00') ROYAL HIGHLANDS UNIT 1-B
MIXED-USE BLDG. (10,672 GFA RETAIL - 1ST LEVEL) (12 DWELLING UNITS - 2ND LEVEL) FF=15.12' MIN.
BIKE RACK (TYP.)
CONCRETE UNDERGROUND STORMWATER VAULT
PROPERTY : 2.4 87097.94 SQ FT 2.00 ACRES
TYPICAL BLDG. OVERHANG
STAIRS TO SECOND LEVEL
DUMPSTER ENCLOSURE
MOUNDED SEPTIC/DRAIN FIELD AREA #2 8,013 SF
LOT 8 - BLOCK 63 (LESS THE WEST 46.00') ROYAL HIGHLANDS UNIT 1-B
FEMA COMPENSATION AREA TOP E.LEV=9.50 BOTTOM ELEV=9.00
10' LANDSCAPE BUFFER
15' NATURAL VEGETATIVE BUFFER
LOT #9 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
LOT 9 - BLOCK 63 (LESS THE WEST 46.00') ROYAL HIGHLANDS UNIT 1-B (PLAT BOOK 11, PAGES 82-91)
HERNANDO COUNTY PARCEL #R01 221 17320063 00A0 KEY #1488367 ZONING: AG FUT.RE LAND-USE: CONSERVATION
O.R. BOOK 635
LOT # 24 PARCEL #: R01 221 17 3280 0015 6240 KEY #: 610048 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
LOT # 25 PARCEL #: R01 221 17 3280 0015 6250 KEY #: 610057 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
LOT # 26 PARCEL #: R01 221 17 3280 0015 6260 KEY #: 610066 ZONING: R1C FUTURE LAND-USE: COMMERCIAL
GENERAL BUILDING AND UNIT SIZES
Floor | GFA | 20 Seat Restaurant Size (sf) | Remaining Area (sf) | # of Units | Unit Size (sf) | Height (ft)
1 | 10672 | 1050 | 9622 | 12 | 800 | 15
2 | 10672 | 0 | 10672 | 12 | 889 | 15
21344 | Total Unit Count w/ Restaurant= | 25
*To be finalized during the review and permitting of building plans.
FLOODPLAIN NOTES:
1. THE PARCEL FALLS WITHIN FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 12053C0033E, DATED JANUARY 15, 2021. THE PROPERTY APPEARS TO LIE WITHIN AN 'AE' (BFE=11.5' & 10.5').
2. THE PROPOSED DEVELOPMENT FALLS WITHIN THE CHASSAHOWITZKA WATERSHED.
SCALE: 1"= 60' GRAPHIC SCALE
0' 30' 60'
PREPARED BY:
ARL DESIGN GROUP, LLC
PLANNING, PERMITTING, CIVIL DESIGN, LANDSCAPE, AND CONSTRUCTION MANAGEMENT
8229 STATE HIGHWAY 52 HUDSON, FL 34667 PHONE (727) 488-1002 WWW.ARLDESIGN.NET
MEDHAT KODSI
9801 COMPASS POINT
TAMPA, FL 33615
PROJECT NAME: KODSI MIXED-USE PDP(GHC) PROJECT
PROJECT LOCATION: ROYAL HIGHLANDS LOTS 6, 7, & 8 U.S. HIGHWAY 19, BROOKSVILLE, FL
SHEET NAME: MASTER SITE PLAN (8x11-60' SCALE)
NO. DATE DESCRIPTION BY:
REVISIONS
PROJECT #: 1800
ORIGINAL DATE: 11.11.24
CHECKED BY: RJM
DESIGNED BY: RJM
SHEET NO. 1 of 1

H-24-77

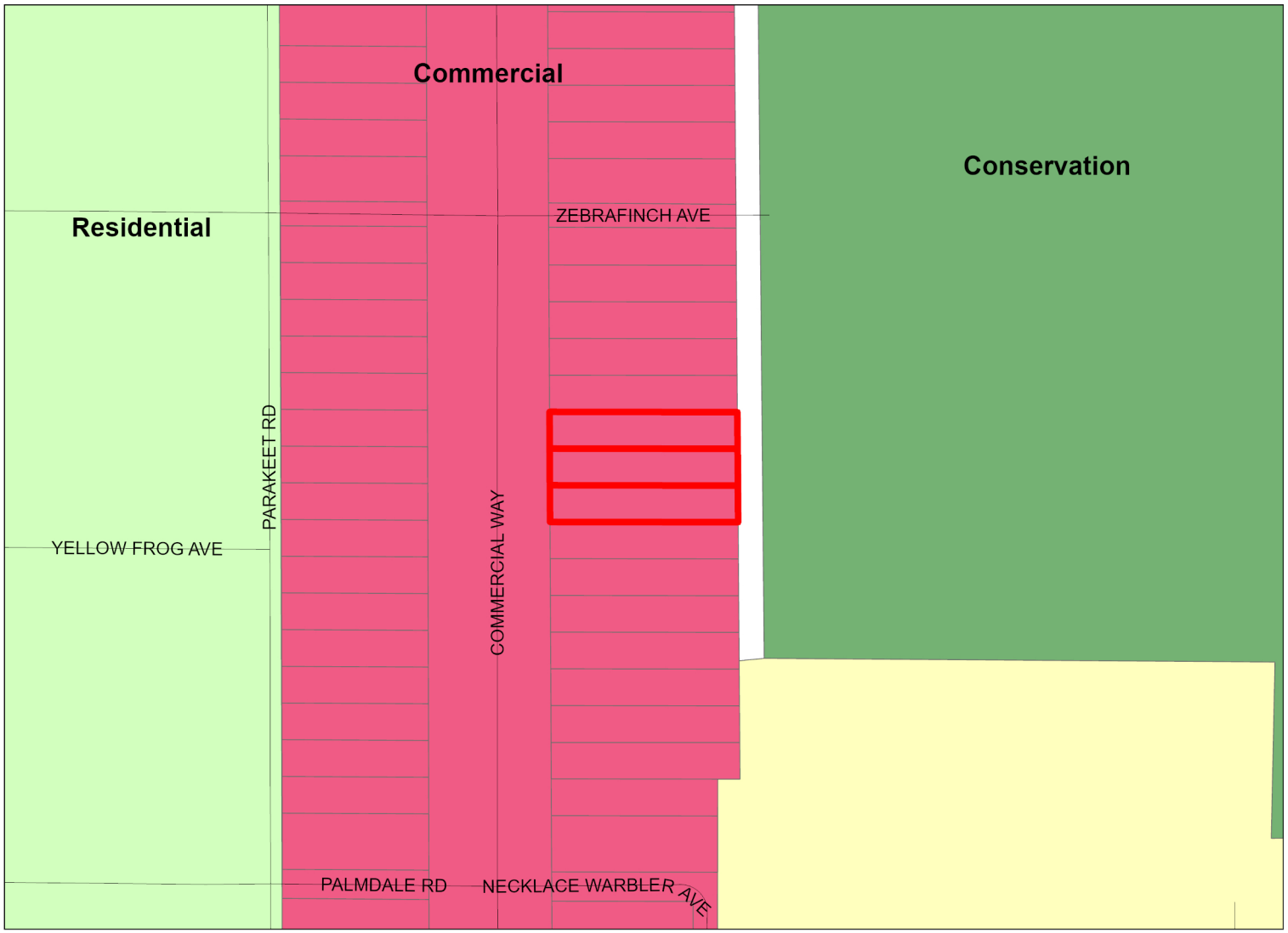
Photo date: 2023

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



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-77
Version Date: 12/09/2022



0 0.03 0.05 0.1 0.15 0.2
Miles

N
W E
S

H-24-77
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

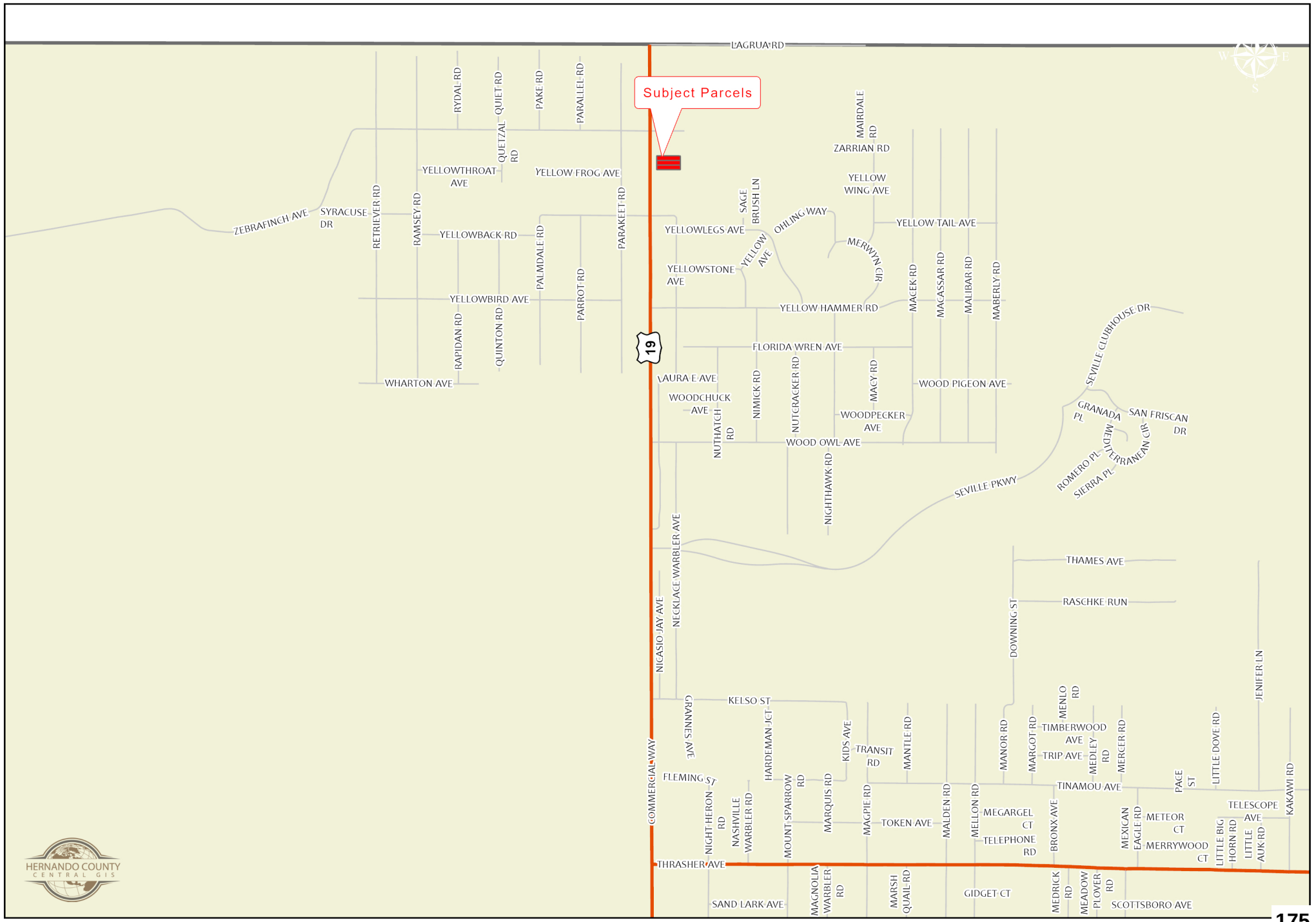
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Date of mapping: 01/07/2025

HERNANDO COUNTY
CENTRAL GIS

H-24-77 AREA MAP

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H-24-77

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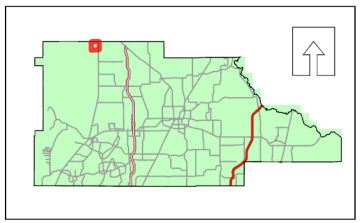


HERNANDO COUNTY
CENTRAL GIS

Zoning:

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

City Zoning Pending



Hernando County Planning Department
Project date: 01/07/25

0 0.02 0.04 0.08 0.12 0.16 Miles

Meeting: 12/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16736
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Richard Roach and Kimberly Roach (H2535)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

General Location:
South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street

Parcel Key Number:
22521

Summary of Applicant's Request:
The petitioner is requesting to rezone parcel key 22521 which consists of approximately 1.16 acres, from its current designation of R1-C (Residential) to AR (Agricultural/Residential).

A single-family residence was recently constructed on the property, and the petitioner plans to incorporate small-scale agricultural activities on-site. The proposed activities include raising chickens and livestock, cultivating a vegetable garden, and practicing sustainable homesteading with the goal of establishing a self-sufficient lifestyle.

Public Hearing History
This item was postponed from the November 10, 2025, Planning and Zoning Commission due to a request by the applicant for personal reasons.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission postpone action on the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) to the December 8, 2025, regularly scheduled meeting with all readvertising fees paid by the applicant.

REVIEW PROCESS

Michelle Miller	Approved	11/19/2025 10:15 AM
Omar DePablo	Approved	11/19/2025 12:59 PM
Natasha Lopez Perez	Approved	11/19/2025 1:54 PM
Toni Brady	Approved	11/20/2025 8:40 AM
Danielle Nigro	Approved	11/20/2025 8:41 AM
Victoria Via	Approved	11/25/2025 10:53 AM

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Jonathan McDonald
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	November 10, 2025 January 6, 2026
APPLICANT:	Richard Roach and Kimberly Roach	
FILE NUMBER:	H-25-35	
REQUEST:	Rezoning from R-1C(Residential) to AR(Agricultural/Residential)	
GENERAL LOCATION:	South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street.	
PARCEL KEY NUMBER(S):	22521	

APPLICANT'S REQUEST

The petitioner is requesting to rezone parcel key 22521 which consists of approximately 1.16 acres, from its current designation of R1-C (Residential) to AR (Agricultural/Residential).

A single-family residence was recently constructed on the property, and the petitioner plans to incorporate small-scale agricultural activities on-site. The proposed activities include raising chickens and livestock, cultivating a vegetable garden, and practicing sustainable homesteading with the goal of establishing a self-sufficient lifestyle.

The applicant states that the rezoning would allow for the production of organically grown food, which they believe contributes to a healthier diet free of commercial additives and pesticides. Furthermore, the petitioner emphasizes that sustainable practices such as gardening and composting promote environmental stewardship, reduce waste, and contribute to the long-term health of the community.

SITE CHARACTERISTICS

Site Size: 1.16 acres

Surrounding Zoning; Land Uses:

North:	R-1C (Residential);Undeveloped
South:	R-1C (Residential); Undeveloped
East:	R-1C (Residential); Undeveloped
West:	R-1C (Residential);Undeveloped

Current Zoning: R-1C (Residential)

Future Land Use Map Designation: Rural

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- Hernando County Utilities does not currently supply water or sewer service to the subject parcel.
- Water and sewer service are not available to the parcel.
- Hernando County Utilities has no objection to the zoning change from R-1C (Residential) to A/R (Agricultural/Residential)

ENGINEERING REVIEW

The subject parcel is located on the north side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street. The County Engineer has reviewed the petitioner's request and has no comments or objections.

LAND USE REVIEW

Minimum AR(Agricultural/Residential) Building Setbacks:

• Front: 50'
• Side: 10'
• Rear: 35'

The permitted uses in the AR (Agricultural/Residential) district are:

(a) *All agricultural/residential districts:*
   i. Aquaculture
   ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
   iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
   iv. Horticultural specialty farms, including the cultivation of crops.
   v. Accessory structures related to the principal use of the land.
   vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.
   vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) *Agricultural/residential:*
   i. Single-family dwellings.

COMPREHENSIVE PLAN REVIEW

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

Future Land Use Element, Rural Category

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

Strategy 1.04C(2) The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

Strategy 1.04C(3) Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy

Comments: The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

FINDINGS OF FACT

The request for AR (Agricultural/Residential) zoning is consistent with the Comprehensive Plan and compatible with 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.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

Note: Subsequent to the advertising being completed for the Planning and Zoning Commission, the petitioner requested a postponement due to a family emergency. As advertising was completed, this decision must be made by the Planning and Zoning Commission at the hearing. Staff has revised its recommendation to request a postponement on behalf of the applicant.

REVISED STAFF RECOMMENDATION:
It is recommended that the Planning and Zoning Commission postpone action on the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) to the December 8, 2025, regularly scheduled meeting with all readvertising fees paid by the applicant.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone action on the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) to the December 8, 2025, regularly scheduled meeting with all readvertising fees paid by the applicant.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-2535 Official Date Stamp:

RECEIVED
JUL 23 2025
HERNANDO COUNTY ZONING

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: July 4, 2025

APPLICANT NAME: Richard + Kimberly Roach
Address: 33086 Faculty St
City: Webster State: FL Zip: 33597
Phone: 434.222-0598 Email: Kroach92021@gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name:
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): R22-122-21-0900-1010-0060 Key 22521
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: RIC
4. Desired zoning classification: Residential / Agricultural
5. Size of area covered by application: 1.16 Acres
6. Highway and street boundaries: Faculty + Split Stone
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☐ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☐ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Richard + Kimberly Roach, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that **(check one)**:

☒ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*:
and *(representative, if applicable)*:
to submit an application for the described property.

R. I E. R

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 18th day of July, 2025, by Richard & Kimberly Roach who is personally known to me or produced as identification.

Candida R Turner
Signature of Notary Public

CANDIDA R. TURNER
MY COMMISSION # HH380204
EXPIRES: March 28, 2027

Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

We Would like to Rezone our properties

R36122210870048001 10
R22 12221 09001010 0060

So that we may have farm animals and gardens

Richard + Kimberly Roach
Parcel Key 22521

As homeowners our goal is to have a simpler, more meaningful life with less reliance on external systems and a greater appreciation for the natural world. We plan to use our land to provide for our family and live a healthier lifestyle which is why we are requesting zoning for our property to be changed from residential to residential agriculture. We have a total of 1,2 acres where we plan to raise chickens, livestock, grow vegetable gardens and live off the land. Consuming home-grown, organic food can provide a healthier diet, free from the additives and pesticides found in commercially produced products. Sustainable practices like gardening and composting contribute to a healthier planet and reduces waste.

RECEIVED
SEP 10 2025
HERNANDO COUNTY ZONING

1491727

Application No.: 1491727	**Approved per County Landscape Ordinance (Department use only)**
Lot/Block/Unit/Subdivision: LOT6 BLOCK101 UNIT 5 RIDGE MANOR ESTATES	**Date:** 11/14/24
Name: RICHARD&KIMBERLY ROACH	**Name:** ESGE
Address: 33086 FACULTY ST WEBSTER, FL 33597	**Trees Required:** 15

LANDSCAPE CLEARING PLAN APPLICATION

RICHKIMBERLY ROACH

Square footage of property 50,325 SF

Percentage of natural vegetation preserved 80 %

Number of Specimen or Majestic trees proposed for removal 0

NOTE: ANY SPECIMEN OR MAJESTIC TREE MUST BE GRANTED A PROTECTED TREE REMOVAL PERMIT PRIOR TO THE REMOVAL.

****

Please acknowledge by initialing spaces below.

No more than 50% percent of the landscaped areas can be irrigated turf grass. RC

SPECIMEN TREE- A tree with a DBH of eighteen (18) inches or greater but less than thirty-six (36) inches. RC

MAJESTIC TREE- A tree with a DBH of thirty-six (36) inches or greater. Palm trees shall be excluded. RC

Trees to be planted must be a minimum size of two (2) inches in caliper and half must be shade trees. RC

I, understand that this is a synopsis of Ordinance 2008-02, which was adopted by the Board of County Commissioners and is not inclusive of all landscape requirements and restrictions contained in the Ordinance. These requirements are subject to amendment by the BCC. I, also understand it is the applicant's responsibility to ensure that all sections of Ordinance 2008-02 are complied with. RC

Signature of Owner or Signature of Contractor

State of Florida County of Citrus

The foregoing instrument was acknowledged before me this 1 day of October, 2024, By Ronald Carrington, who is (✓) personally known to me or who (___) has produced _____ as identification.

Dyan Ballew
Notary Public

Notary Public State of Florida
Dyan Ballew
My Commission HH 577921
Expires 8/1/2028

F:\WORDDATA\BOXENDINE\LANDSCAPE CLEARING PLAN.DOC 11-2016

1491727

SITE PLAN

ROACH

1"=50'

FFE=~~54'~~ 55'

RC

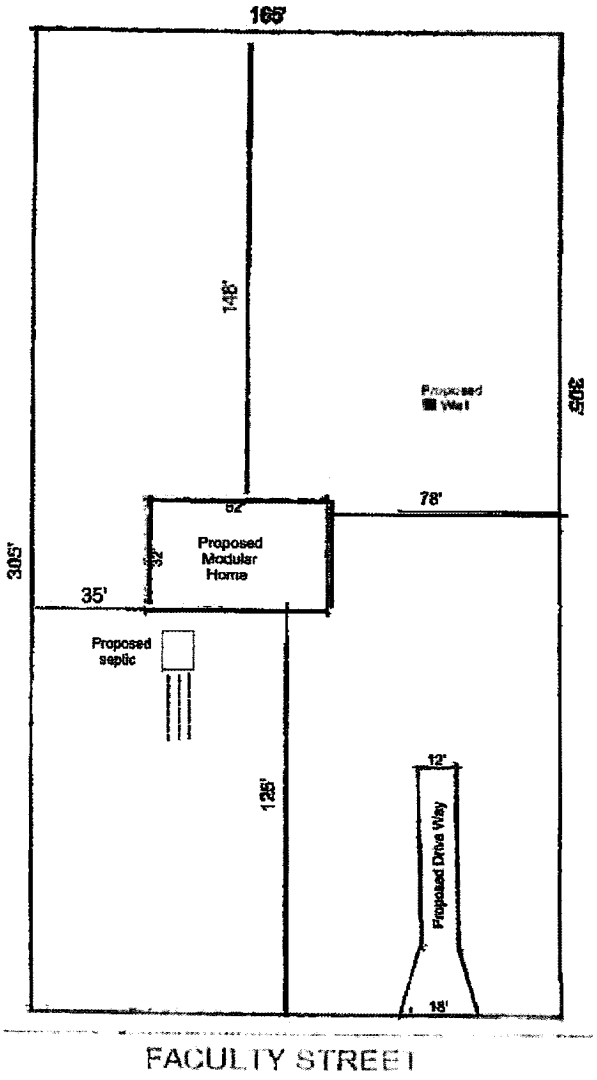
33086 FACULTY STREET
WEBSTER, FL 33597

LOT 6

KEY#00322521

ALL Electrical and Mech will be at BFE+1

RC



N

Residential driveways must comply with the Hernando Cty Facility Design Guidelines Sec IV-26. It is the applicants responsibility to verify compliance prior to construction. For information call 352-754-4062.

ALERT: This project may require Federal, State, or Local Authority permits. The applicant is solely responsible for obtaining all permits and authorizations from the responsible authorities. The issuance of this permit does not negate any other agency permit requirements.

APPROVED
By egermain at 4:23 pm, Nov 14, 2024

NOTICE:
NO STRUCTURES, BUILDINGS, OR IMPROVEMENTS CAN ENCROACH OR BE CONSTRUCTED WITHIN EASEMENTS

H-25-35

Photo date: 2023

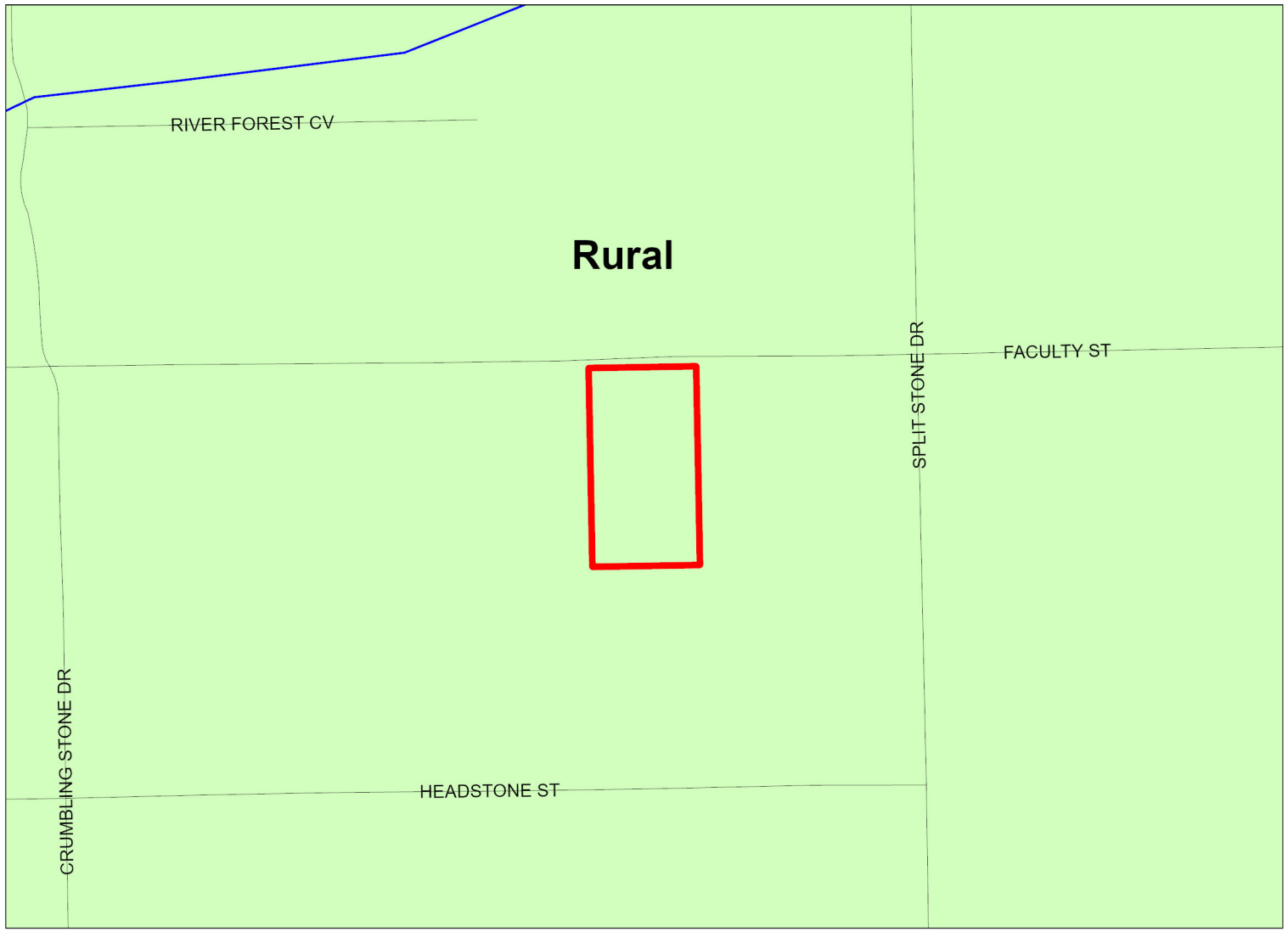
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0 0.02 0.04 0.08 0.12 0.16
Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-35
Version Date: 12/09/2022



H-25-35
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
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- PLANNED DEVELOPMENT
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- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.02 0.04 0.08 0.12 0.16
Miles

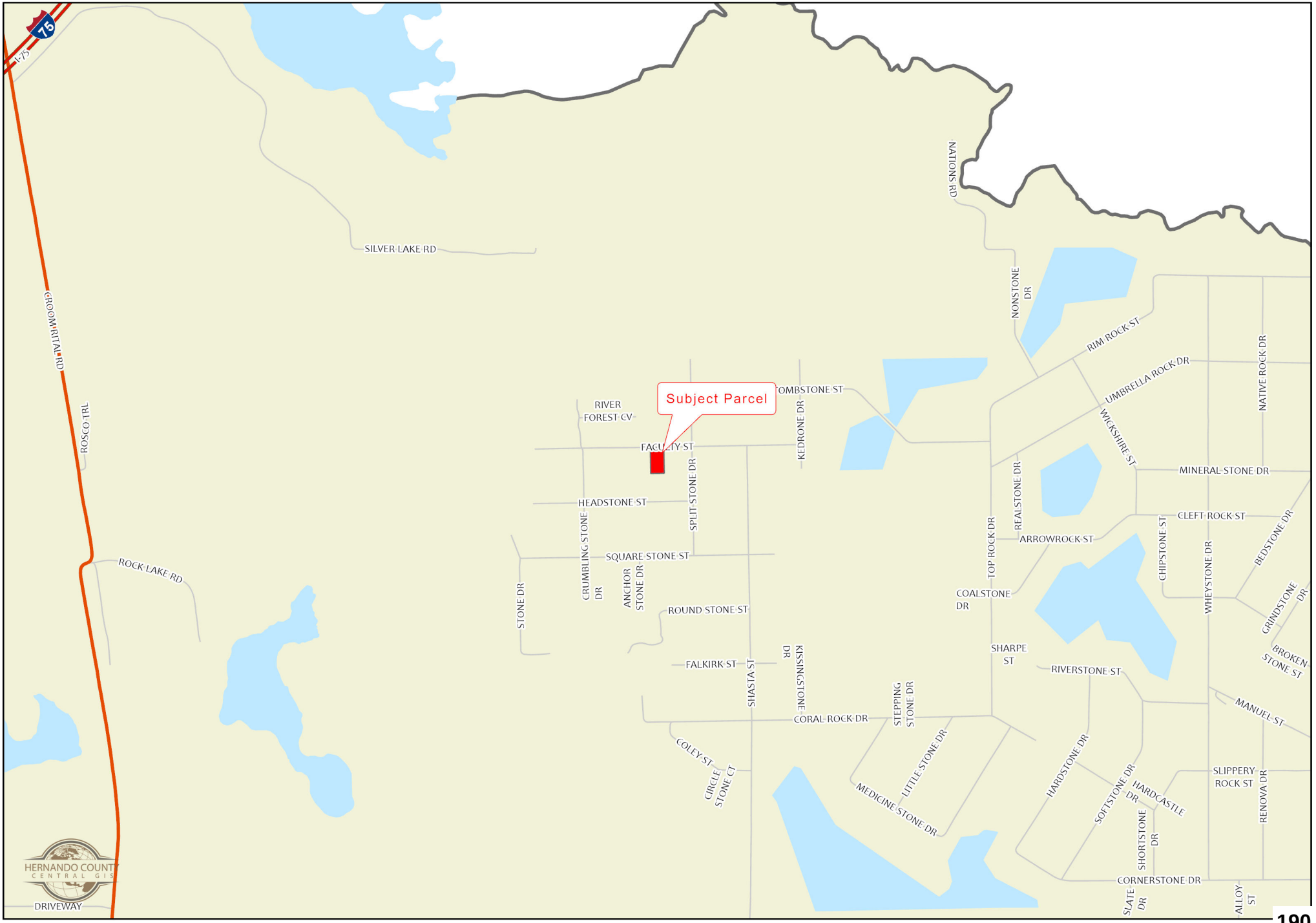
N
W E
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Date of mapping: 08/20/2025

HERNANDO COUNTY
CENTRAL GIS

H-25-35 AREA MAP

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H-25-35

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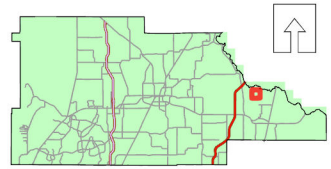


HERNANDO COUNTY
CENTRAL GIS

Zoning:

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

City Zoning Pending



Hernando County Planning Department
Project date: 08/20/2025

0 0.02 0.04 0.08 0.12 0.16 Miles

TITLE
Rezoning Petition Submitted by Lisa Tabbert (H2546)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)

General Location:
Northeast corner of the intersection of Blackjack Street and Pineda Avenue

Parcel Key Number:
401238

Summary of Applicant's Request:
The petitioner requested a rezoning for a 3.8 parcel from AG (Agricultural) to AR (Agricultural/Residential) to allow the property to be subdivided into two lots of approximately 1.9 acres each, with a mobile home proposed on each lot. Due to the request for the mobile home, staff has amended the request to a Rezoning from AG (Agricultural) to AR-2 (Agricultural Residential 2).

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) in accordance with the staff report.

REVIEW PROCESS

Michelle Miller	Approved	11/20/2025 10:31 AM
Omar DePablo	Escalated	11/24/2025 5:27 PM
KayMarie Griffith	Escalated	11/25/2025 5:27 PM
Michelle Miller	Approved	11/26/2025 7:17 AM
Natasha Lopez Perez	Approved	11/26/2025 9:02 AM

Toni Brady	Approved	11/26/2025 11:49 AM
Danielle Nigro	Escalated	11/28/2025 5:27 PM
Nichole Street	Approved	11/29/2025 10:47 AM
Victoria Via	Approved	12/01/2025 8:02 AM

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Axl David
AYES:	Holmes, David, Fulford and McDonald
NAYES:	Birren
ABSENT:	Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	December 8, 2025 January 6, 2026
APPLICANT:	Lisa Tabbert	
FILE NUMBER:	H-25-46	
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2)	
GENERAL LOCATION:	Northeast corner of the intersection of Blackjack Street and Pineda Avenue	
PARCEL KEY NUMBER(S):	401238	

APPLICANT'S REQUEST

The petitioner requested a rezoning for a 3.8 parcel from AG (Agricultural) to AR (Agricultural/Residential) to allow the property to be subdivided into two lots of approximately 1.9 acres each, with a mobile home proposed on each lot. Due to the request for the mobile home, staff has amended the request to a Rezoning from AG (Agricultural) to AR-2 (Agricultural Residential 2).

SITE CHARACTERISTICS

Site Size:	3.8 acres
Surrounding Zoning Land Uses:	North: AG(Agricultural); Single Family Residence South: AG(Agricultural); Single Family Residence East: PDP(Rural)/Planned Development Project; Single Family Residence West: AG(Agricultural); Single Family Residence
Current Zoning:	AG(Agricultural)
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater service are not available. HCUD has no objection to the zoning change from AG (Agricultural) to AR-2 (Agricultural/Residential) to allow a parcel split, since each lot exceeds 1 acre or larger.

ENGINEERING REVIEW

The subject parcel is located on Northwest corner of the intersection of Blackjack Street and Pineda Avenue. The County Engineer has reviewed the petitioner's request and provided the following comments:

- Driveway connections to both parcels shall comply with County standards, with paved driveways aprons required for the access to the County roadway.

LAND USE REVIEW

Minimum AR (Agricultural/Residential) Building Setbacks:
- Front: 50'
- Side: 10'
- Rear: 35'

The AR (Agricultural/Residential) district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR-2(Agricultural/Residential) zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) *All agricultural/residential districts:*

i. Aquaculture

ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.

iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.

iv. Horticultural specialty farms, including the cultivation of crops.

v. Accessory structures related to the principal use of the land.

vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.

vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) *Agricultural/residential:*

i. Single-family dwellings.

(c) *Agricultural/residential-1:*

i. Mobile homes.

(d) *Agricultural/residential-2:*

i. Single-family dwellings.

ii. Mobile homes.

COMPREHENSIVE PLAN REVIEW

The subject site is within the Rural land use designation; the permitted uses within the AR-2 (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

Future Land Use Map, Rural Category

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

Strategy 1.04C(2): The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

Strategy 1.04C(3): Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy.

***Comments*:** The subject site is within the Rural Future Land Use designation; the permitted uses within the AR-2 (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

FINDING OF FACTS

The request for AR-2 (Agricultural/Residential) zoning is consistent with the Comprehensive Plan and compatible with 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.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) in accordance with the staff report.

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd./ P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER : 25 - 42	MAP DATE: 4/15/2025	SECTION: 33	TOWNSHIP: 21 S	RANGE: 20 E

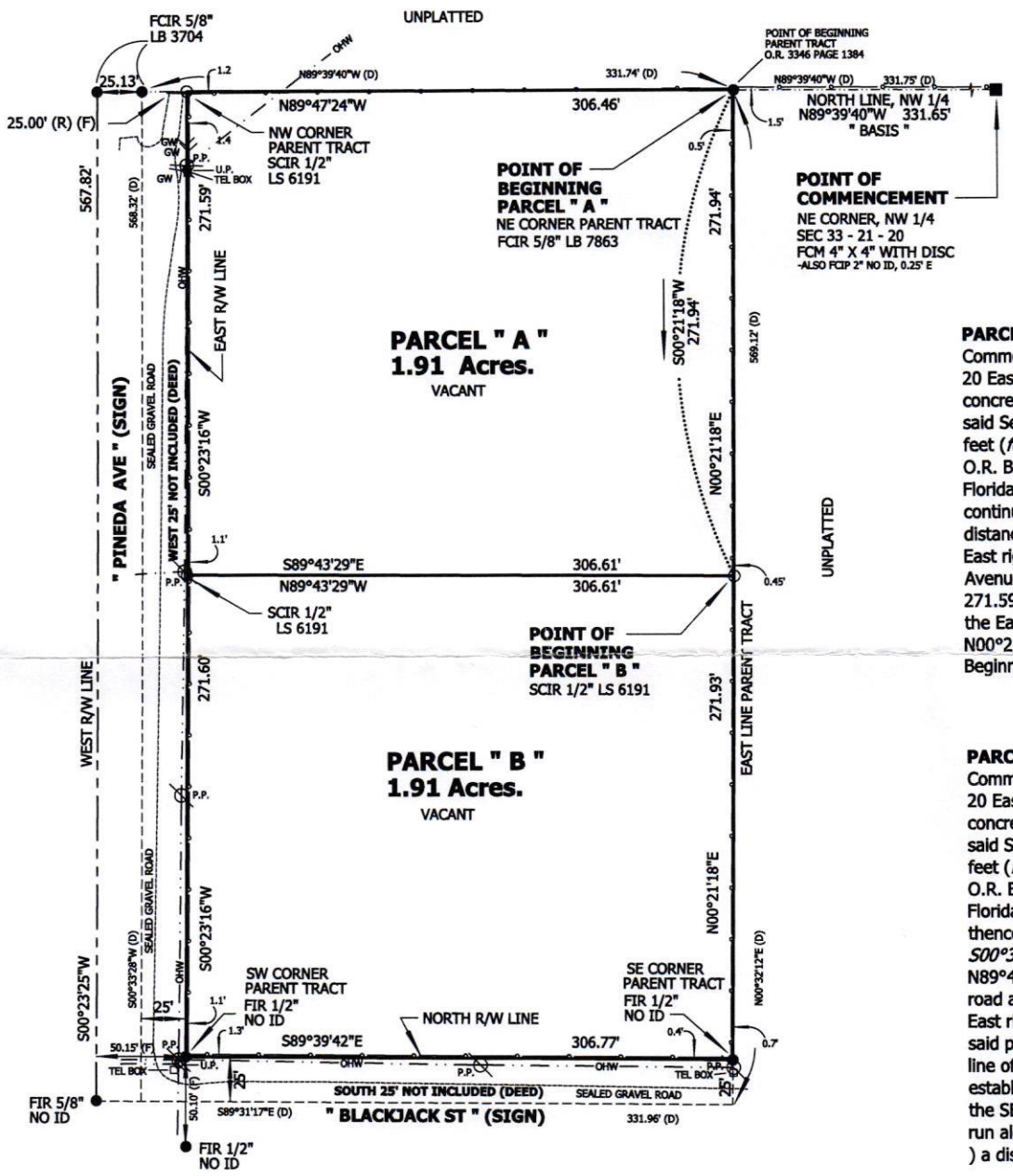
CERTIFIED TO THE FOLLOWING ONLY: - LISA TABBERT

PARCEL KEY: 401238 Physical Address: @ Pineda Drive

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: A Boundary Survey for Reconfigure with Descriptions for Submittal.

PARENT TRACT PARCEL O.R. BOOK 3346 PAGE 1384
Parcel 4: parcel No. 187 of an unrecorded subdivision know as Forest Hills, said parcel being described as follows: Commencing at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, go thence N89°39'40"W, along the North line of said NW 1/4, a distance of 331.75 feet to the POINT OF BEGINNING; continue thence N89°39'40"W a distance of 331.74 feet, thence S00°33'28"W a distance of 568.32 feet, thence S89°31'17"E, a distance of 331.96 feet, thence N00°32'12"E, a distance of 569.12 feet to the Point of Beginning. EXCEPTING therefrom the Westerly and Southerly 25.00 feet thereof to be used for road right-of-way purposes.





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SW - Southwest
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UP - Utility Pole

○ - Set Monument
■ - Found Monument
● - Found Monument
± - More or Less

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

Chris T. Gordon
Digitally signed by Chris T. Gordon
Date: 2025.04.16 16:49:48 -04'00'

Chris Todd Gordon CERTIFICATE No. 6191 STATE OF FLORIDA Registered Surveyor & Mapper

DATE OF LAST FIELD ACQUISITION: 4/14/2025

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

SHEET 1 OF 1

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
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14. Held monuments found in place set by previous surveyors, unless otherwise shown hereon.
15. NOT USED
16. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
17. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
18. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed or instruments of records furnished by the client and/or their agents.
19. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
20. This map is not for the purposes of construction and/or design.

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

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-42\25-42.DWG LAST PLOTTED: 4/17/2025 Field Book: 51 Page(s): 17 Drawn By: CTG Checked By: CTG

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HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-46 Official Date Stamp:

RECEIVED
AUG 27 2025
Hernando County Development Services
Zoning Division

RECEIVED
AUG 18 2025
Hernando County Development Services
Zoning Division

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 5/5/2025

APPLICANT NAME: Lisa L. Tabbert

Address: 13477 Pineda Avenue
City: Brooksvile State: Florida Zip: 34601-4718
Phone: (727) 992-0592 Email: lisatabbert@gmail.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:

Company Name: Brenda McKenzie
Address: 7232 E. Gospel Island Road
City: Inverness State: Florida Zip: 34450
Phone: (352) 601-0942 Email: mckenziepermitting@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00401238
2. SECTION 33, TOWNSHIP 21, RANGE 20
3. Current zoning classification: AG
4. Desired zoning classification: ~~PDP RURAL~~ AR
5. Size of area covered by application: 3.80 ACRES
6. Highway and street boundaries: PINEDA AVENUE AND BACKJACK STREET
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Lisa L. Tabbert, 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)*: Lisa L. Tabbert and *(representative, if applicable)*: Brenda McKenzie to submit an application for the described property.

x Lisa Tabbert
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ CITRUS
The foregoing instrument was acknowledged before me this 5th day of May, 2025, by Lisa Tabbert who is personally known to me or produced FLDL as identification.

Kathryn Cabrera
Signature of Notary Public

Notary Public State of Florida
Kathryn Cabrera
My Commission HH 482677
Expires 3/10/2028

Notary Seal/Stamp

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

NARRATIVE FOR REQUEST FOR ZONE CHANGE FOR:
KEY NUMBER 00401238

We are requesting this change to allow for a split of the property.

Our plan is to put one home only on each new divided parcel.

This property is served by septic tanks and from private wells.

It is very compatible with the surrounding areas.

The property owner actually lives in her personal home abutting this parcel.

The abutting property owner whose parcel number is 01806479 has split his property and we would like to do the same type of dividing of this property. In order to do that we have to get the zoning classification changed to ~~PDP RURA~~L. AR

Thank you! BM 8/18/25

INTEGRITY LAND SOLUTIONS GROUP, INC.
Professional Land Surveying & Mapping
12345 Centralia Rd./ P.O. Box 6890 Spring Hill, FL 34611
Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER : 25 - 42	MAP DATE: 4/15/2025	SECTION: 33	TOWNSHIP: 21 S	RANGE: 20 E

CERTIFIED TO THE FOLLOWING ONLY: - LISA TABBERT

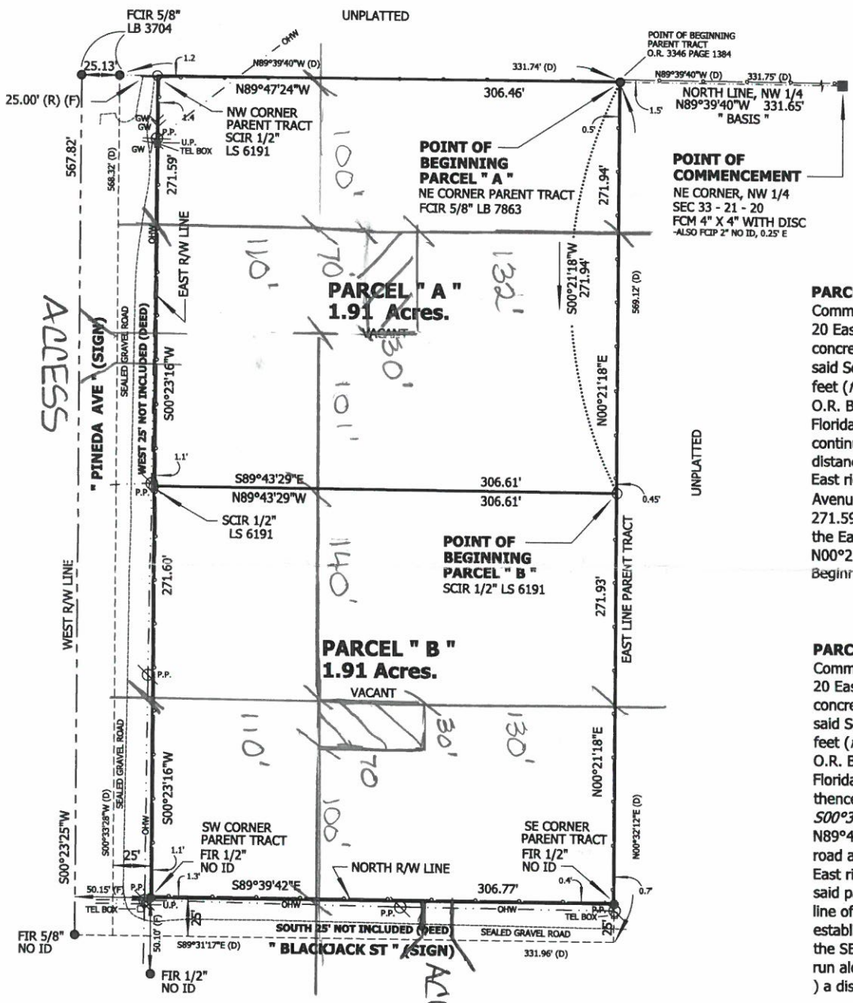
PARCEL KEY: 401238 Physical Address: @ Pineda Drive

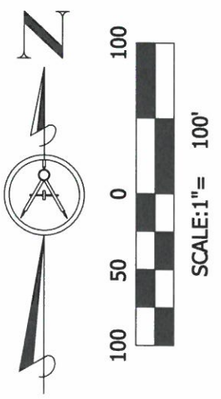
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H-25-26





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16. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
17. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
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19. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
20. This map is not for the purposes of construction and/or design.

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

Chris T. Gordon
Digitally signed by Chris T. Gordon
Date: 2025.04.16 16:49:48 -04'00'

Chris Todd Gordon CERTIFICATE No. 6191 STATE OF FLORIDA Registered Surveyor & Mapper

DATE OF LAST FIELD ACQUISITION: 4/14/2025

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

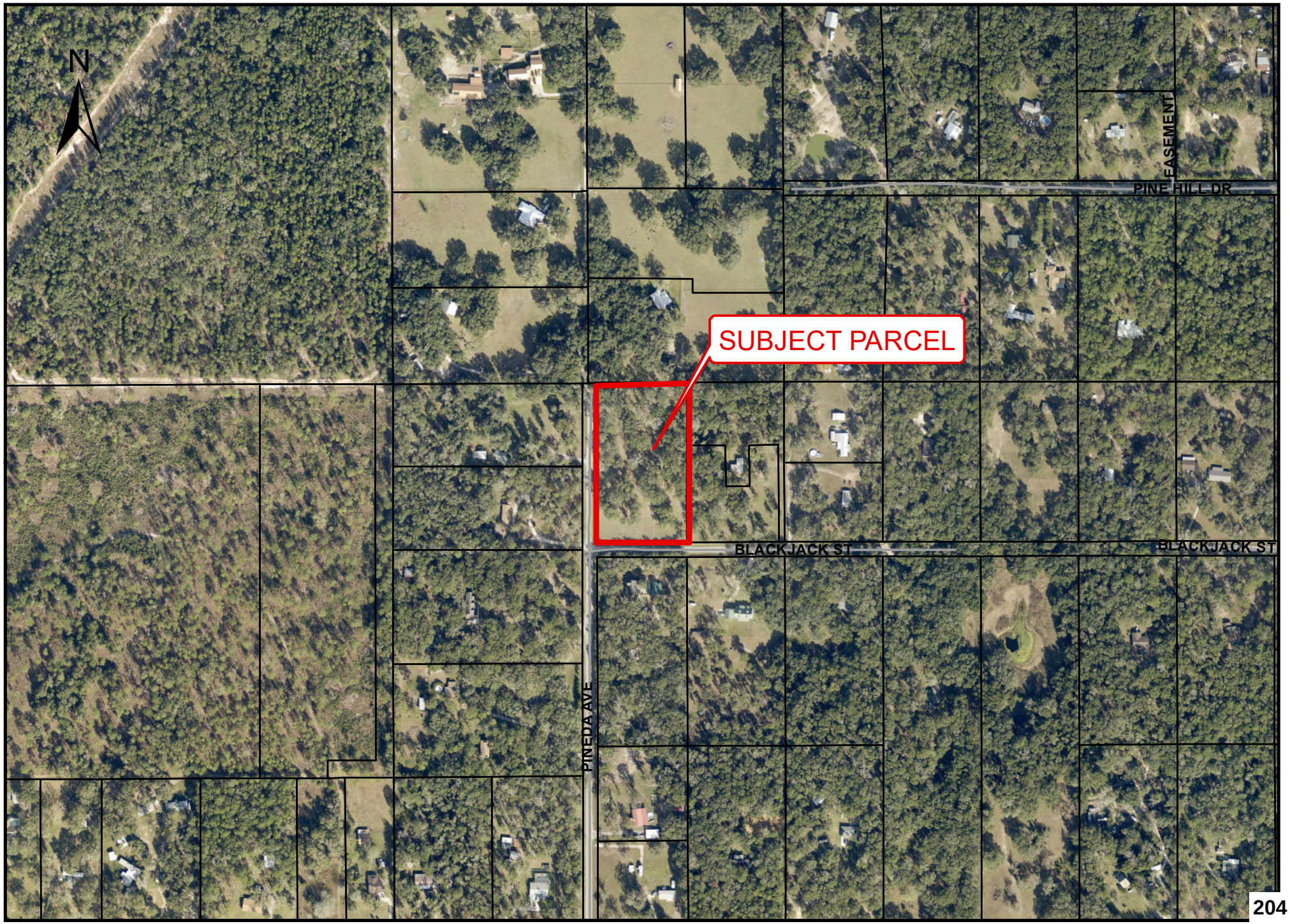
SHEET 1 OF 1

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OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-42\25-42.DWG LAST PLOTTED: 4/17/2025 Field Book: 51 Page(s): 17 Drawn By: CTG Checked By: CTG

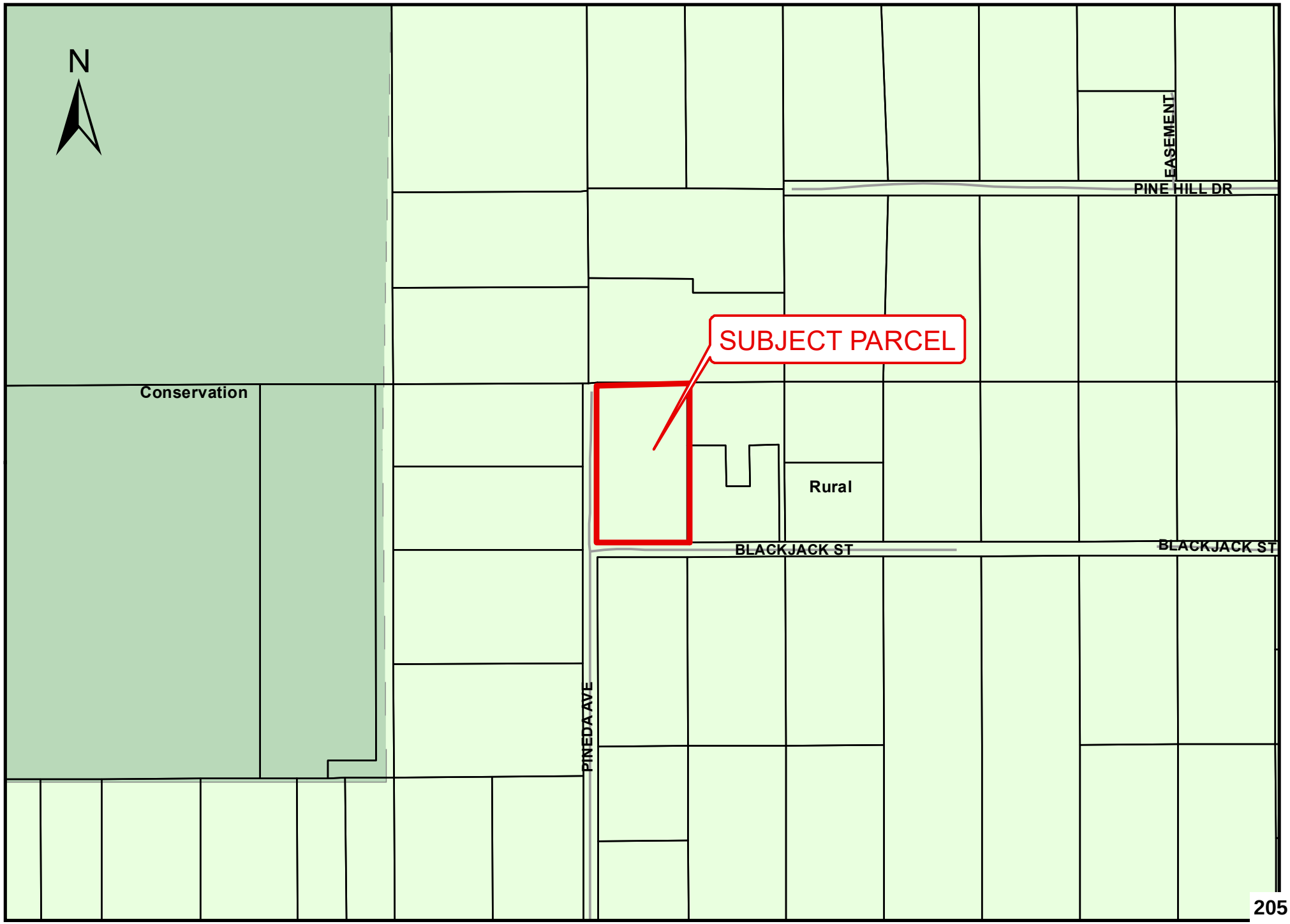
H-25-46

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



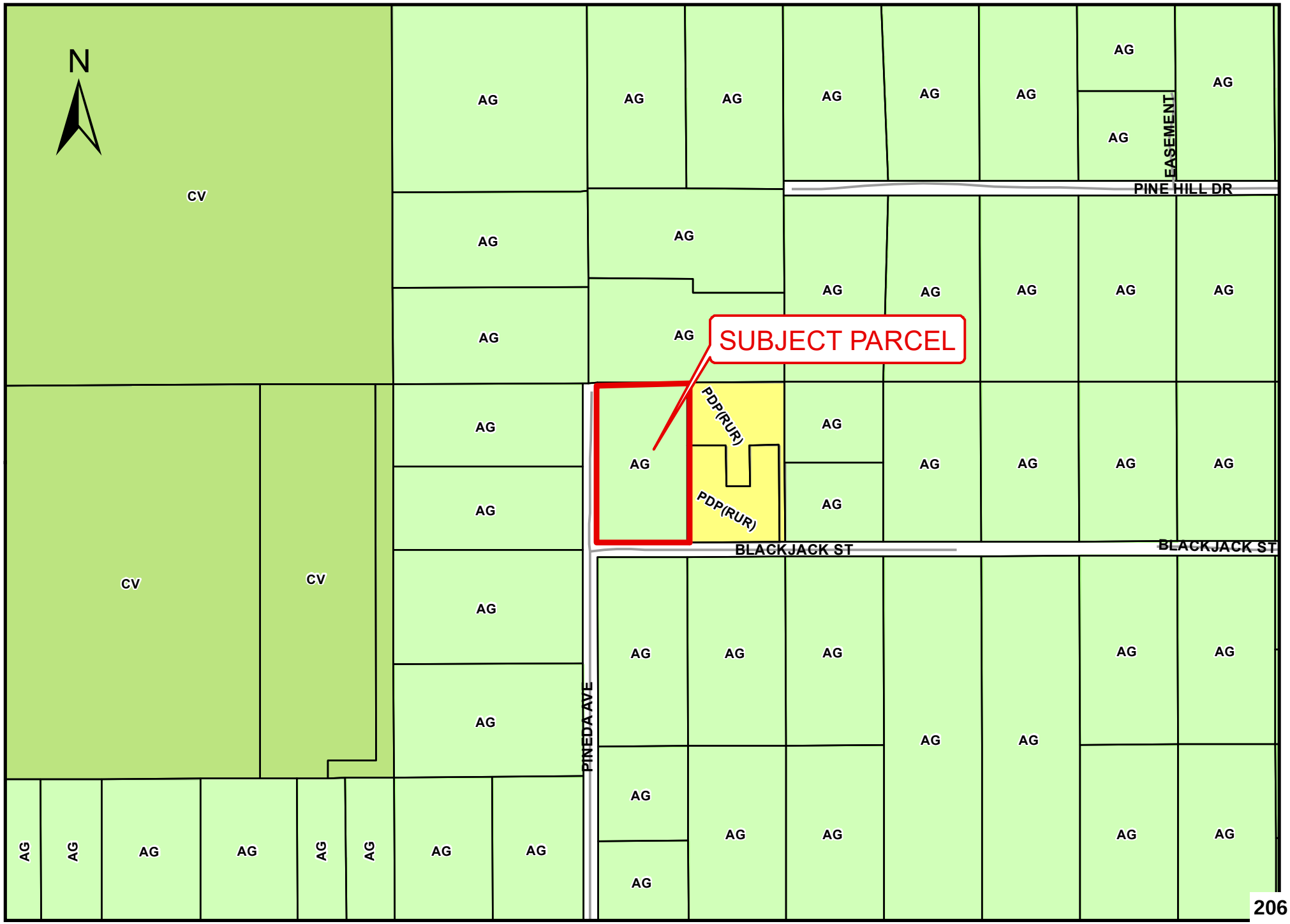
H-25-46

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H-25-46

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



ROBERT E. & MARJORIE S. SONTAG

13337 PINEDA AVE. BROOKSVILLE, FL 34601

PHONE 352-797-0183

RECEIVED
DEC 04 2025
HERNANDO COUNTY ZONING

December 3, 2025

Hernando County Planning & Zoning Commission
1653 Blaise DR
Brooksville, FL 34601

RE: Rezoning Request H-25-46 (Parcel# 401238)

Dear Commission:

This letter is to express our opposition to the proposed rezoning of Parcel # 40128. We are land owners within 500 feet of the subject parcel and believe that the rezoning will negatively affect our property.

The requested rezoning from Agriculture to Agriculture /Residential-2 would increase the density by 3 times the current allowable usage, allowing for 3 homes on slightly more than 3 acres. This would create an enclave in the middle of parcels that (in the majority) are 4-5 acres and above.

Hernando County's 2040 Comprehensive Plan indicates that this entire area is planned for rural usage. Even under the rural Density Exception (Strategy 1.04C(1) the property would not meet the criteria to be subdivided because it is under 5 acres.. The **Plan** further states the growth strategy to be:

- "Retain the current rural countryside land use patterns....."
- "Preserve the existing rural character and lifestyle"

The requested zoning change would not meet the intent of the **Plan.**

On January 1,1990, the parcels in our area were rezoned from the A/R-2 district to Agriculture (AR) district. Even that far back it was the intent of the county to do even more to retain the rural character of this area. Many citizens have either purchased land or improved their land based on the assumption that this would continue to be the county's position.

Specifically, there are several immediate concerns regarding the requested increase in density:

TRAFFIC: As both Pineda Ave & Blackjack Street are dead ends, ingress & egress are both on Pineda Ave. This means the current residents are using Pineda constantly & the millings on the road are starting to deteriorate. Further it means large vehicles such as the trash trucks, construction trucks & school buses must backup almost a block in order to turn around (Or back into the intersection of the two). As children on bicycles, walkers & horseback riders use the same roads, it would be unsafe to have even more traffic which would result from the increased density.

Utilities: The county does not provide water or sewer to this area. Increased density would result in more wells being driven and more septic tanks. While the adverse effects of this increase have not been studied, it cannot but add to the stress on the aquifer.

Economics: Many homes both new & rehabbed have come into the area. Again, most of these homes have been constructed on the faith of the county continuing the rural lifestyle. They have added significantly to the county tax base. If the county allows this rezoning to go through, it will set a prescient for allowing other small homes to be crowded into smaller & smaller areas, thus discouraging larger (and higher taxable) properties to be developed in the future. For those of us currently residing in the area it could decrease our property values.

Wildlife: The rural nature of the area allows for many wildlife species to live in & transit the area. It is not unusual to see deer, foxes, turkeys, racoons & many variety of birds in our yards & pastures. Higher density will begin to limit the movement of wildlife.

We would encourage you to come look at our area and see why it is in the best interest to deny this zoning request.

Sincerely,

Marjorie Sontag
Robert Sontag

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

RECEIVED
DEC 05 2025
HERNANDO COUNTY ZONING

Petition:

We the undersigned owners in proximity to the property at the intersection of Blackjack & Pineda Ave strongly urge the commission to deny this request. The property is one of the smaller lots in the area and to allow it to be subdivided into 2 or 3 parcels will adversely affect our own properties. Increased density will bring increased traffic, possibly effect our wells with additional wells & septic tanks & would not be compatible with the County Comprehensive Plan & County Zoning Codes. The rezoning being asked for with reasoning using the Green zoning change should never be allowed & will set a precedence for over 350 rural properties in Forest Hills Subdivision possible negating all or most of the AG zoning.

	Name	Address
1.	JEFFREY SMITH	26168 BLACKJACK ST. BROOKSVILLE, FL 34601
2.	MICHAEL G. BARRON	26168 Blackjack St Brooksville FL 34601
3.	Sharon M Peyschke	26136 Blackjack St Brooksville FL 34601
4	Cindy E. Panther	26136 Blackjack St Brooksville FL 34601
5	Robert Lotay	13337 Pineda Ave, Brooksville FL 34601
6	Maryjo Bortag	13337 Pineda ave., Brooksville
7	Paul Cosel	13295 Pineda Ave Brooksville
8		
9		
10		

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

RECEIVED
DEC 05 2025
HERNANDO COUNTY ZONING

Petition:

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Name	Address
1. Karen Kirby	14053 Daly Rd Brooksville, FL 34601
2. Deborah C. Rich	13230 Oak Forest Av., Brooksville, FL
3. [signature]	13230 Oak Forest Ave. Brooksville, F
4 [signature]	25476 Willow St. Brooksville FL
5 Sherri Rehler	25475 Willow St. Brooksville FL
6 Rebecca Dane	25476 Willow St. Brooksville, FL
7 [signature]	25475 Willow St. Brooksville, FL
8 [signature]	25445 willow st. Brooksville FL
9 Hawk Woods	25445 willow st. Brooksville FL
10	

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

RECEIVED
DEC 05 2025
HERNANDO COUNTY ZONING

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	Name	Address
1.	Geri Godina	13310 DANMAR AVE
2.	Frank Godina	13310 DANMAR AVE
3.	Michael Burns	26368 BLACK JACK ST
4	Ennette Rowe	26368 Black Jack St
5	Laurel Parmelee	13268 Danmar Ave
6	James Parmelee	13268 Danman Ave
7	Geraldine Cheek	26401 BLACKJACK ST.
8	MARK CHEEK	26401 BLACKJACK ST
9	ALAN CHEEK	26401 BLACK JACK ST.
10	Robert Hopta	26303 Blackjack st
11	Ann Hopta	26303 Blackjack St.

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

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Name	Address
1. [signature]	26135 Blackjack St Brooksville FL 34601
2.	
3.	
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To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

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Name	Address
1. Nick Morphew	26237 Blackjack Street
2. Michelle Morphew	26237 Blackjack St.
3.	
4	
5	
6	
7	
8	
9	
10	

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

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	Name	Address
1.	Maria Duarte-Ruiz M.Ruiz	26077 Willow St.
2.	Reinaldo Ruiz Rruiz	26077 Willow St.
3.	~~Bibiana~~ Prosper	26145 Pine Hill Drive
4	Janine Prosper	26145 Pine Hill Dr.
5	Jennifer Murrel	"
6	Johnathan Murrel	"
7	JOSEPH GATTI	13360 PINEDA AVE Brooksville FL
8	Mary Zaccardi	
9		
10		

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

We the undersigned owners in proximity to the property at the intersection of Blackjack & Pineda Ave strongly urge the commission to deny this request. The property is one of the smaller lots in the area and to allow it to be subdivided into 2 or 3 parcels will adversely affect our own properties. Increased density will bring increased traffic, possibly effect our wells with additional wells & septic tanks & would not be compatible with the County Comprehensive Plan & County Zoning Codes. The rezoning being asked for with reasoning using the Green zoning change should never be allowed & will set a precedence for over 350 rural properties in Forest Hills Subdivision possible negating all or most of the AG zoning.)

	Name	Address
1.	BRYAN A HOFFMAN	26043 WILLOW ST BROOKSville FL. 34601
2.	JACK NIMON	26011 WILLOW ST BROOKSVILLE, FL 34601
3.	Judy VanBuren	25168 Malvern St Brooksville 34601
4	Deborah Crawford	12381 CYRANO AVE
5	DEBORAH CRAWFORD	BROOKSVILLE, FL 34601
6	Sofia Karagiannis	13379 Pineda Ave Brooksville Fl. 34601
7	Miguel BLANCO III	13329 Pineda Ave
8		Brooksville FL. 34601
9		
10		

To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

Petition:

We the undersigned owners in proximity to the property at the intersection of Blackjack & Pineda Ave strongly urge the commission to deny this request. The property is one of the smaller lots in the area and to allow it to be subdivided into 2 or 3 parcels will adversely affect our own properties. Increased density will bring increased traffic, possibly effect our wells with additional wells & septic tanks & would not be compatible with the County Comprehensive Plan & County Zoning Codes. The rezoning being asked for with reasoning using the Green zoning change should never be allowed & will set a precedence for over 350 rural properties in Forest Hills Subdivision possible negating all or most of the AG zoning.

	Name	Address
1.	Lianet Graveran	26074 Willow St
2.	Jorge Cepero	26074 willow St
3.		
4		
5	Lian Graveran	26074 willow ST
6		26074 willow ST.
7		
8		
9		
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MARJORIE S. SONTAG

13337 PINEDA AVE. BROOKSVILLE, FL 34601

PHONE 352-797-0183 EMAIL: THESONTAGS86@GMAIL.COM

DECEMBER 18, 2025

Director
Hernando County Zoning Department
1653 Blaise Dr.
Brooksville, FL 34601

Cc: Commissioner Steve Champion

Re: Rezoning request H-25-46

Dear Sir or Madam:

In researching this request, it became apparent that the request to rezone to A/R -2 from AR would create a spot zoning that would not be compatible with the surrounding properties. The parcel would not be in compliance with the *2040 Comprehensive Plan* and does not meet the requirements for subdivision under *Section 6 – Rural Districts* of the zoning code. In addition, the parcel would appear to be in violation of *Section 1 (11)* which states the "A/R-2 district is not to be utilized for future development".

The surrounding property owners of Forrest Hills Subdivision were so concerned of the precedent this would set, if approved, that more than 40 signatures were submitted to the Planning & Zoning Commission asking for the petition to be denied. Those of us in Forrest Hills Subdivision enjoy our rural way of life and will continue to fight to keep it that way.

What is concerning about this petition is that the zoning staff did recommend approval of the rezoning. Which brings to question, is the staff really there to enforce the codes or is there another process or philosophy that is used to deal with zoning issues?

I would appreciate the opportunity to further discuss this issue & understand where the department stands in preserving the integrity of our AR zoning district.

I can be reached at the address, phone or email above.

Sincerely,

Marjorie Sontag

Marjorie Sontag

TITLE
Rezoning Petition Submitted by Lydia M Cruz (H2548)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)

General Location:
Northern apex of Blanford Street approximately 715 feet west of Daly Road

Parcel Key Number:
1057509

Summary of Applicant's Request:
The petitioner is requesting a rezoning of their 4.7-acre parcel from AG (Agricultural) to AR-2 (Agricultural/Residential 2). If the rezoning is approved, the petitioner plans to submit a Class D subdivision to split the parcel into 2 lots. The minimum size of a newly created agricultural parcel is one unit per 10.0 acres. The parcel currently does not meet the size requirements to subdivide. Rezoning the parcel to AR-2 (Agricultural Residential 2) would allow one unit per acre.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

REVIEW PROCESS

Michelle Miller	Approved	11/19/2025 10:14 AM
Omar DePablo	Approved	11/19/2025 1:55 PM
Natasha Lopez Perez	Approved	11/19/2025 2:23 PM
Toni Brady	Approved	11/20/2025 8:36 AM
Danielle Nigro	Approved	11/20/2025 8:40 AM

Victoria Via	Approved	11/25/2025 10:53 AM

RESULT:	**ADOPTED**
MOVER:	Axl David
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren and David
NAYES:	Fulford and McDonald
ABSENT:	Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: December 8, 2025 Board of County Commissioners:
APPLICANT:	Lydia M Cruz
FILE NUMBER:	H-25-48
REQUEST:	Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)
GENERAL LOCATION:	Northern apex of Blanford Street approximately 715 feet west of Daly Road
PARCEL KEY NUMBER(S):	1057509

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of their 4.7-acre parcel from AG (Agricultural) to AR-2 (Agricultural/Residential 2). If the rezoning is approved, the petitioner plans to submit a Class D subdivision to split the parcel into 2 lots. The minimum size of a newly created agricultural parcel is one unit per 10.0 acres. The parcel currently does not meet the size requirements to subdivide. Rezoning the parcel to AR-2 (Agricultural Residential 2) would allow one unit per acre.

Site Size	2.5 Acres	
Surrounding Zoning; Land Uses	North:	AG (Agricultural)
	South:	R1A (Residential)
	East:	AG (Agricultural)
	West:	AG (Agricultural)
Current Zoning:	AG	
Future Land Use Map Designation:	Rural	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objection to the zoning change from AG to AR2.

ENGINEERING REVIEW

The subject site is located Blanford Street approximately 715 feet from Daly Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- Clarify how will new parcel have access.
- Driveway connections must be built to county standards, paved driveway aprons required for connection to paved county roadway.

Comments: At the time of the Class D subdivision application, the petitioner shall be required to provide a Public Works Clearance form that shows the driveway access and means of access to the newly created parcel.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential)2 Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR-2 district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

i. Aquaculture
ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
iv. Horticultural specialty farms, including the cultivation of crops.
v. Accessory structures related to the principal use of the land.
vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an

undue traffic hazard on the street on which such roadside stand is located.

(d) Agricultural/residential-2:

i. Single-family dwellings

ii. Mobile homes

access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located on Sunshine Grove Road; the parcels immediately across the street are AG (Agricultural); however, they are similar in size to the anticipated lot size to be created through this rezoning and subsequent subdivision.

Rural Category

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

Comments: The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

A rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) is appropriate based on consistency with the Objectives for the Rural Land Use Classification within the County's adopted Comprehensive Plan.

NOTICE OF APPLICANT RESPONSIBILITY

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

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

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

File No. _____ Official Date Stamp:

RECEIVED
SEP 03 2025
Hernando County Development Services
Zoning Division

Application request *(check one)*:
Rezoning ☑ Standard ☐ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: Sept. 2 2025

APPLICANT NAME: LYDIA M. CRUZ
Address: 15375 Blanford St.
City: Brooksville State: FL Zip: 34601
Phone: 786 423 5565 Email: Lmcruz58@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: LYDIA M CRUZ
Company Name: _____
Address: 15375 Blanford St
City: Brooksville State: FL Zip: 34601
Phone: 786 423 5565 Email: Lmcruz58@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 01057509 PARCEL# R21 421 20 0000 0190 0030
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AG
4. Desired zoning classification: AR2
5. Size of area covered by application: 108,900 Square Feet (2.5 acres)
6. Highway and street boundaries: Blanford St
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, LYDIA M CRUZ, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 3rd day of September, 2025, by Lydia Cruz who is personally known to me or produced FL DL# C620-533-61-902-0 as identification.

_____
Signature of Notary Public

JESSICA LANE VARGAS
Notary Public
State of Florida
Comm# HH265410
Expires 6/6/2026

Notary Seal/Stamp

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

Lydia Cruz
KEY # 0105709
PARCEL # R21 421 20 0000 0190 0030

15375 Branford St
Brooksville, FL 34601

Zoning Department

Narrative Description of the Request

- Rezoning from AG to AR2

Proposal

a. Land will be used for residential purposes, approximately 1.1 and 1.4 acres.
b. One home per site
c. A house about 1200-1500 square feet.
d. None

Site characteristics

A. Current lot size is 2.5 acres
B. Residential
C. None

Environmental considerations

a. Non-flood zone
b. N/A
c. Well for water and septic tank on site.
d. None

Site plan Discussion in the Narrative

A. I wish to rezone my property so I can do a Division application. I want to give part of my property to my sister.
B. More than 100 ft.
C. Proposed setbacks or front 183 ft., side 40 ft., back 60 ft. Minimum size is 1 acre.
D. Improving existing easement
E. N/A

Impacts to Public Facilities

A. No impact
B. No impact

On Branford St. there are a series of 1 acre lots.

MASTER PLAN # KEY # 1057509

ADDRESS:
15375 Blanford St
Brooksville, FL 34601

PARCEL # R21 421 20 0000 0190 0030

Hayes St

easeway

gate

entrance for 2nd property

Proposed home

shed

setback ≈ 82 ft

setback ≈ 105 ft

setback ≈ 61 ft

proposed setback about 40 ft

PROPOSED SPLIT LAND IN GREEN

setback ≈ 178 ft

proposed setback ≈ 76 ft

15375

26 ft

15 ft

setback ≈ 116 ft

setback ≈ 183 ft

gate

Blanford St

340 ft

320 ft

320 ft

1 square = 6 ft ≈

going zone - AG. to AR2

House 15341

see attach easeway printed by Public works

N

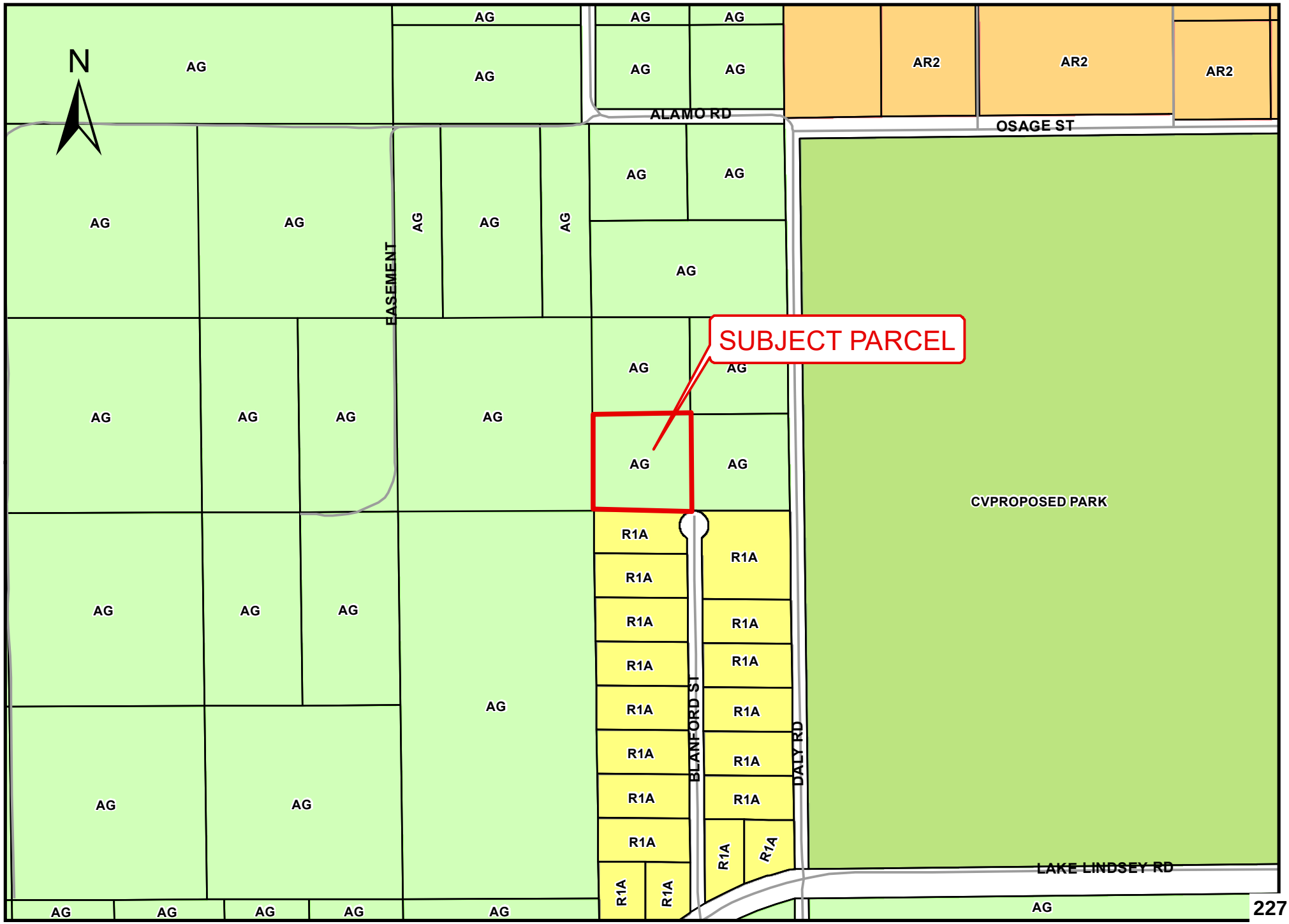
W E

S

Total acres 2.5

H-25-48

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



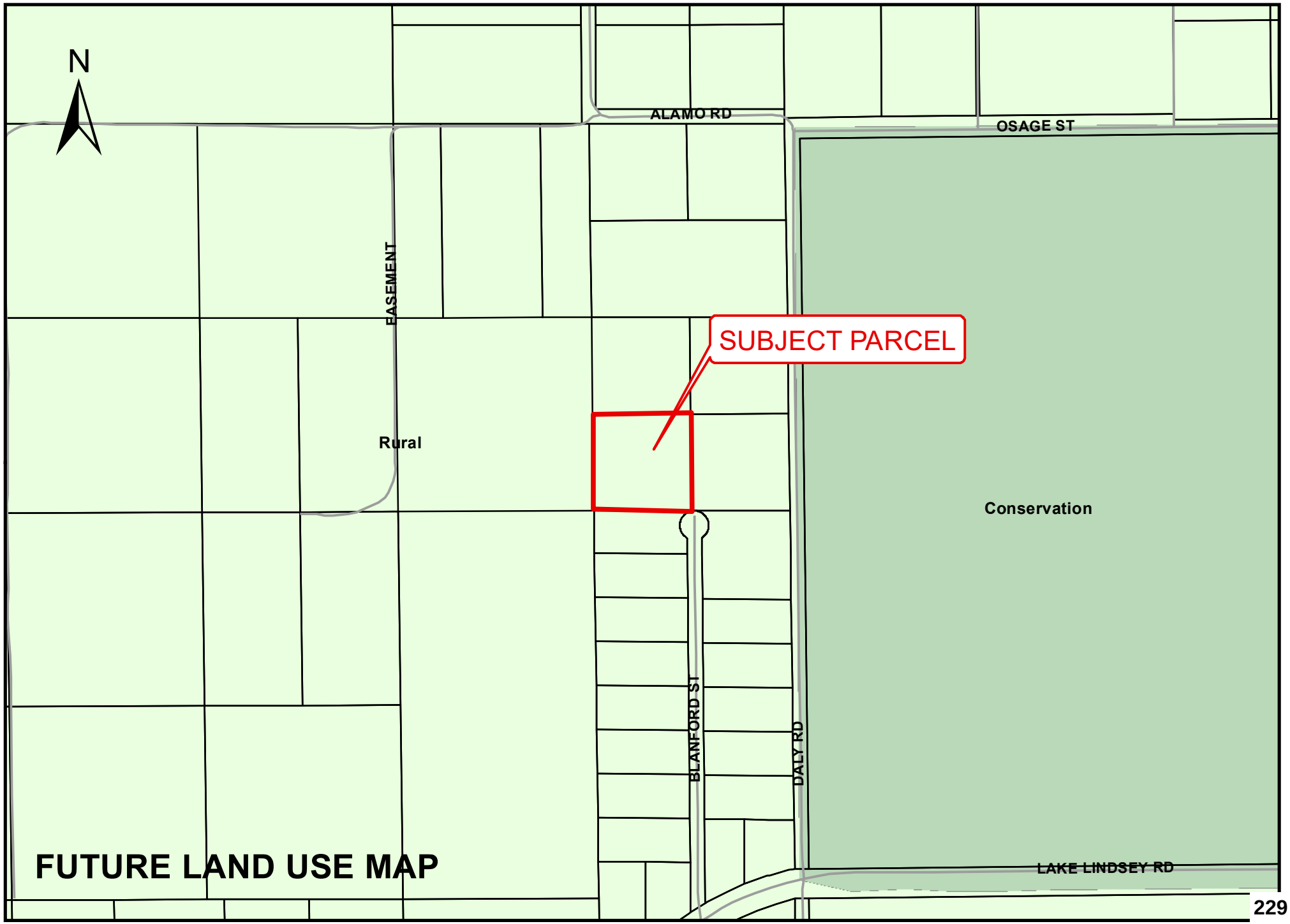
H-25-48

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H-25-48

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Meeting: 12/08/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16738
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Soffron Holdings, LLC (H2551)

BRIEF OVERVIEW
Rezoning Request:
Master Plan Revision from PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations

General Location:
Southeast corner of Alcan Avenue and Landover Boulevard

Parcel Key Number:
417481

Summary of Applicant's Request:
The applicant is requesting a Master Plan Revision from PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations, eliminating the outdoor storage.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	11/20/2025 10:30 AM
Omar DePablo	Escalated	11/24/2025 5:27 PM

KayMarie Griffith	Escalated	11/25/2025 5:27 PM
Michelle Miller	Approved	11/26/2025 7:17 AM
Natasha Lopez Perez	Approved	11/26/2025 9:05 AM
Toni Brady	Approved	11/26/2025 11:51 AM
Danielle Nigro	Escalated	11/28/2025 5:27 PM
Nichole Street	Approved	11/29/2025 10:46 AM
Victoria Via	Approved	12/01/2025 8:03 AM

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	December 8, 2025 January 6, 2026
APPLICANT:	Soffron Holdings, LLC	
FILE NUMBER:	H-25-51	
REQUEST:	Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use	
GENERAL LOCATION:	Southeast corner of Alcan Avenue and Landover Boulevard	
PARCEL KEY NUMBER(S):	417481	

APPLICANT'S REQUEST

The applicant is requesting a Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use.

The applicant is proposing to retain the existing vested use of self-storage (mini warehouse) and is requesting a Master Plan modification to make the following revisions

- Replace the outdoor storage/RV parking with single-story self-storage along the southern buffer. Increasing the total maximum self-storage square footage from 90,000 to 135,000, while maintaining the previously approved buffer widths.
- Establish a maximum building footprint of 85,000 square feet, an increase from the previously approved 45,000 square feet.
- Combine the two previously approved two-story self-storage buildings facing Landover Boulevard into one single two-story building.

BACKGROUND

The subject site was previously rezoned from PDP(OP)/ Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses permitting mini-warehouses and outdoor storage, with associated deviations, under Rezoning File H-21-56. The rezoning was approved by the Board of County Commissioners on January 11, 2022, by Resolution 2022-16. The Board's action on that date also included approval of a Small-Scale Comprehensive Plan Amendment designating the site with a Commercial Future Land Use classification (Ordinance 2022-01). To date, no construction has occurred on the property

SITE CHARACTERISTICS

Site Size	4.2 Acres	
Surrounding Zoning; Land Uses	North:	PDP(OP)Planned Development Project Office Professional; Medical Office uses
	South:	Planned Development Project (Single Family); Single Family Residential
	East:	PDP(OP) Planned Development Project (Office Professional); Medical Offices
	West:	PDP(MF) Planned Development Project (Multi-Family); Vacant Multi-Family
Current Zoning:	PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations	
Future Land Use Map Designation:	Commercial	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

The Hernando County Utilities Department does not currently provide water or wastewater service to the subject parcel; however, both services are available to the site. The Department has no objection to the proposed Master Plan Revision to replace the outdoor storage/RV parking area with a single-story self-storage facility. The maximum commercial building footprint shall be established at 85,000 square feet, or 135,000 square feet if developed as a two-story structure. The two-story self-storage buildings should be combined into a single building and will be subject to connection to the central water and wastewater system at the time of site development.

ENGINEERING REVIEW

The subject parcel is located at the southeast corner of Alcan Avenue and Landover Boulevard. The County Engineer has reviewed the petitioner's request and provides the following comments:

- Access: No connection to Landover Boulevard will be permitted.
- Traffic: A revised Traffic Access Analysis may be required. Any improvements identified as part of this analysis shall be the responsibility of the developer.

- Roadway Improvements: Alcan Avenue and Chapel Avenue may require upgrades to meet Commercial roadway standards for the length of the parcel.

- Driveway Connections: Driveway connections shall be constructed to Commercial Connection standards and shall be designed to support all commercial vehicles.

- Sidewalks required the entire length of the parcel along all roadways per Commercial Development Standards

LAND USE REVIEW

The petitioner is proposing to develop the 4.2-acre subject property for mini-warehouse self-storage use. The site is currently zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses allowing mini-warehouses and outdoor storage with deviations. The request seeks to modify the approved Master Plan to maintain the PDP(GC) zoning designation with C-2 uses for mini-warehouses, along with revised deviations. The purpose of the modification is to remove the previously approved outdoor storage component and revise the Master Plan to reflect a reconfigured self-storage building layout.

Setbacks:

- Front (Landover Boulevard): 35’ (deviation from 75’ previously approved)
- Side (Alcan Avenue and Chapel Avenue): 20’
- Rear (Residential Properties): 35’

Buffers:

A buffer shall be required between a Planned Development Project (PDP) land use that is non-residential and any external land use that is residential, agricultural-residential, or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of (5) five feet, a maximum height of (8) eight feet, or an evergreen hedge with a minimum height of (5) five feet at the time of planting.

The petitioner has proposed the following buffers around the subject site:

- North (Landover Boulevard): 10’ Landscaped Buffer
- East (Chapel Drive): 15’ Landscaped Buffer
- South (Adjacent to existing residential): 20’ Vegetative Buffer
- West (Alcan Avenue): 15’ Landscaped

Comments: The southern buffer shall provide permanent screening from neighboring properties. A wall, fence, and/or approved enclosure may be installed to provide screening, provided it has a minimum height of five (5) feet and a maximum height of eight (8) feet. The wall, fence, and/or approved enclosure shall be installed on the

inside edge of the 20-foot preserved vegetative buffer. If a wall, fence, and/or approved enclosure is not installed, an evergreen hedge with a minimum height of five (5) feet at the time of planting shall be required. The evergreen hedge, or an approved equivalent, shall meet the 80% opacity standard.

Lighting:

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Parking:

The petitioner has identified approximately one (1) acre of the subject site for driveway and parking improvements. If the Master Plan Revision is approved, the petitioner will be required to meet all minimum standards established by the Hernando County Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Commercial Land Use designation on the County adopted Comprehensive Plan.

Future Land Use Map

Strategy 1.04A(6): The Commercial Category provides for 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.

Commercial Category

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.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

a. are located at the intersections of roads having collector status or greater;
b. recognize concentrations of existing commercial development;
c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
e. may be located in Centers or Corridors pursuant to the related strategies.

Comment: The proposed Master Plan Revision is consistent with the intent, policies, and strategies of the Hernando County Comprehensive Plan. The modification enhances the efficiency, compatibility, and function of the existing commercial site, maintains appropriate scale and intensity, and supports the Plan's goals of directing commercial growth to designated corridors and nodes while preserving the character of surrounding residential areas.

FINDINGS OF FACT

A Master Plan Revision from PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations is appropriate based on the following:

- The proposed revision is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate protection for existing residential developments, subject to the application of appropriate performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

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

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

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations with the following performance conditions:

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

2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping ™ publications for design techniques, principles, materials, and plantings for required landscaping.

3. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.

4. The proposed project must provide a drainage design meeting the requirements of Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permitting requirements.

5. The petitioner shall be limited to a maximum commercial building footprint of 85,000 square feet, and a total commercial floor area not to exceed 135,000 square feet if developed as a two-story structure.

6. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.

7. Roadway improvements along Alcan Avenue and Chapel Avenue shall include sidewalks extending the full length of the subject parcel in accordance with Commercial Development Standards.

8. Driveway Connections: Driveway connections shall be constructed to Commercial Connection Standards and shall be designed to support all commercial vehicles. No direct connection to Landover Boulevard shall be permitted. Details shall be provided to the Department of Public Works as the time of site plan review.

9. A revised Traffic Access Analysis may be required; any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

10. Minimum Building Setbacks (Inclusive of Buffers):

    - Front: 35' (deviation from 75' previously approved)
    - Side: 20'
    - Rear: 35'

11. The petitioner shall be required to fence the site in accordance with the Hernando County Land Development Regulations.

12. The petitioner shall preserve a vegetative buffer along the south property boundary. Additionally, the petitioner shall plant a landscaped buffer with a minimum width of 10'along Landover Boulevard. The minimum buffer widths are as follows:

    - North (Along Landover): 10' (Landscaped Buffer)
    - East (Along Chapel Drive): 15' (Landscaped Buffer)
    - South (Along existing residential) *: 20' (Vegetative Buffer)
    - West: Along Alcan Avenue: 15' (Landscaped Buffer)

    *The southern buffer shall provide permanent screening from neighboring properties. A wall, fence, and/or approved enclosures can be installed to provide screening as long as the wall, fence, and/or approved enclosures has a minimum height of five (5) feet and a maximum height of eight (8) feet. The wall, fence, and/or approved enclosures shall be installed on the inside edge of the 20' preserved vegetative buffer. If a wall, fence, and/or approved enclosure is not installed, an evergreen hedge with a minimum height of five (5) feet at the time of planting shall be required. The evergreen hedge or approved equivalent will be required to meet 80% opacity standard.

13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.

14. Security lighting shall be shielded from the neighboring residential use to the south.

15. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

16. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of receipt of BCC Action Development Services. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-51 Official Date Stamp:

RECEIVED
SEP 03 2025
Hernando County Development Services
Zoning Division

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 08/18/2025

APPLICANT NAME: SOFFRON HOLDINGS, LLC
Address: 396 Washington St, STE 137
City: Wellesley Hills State: MA Zip: 02481
Phone: _____ Email: sullivan.chrisr@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 00417481
2. SECTION 18, TOWNSHIP 23, RANGE 18
3. Current zoning classification: PDP(GC) with C-2 for mini warehouse and outdoor storage
4. Desired zoning classification: PDP (GC) with C-2 for mini warehouse
5. Size of area covered by application: 4.2 acres
6. Highway and street boundaries: Landover Boulevard and Alcan Avenue
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Timothy Sheehan as Manager of Soffron Holdings, LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

_____
Signature of Property Owner

Massachusetts
STATE OF ~~FLORIDA~~
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 29 day of August, 2025, by Timothy Sheehan who is personally known to me or produced _____ as identification.

MICHELLE E BOBROWIECKI
My Commission Expires January 24, 2031
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Michelle E Bobrowiecki
Signature of Notary Public

PRINT FORM CLEAR FORM

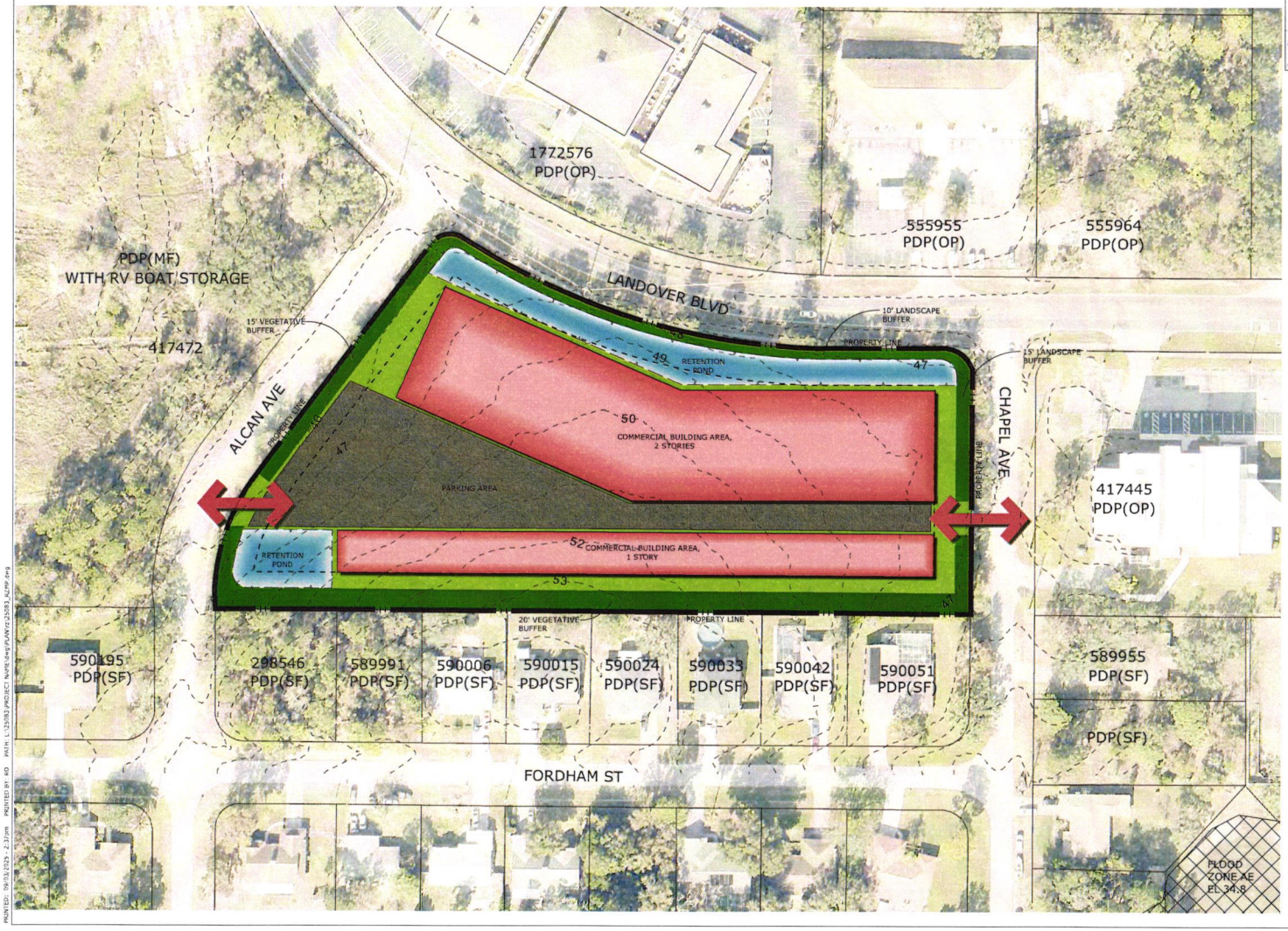
Notary Seal/Stamp

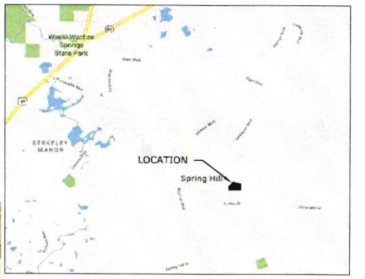
Effective Date: 11/8/16 Last Revision: 11/8/16

REZONING MASTER PLAN

AFFORDABLE SECURE STORAGE

LAND USE TABLE			
LAND USE	ACRES	COMMERCIAL SQUARE FEET	COMMERCIAL FOOTPRINT AREA
COMMERCIAL BUILDINGS	2.20	135,000	85,000
DRIVEWAY/PARKING	1.00		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	1.00		
TOTAL	±4.2		





LOCATION MAP
N.T.S.

LEGEND

- COMMERCIAL BUILDING AREA
- DRAINAGE AREAS
- OPEN SPACE
- BUFFER TRACTS
- DRIVEWAY & PARKING

SITE DATA
OWNER/APPLICANT:
SOFFRON HOLDINGS, LLC
420 ATLANTIC AVENUE, FLOOR 4
BOSTON, MA 02210

PARCEL KEY NO.: 0417481

SECTION/TOWNSHIP/RANGE: 18/23S/18E

CURRENT ZONING: PDP(GC) WITH C-2 FOR MINI WAREHOUSE AND OUTDOOR STORAGE

PROPOSED ZONING: PDP(GC) WITH C-2 FOR MINI WAREHOUSE

AREA = +/- 4.2 ACRES

PROPOSED USE: MINI-WAREHOUSE/SELF STORAGE

BUILDING SETBACKS:
NORTH 35' (DEVIATION FROM 75', PREVIOUSLY APPROVED)
EAST 20'
WEST 20'
SOUTH 35'

BUFFERS:
LANDOVER BOULEVARD (NORTH) - 10' LANDSCAPE BUFFER
CHAPEL DRIVE (EAST) - 15' LANDSCAPE BUFFER
REAR (SOUTH ADJ. TO EX. RES.) - 20' VEGETATIVE BUFFER
ALCAN AVENUE (WEST) - 15' VEGETATIVE BUFFER

THE WESTERN AND SOUTHERN BUFFERS SHALL HAVE A MINIMUM HEIGHT OF 5 FEET, A MAXIMUM HEIGHT OF 8', OR AN EVERGREEN HEDGE WITH A MINIMUM HEIGHT OF 5' AT THE TIME OF PLANTING.

FLOOD PLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C 0306D EFFECTIVE DATE FEBRUARY 2,2012. THE ENTIRE PARCEL IS WITHIN ZONE X. ZONE X INDICATES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO WETLANDS AND/OR SURFACE WATERS ARE PRESENT.

FIRE PROTECTION:
FIRE HYDRANTS ARE LOCATED IN THE VICINITY OF THE PROPERTY ON LANDOVER BOULEVARD. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A SUFFICIENT FLOW FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES AND HERNANDO COUNTY.

GENERAL NOTES
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

Coastal Engineering Associates, Inc.
Engineering
Planning
Surveying
Environmental
Construction Management
966 Candlelight Boulevard, Brooksville, Florida 34601
(352) 796-9423 - Fax (352) 796-8359
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE GRAPHIC AND TEXTUAL MATERIAL AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND SHALL NOT BE USED, IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REV. NO.	REVISION
-	-	-	-
-	-	-	-
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-	-	-	-
-	-	-	-
-	-	-	-

THIS PRINTED TO SCALE. DRAWING SIZE SHALL BE 11" X 17"

SHEET
1

JOB NO. 25083

PLOTTED: 09/03/2025 - 2:37pm PRINTED BY: RD PATH: L:\25083\PROJECT NAME\dwg\PLAN\r25083_MZMP.dwg

Master Plan Modification Application Narrative

Parcel Key 417481

Applicant: Affordable Secure Storage

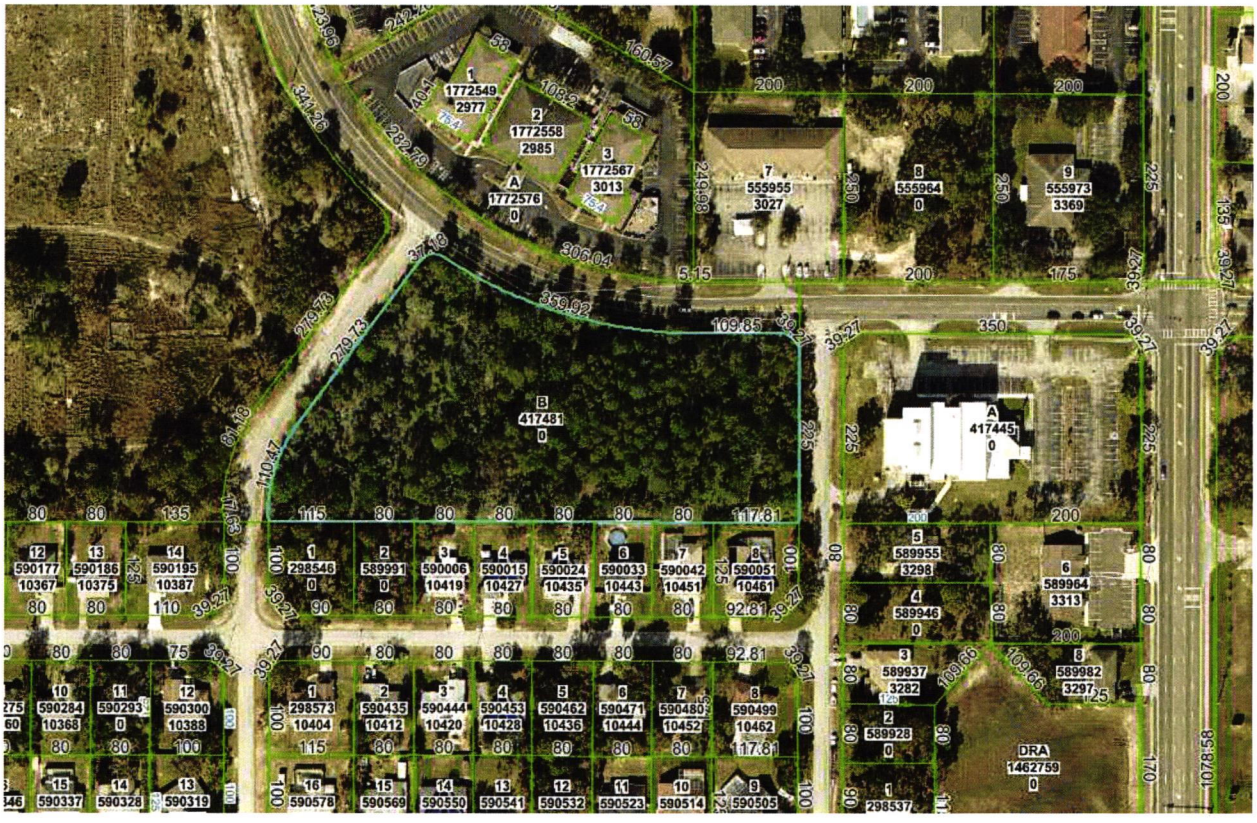


Figure 1. Parcel Key 417481 - Aerial and Location Map

General:

The site consists of a 4.2 acre vacant site. The site is located at the corner of Landover Boulevard and Alcan Avenue, one block west of Mariner Boulevard. Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned Planned Development Project/General Commercial (PDP/GC) with a C-2 use for mini warehouse. Please refer to Figure 2 below for the site zoning.

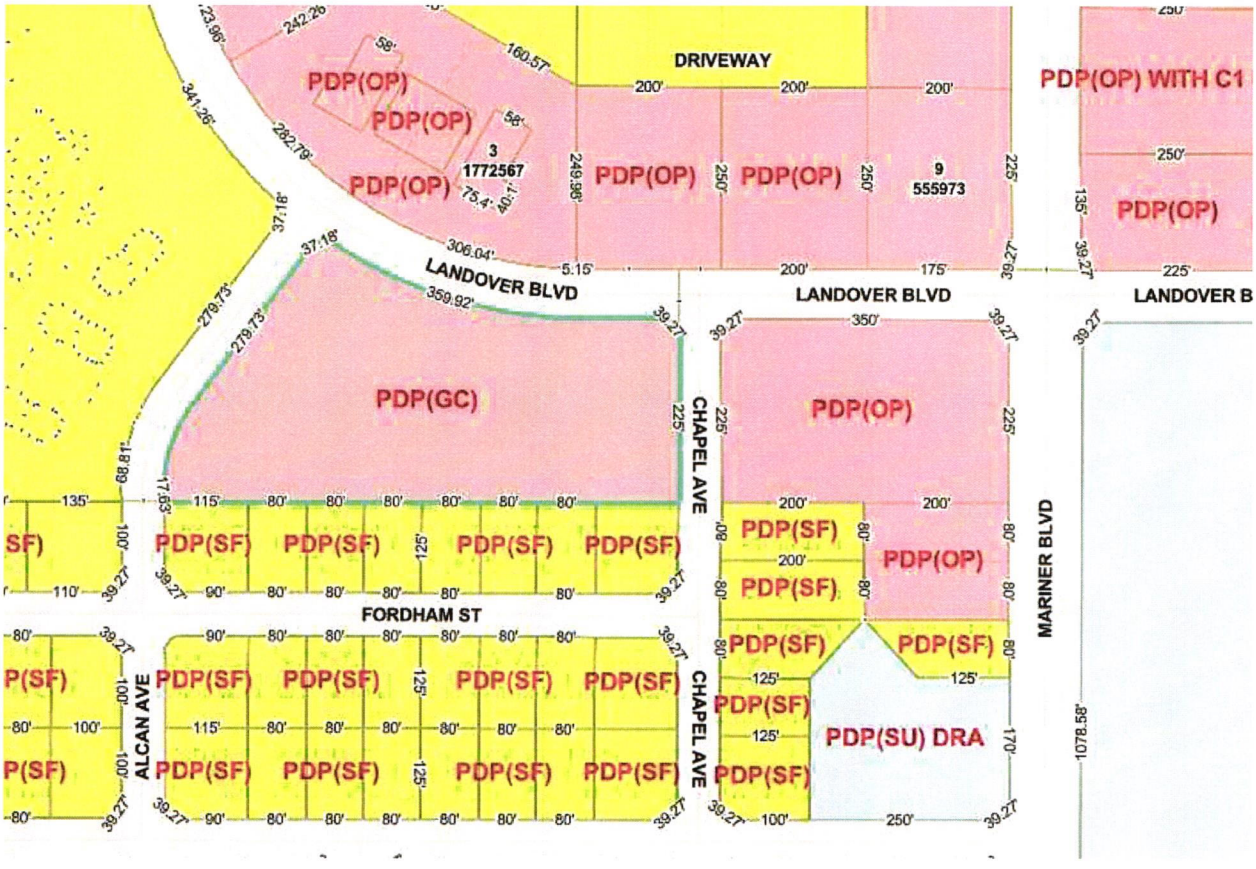


Figure 2. Parcel Key 417481 - Zoning Map

The site is currently designated as Commercial on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.

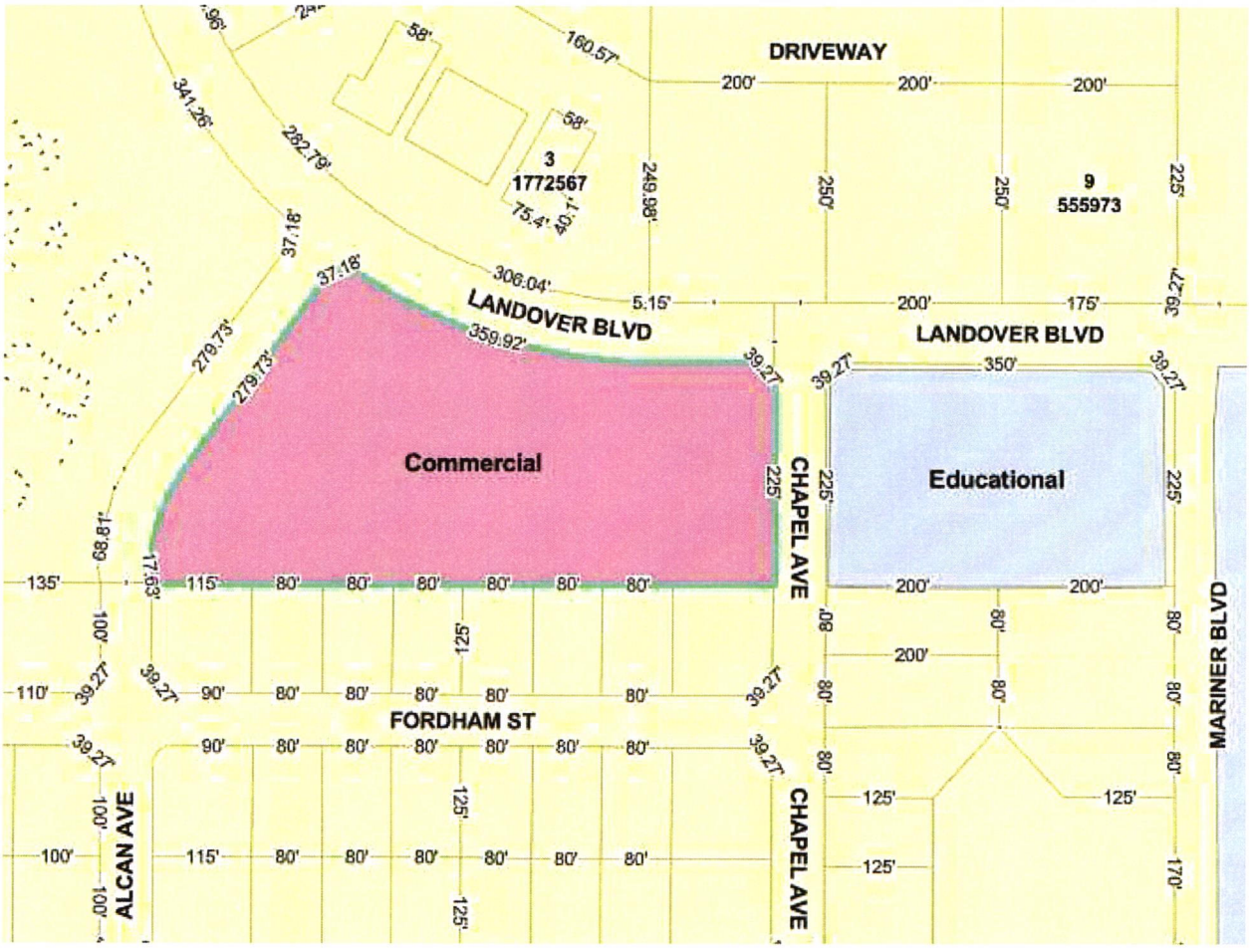


Figure 3. Parcel Key 417481- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	PDP/OP	Residential	Office, Commercial Services
South	PDP/SF	Residential	Single Family lots
East	PDP/OP	Public Semipublic/Educational	Public School-Springstead HS
West	PDP/MF with boat storage	Residential	Multifamily Housing

Request:

The applicant is requesting a master plan modification to a previously approved Master Plan. The site was previously master planned for self-storage by H 21-56, approved by the Board of County Commissioners on January 11, 2022 (Resolution 2022-16). The Board action on January 11, 2022, also included a the approval of a small scale comprehensive plan amendment designating the site with a Commercial future land use (Ord. 2022-01). Please see the attached information regarding the past history.

Project Description:

The applicant is proposing to retain the existing vested use for self-storage (mini warehouse) and is requesting a master plan modification to make the following changes:

- Replace the outdoor storage/RV parking) with single-story self-storage along the southern buffer
- Establish maximum building footprint square footage at 85,000 square feet (135,000 sf with second floor)
- Combine the two-story self-storage buildings (2) facing Landover Boulevard into one building

No other changes to the master plan or approved performance conditions are requested. The previously approved buffers and landscape requirements will remain in effect. All site lighting will be full cutoff fixtures to retain light on site and security lighting will be shielded from the residential area to the south.

Utilities are available along the adjacent roadway and the soils are conducive to development and stormwater retention. The proposed use will generate minimal traffic in this busy area and will provide storage capacity for the surrounding multifamily and single family homes. There will be no direct access to Landover Boulevard. The building will also meet the County architectural and design guidelines.

Comprehensive Plan Consistency:

The subject property is designated Commercial on the future land use map and is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Commercial Category

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.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Analysis: The County previously determined that the site was appropriate for a commercial land use designation and development as a self-storage use (H 21-56). This section of Landover Boulevard is characterized by extensive non-residential development, including medical offices, a funeral home, light business services and a Springstead High School.

Proposed Dimensional Standards:

Maximum building square feet-135,000 square feet (85,000 sf building footprint)
Maximum Height - 45 feet

Minimum Setbacks
Front- 35 feet (Deviation from 75 feet previously approved)
Sides- 20 feet
Rear- 35 feet

Buffers
Landover Boulevard (North)- 10' Landscape Buffer
Chapel Drive (East)-15' Landscape Buffer
Rear (South adjacent to existing residential)- 20' Vegetative Buffer
Alcan Ave (West)-15' Vegetative Buffer

The western and southern buffers shall have a minimum height of 5 feet, a maximum height of 8 feet, or an evergreen hedge with a minimum height of 5 feet at the time of planting.

Site Conditions

Topography

The site is relatively flat and sits at an elevation ranging from of 48 to 53 feet above MSL. Please refer to Figure 4.

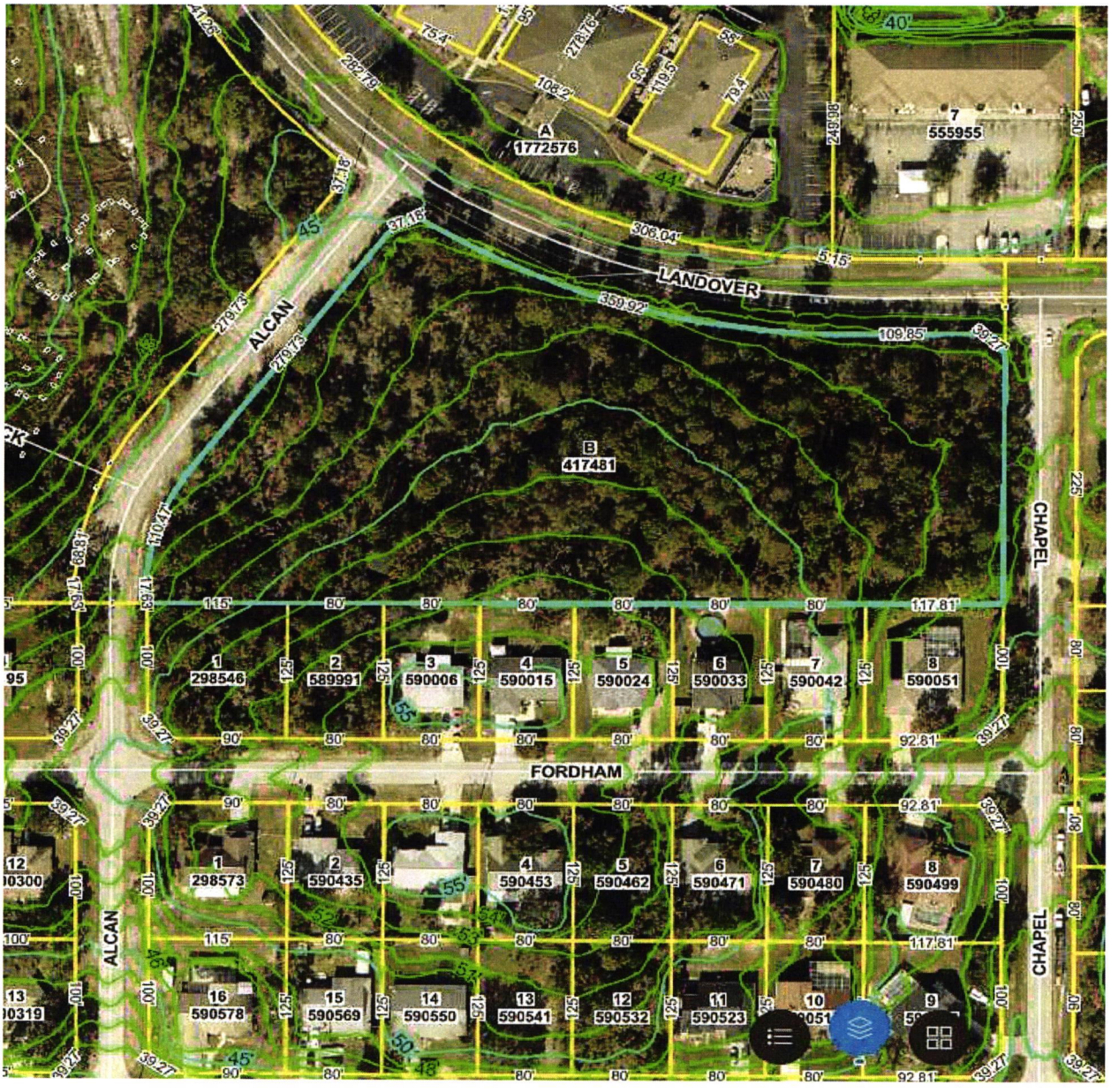


Figure 4. Parcel Key 417481-Topography Map

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.

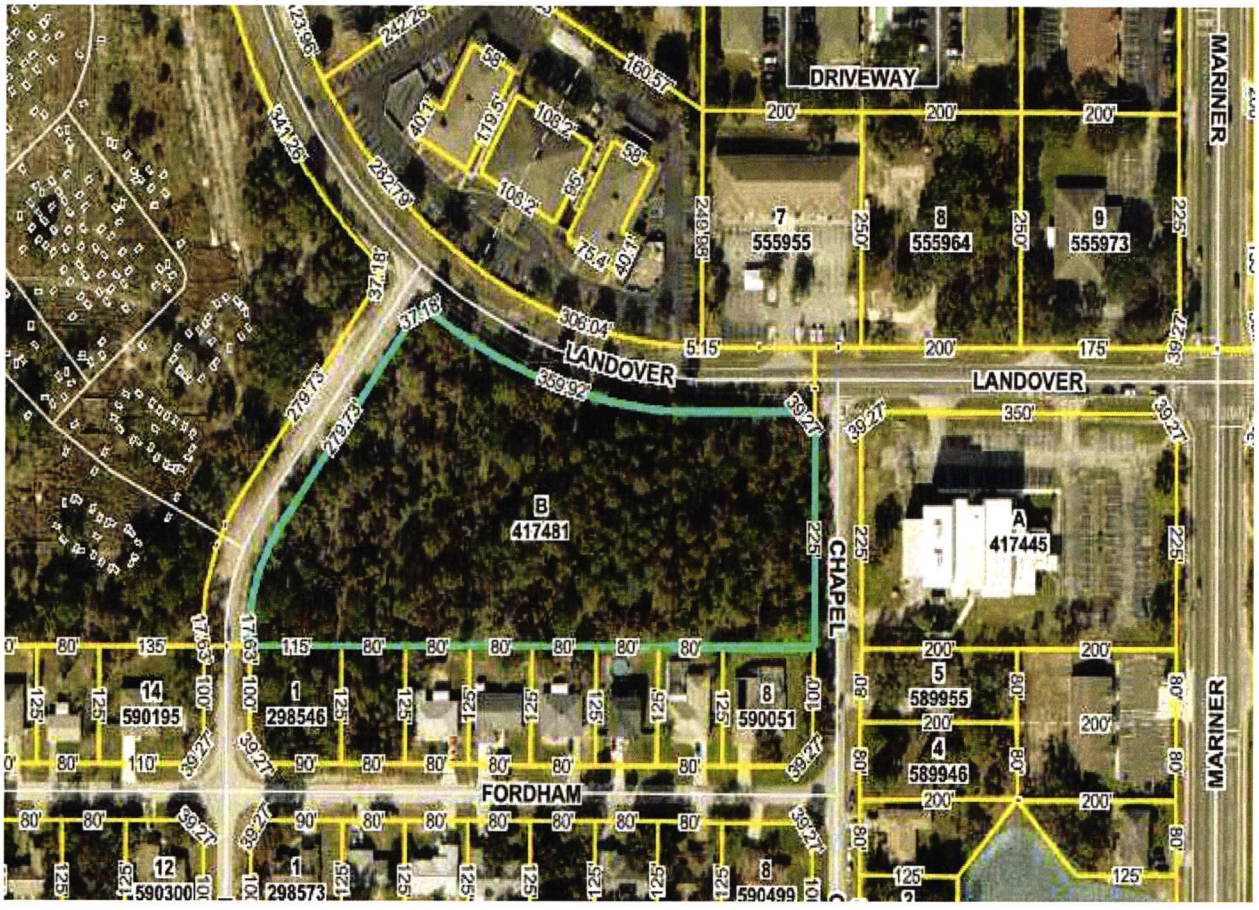


Figure 5. Parcel Key 417481 -**Floodplain Map**

Soils

The site soils consists of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.

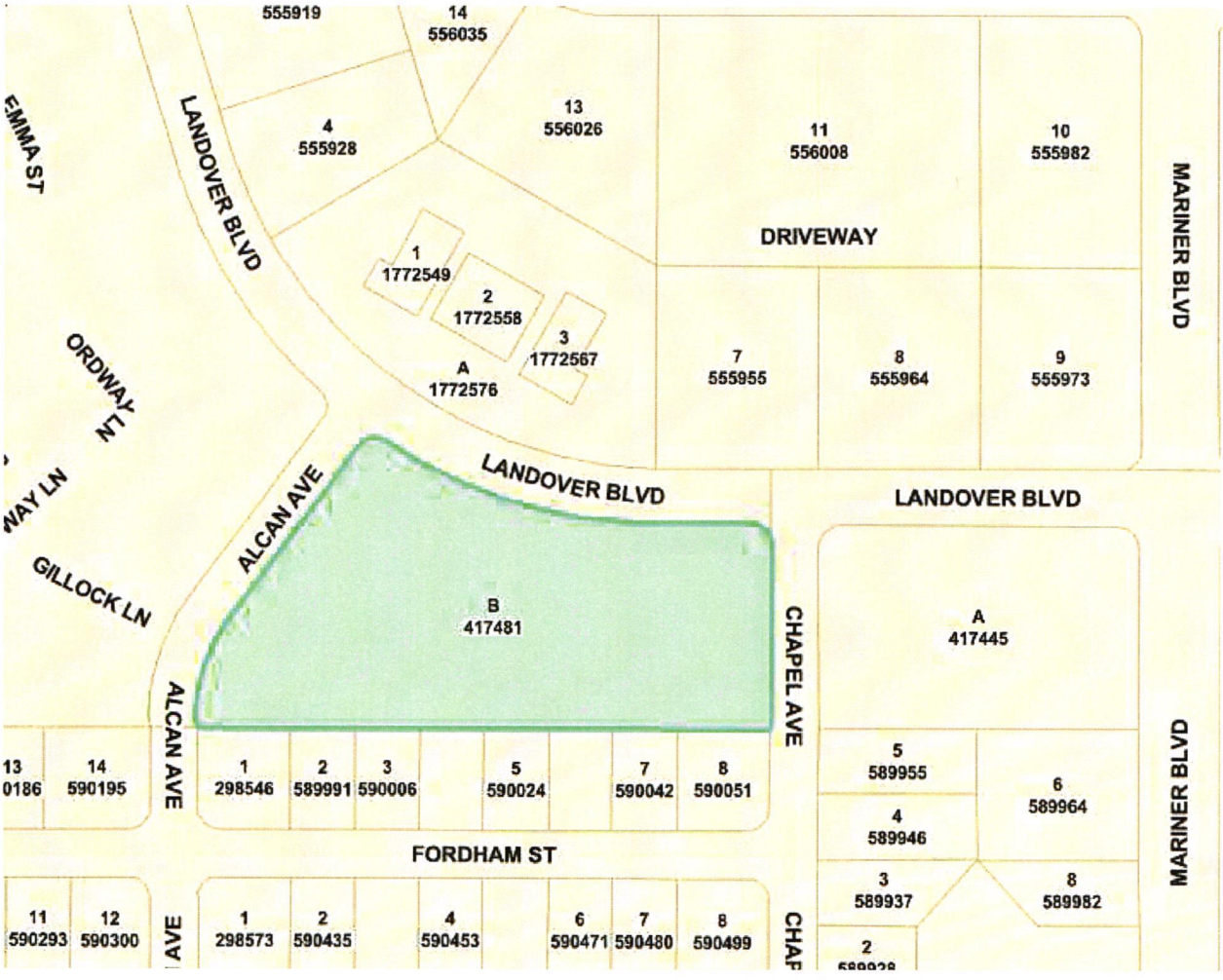


Figure 6. Parcel Key 417481 -**Soils Map**

Site Environmental

- The subject property is currently wooded vacant lot
- The property is comprised of upland forest dominated by Longleaf Pine and Laurel Oak
- No jurisdictional wetlands or other surface waters are present on the property
- A Gopher Tortoise survey has not been completed

Infrastructure

Adequate Access/Transportation

The site is located along Landover Boulevard which connects to Mariner Boulevard approximately 450 feet to the east and Northcliffe Boulevard approximately 4,000 feet to the north. All three roadways are designated thoroughfares by the Comprehensive Plan. While traffic flow is significant in this area, the proposed use is an extremely low traffic generator and provides storage capacity for the surrounding multifamily and single family dwellings. Access to the site will be taken from the side streets, Alcan and Chapel Avenues. No direct access to Landover Boulevard is proposed.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. There is an existing 4-inch water main that runs along the west side of Alcan Avenue, an existing 6-inch water main that runs along the west side of Chapel Avenue, and an existing 8-inch water main that runs along the north side of Landover Boulevard. There is an existing 8-inch sewer gravity main that runs along Landover Boulevard.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

No deviations to the dimensional standards are proposed.

The following deviation was previously approved:

Minimum Setbacks
Front- 35 feet (Deviation from 75 feet)

APPENDIX

EXISTING ZONING MASTER PLAN & APPROVAL (Resolution 2022-16)

RESOLUTION NO. 2022 - 110

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 on January 11, 2022, 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: Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC)

FILE NUMBER: H-21-56

REQUEST: Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBERS: 417481

REQUEST: Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations, as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

Attachment: Approved Resolution No. 2022-16 (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises,

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION:

After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the request for a Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-Warehouses and Outdoor Storage, with Deviations, 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 11th DAY OF JANUARY 2022.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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

By: _____
Steve Champion
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: _____
County Attorney's Office

Attachment: Approved Resolution No. 2022-16 (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises,

BCC ACTION:

On January 11, 2022, the Board of County Commissioners voted 5-0 to adopt Resolution 2022-16 approving the Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with a specific C-2 use for a mini-warehouse and outdoor storage with deviations with the following performance conditions:

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

2. The petitioner must meet the minimum requirements of Florida Friendly Landscaping ™ publications for design techniques, principles, materials, and plantings for required landscaping.

3. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.

4. The proposed project must provide a drainage design meeting the requirements of Hernando County Facility Design Guidelines and South West Florida Water Management District Environmental Resource Permitting requirements.

5. The petitioner shall be limited to a maximum of 90,000 square feet of self-storage building space.

6. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.

7. The petitioner shall not connect directly to Landover Boulevard.

8. A traffic access analysis may be required; any improvements identified by the traffic analysis shall be the responsibility of the developer.

9. Minimum Setbacks:
   Front: 35' (deviation from 75')
   Side: 20'
   Rear: 35'

10. The petitioner shall be required to fence the site in accordance with the Hernando County Land Development Regulations.

11. The petitioner shall plant a vegetative buffer along the south and west properties boundaries. Additionally, the petitioner shall plant a vegetative buffer with a minimum

Attachment: Summary of BOCC Action (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC))

width of 10' along Landover Boulevard. These buffers shall have a minimum height of 5 feet, a maximum height of 8 feet, or an evergreen hedge with a minimum height of 5 feet at the time of planting. The minimum buffer widths are as follows:

- North (Along Landover): 10'
- East (Along Chapel Drive): 15'
- South (Along existing residential): 20'
- West: Along Alcan Avenue: 15'

12. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.

13. Security lighting shall be shielded from the neighboring residential use to the south.

14. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Attachment: Summary of BOCC Action (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of Sanjay Enterprises, LLC))



Attachment: H-21-56 Master Plan (RES-2022-16 : Rezoning - H2156 - Soffron Holdings, LLC (On Behalf of

COMPREHENSIVE PLAN MAP AMENDMENT

(Ordinance 2022-01)

Lf

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 13, 2022

Honorable Doug Chorvat, Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 362
Brooksville, Florida 34601

Attention: Ms. Heidi Kurppe, Deputy Clerk

Dear Mr. Chorvat:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2022-01, which was filed in this office on January 13, 2022.

Sincerely,

Anya Owens
Program Administrator

AO/lb

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

L.f

ORDINANCE NO. 2022 - 01

AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 4.2 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF ALCAN AVENUE AND LANDOVER BOULEVARD; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-21-10 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive Planning and Land Development Regulation Act (now known as the Community Planning Act), as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,

WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners ("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within which, are included goals, objectives, and strategies used to guide future growth; and,

WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando County Comprehensive Plan relating to the Future Land Use Map (attached as **Exhibit "A"** hereto and incorporated herein by this reference) hereinafter referred to as CPAM-21-10; and,

WHEREAS, CPAM-21-10 is an amendment to the County's Future Land Use Map involving land that is 50 acres or less in size and which has been determined by the Hernando County Planning Department to constitute a "small scale development amendment" based upon the criteria set forth in Section 163.3187, Florida Statutes; and,

WHEREAS, small scale development amendments are exempt from state and regional review pursuant to Section 163.3187, Florida Statutes; and,

WHEREAS, the BOCC conducted a public hearing on January 11, 2022, in connection with the adoption of CPAM-21-10 as an amendment to the 2040 Hernando County Comprehensive Plan; and,

WHEREAS, upon enactment of this Ordinance, CPAM-21-10 will be transmitted as an adopted comprehensive plan amendment to the State Land Planning Agency and the other Review Agencies for filing.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

SECTION I. Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION II. Adopting CPAM-21-10. CPAM-21-10 (attached as **Exhibit "A"** hereto and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando County Comprehensive Plan is amended accordingly, subject to the Effective Date provision (Section X) below.

SECTION III. Execution. The Chairman of the Hernando County Board of County Commissioners is hereby authorized to execute this Ordinance, and all related documents.

SECTION IV. Transmittal of Adopted CPAM-21-10 to State Land Planning Agency and Review Agencies. County staff shall transmit an executed copy of this Ordinance adopting CPAM-21-10 to the State Land Planning Agency and the other Review Agencies within ten (10) days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

SECTION V. Publication. This Ordinance shall be published as required by law.

SECTION VI. Applicability. This Ordinance shall be applicable throughout the unincorporated area of Hernando County.

SECTION VII. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

SECTION VIII. Conflicting Provisions. Special acts of the Florida Legislature applicable only to unincorporated areas of Hernando County, Hernando County ordinances, County resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this Ordinance to the extent of such conflict except for ordinances concerning either adoption or amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

SECTION IX. Filing with the Department of State. The clerk shall be and is hereby directed forthwith to send a certified copy of this Ordinance, or electronically transmit this Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.

SECTION X. Effective Date. This Ordinance shall take effect upon filing with the Florida Secretary of State; however, the adopted amendment (CPAM-21-10) shall take effect and be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete or as otherwise provided in Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 11th DAY OF JANUARY 2022.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Kuppe, D.C. for
DOUGLAS A. CHORVAT, JR.
CLERK OF CIRCUIT COURT
AND COMPTROLLER

By:
STEVE CHAMPION
CHAIRMAN

SEAL

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

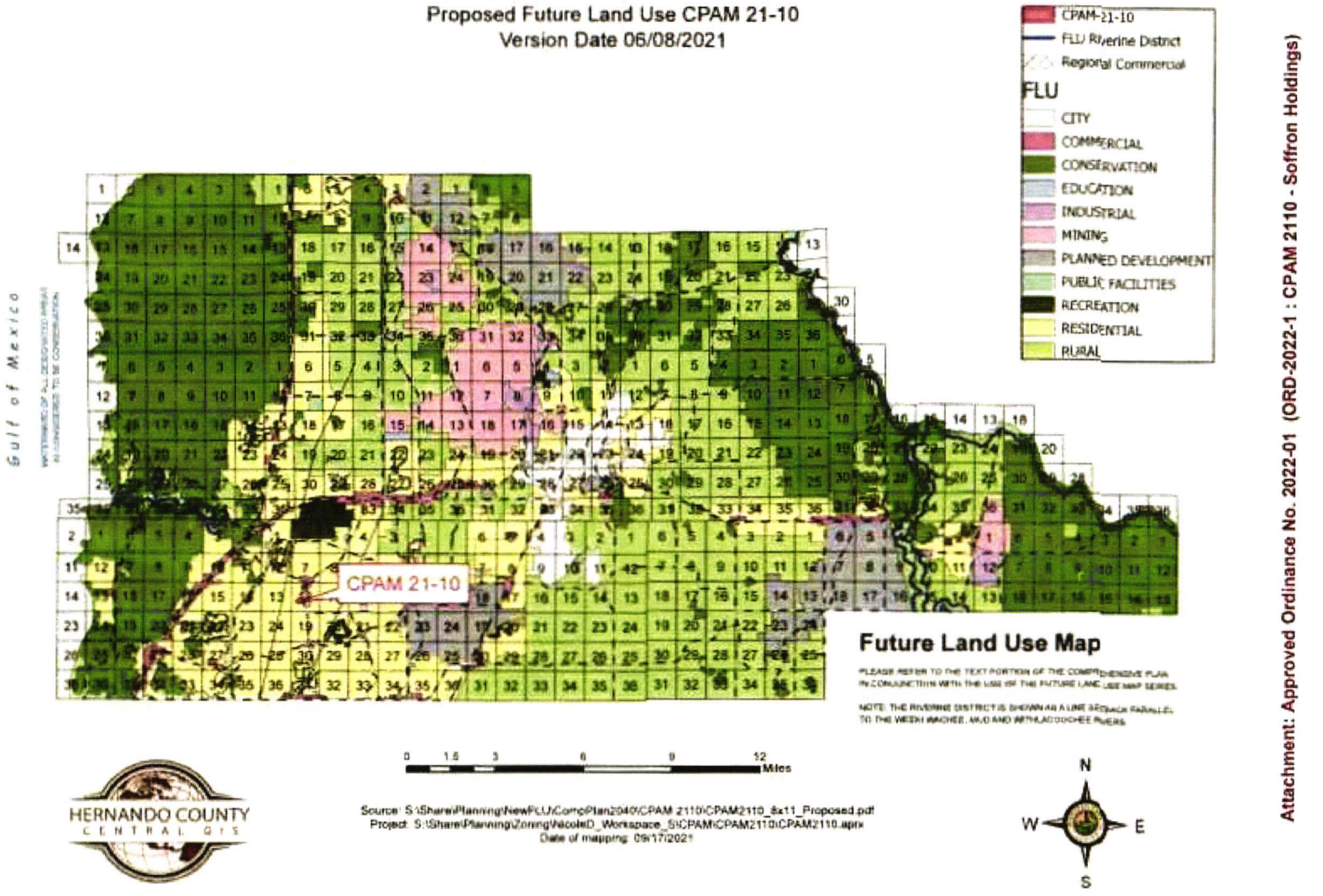
By: Shannon Ellen
County Attorney's Office

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

L.f

EXHIBIT A
Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-10
Version Date 06/08/2021



HERNANDO COUNTY
CENTRAL GIS

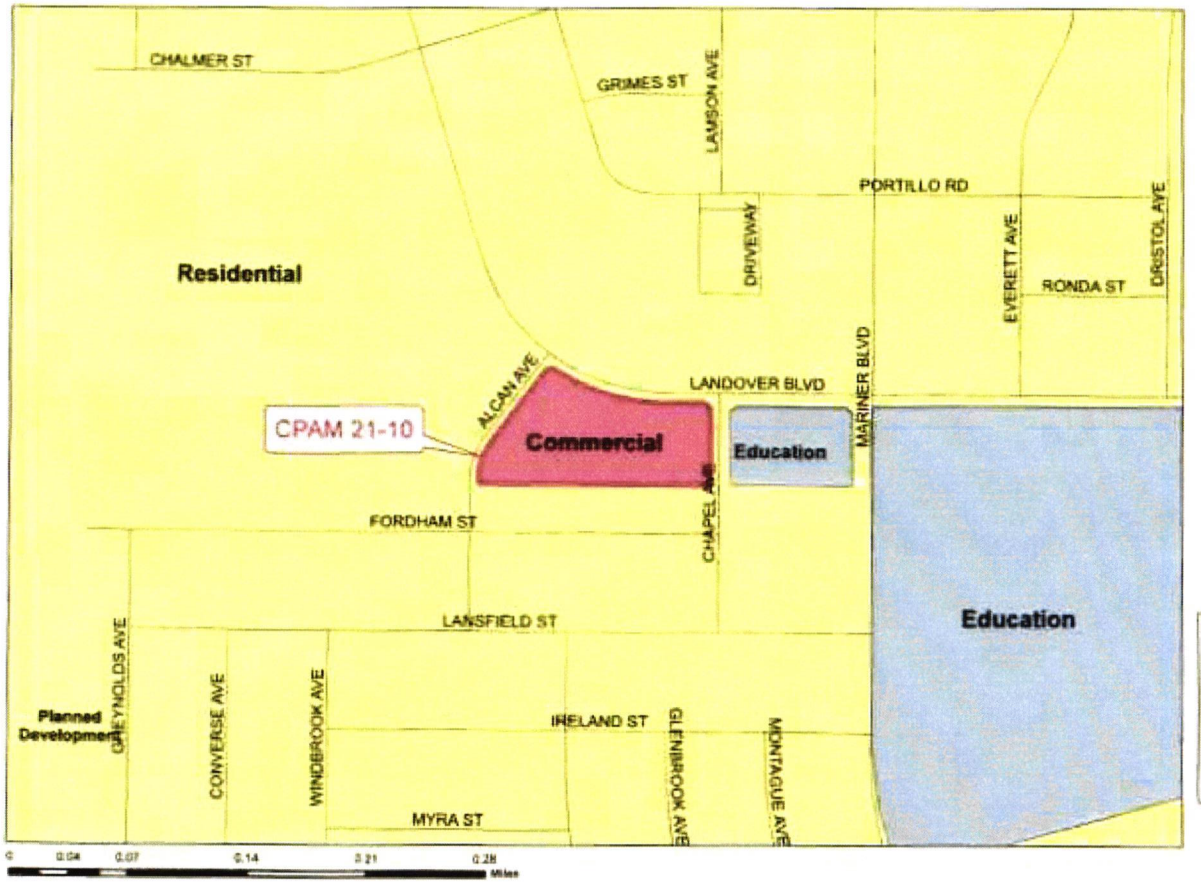
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Project: S:\Share\Planning\Zoning\NicoleD_Workspace_5\CPAM\CPAM2110\CPAM2110.aprx
Date of mapping: 09/17/2021

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

L.f

EXHIBIT A
Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 21-10
Version Date: 06/08/2021



CPAM-2110
FLU Riverine District
Regional Commercial

FLU
- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Source: S:\Share\Planning\New\FLU\CompPlan2040\CPAM2110\CPAM2110b_8x11_Detail.pdf
Project: S:\Share\Planning\Zoning\NicoleD_Workspace_S\CPAM\CPAM2110\CPAM2110.aprx
Date of mapping: 6/8/2021

HERNANDO COUNTY CENTRAL GIS

Attachment: Approved Ordinance No. 2022-01 (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

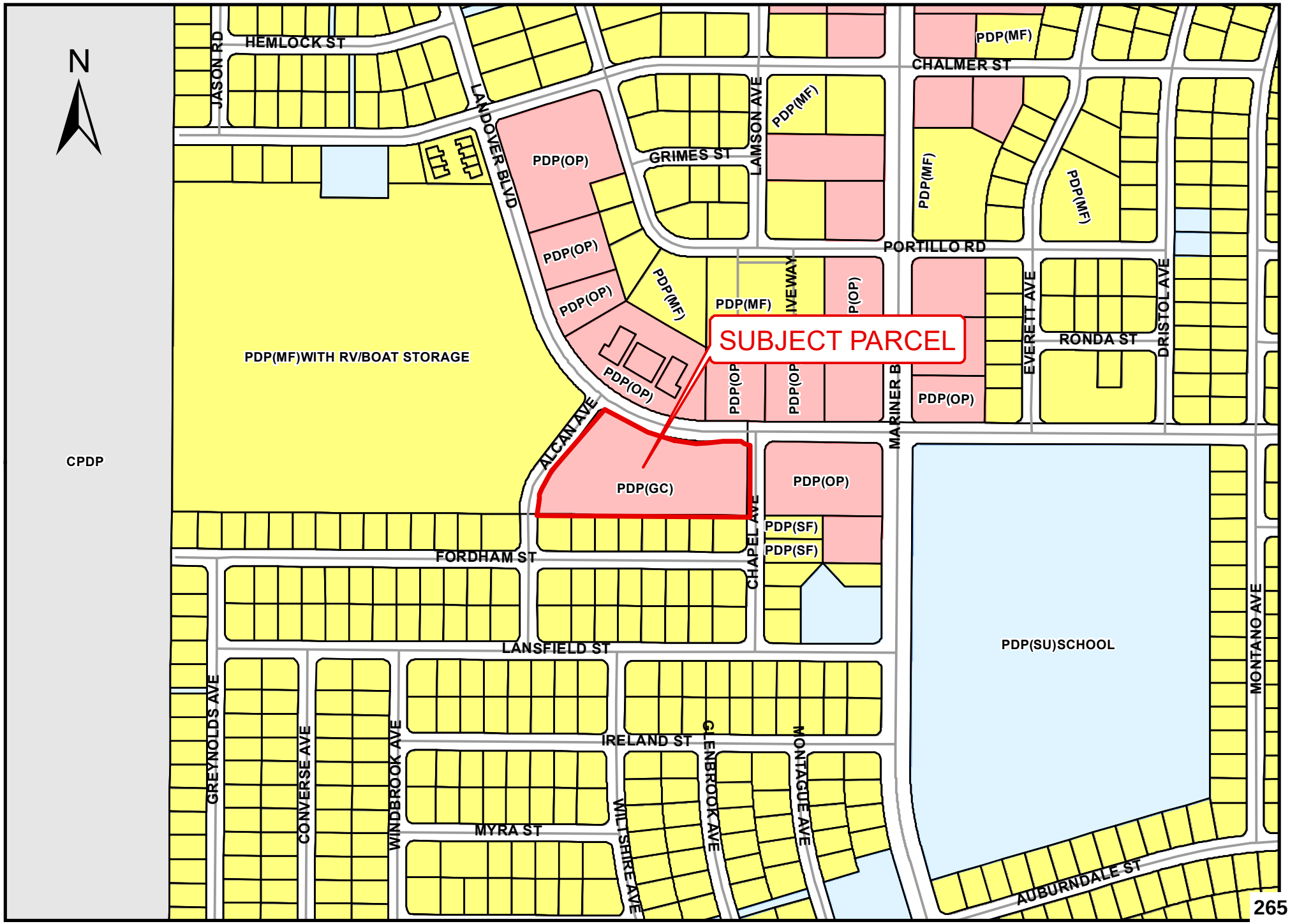
BCC ACTION

On January 11, 2022, the Local Planning Agency/Board of County Commissioners voted 5-0 to adopt Ordinance 2022-1, adopting CPAM2110, and authorized the transmittal of the small-scale amendment package to the Florida Department of Economic Opportunity and reviewing agencies.

Attachment: Summary of BOCC Action (ORD-2022-1 : CPAM 2110 - Soffron Holdings)

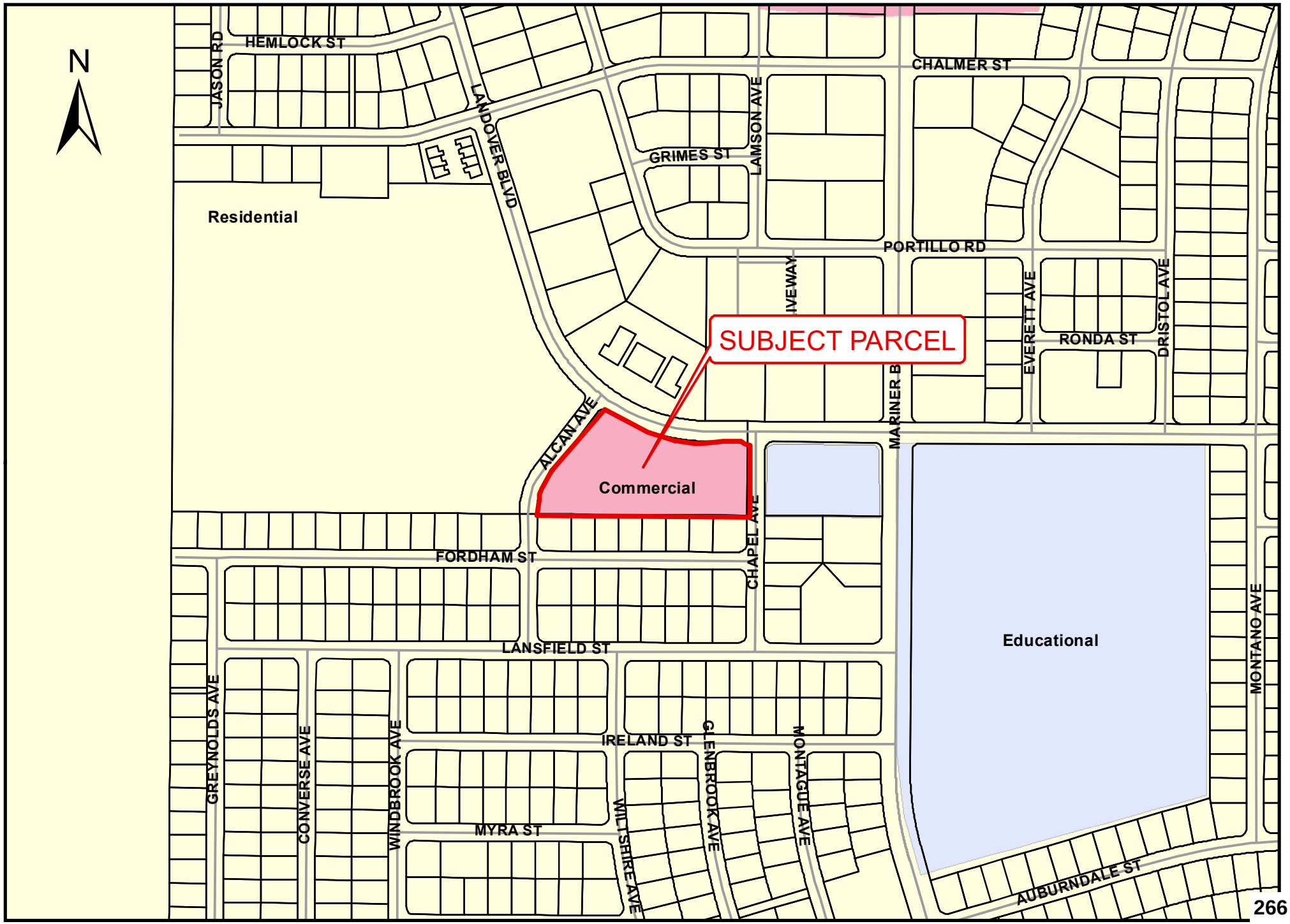
H-25-51

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-51

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-51

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TITLE
Rezoning Petition Submitted by APD Advanced Stabilization LLC (d/b/a APD Foundation Repair) (H2553)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair Business

General Location:
Northwest corner of Manecke Road and Ponce De Leon Boulevard

Parcel Key Number:
350907

Summary of Applicant's Request:
The petitioner has applied for a rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a foundation repair business. The subject property is located west of U.S. 98 (Ponce de Leon Boulevard). The parcel will be combined with the adjoining property at 701 Ponce de Leon Boulevard, which is designated Highway Commercial. This will allow both parcels to function as one unified commercial site for APD Foundation Repair, which will serve as the company's permanent location for its shop and administrative offices.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair Business in accordance with the staff report.

REVIEW PROCESS

Michelle Miller	Approved	11/19/2025 10:16 AM
Omar DePablo	Approved	11/19/2025 12:58 PM
Natasha Lopez Perez	Approved	11/19/2025 1:53 PM

Toni Brady	Approved	11/20/2025 8:41 AM
Danielle Nigro	Approved	11/20/2025 8:42 AM
Victoria Via	Approved	11/25/2025 10:52 AM

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Axl David
AYES:	Holmes, Birren, David, Fulford and McDonald
ABSENT:	Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	December 8, 2025
	Board of County Commissioners:	February 3, 2025
APPLICANT:	APD Advanced Stabilization dba APD Foundation Repair	
FILE NUMBER:	H-25-53	
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business	
GENERAL LOCATION:	Northwest corner of Manecke Road and Ponce De Leon Boulevard	
PARCEL KEY NUMBER(S):	350907	

APPLICANT'S REQUEST

The Petitioner has applied a Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business. The subject property is located west of U.S. 98 (Ponce de Leon Boulevard). The parcel will be combined with the adjoining property at 701 Ponce de Leon Boulevard, which is designated Highway Commercial. This will allow both parcels to function as one unified commercial site for APD Foundation Repair, which will serve as the company's permanent location for its shop and administrative offices.

APD Foundation Repair provides foundation stabilization, sinkhole remediation, and concrete repair services throughout Hernando County and nearby areas. The business needs adequate space for office operations, storage of vehicles and equipment, and customer service activities such as warranty and inspection coordination.

This project will benefit the community by supporting the growth of a local small business, creating new employment opportunities, and contributing to the County's commercial tax base. Consolidating the company's operations on a properly zoned site promotes efficient land use and helps prevent scattered or piecemeal development along the corridor.

SITE CHARACTERISTICS

Site Size	.70 Acres	
Surrounding Zoning; Land Uses	North:	AG & C2; Developed
	South:	C2 & Manecke Rd; Developed
	East:	Ponce De Leon Blvd
	West:	AG; Developed
Current Zoning:	Agriculture	

Future Land Use
Map Designation: Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements at the time of commercial remodel permit application.

UTILITIES REVIEW

This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district. Contact CBUD for any utility related comments. Parcel Key# 350907.

CITY OF BROOKSVILLE UTILITIES REVIEW

The proposed site is located at the northwest corner of Manecke Road and Ponce De Leon Boulevard, within the City of Brooksville Utility Department's (CBUD) first right-to-serve area. The petitioner shall be required to coordinate with the City of Brooksville Utilities Department at the time of site development.

ENGINEERING REVIEW

The subject site is located on the Northwest corner of Manecke Road and Ponce De Leon Boulevard. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Frontage road is required per Hernando County Ordinance.
- Only one driveway connection will be permitted on Manecke road. Driveway connection must be improved/built to Hernando County Standard. Refer to Hernando County Facility Design Guideline IV-25.
- U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation.
    - Access to U.S.98, installation of sidewalk, is per FDOT/Florida Dept. of Transportation Requirements.
    - FDOT/Florida Dept. of Transportation may require additional right of way along U.S.98.
    - FDOT/Florida Dept. of Transportation access management, right of way permits required, and may require drainage permit.

LAND USE REVIEW

The petitioner is requesting a rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business.

Setbacks:

North: 35’
South: 10’
East: 125’
West: 35’

Buffers:

North: 20’ Natural Vegetative Buffer with permanent screening
South: 5’ Natural Vegetative Buffer with permanent screening
East 10’ Natural Vegetative Buffer with permanent screening
West: 20’ Natural Vegetative Buffer with permanent screening

Comments: The adjacent property to the North and West is zone AR2/ Agriculture Residential due to residential standards staff recommends a 20-foot landscape buffer.

The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient, and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner shall provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Outdoor Storage:

Hernando County Land Development Regulations require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, Commercial Category

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas.

Comments: An expansion of an existing commercial business, therefore, no comprehensive plan amendment is required.

Commercial Category

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.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comment: The subject property is located within the Commercial land use classification on the adopted Future Land Use Map. The subject site is located on the Northwest corner of Manecke Road and Ponce De Leon Boulevard. The uses are consistent with the Comprehensive Plan Goals, Objectives and Strategies for commercial development.

FINDINGS OF FACT

The rezoning request from AG (Agricultural) to C-2 (Highway Commercial) is appropriate due to the following findings of fact:

1. The proposed C-2 (Highway Commercial) zone is compatible with surrounding zoning districts.

2. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

NOTICE OF APPLICANT RESPONSIBILITY

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

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

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business in accordance with the staff report.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

RECEIVED
SEP 26 2025
HERNANDO COUNTY ZONING

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: 9/24/2025

APPLICANT NAME: APD Advanced Stabilization dba APD Foundation Repair
Address: 13049 Spring Hill Dr.
City: Spring Hill State: FL Zip: 34609
Phone: 352 200 9740 Email: apdfoundationrepair@gmail.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME:
Company Name: January Slocum
Address: 13049 Spring Hill Dr.
City: Spring Hill State: FL Zip: 34609
Phone: 352 200 9740 Email: apdfoundationrepair@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 0035090 7 R1S 422 19 0000 0030 0000
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: 01 Residential
4. Desired zoning classification: 10 Commercial
5. Size of area covered by application: 0.70 Acres
6. Highway and street boundaries: Moncrief and Ponce de Leon
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

I, January Slocum, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☑ I am the owner of the property and am making this application **OR**

☐ I am the owner of the property and am authorizing *(applicant)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25 day of September, 20 25, by January Slocum who is ☑ personally known to me or ☐ produced _____ as identification.

_____
Signature of Notary Public

DANNY FRAIZER
MY COMMISSION EXPIRES 05-31-2027
NOTARY PUBLIC
COMM. # HH 405039
STATE OF FLORIDA

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

Narrative for Land Use Amendment and Property Merger

Subject Properties:
- 0 Manecke Road
Description: A lot 40x125 ft & a lot 175x154 ft in S1/2 of SW1/4 lying W of US 98 ORB 1514 PG 1874
- 701 Ponce de Leon Blvd
Description: A lot 125x125 ft in S1/2 of SW1/4 of SW1/4 W of US 98 ORB 62 PG 640 ORB 426 PG 208

Request Summary
We are respectfully requesting to change the land use designation of the property located at 0 Manecke Road from Residential to Commercial. Following this change, we intend to merge this parcel with the adjoining property located at 701 Ponce de Leon Blvd, which is already designated as Commercial.

The purpose of this request is to consolidate these parcels into one commercial site that will serve as the permanent location of our shop and administrative office for our company, APD Foundation Repair (licensed contractor: CBC1267611).

Purpose of Amendment
APD Foundation Repair specializes in foundation stabilization, sinkhole remediation, and concrete repair services throughout Hernando County and the surrounding region. The business requires adequate space for:
- Office operations and administrative staff.
- Storage of equipment, vehicles, and construction materials.
- Customer meetings and warranty/inspection coordination.

The proposed amendment ensures that both parcels will be compatible in zoning and land use, allowing for a cohesive site design that supports long-term business operations.

Compatibility with Surrounding Land Uses
- The subject parcels are located west of U.S. 98, a corridor that currently accommodates numerous commercial and mixed-use properties.
- Converting 0 Manecke Road from Residential to Commercial will align the land use of both parcels with existing development patterns and provide a consistent commercial frontage along this section of U.S. 98.
- The consolidation of these lots into one commercial site will improve property utilization and eliminate potential land use conflicts between adjacent residential and commercial uses.

Community & Economic Benefits
- The project will support the continued growth of a local small business headquartered in Hernando County.
- It will provide additional employment opportunities as our company expands operations.
- The development will contribute to the commercial tax base of the County.
- By consolidating operations on one properly zoned site, the project will promote efficient land use and reduce piecemeal development along U.S. 98.

Conclusion
The requested land use amendment from Residential to Commercial for the property at 0 Manecke Road, followed by its merger with 701 Ponce de Leon Blvd, is consistent with surrounding development patterns, supports the County's economic objectives, and ensures a stable long-term location for APD Foundation Repair's operations.

We respectfully request approval of this amendment and merger to allow our company to move forward with establishing this site as our permanent office and operational base.

Public Notice: Proposed Land Use Amendment

Subject Properties:
- 0 Manecke Road
- 701 Ponce de Leon Blvd

Project Overview
APD Foundation Repair is requesting to change the property at 0 Manecke Road from Residential to Commercial and merge it with our existing commercial property at 701 Ponce de Leon Blvd. Once combined, this will become the permanent home of our office and shop.

Why This Matters
- Provides space for a local small business to grow.
- Creates new employment opportunities in Hernando County.
- Contributes to the local tax base.
- Aligns with existing commercial development along U.S. 98.

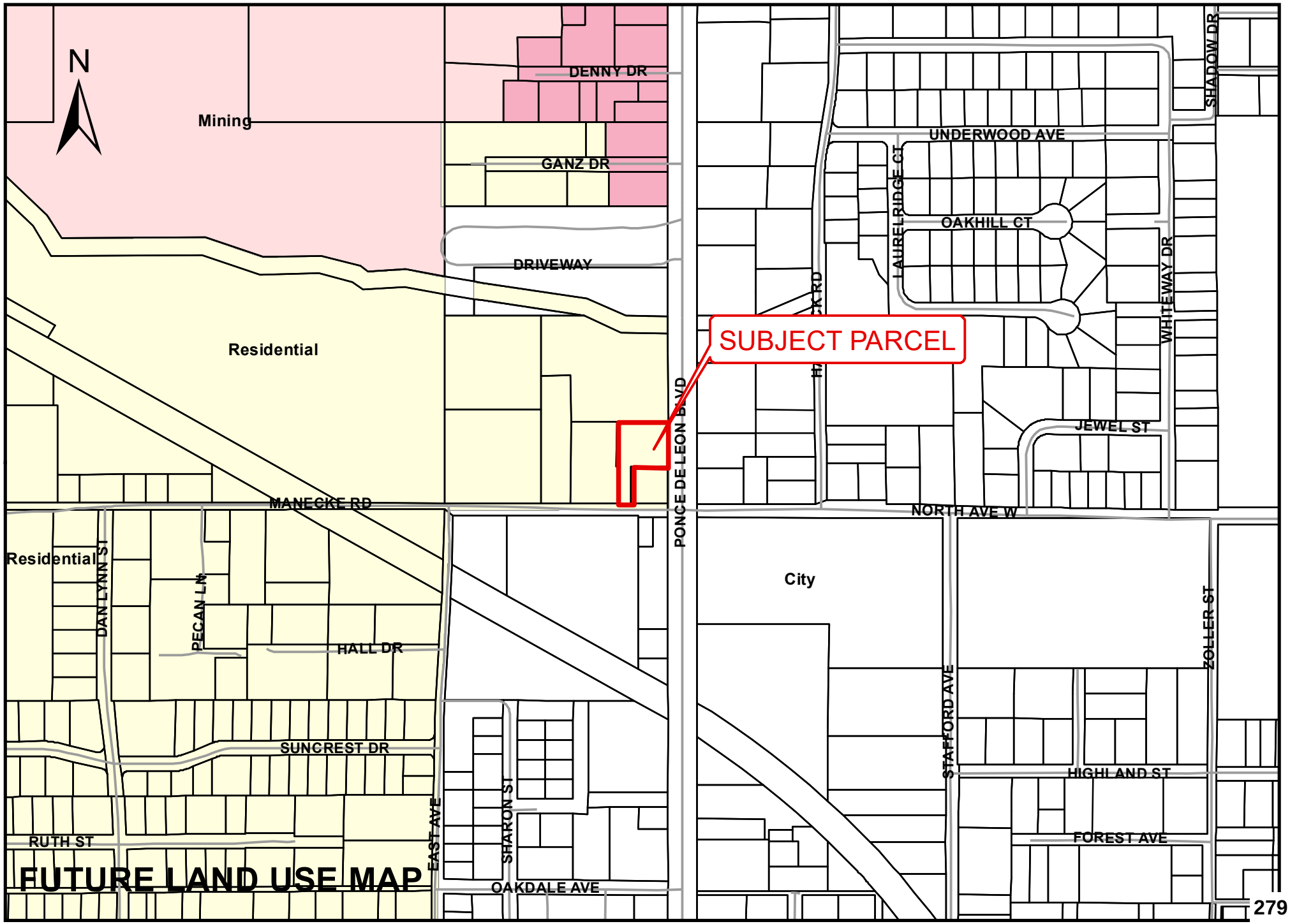
Our Commitment
APD Foundation Repair is proud to be a Hernando County-based company. We are dedicated to serving our community, supporting local jobs, and operating responsibly within the commercial corridor.

Summary
This amendment will allow APD Foundation Repair to establish a long-term headquarters that supports local economic growth and ensures efficient use of property along U.S. 98.



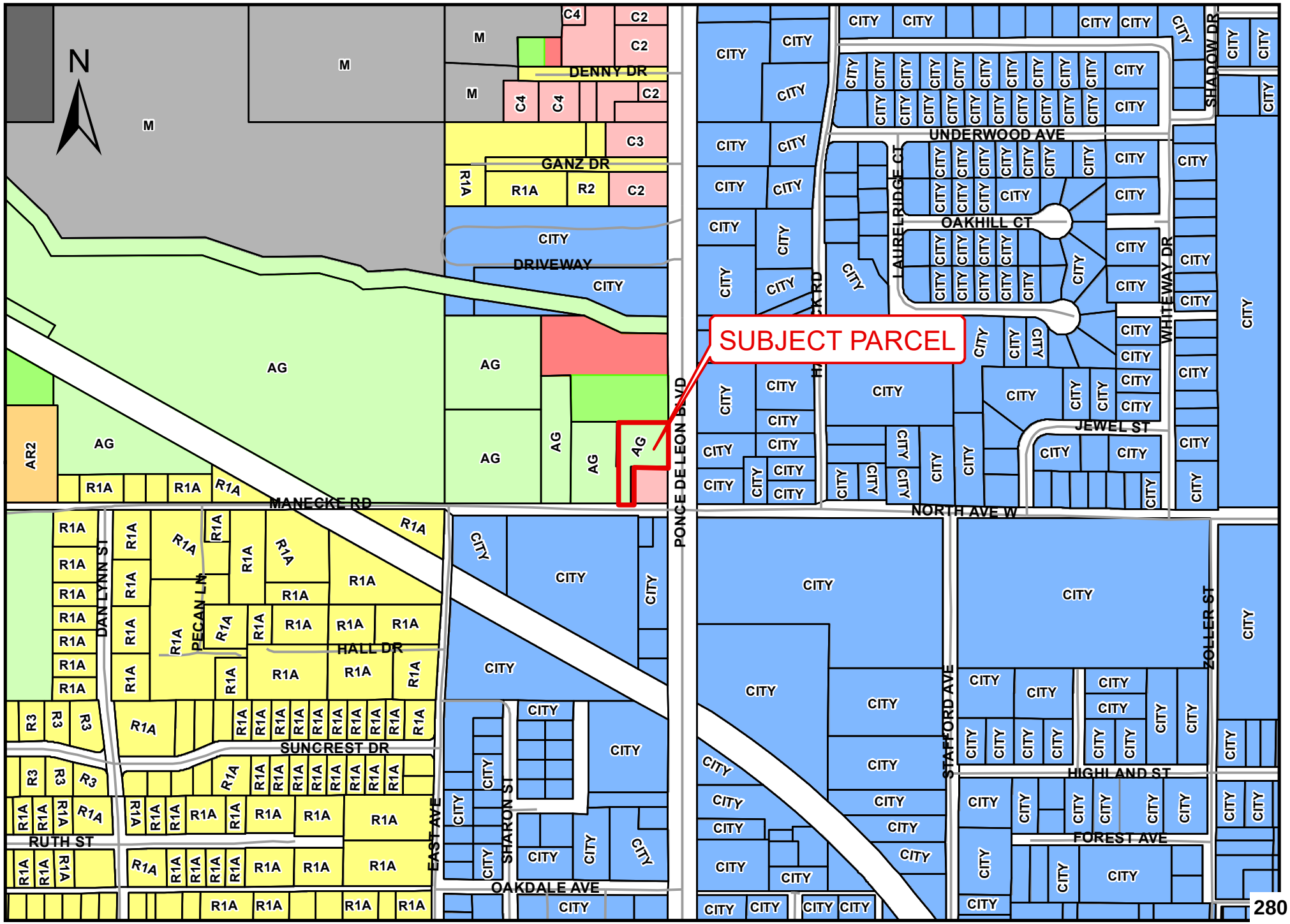
H-25-53

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-25-53

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-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



TITLE
Presentation of Weeki Wachee Preserve Phase 1 Project

BRIEF OVERVIEW
The Hernando County Parks and Recreation Department is seeking public comment on the Weeki Wachee Preserve Phase 1 project.

The Weeki Wachee Preserve Phase I project shall include the construction design for the pedestrian bridge, observation deck/eco boardwalk, parking lot improvements, restroom construction, large shade pavilion, and paved access to the park entrance being created on Shoal Line Boulevard.

Future phase(s) will include additional recreation activities for the community to include kayak launches, water access, education/informational stations along the boardwalk, etc.

The 30% plans are attached for reference; the County's contracted consultant anticipates that final plans shall be completed by January 2026. Public Comment on this item may be used for future grant applications including but not limited to The Florida Department of Environmental Protection, Land and Water Conservation Fund Program.

FINANCIAL IMPACT
Public comment only - No financial impact is anticipated from this agenda item.

LEGAL NOTE
The Planning and Zoning Commission has the authority to accept public comment on the Florida Department of Environmental Protection, Land and Water Conservation Fund Program in accordance with the funding application. These public comments shall also be incorporated into future funding applications as deemed applicable by the specific notice of funding opportunities as released.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission take public comment on this project.

REVIEW PROCESS

Casey Stepp	Approved	11/21/2025	9:43 AM
Carla Rossiter-Smith	Approved	11/26/2025	1:02 PM
Robert Talmage	Approved	11/26/2025	3:05 PM
Christopher Linsbeck	Escalated	11/28/2025	5:27 PM
Robert Talmage	Approved	12/01/2025	7:39 AM
Shaun Kusnierczak - FYI	Notified - FYI	12/01/2025	7:39 AM

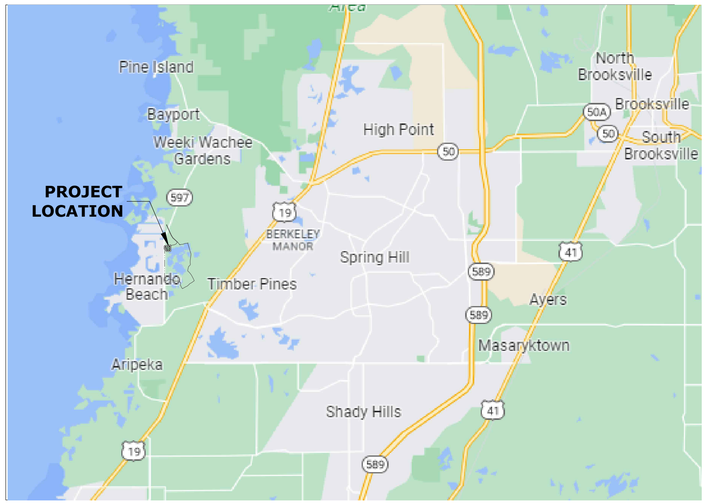
Toni Brady	Approved	12/01/2025	2:42 PM
Danielle L Nigro	Approved	12/02/2025	7:38 AM
Victoria Via	Approved	12/02/2025	2:11 PM

30% CONSTRUCTION PLANS
for
WEEKI WACHEE PRESERVE PARK

9.41 ACRES ±

HERNANDO COUNTY, FLORIDA

Project Number 21078



LOCATION MAP
N.T.S.
S/T/R
SEC 13 TWP 23 RNG 16
SEC 18 TWP 23 RNG 17

N

PREPARED FOR:

HERNANDO COUNTY PARKS & RECREATION

PREPARED BY:

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Sheet Index

C-01	COVER SHEET
C-02	LOCATION MAP
C-03	GENERAL NOTES & SPECIFICATIONS
C-04	SITE DEMOLITION PLAN
C-05	SITE PLAN
C-06	GRADING DRAINAGE & PAVING PLAN
C-07	PEDESTRIAN BRIDGE PLAN
C-08	PEDESTRIAN BRIDGE PROFILE
C-09	RETAINING WALL PROFILE
C-10	UTILITY PLAN
C-11	DETAILS
C-12	DETAILS
C-13	DETAILS

SITE DATA

OWNER/PERMITTEE:	HERNANDO COUNTY PARKS & RECREATION 16161 FLIGHT PATH DRIVE BROOKSVILLE, FL 34604
CONTACT:	ROB TALMAGE PHONE: (352) 754-4031 EMAIL: RTalmage@co.hernando.fl.us
ENGINEER/SURVEYOR:	COASTAL ENGINEERING ASSOC., INC. ATTN: BRIAN M. MALMBERG, PE 966 CANDLELIGHT BLVD. BROOKSVILLE, FLA. 34601 PH: (352) 796-9423 EMAIL: bmalmberg@coastal-engineering.com
PARCEL KEY:	162086 & 376168
PARCEL ADDRESS:	4054 SHOAL LINE BLVD HERNANDO BEACH, FL 34607
EXISTING ZONING:	C1, C2-COMMERCIAL, CV-CONSERVATION
PROJECT AREA:	9.41 AC

PLAN REVISIONS

DATE	REVISION NO.	REVISION

AGENCY APPROVALS

AGENCY	PERMIT TYPE	PERMIT NO.	EXP. DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN MALMBERG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESIGN ENGINEER ., P.E., REGISTRATION NO. .

PRINTED: 01/07/2025 - 12:17pm PRINTED BY: RH PATH: L:\21078\Weeki Wachee Preserve\dwg\ENG\Current\21078 C02 TS-CV.dwg



N

0 300 600 Feet

LEGEND

- PROJECT BOUNDARY
- WEEKI WACHEE PRESERVE PARK AREA
- HERNANDO COUNTY PROPERTY

LOCATION MAP

WEEKI WACHEE PRESERVE PARK

PLANNER: M. MALMBERG
LICENSE No. 59405
STATE OF FLORIDA
REGISTERED PROFESSIONAL

Coastal
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-8423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
C-02

JOB No.: 21078

PRINTED: 01/07/2025 - 12:17pm PRINTED BY: RH PATH: L:\21078\Weeki Wachee Preserve\dwg\ENG\Current\21078 C02 TS - LM.dwg

GENERAL CONSTRUCTION NOTES

1. BENCHMARK DATUM IS NAVD 1988.
2. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS AND TO TOLERANCES STATED HEREIN OR IN THE SPECIFICATIONS. REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION ON HORIZONTAL AND VERTICAL CONTROL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL MARKERS AND PROPERTY CORNERS (MONUMENTS, PIPES, ETC.) FOR THE DURATION OF CONSTRUCTION. MARKERS SHALL BE CONTINUOUSLY FLAGGED AND SHALL BE RESET IMMEDIATELY BY A FLORIDA LICENSED LAND SURVEYOR IF ANY SHOULD BECOME DISTURBED.
4. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, RETAINING WALLS, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COSTS WITH THE SAME MATERIAL REMOVED OR DAMAGED OR AS DIRECTED BY THE ENGINEER.
6. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO POSSIBLE INCIDENTAL CONFLICTS WITH EXISTING STRUCTURES SUCH AS MAIL BOXES, SIGNS, FENCES, BILLBOARDS, ETC. AND SHALL INCLUDE IN HIS OVERALL COSTS THE REMOVAL AND OR REPLACEMENT AND PROTECTION OF SUCH INCIDENTAL ITEMS.
7. THE CONTRACTOR, PRIOR TO BIDDING THIS WORK, SHALL APPRAISE HIMSELF AS TO ALL ABOVE AND BELOW GROUND FEATURES THAT HE MAY ENCOUNTER DURING CONSTRUCTION AND INCLUDE INTO HIS OVERALL BID ALL COSTS FOR SPECIFIC CONSTRUCTION METHODS AND PROCEDURES THAT NEED TO BE TAKEN TO WORK AROUND SUCH APPURTENANCES.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
9. ALL UPLAND CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY". THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DEWATERING NECESSARY AND SHALL INCLUDE COSTS OF DEWATERING IN THE BID. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR CONTROL OF GROUND OR SURFACE WATER OR FOR ADDITIONAL MATERIALS OR REWORK REQUIRED AS A RESULT OF INADEQUATE OR INSUFFICIENT DEWATERING.
10. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND/OR COUNTY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS. FLORIDA BUILDING CODE (LATEST EDITION) AS APPLICABLE.

MINIMUM REQUIRED AS-BUILTS

GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A RECORD SURVEY(S) PREPARED AND SUBMITTED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER INCLUDING ALL NEWLY CONSTRUCTED WORK, BUT NOT LIMITED TO, LOCATION AND FINISHED GRADE ELEVATIONS IN PAVED AND NON-PAVED AREAS SUFFICIENT TO DETERMINE DIRECTION OF SITE DRAINAGE AND ELEVATIONS OF RETENTION/DETENTION AREAS, MITIGATION AREAS AND DITCH/CHANNEL CONVEYANCES INCLUDING TOPS OF BANKS, TOES OF SLOPES, POND BOTTOMS AND WATER LEVELS; ELEVATIONS AND DIMENSIONS OF POND CONTROL STRUCTURES, SPILLWAYS AND UNDERDRAINS; DRAINAGE STRUCTURE GRATE/INLET/RIM ELEVATIONS, STORM PIPE SIZES, PIPE MATERIALS, AND PIPE INVERTS, PLUS LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL OTHER CONSTRUCTION COMPONENTS WHICH VARY FROM THE DESIGN. UTILITY INFORMATION SHALL INCLUDE LOCATION OF WATER LINE CONNECTIONS, VALVES, BENDS, METERS AND ELEVATIONS OF PIPES WHERE DEPTH OF COVER VARIES FROM DESIGN; TIES TO SANITARY SEWER LINES, MANHOLE RIM AND INVERT ELEVATIONS, CLEANOUTS AND SERVICE CONNECTIONS.
2. ALL DIMENSIONS SHALL BE IN FEET DIMENSIONED OFF CENTERLINE OF ROADS OR OTHER PERMANENT STRUCTURES. IF ONLY ONE DIMENSION CAN BE TAKEN OFF THE CENTERLINE OF ROAD, THE SECOND SHALL BE OFF A PERMANENT MARKER OR REFERENCE POINT.
3. FOUR (4) SETS OF 24X36 SIGNED AND SEALED AS-BUILT DRAWINGS, ONE (1)CD WITH AUTOCAD AND ADOBE PDF'S OF ALL SHEETS SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

TECHNICAL SPECIFICATIONS

ALL SITE AND UTILITY WORK PERFORMED ON THIS PROJECT SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF HERNANDO COUNTY. IN ADDITION, THE FOLLOWING STANDARDS ARE INCORPORATED BY REFERENCE:

1. STANDARD FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES FOR HERNANDO COUNTY, LATEST EDITION.
2. FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION.
3. FLORIDA DEPT. OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
4. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
5. HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS / ENGINEERING FACILITY DESIGN GUIDELINES, LATEST EDITION.

HERNANDO COUNTY NOTES

1. A RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR ANY WORK IN COUNTY RIGHT-OF-WAY. APPROVED CONSTRUCTION PLANS AND MOT PLANS ARE REQUIRED TO APPLY FOR THE PERMIT.
2. THE CONTRACTOR IS TO SCHEDULE A PRE-CONSTRUCTION MEETING FIVE (5) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST PROVIDE ALL RIGHT-OF-WAY SUBMITTALS TO DPW INSPECTOR FOR REVIEW AND APPROVAL A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO PRE-CONSTRUCTION MEETING.
3. CONTRACTOR TO NOTIFY DPW INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY. DPW INSPECTOR MUST BE PRESENT FOR ALL PAVING / PAVING ON COUNTY OWNED INFRASTRUCTURE. CONTACT DPW INSPECTORS AT 352-754-4060 OR EMAIL TO DPWRESOURCEOBJECT@HERNANDOCOUNTY.US
4. CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE TO LOCAL EMERGENCY SERVICES DEPARTMENTS WHENEVER CONSTRUCTION ACTIVITIES ARE EXPECTED TO IMPEDE NORMAL TRAFFIC FLOW.

ENVIRONMENTAL PROTECTION NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.
2. CONSTRUCTION SHALL PROCEED SUCH THAT ALL STORMWATER FACILITIES WITHIN A WATERSHED AREA ARE IN PLACE AND OPERATIONAL PRIOR TO CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THAT AREA.
3. STAKED OR FLOATING SILT SCREENS OR SYNTHETIC HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED IN LOCATIONS SHOWN ON THE PLANS AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM REACHING WATER BODIES OR WETLAND AREAS. ONCE CONSTRUCTION IS COMPLETE AND FINISH GRADING / STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINAL ACCEPTANCE.
4. ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INITIATED AS SOON AS POSSIBLE.
5. ALL WATER COLLECTED AND PUMPED DURING TRENCH DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE A MINIMUM OF 75 FEET FROM THE NEAREST SURFACE WATER BODY OR WETLAND AREA, TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES.
6. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS. ADDITIONALLY, STOCKPILES TO REMAIN FOR LONGER THAN 24 HOURS SHALL BE CONFINED BY SILT BARRIERS WHICH PREVENT RUNOFF SEDIMENTATION FROM ENCROACHING UPON WETLAND AREAS OR SURFACE WATER BODIES. STOCKPILES IN PLACE AND UNTOUCHED FOR 7 DAYS OR MORE TO HAVE VEGETATIVE COVER TO PREVENT WIND EROSION AND SEDIMENT DISPERSAL.
7. ALL TRASH AND CONSTRUCTION DEBRIS PRODUCED FROM THIS PROJECT SHALL BE COLLECTED BY THE CONTRACTOR DAILY. THESE MATERIALS SHALL BE STAGED OR CONTAINERIZED AS NECESSARY TO PREVENT ACCIDENTAL RELEASE. DISPOSAL OF SOLID WASTE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY AND STATE REGULATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING PORTABLE SANITARY WASTE UNITS ON-SITE FOR USE BY HIS EMPLOYEES DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN CONTROL OF ANY HAZARDOUS MATERIALS UTILIZED ON-SITE FOR CONSTRUCTION. STORAGE CONTAINERS, VEHICLES, ETC. WILL BE INSPECTED REGULARLY FOR LEAKAGE. A SPILL PREVENTION PLAN SHALL BE ESTABLISHED WHICH COVERS CLEANUP AND NOTIFICATION OF APPROPRIATE GOVERNMENT AGENCIES.
10. CONTRACTOR SHALL NOT REMOVE TREES WITHOUT APPROVAL OF THE LOCAL GOVERNING JURISDICTION. TREE PROTECTION SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING AUTHORITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION OR ALTER EXISTING TOPOGRAPHY. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SOD, SYNTHETIC HAY BALES, SAND BAGS OR SEED & MULCH, AS NECESSARY, TO ACHIEVE AN EROSION-FREE SITE (FREE FROM RUTTING, ETC.) TO THE LINES AND GRADES SHOWN IN THE PLANS UNTIL FINAL ACCEPTANCE. ALL SWALES AND SURFACES 4:1 OR STEEPER SHALL BE SODDED. ALL OTHER UNPAVED SURFACES WHICH EXPERIENCE UNDUE EROSION THAT CANNOT BE CONTROLLED BY OTHER MEASURES SHALL BE SODDED. ALL SOD SHALL BE ARGENTINE BAHIA UNLESS SPECIFICALLY SHOWN OTHERWISE IN THE CONTRACT DOCUMENTS. ALL SODDED SLOPES OVER 4:1, SHALL BE INSTALLED WITH SOD PEGS.
12. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED. SEE SWPP / CSWMP NOTES AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
13. THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD). REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDES, CUTTING AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITH THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE REGULATION MANAGER OF SWFWMD'S LOCAL OFFICE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TEMPORARY SEDIMENT/EROSION CONTROL DEVICES WHEN NO LONGER NEEDED.

SPECIAL NOTES TO CONTRACTORS

1. WHERE TREE REMOVAL IS REQUIRED DUE TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. THE COST FOR THIS REMOVAL AND DISPOSAL SHALL BE INCLUDED IN THE CONTRACTOR'S OVERALL COSTS. TREE REMOVAL AND PROTECTION SHALL COMPLY WITH APPLICABLE CITY AND COUNTY CODES.
2. UNLESS SPECIFIED OTHERWISE, CONTRACTOR SHALL FURNISH AND INSTALL ALL PROPOSED ITEMS SHOWN WITHIN THE CONSTRUCTION PLANS.
3. CONSTRUCTION EQUIPMENT AND MATERIAL TRANSPORT / STAGING SHALL BE LIMITED TO THE AREA SHOWN ON THE CONSTRUCTION PLANS.
4. CONSTRUCTION EQUIPMENT AND MATERIAL TRANSPORT / STAGING IS THE RESPONSIBILITY OF THE CONTRACTOR. UPON REQUEST, THE OWNER WILL PROVIDE ACCESS TO THE CLOSEST OPEN SPACE OWNED AND AVAILABLE FOR THE CONTRACTOR'S USE; HOWEVER, THE SITE MAY NOT BE CONTIGUOUS TO THE PROJECT AREA OR OF SUFFICIENT SIZE TO ACCOMMODATE THE ENTIRE PROJECT INVENTORY OF MATERIALS / EQUIPMENT.
5. CONTRACTOR SHALL COMPILE A PRE-CONSTRUCTION VIDEO FOR THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/REPLACEMENT OF ANY DAMAGE TO FACILITIES CAUSED BY CONSTRUCTION OR CONSTRUCTION TRAFFIC.
6. ALL EQUIPMENT AND MATERIALS (INCLUDING EXCESS FILL) TO BE REMOVED OR DEMOLISHED DURING THE CONSTRUCTION PROCESS, UNLESS NOTED TO BE SALVAGED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
7. A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IS NOT PART OF THE PERMITTING OBTAINED WITH THIS PLAN SET. THEREFORE, THE CONTRACTOR IS ADVISED THAT AN NPDES CONSTRUCTION PERMIT MAY BE REQUIRED FOR THIS PROJECT AND THAT THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND ADHERING TO THIS PERMIT. REFER TO SUBSECTION 62-621., F.A.C. FOR ADDITIONAL INFORMATION. THE INFORMATION PROVIDED IN THE SWPP NOTES AND DETAILS SHEETS ARE FOR COMPLIANCE WITH ENVIRONMENTAL RESOURCE PERMITTING UNDER CHAPTER 62-333, F.A.C. AND MAY BE USED AS A REFERENCE FOR COMPLIANCE WITH NPDES PERMITTING BUT ARE NOT NECESSARILY INCLUSIVE OF ALL NPDES REQUIREMENTS.
8. HERNANDO COUNTY HAS AN NPDES ORDINANCE REQUIRING COMPLIANCE ON ALL CONSTRUCTION SITES. (CH. 28, ARTICLE X, SEC. 28-341 TO 403)
9. CONSTRUCTION ACTIVITIES WILL TAKE PLACE IN AN ACTIVE DRAINAGE (SURFACE WATER) FEATURE. CONTRACTOR IS RESPONSIBLE TO SEQUENCE THE WORK, PROVIDE TEMPORARY CHANNEL DIVERSIONS, BERMS, COFFERDAMS, AND/OR PUMPING IN ORDER TO ACCOMPLISH THE WORK. ADDITIONALLY, EROSION AND SEDIMENT CONTROL DEVICES NECESSARY TO PREVENT OFFSITE DISCHARGE ARE ALSO REQUIRED.
10. A GEOTECHNICAL REPORT WAS PERFORMED BY TIERRA FINDINGS OF THEIR SUBSURFACE INVESTIGATION AND RECOMMENDATIONS ARE PROVIDED IN THEIR REPORT DATED JANUARY 23. 2023. THE REPORT AND THEIR RECOMMENDATIONS ARE PART OF THE CONTRACT DOCUMENTS. CONTRACTOR TO READ AND FOLLOW THIS REPORT. HERNANDO COUNTY TO PROVIDE A GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING OF RELATED CONSTRUCTION ACTIVITIES.
11. THE CONSULTANT, COASTAL ENGINEERING ASSOCIATES, INC., ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE GEOTECHNICAL RESULTS SHOWN ON THESE PLANS. A FULL REPORT IS AVAILABLE FROM THE ENGINEER.
12. RECOMMEND THAT THE CONTRACTOR DETERMINE THE ACTUAL GROUNDWATER LEVELS AND SURFICIAL WATER FLOW LEVELS AT THE TIME OF THE CONSTRUCTION TO DETERMINE THE IMPACT OF THE GROUNDWATER AND SURFACE WATER FLOW ON THE PROPOSED CONSTRUCTION PROCEDURE. CONSIDERING THE PROJECT CONSISTS OF IMPROVEMENTS TO AN EXISTING/OPERATING DITCH, THE CONTRACTOR SHOULD HAVE QUALIFIED PREVIOUS EXPERIENCE (DEWATERING, CONTROLLING SEEPAGE FORCES, AND GENERAL GROUNDWATER CONTROL) WITH SIMILAR TYPE PROJECTS.

GENERAL NOTES

1. STAKE OUT IN FIELD PRIOR TO BEGINNING WORK. SCHEDULE A FIELD MEETING WITH COUNTY STAFF AND ENGINEER TO APPROVED STAKED LOCATION. SOME FIELD ADJUSTMENT MAY OCCUR.
2. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL ON ALL MATERIALS PRIOR TO CLEARING.
3. CONTRACTOR SHALL INSTALL SILT FENCE AND TURBIDITY BARRIERS PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR SHALL INSPECT AND SURVEY THE CONDITION OF THE EXISTING STRUCTURES, PRE AND POST CONSTRUCTION.
5. CONTRACTOR TO MONITOR VIBRATION LEVELS DURING THE OPERATION OF ANY EQUIPMENT CAUSING VIBRATION INCLUSIVE OF TIMBER PILE DRIVING AND EMBANKMENT COMPACTION.
6. THE CONTRACTOR SHALL PROVIDE AN EROSION, SEDIMENTATION, AND POLLUTION PREVENTION PLAN, AND PROVIDE CONTROL DEVICES INCLUDING MONITORING, REPORTING, AND MAINTENANCE.
7. THE FOLLOWING FEDERALLY AND STATE LISTED ANIMAL SPECIES COULD INHABIT OR MIGRATE THROUGH THE CONSTRUCTION AREA: WEST INDIAN MANATEE, AND MARINE TURTLES. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND STATE REQUIREMENTS REGARDING ENDANGERED AND THREATENED SPECIES AND STATE LISTED SPECIES OF SPECIAL CONCERN. SHOULD THESE SPECIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WITHIN 24 HOURS OF EACH ENCOUNTER.
8. ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
9. CONSTRUCTION WORK HOURS SHALL BE FROM 7:00 AM TO SUNSET SEVEN DAYS A WEEK.
10. CONTRACTOR SHALL ADHERE TO ALL PERMIT REQUIREMENTS AND FEDERAL, STATE, AND LOCAL REGULATIONS.



STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING CONDITIONS INTENDED TO PROTECT MANATEES FROM DIRECT PROJECT EFFECTS:

a. ALL PERSONNEL ASSOCIATED WITH THE PROJECT SHALL BE INSTRUCTED ABOUT THE PRESENCE OF MANATEES AND MANATEE SPEED ZONES, AND THE NEED TO AVOID COLLISIONS WITH AND INJURY TO MANATEES. THE PERMITTEE SHALL ADVISE ALL CONSTRUCTION PERSONNEL THAT THERE ARE CIVIL AND CRIMINAL PENALTIES FOR HARMING, HARASSING, OR KILLING MANATEES WHICH ARE PROTECTED UNDER THE MARINE MAMMAL PROTECTION ACT, THE ENDANGERED SPECIES ACT, AND THE FLORIDA MANATEE SANCTUARY ACT.

b. ALL VESSELS ASSOCIATED WITH THE CONSTRUCTION PROJECT SHALL OPERATE AT "IDLE SPEED/NO WAKE" AT ALL TIMES WHILE IN THE IMMEDIATE AREA AND WHILE IN THE WATER WHERE THE DRAFT OF THE VESSEL PROVIDES LESS THAN A FOUR-FOOT CLEARANCE FROM THE BOTTOM. ALL VESSELS WILL FOLLOW ROUTES OF DEEP WATER WHENEVER POSSIBLE.

c. SILTATION OR TURBIDITY BARRIERS SHALL BE MADE OF MATERIAL IN WHICH MANATEES CANNOT BECAME ENTANGLED, SHALL BE PROPERLY SECURED, AND SHALL BE REGULARLY MONITORED TO AVOID MANATEE ENTANGLEMENT OR ENTRAPMENT. BARRIERS MUST NOT IMPEDE MANATEE MOVEMENT.

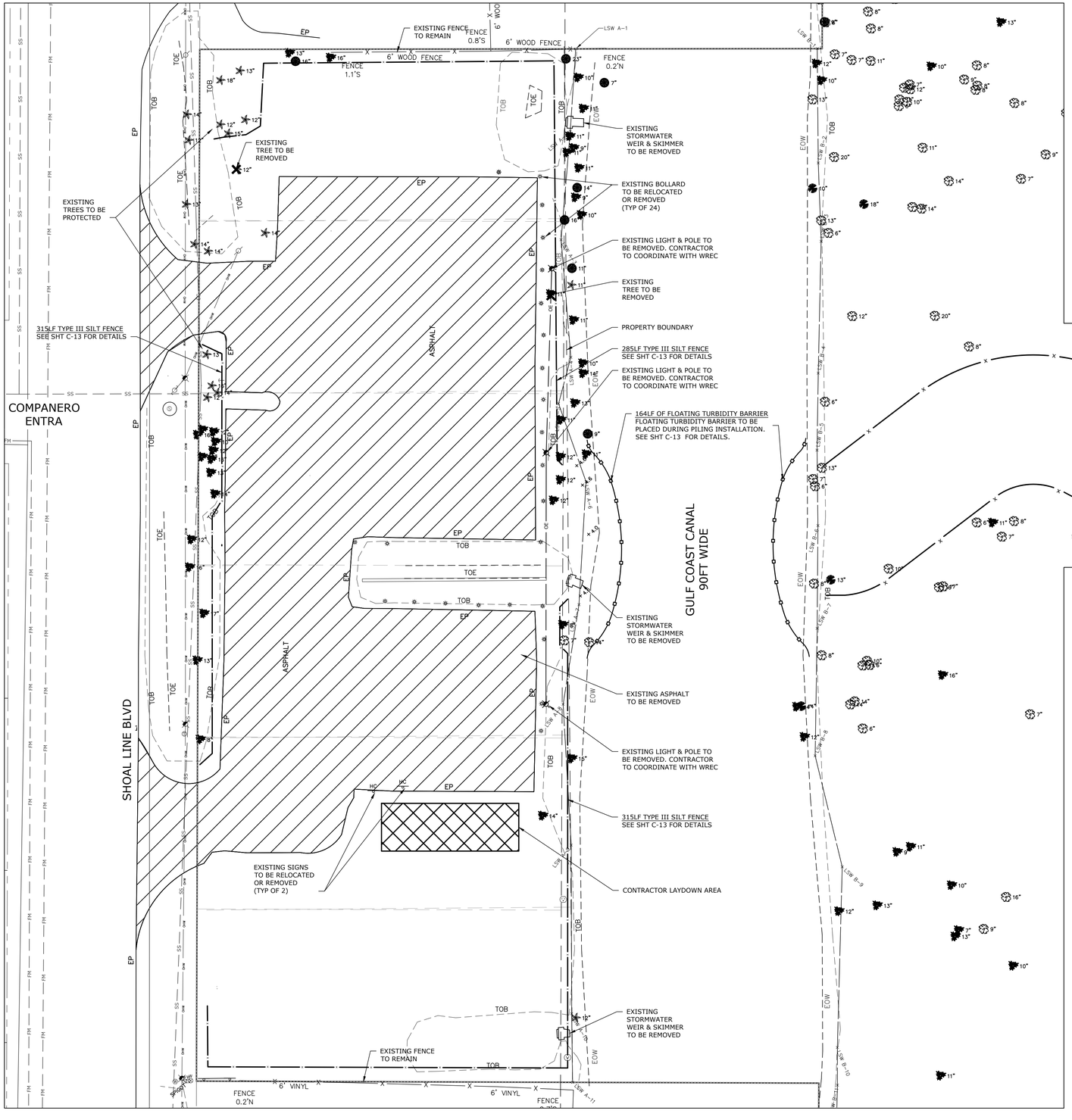
d. ALL ON-SITE PROJECT PERSONNEL ARE RESPONSIBLE FOR OBSERVING WATER-RELATED ACTIVITIES FOR THE PRESENCE OF MANATEE(S). ALL IN-WATER OPERATIONS, INCLUDING VESSELS, MUST BE SHUTDOWN IF A MANATEE(S) COMES WITHIN 50 FEET OF THE OPERATION. ACTIVITIES WILL NOT RESUME UNTIL THE MANATEE(S) HAS MOVED BEYOND THE 50-FOOT RADIUS OF THE PROJECT OPERATION, OR UNTIL 30 MINUTES ELAPSES IF THE MANATEE(S) HAS NOT REAPPEARED WITHIN 50 FEET OF THE OPERATION. ANIMALS MUST NOT BE HERDED AWAY OR HARASSED INTO LEAVING.

e. ANY COLLISION WITH OR INJURY TO A MANATEE SHALL BE REPORTED IMMEDIATELY TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) HOTLINE AT 1-888-404-3922. COLLISION AND/OR INJURY SHOULD ALSO BE REPORTED TO THE U.S. FISH AND WILDLIFE SERVICE IN JACKSONVILLE (1-904-731-3336) FOR NORTH FLORIDA OR VERO BEACH (1-772-562-3909) FOR SOUTH FLORIDA, AND TO FWC AT ImperiledSpecies@myFWC.com

f. TEMPORARY SIGNS CONCERNING MANATEES SHALL BE POSTED PRIOR TO AND DURING ALL IN-WATER PROJECT ACTIVITIES. ALL SIGNS ARE TO BE REMOVED BY THE PERMITTEE UPON COMPLETION OF THE PROJECT. TEMPORARY SIGNS THAT HAVE ALREADY BEEN APPROVED FOR THIS USE BY THE FWC MUST BE USED. ONE SIGN WHICH READS *CAUTION: BOATERS* MUST BE POSTED. A SECOND SIGN MEASURING AT LEAST 8 ½" x 11" EXPLAINING THE REQUIREMENTS FOR "IDLE SPEED/NO WAKE" AND THE SHUT DOWN OF IN-WATER OPERATIONS MUST BE POSTED IN A LOCATION PROMINENTLY VISIBLE TO ALL PERSONNEL ENGAGED IN WATER-RELATED ACTIVITIES. THESE SIGNS CAN BE VIEWED AT MyFWC.com/manatee. QUESTIONS CONCERNING THESE SIGNS CAN BE SENT TO THE EMAIL ADDRESS LISTED ABOVE.

PRE-CONSTRUCTION VIDEO

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT TO PERFORM COLOR AUDIO-VIDEO RECORDING OF THE PROJECT SITE SURFACES AS SPECIFIED HEREIN. CONTRACTOR SHALL FURNISH TO THE OWNER A COPY OF A CONTINUOUS COLOR AND AUDIO-VIDEO DVD RECORDING OF THE PROJECT SITE.
2. THE OWNER RESERVES THE RIGHT TO REJECT THE AUDIO-VIDEO DVD BECAUSE OF POOR QUALITY, UNINTELLIGIBLE AUDIO OR UNCONTROLLED PAN OR ZOOM. ANY VIDEO REJECTED BY THE OWNER SHALL BE RE-VIDEOED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL SUBMIT ONE (1) DVD TO THE OWNER FOR FORMAT AND CONTENT APPROVAL PRIOR TO THE START OF ANY WORK.
3. **EXECUTION:** PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, EQUIPMENT OR MATERIAL MOBILIZATION, THE CONTRACTOR SHALL PERFORM AN AUDIO-VIDEO SURVEY OF THE PROJECT SITE AREA INCLUDING THE ENTIRE PARK AREA AND ANY AREA WHICH HAS THE POTENTIAL TO BE DISTURBED BY THE CONTRACTOR'S OPERATIONS. SPECIFIC AREAS OF THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO:
   a. ALL AREAS TO BE ENTERED BY VEHICLES OR EQUIPMENT, INCLUDING CREEK AREAS TO BE ACCESS BY THE WATERWAYS.
   b. AREAS AND STRUCTURES (i.e. PIERS, DOCKS, BRIDGES, ETC) TO BE REMOVED AND RECONSTRUCTED.
   c. PAVED AND UNPAVED AREAS WHICH WILL BE ENTERED BY VEHICLES OR EQUIPMENT.
   d. OTHER AREAS THAT MAY BE IMPACTED BY THE WORK, INCLUDING WORK STAGING AREAS AND FIELD OFFICES, AS DIRECTED BY THE OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY EXECUTION OF THE PRE-CONSTRUCTION AUDIO-VIDEO SURVEY, ITS VANTAGE POINTS, AND QUALITY. THE CONTRACTOR SHALL COOPERATE WITH THE PHOTOGRAPHER'S WORK AND PROVIDE REASONABLE AUXILIARY SERVICES AS REQUESTED, INCLUDING ACCESS AND USE OF TEMPORARY FACILITIES INCLUDING TEMPORARY LIGHTING.
5. SUBMITTED DVD'S SHALL BE REVIEWED AND APPROVED BY THE OWNER WITHIN FIVE (5) DAYS OF SUBMITTAL OF A SATISFACTORY SURVEY. SHOULD THE DVD NOT PROVIDE ADEQUATE COVERAGE TO FULLY ILLUSTRATE THE PHYSICAL CONDITION OF THE WORK AREA OR NOT BE IN COMPLIANCE WITH THE SPECIFICATIONS, PROJECT AREAS SHALL BE RE-SURVEYED PRIOR TO THE INITIATION OF CONSTRUCTION AT THE PROJECT SITES, WITH NO ADDITIONAL COST TO THE OWNER.
6. A CUMULATIVE INDEX CORRELATING THE VARIOUS SEGMENTS OF THE VIDEO COVERAGE TO THE CORRESPONDING DVD's SHALL BE SUPPLIED TO THE OWNER. THIS INDEX SHALL IDENTIFY EACH SEGMENT IN THE VIDEO BY LOCATION, ENGINEERING STATIONING CORRESPONDING TO THE STATIONING ON THE CONTRACT DOCUMENTS, VIDEO COUNTER NUMBER, VIEWING SIDE, POINT STARTING FROM, TRAVELING DIRECTION, AND ENDING POINT. WRITTEN DOCUMENTATION MUST COINCIDE WITH THE INFORMATION ON THE TAPE SO AS TO MAKE EASY RETRIEVAL OF LOCATIONS SOUGHT FOR AT A LATER DATE.
7. THE VIDEO PORTION OF THE RECORDING SHALL PRODUCE BRIGHT, SHARP, CLEAR PICTURES WITH ACCURATE COLORS AND SHALL BE FREE FROM DISTORTION, TEARING, ROLLS, OR ANY OTHER FORM OF PICTURE IMPERFECTION. THE AUDIO PORTION OF THE RECORDING SHALL REPRODUCE PRECISE AND CONCISE EXPLANATORY NOTES BY THE CAMERA OPERATOR WITH PROPER VOLUME, CLARITY, AND FREEDOM FROM DISTORTION.
8. THE RECORDER SHALL RECORD THE COLOR SIGNAL WITH A MINIMUM HORIZONTAL RESOLUTION OF 400 LINES. THE COLOR VIDEO CAMERA SHALL HAVE A MINIMUM HORIZONTAL RESOLUTION OF 700 LINES AT THE CENTER.
9. TO PRECLUDE THE POSSIBILITY OF TAMPERING OR EDITING, THE DVD SHALL DISPLAY CONTINUOUS DIGITAL INFORMATION INCLUDING THE FOLLOWING:
   a. DATE AND TIME OF THE RECORDING; DATE INFORMATION WILL CONTAIN THE MONTH, DAY, AND YEAR; TIME INFORMATION WILL CONTAIN HOURS, MINUTES, AND SECONDS, SEPARATED BY COLONS.
9. DIGITAL INFORMATION SHALL APPEAR AT THE BOTTOM OF THE VIEWING SCREEN AND IN NO WAY INTERFERE WITH THE VIDEO PORTION OF THE RECORDING.
10. AT THE START OF EACH VIDEO RECORDING SEGMENT, AN IDENTIFICATION SUMMARY SHALL BE READ INTO THE RECORD SIMULTANEOUSLY WITH A WIDE-ANGLE VIEW WITH DIGITAL INFORMATION. THE IDENTIFICATION SUMMARY SHALL INCLUDE THE FOLLOWING:
   a. DVD NUMBER
   b. CONTRACT NUMBER AND PROJECT NAME
   c. CONTRACTOR'S NAME
   d. DATE AND TIME
   e. GENERAL LOCATION ON THE SITE
   f. WEATHER
   g. DIRECTION OF TRAVEL AND VIEWING DIRECTION
11. THE RECORDING SHALL INCLUDE THE COVERAGE OF ALL SURFACE AND OTHER SITE FEATURES LOCATED IN AREAS TO BE AFFECTED BY THE WORK, EXTENDING TO A MINIMUM OF 15 FEET OUTSIDE THE ACTUAL AREA TO BE DISTURBED. THE SURFACE FEATURES RECORDED SHALL INCLUDE, BUT NOT BE LIMITED TO, ROADWAYS, DRIVEWAYS, SIDEWALKS, CURBS, CULVERTS, HEADWALLS, RETAINING WALLS, BUILDINGS, ABOVE-GROUND UTILITIES, PARKS, LAWNS, LANDSCAPING, TREES, TREE CANOPIES, SHRUBBERY, AND FENCES. THE AREA COVERAGE SHALL EXTEND TO 50 FEET FROM THE PROPOSED WORK SITE BUT SHALL INCLUDE ALL UNPAVED AREAS AND ACCESS ROUTES WHERE THE VEHICLES OR EQUIPMENT PASS.
12. VIDEO RECORDING MAY BE ORDERED OUTSIDE OF THE AREA OF COVERAGE IN ORDER TO ESTABLISH THOSE FEATURES DEEMED NECESSARY BY THE OWNER.
13. VIDEO RECORDING COVERAGE SHALL INCLUDE DOCUMENTATION OF THE CONDITION OF THE SURFACE AND OTHER SITE FEATURES LOCATED WITHIN THE AREA OF COVERAGE AND SHALL BE SUPPORTED BY APPROPRIATE AUDIO DESCRIPTION. AUDIO DESCRIPTION SHALL BE MADE SIMULTANEOUSLY WITH THE VIDEO RECORDING.
14. THE COVERAGE SHALL BE CONTINUOUS (i.e. THE CAMERA SHALL NOT BE TURNED OFF ONCE RECORDING HAS BEGUN) TO THE GREATEST EXTENT POSSIBLE.
15. THE RATE OF TRAVEL FOR VIDEO RECORDING SHALL BE DETERMINED BY THE NUMBER, SIZE, AND VALUE OF THE SURFACE AND OTHER SITE FEATURES WITHIN THE C

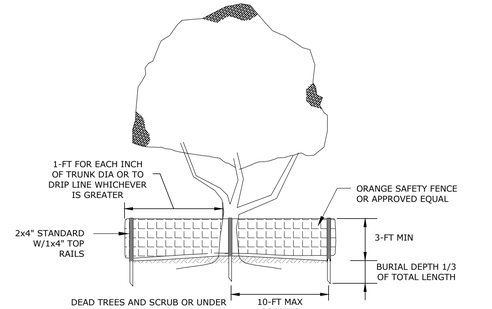


LEGEND:

- EXISTING ASPHALT TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- CONSTRUCTION LAYDOWN AREA
- TURBIDITY BARRIER
- SILT FENCE TYPE III

N

0 20 40 Feet



TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCE SHALL BE UTILIZED FOR ALL TREES NOT IDENTIFIED FOR REMOVAL WITHIN AREAS OF CONSTRUCTION ACTIVITY.
2. TREE PROTECTION SHALL BE INSTALLED PRIOR TO START OF ANY SITE WORK.
3. PLACE STAKES AND RAILS AT OR OUTSIDE OF THE DRIP LINE (CANOPY) OF THE TREE(S) TO BE PROTECTED PRIOR TO INITIATING ANY SITE CLEARING OR GRADING ACTIVITY.
4. NO VEHICLES OR MATERIALS SHALL BE PARKED OR PLACED WITHIN THE LIMITS OF THE TREE'S DRIP LINE.
5. NO MECHANICAL CLEARING, GRUBBING OR GRADING WHICH WOULD IMPACT ROOT SYSTEM OF PRESERVED TREE SHALL OCCUR WITHIN THE LIMITS OF THE TREE'S DRIP LINE UNLESS APPROVED BY THE ENGINEER OR TREE ARBORIST.
6. NO TRENCHING SHALL OCCUR WITHIN THE TREE DRIP LINE WITHOUT ENGINEER APPROVAL. ANY APPROVED TRENCHING SHALL BE CONDUCTED BY HAND DIGGING, WITH ROOTS PRUNED USING APPROPRIATE PRUNING TOOLS.
7. REMOVE ALL BARRIERS UPON FINAL ACCEPTANCE OF PROJECT UNLESS APPROVED OTHERWISE BY THE ENGINEER.

SITE DEMOLITION PLAN

WEEKI WACHEE PRESERVE PARK

RALPH M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

Coastal
engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT
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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
C-04

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SITE DATA

OWNER/PERMITTEE: HERNANDO COUNTY PARKS & RECREATION
16161 FLIGHT PATH DRIVE
BROOKSVILLE, FL 34604
CONTACT: ROB TALMAGE
PHONE: (352) 754-4031
EMAIL: RTalmage@co.hernando.fl.us

ENGINEER/SURVEYOR: COASTAL ENGINEERING ASSOC., INC.
ATTN: BRIAN M. MALMBERG, PE
966 CANDLELIGHT BLVD.
BROOKSVILLE, FLA. 34601
PH: (352) 796-9423
EMAIL: bmalmberg@coastal-engineering.com

PARCEL KEY: 162086 & 376168

PARCEL ADDRESS: 4054 SHOAL LINE BLVD
HERNANDO BEACH, FL 34607

EXISTING ZONING: CURRENT ZONING IS C1, C2-COMMERCIAL, CV-CONSERVATION
NORTH - C1-COMMERCIAL
SOUTH - C1-COMMERCIAL
EAST - CV-CONSERVATION
WEST - C1-COMMERCIAL

FEMA FLOOD ZONE: BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM), MAP NUMBER 12053C0166D EFFECTIVE DATE 02/02/12; THE PROPOSED SITE IS WITHIN ZONE X AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

AREA BREAKDOWN:

SITE AREA: 9.41 AC.

PROPOSED SIDEWALKS: 4,851 SF
PROPOSED ASPHALT: 19,154 SF
TOTAL IMPERVIOUS AREA: 24,005 SF OR 0.55 AC (6% OF SITE)

PERVIOUS PAVERS: 10,603 SF OR 0.24 AC

PROPOSED PARKING SPACES:
63 REGULAR SPACES
3 ADA SPACES
66 TOTAL PARKING SPACES

UTILITIES:
A: WATER AND SEWER: HERNANDO COUNTY UTILITIES DEPARTMENT
B: ELECTRIC: WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE (WREC)
C: TELEPHONE: CENTURYLINK
D: FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

BUILDING SETBACKS:

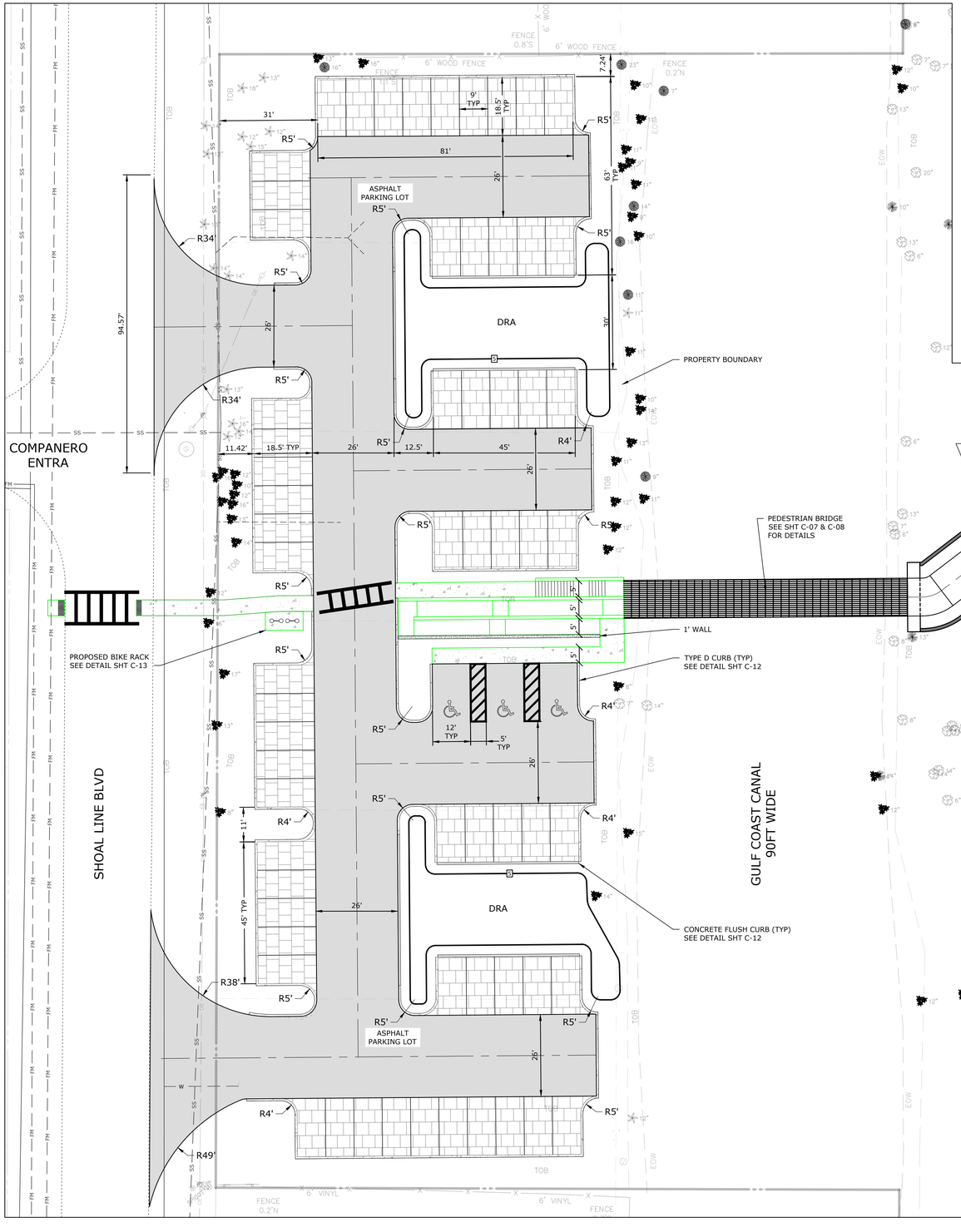
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SIDE: 20'
REAR: 25'

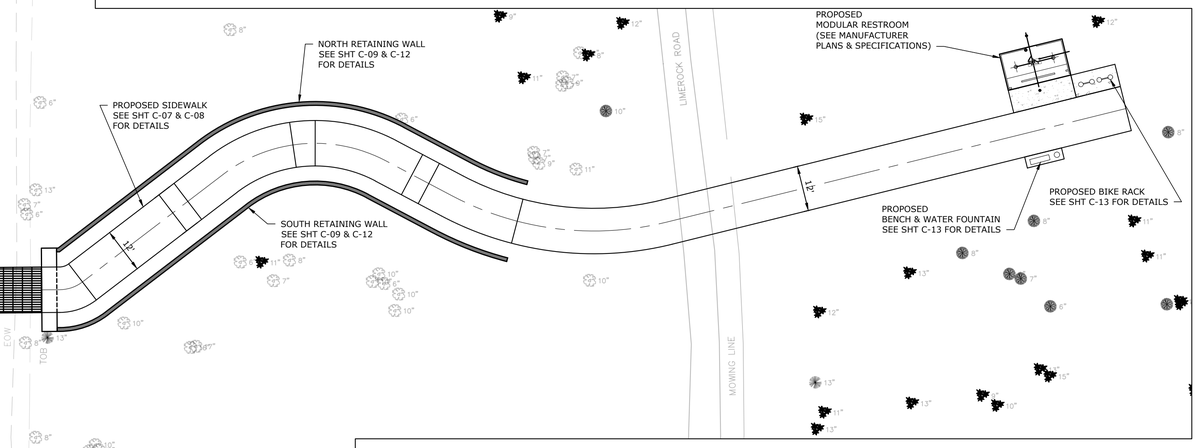
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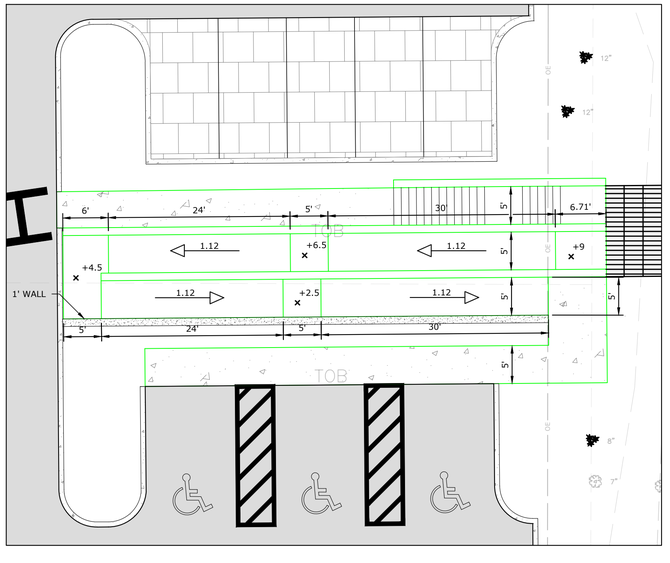
0 20 40 Feet

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT
- PROPOSED PERVIOUS PAVERS







0 10 20 Feet

SITE PLAN

WEEKI WACHEE PRESERVE PARK

PLAN - MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

Coastal
engineering associates, inc.
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Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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SHEET
C-05

JOB No.: 21078

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GRADING DRAINAGE & PAVING PLAN

WEEKI WACHEE PRESERVE PARK

COMPANERO ENTRA

SHOAL LINE BLVD

GULF COAST CANAL
90FT WIDE

LIMEROCK ROAD

PROPERTY BOUNDARY

DRA

FENCE 0.8'S

FENCE 0.2'N

6' WOOD FENCE

6' VINYL

MOWING LINE

FFE 6.0

SEE ENTRY DOOR GRADING DETAIL SHT C-12

N

0 20 40 Feet

0 10 20 Feet

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PLAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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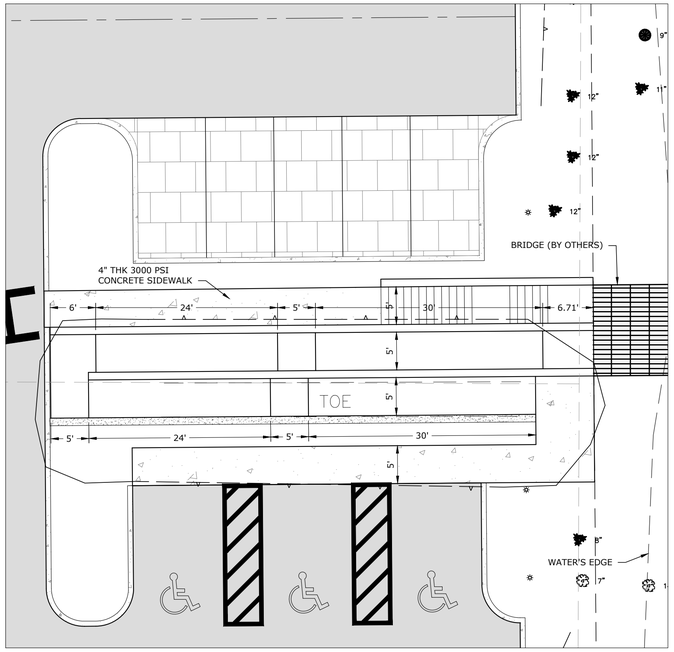
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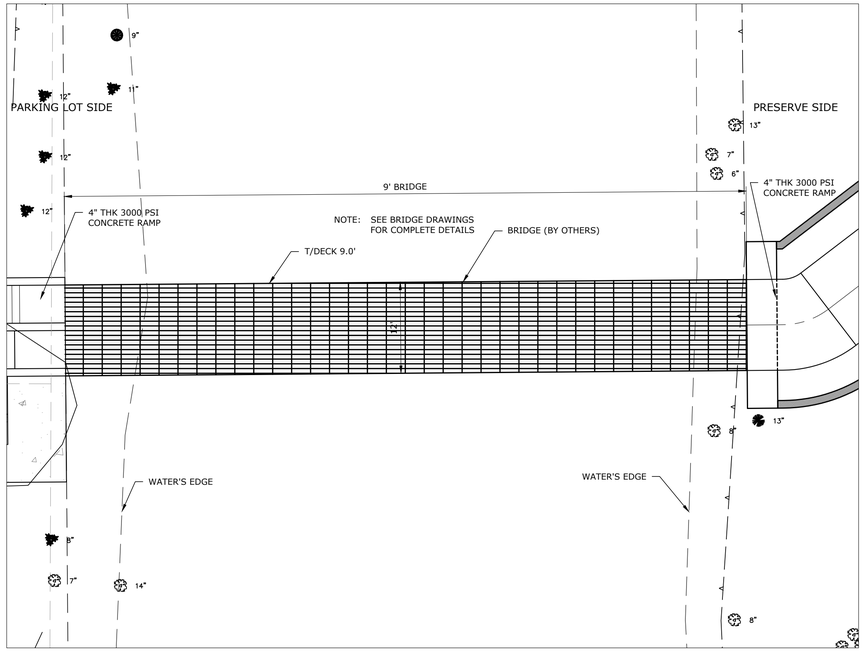
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C-06

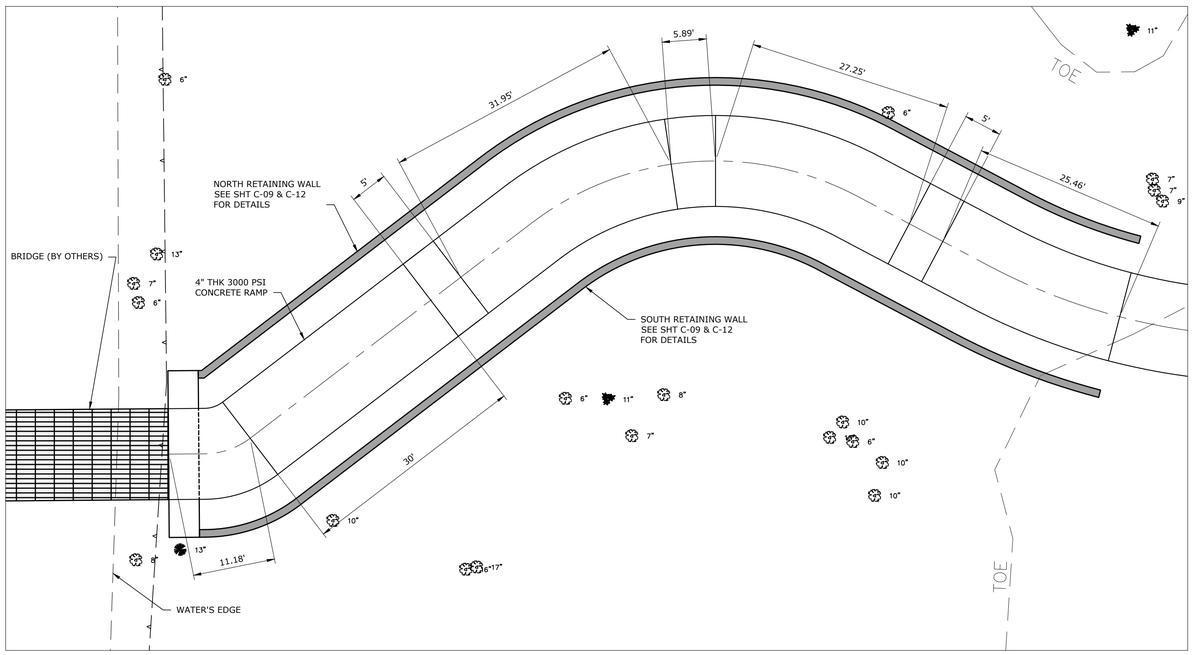
JOB No.: 21078



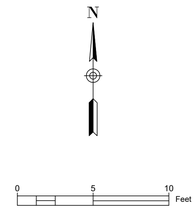
WEST RAMP



CONTINENTAL EXPRESS
PEDESTRIAN TRUSS BRIDGE

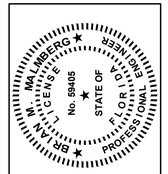


EAST RAMP



PEDESTRIAN BRIDGE PLAN

WEEKI WACHEE PRESERVE PARK



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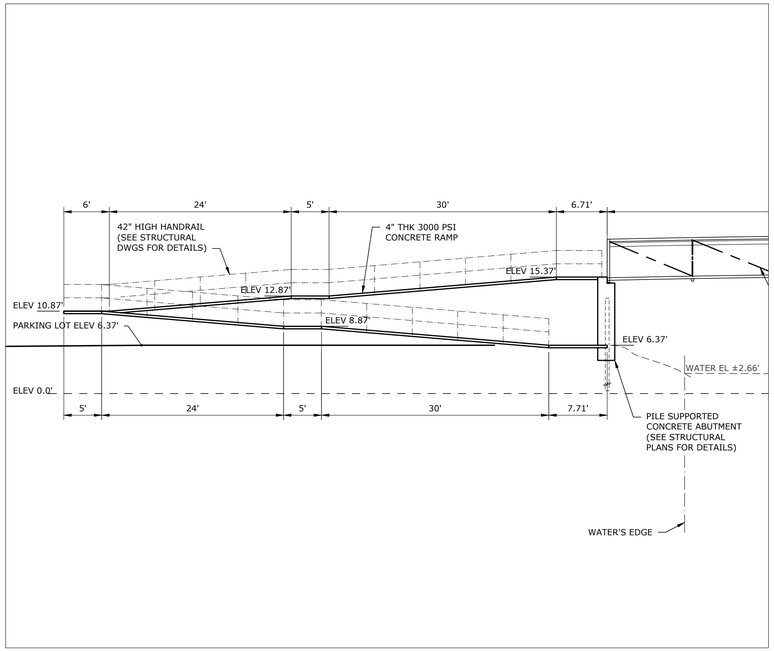
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SHEET

C-07

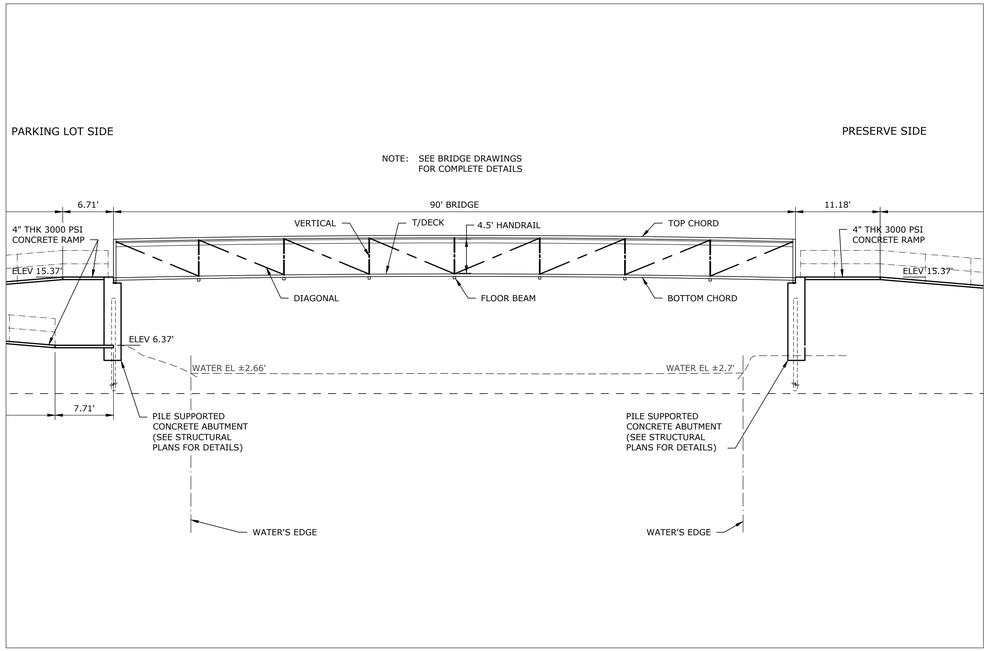
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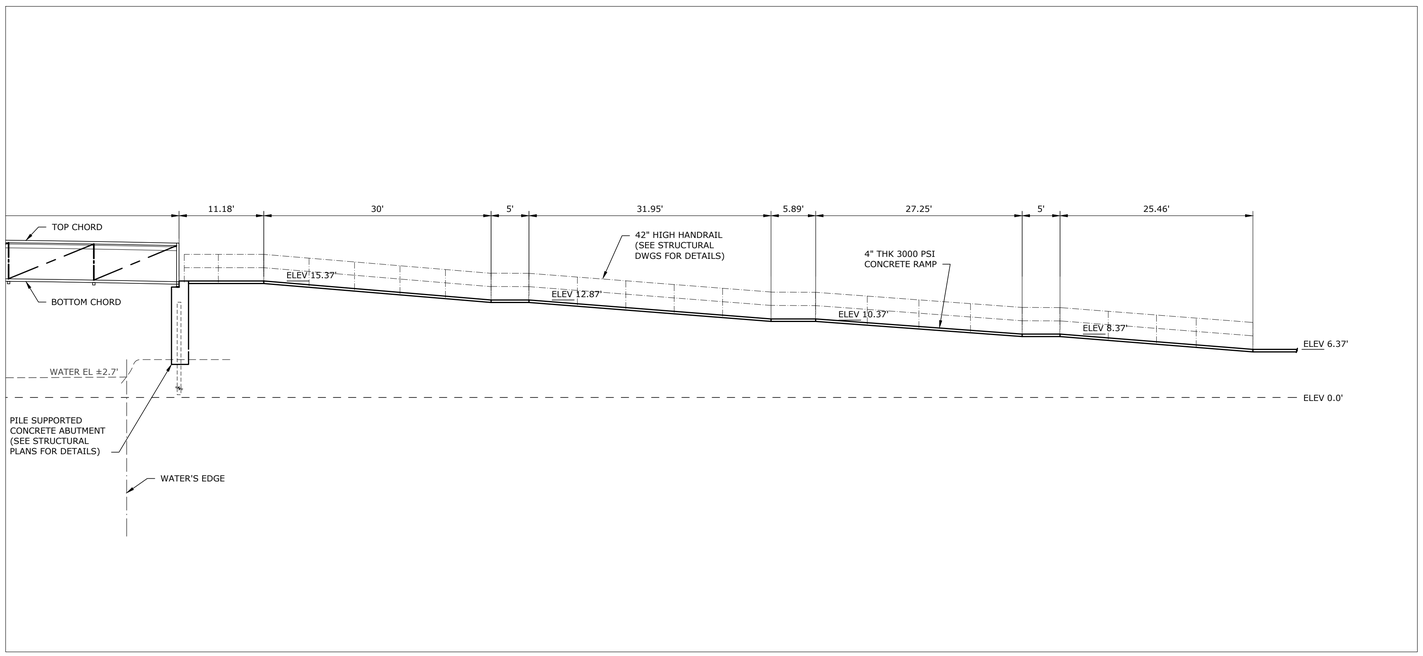
WEST RAMP

VERTICAL SCALE: 1"=10'



CONTINENTAL EXPRESS PEDESTRIAN TRUSS BRIDGE

VERTICAL SCALE: 1"=10'



EAST RAMP

VERTICAL SCALE: 1"=10'

PEDESTRIAN BRIDGE PROFILE

WEEKI WACHEE PRESERVE PARK

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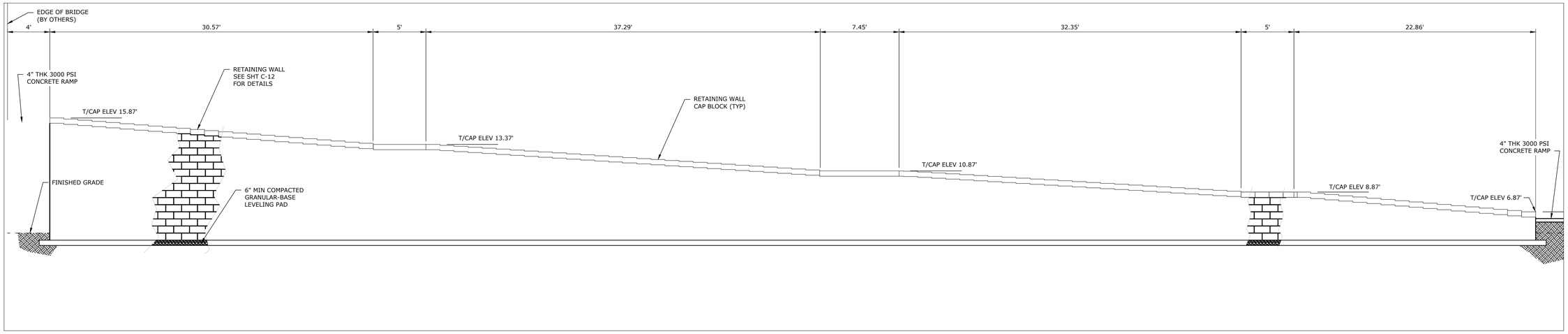
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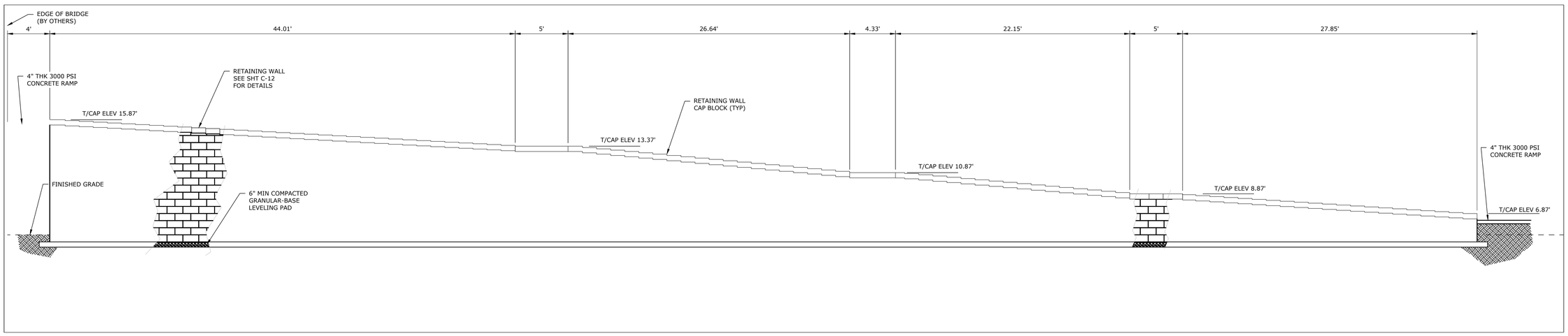
C-08

JOB No.: 21078



EAST RAMP NORTH RETAINING WALL
(LOOKING NORTH)

VERTICAL SCALE: 1"=5'



EAST RAMP SOUTH RETAINING WALL
(LOOKING NORTH)

VERTICAL SCALE: 1"=5'

RETAINING WALL PROFILE

WEEKI WACHEE PRESERVE PARK

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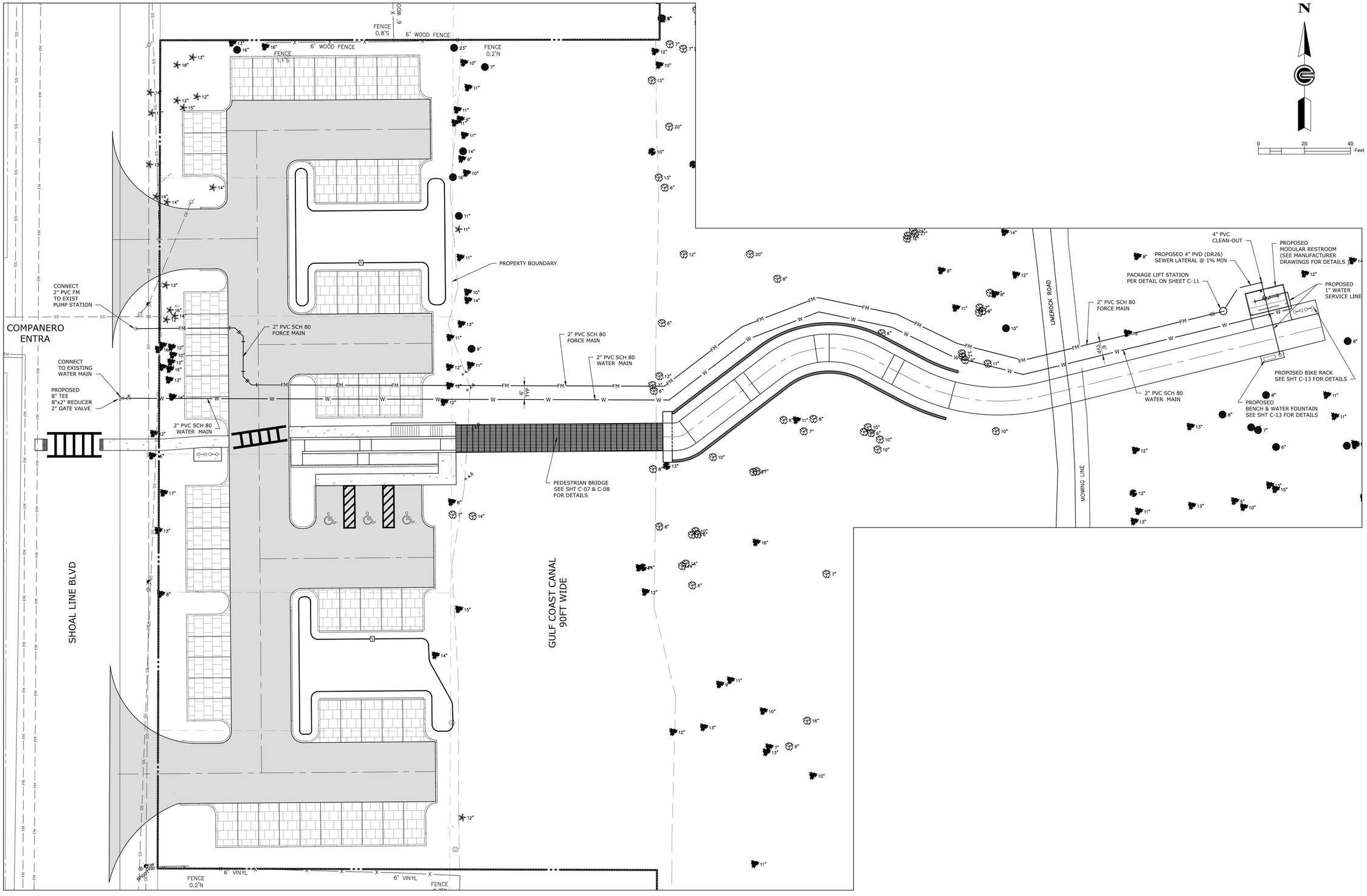
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UTILITY PLAN

WEEKI WACHEE PRESERVE PARK



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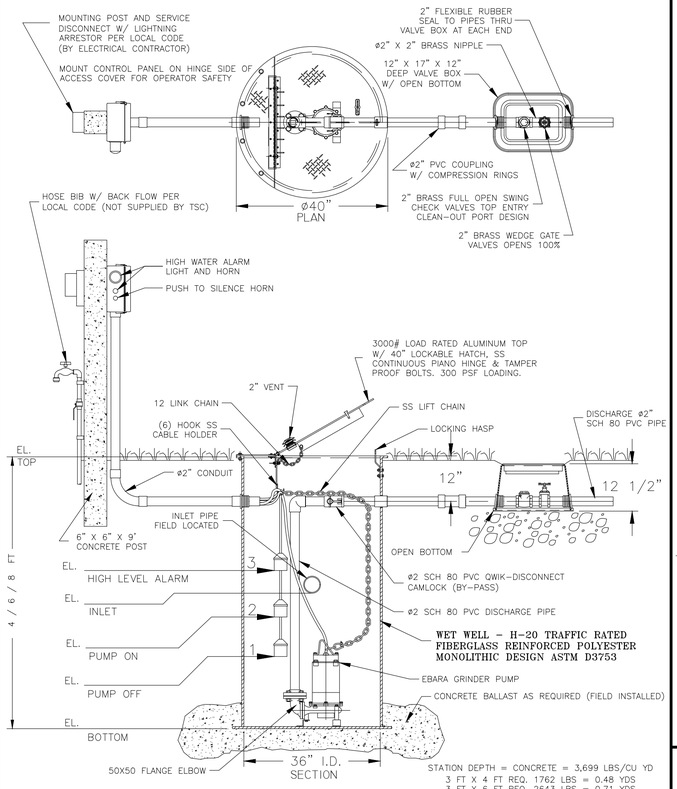
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36" SIMPLEX GRINDER STATION WITH VALVE BOX AND CONTROL PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC1-36.4 R21.dwg©

2. MOUNTING POST AND SERVICE DISCONNECT PER LOCAL CODE
1. CONCRETE BALLAST AS REQUIRED
FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMP:

DESIGN CONDITION:

MODEL	32 DGII, DGF	2	HP
GPM	10-40	10-100	FT/TDH
VOLTAGE	208/230	SINGLE OR THREE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.

3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.

4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.

5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.

6. SINGLE PHASE MOTOR SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTOR SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-40R (40") ROUND LOCKABLE HINGED TOP, REINFORCED FOR LOAD RATING OF 300 LBS/FT OPENS 180° WITH LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: HIGH-IMPACT, HIGH-DENSITY POLYETHYLENE CONSTRUCTION

ACCESSORIES: #304 S/S - CABLE HOLDER, PUMP LIFTING CHAIN AND HARDWARE.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVE WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVE OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 MSWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMP, CONTROL PANEL, FLOAT SWITCHES, WET WELL, ALUMINUM HATCH, VALVE BOX AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE STATION SHALL HAVE DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

CONTROL PANEL -SHALL BE MANUFACTURED BY A "UL" LISTED SHOP

CONTROL PANEL SHALL BE TSC MODEL # CW200 IN A NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENT FOR SIMPLEX GRINDER STATION (SUBJECT TO REVIEW).

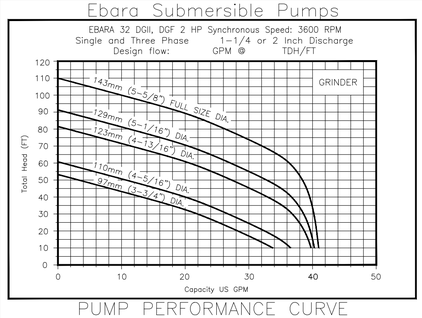
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND ALL COMPONENTS SHALL BE UL LISTED.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

Ebara Submersible Pumps

EBARA 32 DGII, DGF 2 HP Synchronous Speed: 3600 RPM
Single and Three Phase 1-1/4 or 2 Inch Discharge
Design flow: GPM @ TDH/FT

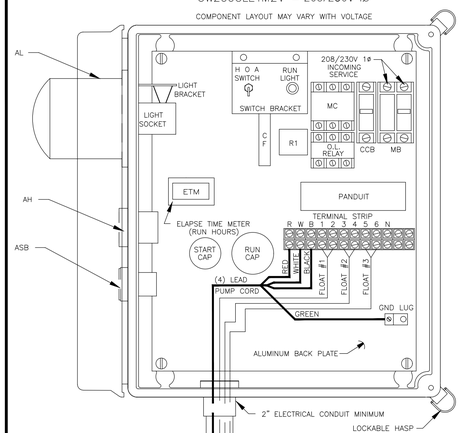


PUMP PERFORMANCE CURVE

CONTROL PANEL LAYOUT

CW2000LETM2V - 208/230V IØ

COMPONENT LAYOUT MAY VARY WITH VOLTAGE



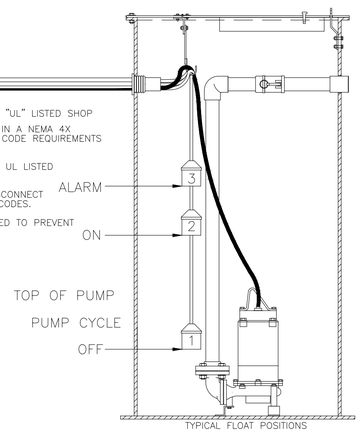
CONTROL PANEL -SHALL BE MANUFACTURED BY A "UL" LISTED SHOP

CONTROL PANEL SHALL BE TSC MODEL # CW201 IN A NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET CODE REQUIREMENTS GOVERNING "ON SITE" PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND ALL COMPONENTS SHALL BE UL LISTED.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.



TYPICAL FLOAT POSITIONS
MOUNT FLOATS OUT OF INFLUENT TO AVOID TANGLING

LEGEND

AL	VISUAL HIGH WATER ALARM LIGHT
AH	AUDIBLE HIGH WATER ALARM HORN
ASB	HIGH WATER ALARM SILENCE BUTTON
CCB	CONTROL CIRCUIT BREAKER
CF	CONTROL FUSE
ETM	ELAPSE TIME METER (RUN HOURS)
GL	GROUND LUG
HOA	HAND - OFF - AUTO SWITCH
K	BLEED RESISTER
MB	MOTOR BREAKER
MC	MOTOR CONTACTOR
OL	ADJUSTABLE OVERLOAD RELAY
R1	ALARM SILENCE CONTROL RELAY
RC	RUN CAPACITOR
SC	START CAPACITOR
SR	START RELAY

PUMPS MUST HAVE INTEGRAL OVERLOAD PROTECTION

TSC SIMPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE1-36.4©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 2021 SCALE: N.T.S.

36" SIMPLEX GRINDER STATION WITH VALVE BOX AND CONTROL PANEL TSCE1-36.4 R21©

DETAILS

WEEKI WACHEE PRESERVE PARK

RICHARD L. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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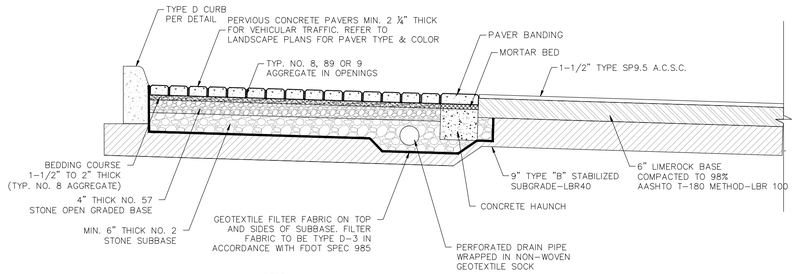
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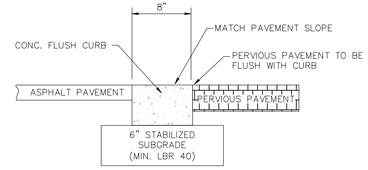
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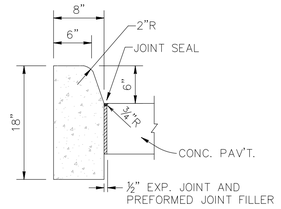


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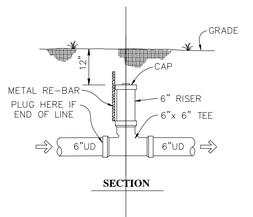
1. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE OR OTHER LOCALLY AVAILABLE AGGREGATE SUITABLE FOR PROJECT PARAMETERS.

TYPICAL PARKING LOT SECTION

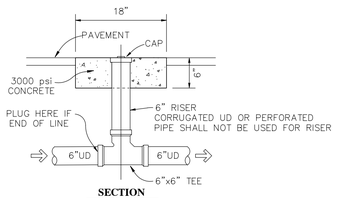




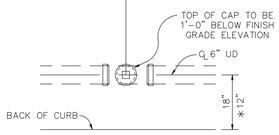
TYPE D CURB



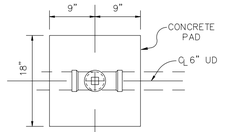
SECTION



SECTION



PLAN

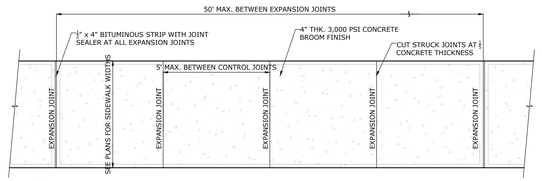


PLAN

HIDDEN UNDERDRAIN CLEANOUT DETAIL

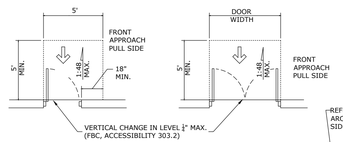
NOTE:
LOCATION OF CLEANOUT TO BE MARKED ON CURB.

UNDERDRAIN CLEANOUT DETAIL

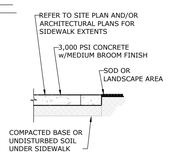


NOTES:
1. PROVIDE ½" CONTROL JOINTS @ 5'-0" O.C.
2. PROVIDE ½" BITUMINOUS EXPANSION JOINTS AT 50' O.C.
3. THIS DETAIL IS FOR ON-SITE CONDITIONS ONLY. DO NOT USE IN RIGHT-OF-WAY CONSTRUCTION. REFER TO DETAIL HCFG, DETAIL IV-30 FOR SIDEWALK IN THE COUNTY RIGHT-OF-WAY.

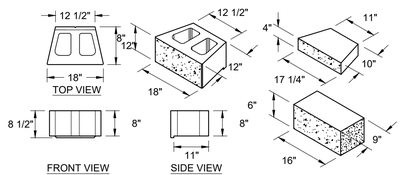
SIDEWALK STANDARD DETAIL



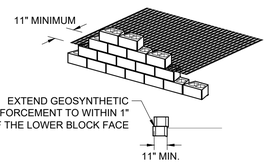
SIDEWALK GRADING AT ENTRY DOORS
NOT TO SCALE



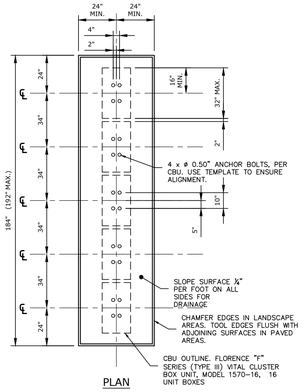
SIDEWALK AT GREEN AREA



INDIVIDUAL UNIT DETAILS



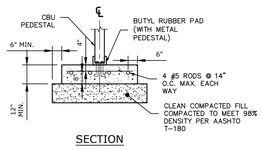
REINFORCEMENT CONNECTION DETAIL



PLAN

NOTES:

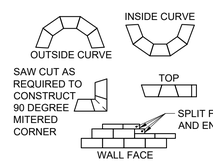
1. LAYOUT OF ANCHOR BOLTS TO BE COORDINATED WITH MAILBOX MANUFACTURER.
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MINIMUM - 6% MAXIMUM AIR ENTRAINMENT AND BE PLACED WITH A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
3. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 316 STAINLESS STEEL.
5. ALL CBU'S MUST BE LEVEL AND MOUNTED FIRMLY IN CONCRETE, USING ONE OF THE FOLLOWING METHODS:
   a. J-BOLT ATTACHMENT IS THE PREFERRED METHOD OF CBU INSTALLATION.
   b. THE USE OF ANCHOR BOLTS FOR CBU INSTALLATION IS ALSO ACCEPTABLE:
      - HILTI KWIK BOLT II, ½" ø x 5 - ½" OVERALL LENGTH, CATALOG #000-453-696, KB II 12-512 STAINLESS STEEL CATALOG #000-454-744. MIN. EMBEDMENT IN CONCRETE MUST BE NO LESS THAN 3 - ½"
      - ITW RAMSET REDHEAD TRUBOLT, GALVANIZED, ½" ø x 7" OVERALL LENGTH.
      - RAWL STUD, ½" ø x 5 - ½" OVERALL LENGTH, GALVANIZED, MIN. EMBEDMENT IN CONCRETE MUST BE NO LESS THAN 4".



SECTION

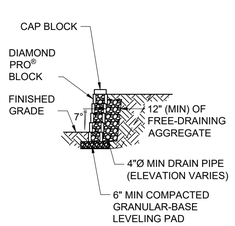
CLUSTER BOX UNIT (CBU) INSTALLATION DETAIL

NOT TO SCALE

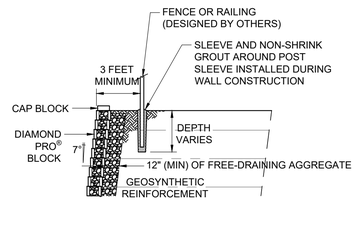


CAPPING DETAILS

1. ALWAYS START CAPPING WALL FROM THE LOWEST ELEVATION.
2. LAYOUT CAPS PRIOR TO USING ADHESIVE.
3. CUT CAPS TO FIT. VARIOUS COMBINATIONS OF LONG AND SHORT CAP FACES WILL BE NECESSARY FOR RADII GREATER THAN THE MINIMUM.
4. ALTERNATE SHORT AND LONG CAP FACES EVERY OTHER CAP TO ACHIEVE A STRAIGHT ROW OF CAPS.
5. USE EXTERIOR-GRADE CONSTRUCTION ADHESIVE TO SECURE CAPS.



TYPICAL GRAVITY CROSS SECTION



TYPICAL FENCE CROSS SECTION

RETAINING WALL DETAIL

PRINTED: 01/07/2025 - 12:22pm PRINTED BY: RH PATH: L:\21078\Weeki Wachee Preserve\dwg\ENG\Current\21078 CO2 TS - DT.dwg

DETAILS

WEEKI WACHEE PRESERVE PARK

PLANNER
M. MALMBERG
LICENSE
No. 59405
STATE OF FLORIDA
PROFESSIONAL

Coastal
engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
C-12

JOB No.: 21078

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4 SLIDE DOWELS ON DOG BOWL INTO HOLES OF PEDESTAL AND ROTATE UPWARD.

5 INSTALL 7/16-14UNC NUT ON STUD AND TIGHTEN 3/4 TURN PAST HAND TIGHT.

6 BOND JOINTS WITH PVC CEMENT AND PRIMER.

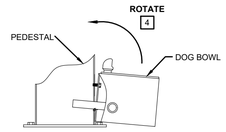
7. APPLY SUPPLY HOSE AND WASTE LINE.

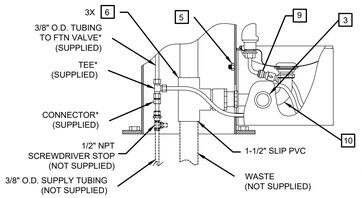
8. TEST SYSTEM AFTER ASSEMBLY.

9 A CHECK VALVE IS INSTALLED IN THIS LOCATION TO PREVENT CROSS CONNECTION BETWEEN BUBBLERS.

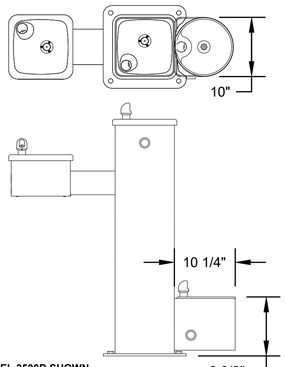
10 NOTE: DRAINAGE ASSEMBLY SLIDES VERTICALLY ON HOLDER. UPON COMPLETION OF INSTALLATION, PUSH UP ON BOTTOM OF ELBOW TO ENSURE POSITIVE DRAINAGE OF WASTE.

11 MOUNTING HARDWARE NOT SUPPLIED. SEE PARTS BREAKDOWN DRAWING FOR HARDWARE SUPPLIED WITH EACH OPTIONAL KIT.





*NOTE: TEE SHOWN ASSEMBLED FOR REFERENCE ONLY. POSITION TEE AND TRIM TUBING AS NEEDED TO FIT INSTALLATION APPLICATION.



MODEL 3500D SHOWN (SEE SHEET 1 FOR MODEL 3500)

Haws
1455 KLEPPE LANE
SPARKS, NEVADA 89431
(775) 359-4712 FAX (775) 359-7424
E-MAIL: HAWS@HAWSCO.COM
WEBSITE: WWW.HAWSCO.COM

ECN NO. 5293 REVISED PER BY: JP
DRAWN: MJG DATE: 06-04-15 CHK'D: SC
APPROVED: FV DATE: 11/22/17 SCALE: 1:12 DRAWING TYPE: INSTALLATION SIZE: A SHEET 2 OF 2

MODEL(S): 3500/3500D
PART NUMBER: 0002077448.D
REVISION: 16

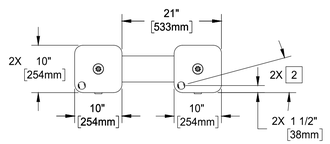
PAGE 5 OF 5

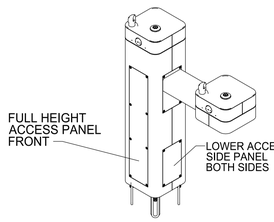
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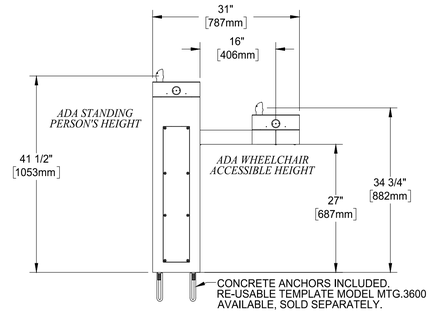
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NOTES:
1. WHEN INSTALLING THIS UNIT, LOCAL, STATE, OR FEDERAL CODES SHOULD BE ADHERED TO. INSTALL A TRAP IN THE WASTE LINE AND SCREWDRIVER STOP IN THE SUPPLY LINE IF REQUIRED.

2 MAXIMUM ADJUSTABLE RANGE IS 15° FROM PARALLEL TO BACK OF WALL.







HAWS MODEL 3602/3602F IS FULLY COMPLIANT WITH THE FEDERAL 2010 AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS WHEN INSTALLED AS SHOWN HERE AND WHEN INSTALLED WITH PROPER CLEARANCES AND ACCESS. IT IS THE RESPONSIBILITY OF THE INSTALLER TO ADHERE TO LOCAL, STATE, AND FEDERAL CODES WHEN INSTALLING THIS UNIT. DISTANCE TO SURROUNDING OBJECTS, APPROACH SURFACES, ETC. SHOULD BE CONSIDERED. REFER TO SHEET 7 FOR MORE INFORMATION.

Haws
1455 KLEPPE LANE
SPARKS, NEVADA 89431
(775) 359-4712 FAX (775) 359-7424
E-MAIL: HAWS@HAWSCO.COM
WEBSITE: WWW.HAWSCO.COM

ECN No. 5444 REV. ECO 3672 BY: JP
DRAWN: DHP DATE: 8/7/20 CHK'D: BJM
APPROVED: FV DATE: 8/20/20

MODEL(S): 3602 & 3602F
PART NUMBER: 0510001187.D
REVISION: 3

SCALE: 1:12 DRAWING TYPE: INSTALLATION SIZE: A SHEET 1 OF 7

PAGE 6 OF 12

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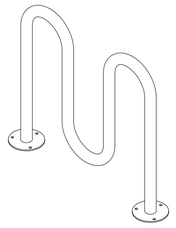
siteScapes
P.O. Box 22326
Lincoln, NE 68542
PF: 402/421-9464
FX: 402/421-9479
WEBSITE: www.sitescapesonline.com
E-MAIL: info@sitescapesonline.com

INCH TOLERANCES U.O.S. FRACTION– ±1/16" ANG––––– ±1°

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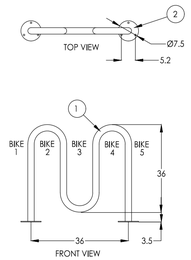
TITLE: *ECHO BIKE RACK* PRODUCT NO.: *EC2-05-SM*

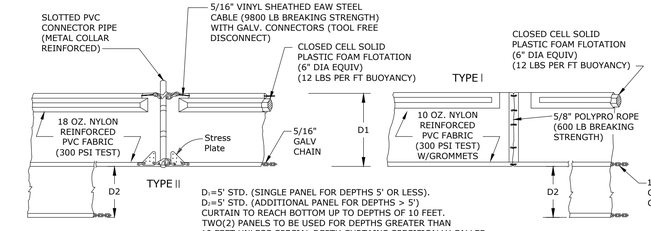
*Available in powder coat and DuraCoat finishes



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TITLE: *ECHO BIKE RACK* PRODUCT NO.: *EC2-05-SM*
*Available in powder coat and DuraCoat finishes

MATERIALS LIST
(1) Tubing - Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate - Ø 7 1/2" x 1/4" Thick Steel Plate with Three Ø 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)





D_1=5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D_2=5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5')
CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
TWO(2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPE I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT OF THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS
N. T. S.

siteScapes
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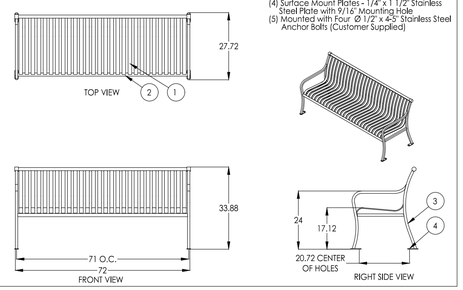
TITLE: *CITYVIEW BACKED BENCH* PRODUCT NO.: *CV1-1000*

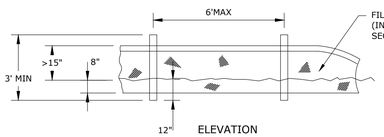
*Available in powder coat and DuraCoat finishes

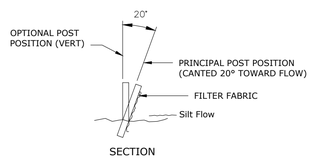


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TITLE: *CITYVIEW BACKED BENCH* PRODUCT NO.: *CV1-1000*
*Available in powder coat and DuraCoat finishes

Materials List
(1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar
(2) Support Pipes - Ø 1.315" x .133" Steel Pipe
(3) End Units - 1" Square Solid Steel Bar
(4) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
(5) Mounted with Four Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)







TYPE III SILT FENCE
N. T. S.

NOTES:
1. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.E.P. BMP STANDARDS.
2. UNLESS SPECIFIED, HAY BARRIERS MAY BE USED IN LIEU OF SILT FENCES.
3. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
4. ADDITIONAL FENCE LENGTHS MAY BE REQUIRED BY THE ENGINEER OR BY REGULATORY AGENCIES.
5. DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

DETAILS

WEEKI WACHEE PRESERVE PARK

RLA LANDSCAPE ARCHITECT LICENSE No. 6666667 STATE OF FLORIDA PROFESSIONAL ENGINEER

Coastal
Engineering
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engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
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SHEET
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JOB No.: 21078

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Florida Department of Environmental Protection

LAND AND WATER CONSERVATION FUND PROGRAM
GRANT APPLICATION PACKAGE

Required Signatures: Adobe Signature

(DEP USE ONLY)

Received: _____
Postmarked: _____
Application Number: _____

PART I - GENERAL INFORMATION
A. APPLICANT INFORMATION

1. Name of Applicant: Hernando County Board of County Commissioners

2. FEIN No. (9-Digits) + (3-Digit Location Code): 59-1155275
   * *(This number must be registered at **My Florida Market Place** with the address the warrant will be sent to upon project completion)
   https://vendor.myfloridamarketplace.com

3. Unique Entity Identifier (UEI): MWKBKNTZ9SW7
   (Must be 12 characters, not including dashes, can be alpha, numeric, or both. Replaced Data Universal Numbering System (DUNS#)

4. Population: 212,807

5. Current Operating budget: $993,180,713.00
   (This is the operating budget for the city, county or other legally constituted governmental entity, not just the department budget.)

6. Contact Person: Casey Stepp Title: Grant Writer
   (The contact person should be someone who will be in direct contact with DEP and is responsible for administering the grant if awarded.)

Address: Street/PO Box: 15470 Flight Path Drive
(Needs to be address registered in **My Florida Market Place** where warrant will be sent. If contact is different please specify.)

City/State: Brooksville, Florida Zip Code: 34604

Telephone: ( ) 352-754-4020 ext 24150 FAX: ( ) _____

E-mail: cstepp@co.hernando.fl.us

I hereby certify that the information provided in this application is true and accurate. I further certify that I possess the authority to apply for this grant on behalf of the applicant.

_____ _____ _____
Signature of City or County Manager Title Date

DRAFT

B. PROJECT INFORMATION

1. Name of Project: Weeki Wachee Preserve Phase I

   a. List all previous projects name(s), phase(s) and grant number(s) funded at this specific project site location and reference funding source(s) (LWCF, FRDAP, RTP and FCT grant programs).

   1) _____

   2) _____

   3) _____

   4) _____

2. Acreage of Project: 9.41

3. Project Type (Check One): Project cannot be a combination of acquisition and development

   Acquisition: ○

   Development: ⊗ On land owned fee simple by applicant

   ⊗ On land leased to applicant by another public agency

   Date lease expires: March 12, 2044

Development projects must be under site control (owned by deed or leased from another public agency for a minimum of 30 years from application and renewable in perpetuity. Also, if property is owned by deed or leased from any state agency, provide a letter with permission to develop on the property and place restriction on land in perpetuity) by the close of the submission period, December 15, 2025.

- ***School board property is ineligible.***
- **Include a copy of the site control documents – see our website for helpful hints (e.g., deed, lease, etc.).**

(Tab as Exhibit "L")

DRAFT

4. Project Location: Street Address: 4054 Shoal Line Blvd

   City Hernando Beach County Hernando Zip Code: 34607
   (If the project is not located in a city, list the city nearest to the project site.) (zip code + 4)

5. GIS Coordinates: Latitude: 28.4864 N Longitude: -82.6578 W

   a) Submit a boundary map of the project area providing a description and sketch of the project area boundaries, display known easements and be legally sufficient to identify the project area. Also, depict where and how the public will access the site, parking, etc. Plat maps may be accepted if the above criteria are identified. Use either an 8 ½ x 11 or 11x17 map. **Aerial photographs are accepted as boundary maps, as long as the boundaries are identified.**

   (Tab as Exhibit "I")

   b) Submit color, on-site photographs for your application, sufficient to depict the physical characteristics of the project area and any elements and facilities that need renovation or replacement.

   (Tab as Exhibit "J")

   c) Location map and directions: Submit a detailed road map precisely locating the project site along with clear written driving instructions from the nearest federal or state highway. **NOTE:** Please confirm that street names listed are the same as those posted on street signs in the area. Please do not use Map Quest or any other computer mapping program for this.

   (Tab as Exhibit "K")

6. Legislative Districts in which the Project Site is located: These should be the districts in which the proposed project site is located. If you are not sure of the districts, contact your local office of the Supervisor of Elections.

   State Senator pending special election 12/09/2025 Senate District Number 11

   State Representative Jeff Holcomb House District Number 53

7. Congressional District in which the project is located:

   U.S. Congressman Gus Bilirakis Congressional District Number 12

DRAFT

8. Describe the physical characteristics of the project.

1) **For Development Projects:**

(a) Provide a detailed Project Narrative of the proposed project's scope of work and related information which includes existing and future uses, existing and proposed physical improvements, natural and historical resources, any proposed resource protection/conservation and any existing buildings on site.

(Tab as Exhibit "M1")

(b) Please indicate if a natural spring is located on project site: ◯ Yes ⊗ No

(c) Please indicate if there is public access to the park either through an existing street or easement: ⊗ Yes ◯ No

Please describe access:

2) **For Acquisition Projects: (in addition to the above information)**

(a) If proposed project consists of acquiring multiple parcels or from multiple owners, identify specific order in which the parcels will be acquired to ensure that if all parcels cannot be acquired, the purposes of the project can be achieved. Also, submit an estimated value of the property being acquired. (Ex. Tax accessed value)

(Tab as Exhibit "M2")

N/A

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C. FINANCIAL INFORMATION

DEVELOPMENT PROJECT ONLY

Refer to Chapter 62D-5.070(6), F.A.C. for complete information on match requirements and match types. LWCF assistance is provided on a 50% matching basis. **Total Project Cost (Line F) must equal the grant request (Line A) plus the total local funds available (Line E). This figure (Line F) should not total more than $3,000,000 for the purpose of this application.**

1. LWCF Funds Requested: Line A $ $1,500,000

2. Local Funds Available:
   a. Cash: Line B $ 1,500,000
   b. In-Kind Line C $ _____
   c. Land Value Line D $ _____

(Only the value of **donated** real property is eligible as match **and applicant must NOT have taken title yet unless a waiver of retroactivity has been granted by DEP)**

Total Local Funds Available Line E $ _____
Sum of lines B, C, and D

3. Total Cost of Proposed Project Line F $ _____
Sum of lines A and E
(Should not total more than $3,000,000)

ACQUISITION PROJECTS

Enter an amount on each line and round to the nearest hundred dollars.

a. **Land purchase price** (estimated or actual) $ N/A

b. **Acquisition costs** (estimated or actual)
Cost of certified survey(s), appraisal(s), appraisal review(s), title report(s), title insurance premium(s), environmental audit(s), and Applicant's acquisition agent(s) fees or commission(s). $ N/A

c. **Total Project Costs** [Add a. and b.] $ N/A

This figure (Line C) should not total more than $3,000,000 for the purpose of this application.

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D. **PROJECT ELEMENTS (COMPLETE FOR ALL PROJECTS, DEVELOPMENT AND ACQUISITION):**

On page 7 & 8, list the Project Elements for this application. The Project Elements are listed with the related tasks and deliverables. Primary facilities and support facilities should be listed separately. Use as many project elements and tasks needed to complete the project.

Remember to include each element in your conceptual site plan. Submit a conceptual site plan displaying the areas and facilities to be developed as proposed on page 7 & 8 of this application. The site plan must correlate with the project boundary map and project elements. The site plan must CLEARLY DELINEATE using color codes between facilities/opportunities currently existing, facilities proposed for funding (page 7 & 8) in this application and facilities planned for future development. If project is an acquisition project, be sure to submit on the site plan the proposed elements to be developed as listed on page 18 of this application. Also identify different LWCF phases on the site plan and any FRDAP phases.

DEVELOPMENT PROJECTS:

PRIMARY RECREATION AREAS AND FACILITIES: Primary facilities include all recreation facilities and opportunities. **Primary cost must be equal to or greater than fifty percent (50%) of the total cost.** Primary examples are: beach access, picnic facilities, fishing piers, ball fields, tennis courts, trails, trailheads, shade structures for recreational facilities, etc. Enclosed structures are not eligible costs. Costs of planning and site preparation should be included within the cost of each element. If land value is used as match, it should be included under primary cost. If this is a trail project, list the uses or types of trails. If developing one trail for multi-purposes state multi-purpose trail, but if doing several different trails list separately with each use (example: walking trail or bike trail).

SUPPORT FACILITIES AND IMPROVEMENTS: Support facilities are facilities which cannot stand alone, or which would have little or no public outdoor recreational value without the primary facility. No enclosed structures are eligible except restrooms, bathhouses or restroom/concession stands. Other support examples are: parking, landscaping, and security lighting. Amenities such as benches, or bike racks will receive no points when being scored. The enclosed structures listed above cannot be phased and must be completed with one grant.

(Tab as Exhibit "H1")
Conceptual Site Plan

(Tab as Exhibit "H2")
Timeline for Development

ACQUISITION PROJECTS: N/A

If acquisition project, on page 7 & 8, list the Project Acquisition Cost for the project.

(Tab as Exhibit "H1")
Provide Future Development Conceptual Site Plan

(Tab as Exhibit "H2")
Timeline for Acq. and Timeline for Dev. within the following 3-years of property purchase

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Project Name: Weeki Wachee Preserve Phase I

Grantee Name: Hernando County Board of County Commissioners

The project reimbursement is limited to one (1) invoice upon completion of all Project Elements listed below and submittal of all Deliverables and required documentation identified in the table below. Completion Documentation required prior to Reimbursement Request.

Project Tasks, Deliverables and Required Documentation

Task #1: Development of: Weeki Wachee Preserve	**Amount of Costs to be Paid with Grant Funds**	**Amount of Costs to be Paid with Grantee Match**	**Deliverables and Documentation to Be Submitted Upon Completion and Before Reimbursement Can Be Approved**
(List each **Primary** facility)	Provide Budget Detail	Provide Budget Detail	Project Completion Certification Final as-built site plan Florida Recreation and Parks Inventory Form Color Photographs of Project Notice of Limitation of Use Boundary Survey

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(List each **Support** facility) *All work will be completed in accordance with the approved plans. **ACQUISITION PROJECT COST** N/A **Land purchase price** (estimated or actual) **Acquisition costs** (estimated or actual) Cost of certified survey(s), appraisal(s), appraisal review(s), title report(s), Title insurance premium(s), environmental audit(s), and Applicant's acquisition agent(s) fees or commission(s). **Total Project Costs**			
TOTALS:	**$**	**$**	

Performance Standard: Approval of deliverables is based upon review for compliance with the requirements for funding under the Land and Water Conservation Fund Program (LWCF); approved plans and application approved for funding.

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INSTRUCTIONS FOR COMPLETING PROJECT WORK PLAN:

DELIVERABLES/ELEMENTS/WORK TO BE COMPLETED: Identify **ALL** elements that will be completed under this Agreement.

DELIVERABLE/ELEMENT BUDGET AMOUNT FOR REIMBURSEMENT: Must provide a budget for each element and identify the expense category and budget detail. Provide description of the costs as follows: **Salaries**: identify the position title, hourly rate and number of hours to complete the deliverable; **Fringe benefits:** identify the percentage used to calculate the fringe benefits; **Contractual Services:** identify what service will be paid for under the contract for services; **Equipment:** the purchase of equipment is not allowed under this Agreement, the rental of equipment is the only cost allowed that is associated with equipment; **Supplies and Materials:** identify what supplies/materials will be purchased; **Other** costs: identify what other costs are being requested (such as printing costs, other costs that do not fit into the other established cost categories (salaries, fringe benefits, equipment, supplies, indirect, contractual services); Indirect Costs: identify the percentage that is used for the indirect being claimed for reimbursement (cannot exceed 15% unless prior approval has been obtained by the Department).

MATCH AMOUNT TO BE CLAIMED: The same level of detail must be provided for match as for reimbursement.

DOCUMENTATION/DELIVERABLES TO BE SUBMITTED UPON COMPLETION: All of these deliverables must be submitted before final reimbursement can be processed.

Completion Documentation required prior to Reimbursement

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PART II – EVALUATION CRITERIA

A. GENERAL CRITERIA

1. CAPITAL IMPROVEMENT PLAN

A. Is the proposed project identified, in whole or in part, in the applicant's Capital Improvement Plan (CIP) or Schedule during the current or next three (3) fiscal years?
Provide:
1) A letter from the agency's city or county manager certifying the five-year capital improvement schedule is **officially adopted and date adopted. Project will not receive points if letter is not submitted and does not state the date CIP was adopted.**

-AND-

2) A copy of the five-year Capital Improvement Schedule included in the applicant's adopted Local Comprehensive Plan, stating project by name, amount and year (County or City budgets are not the same as Capital Improvement Schedules) **Highlight project name, amount and year.**

(Tab as Exhibit "A") (20 points)

⊗ Yes ○ No

-OR-

B. Is the proposed project identified as part of the plan through an adopted resolution committing the applicant to amend their Capital Improvement Plan or Schedule and complete the project should it receive program funds?
Provide:
1) A copy of a fully executed resolution amending the existing schedule to include the development of the proposed project. The resolution must **clearly indicate** the **development of the proposed project by name, year and amount, and cannot be older than 3 years.**

(Tab as Exhibit "A") (10 points)

○ Yes ○ No

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2. STATE COMPREHENSIVE OUTDOOR RECREATION PLAN

A. Explain how the proposed project would address one or more of the issues, recommendations or goals identified in the State Comprehensive Outdoor Recreation Plan. **Use the STATE COMPREHENSIVE OUTDOOR RECREATION PLAN – Current SCORP (Chapter 5). Provide quotations or other appropriate references with explanations to justify the correlation**. To receive points, must give a detailed explanation as to how the project meets the goals, cannot only list the goals.

(Tab as Exhibit "B") (4 points)

B. RELATIVE NEED INDEX BY REGION
Locate the applicant's region and circle each priority resource/facility need as **proposed in the project** cost on page 7 & 8 of this application which is included in the applicant's planning region:

(7 points)

☐ I Saltwater Beach Activities* Baseball or Softball * Picnicking *Football
Outdoor Swimming Pool Use * Saltwater Non-Boat Fishing * Golf
RV / Trailer Camping * Freshwater Boat Ramp Use * Soccer or Rugby

☐ II Saltwater Beach Activities * Nature Study * Historical or Archeological Sites
Baseball or Softball * Picnicking * Freshwater Boat Ramp Use * Football
Hunting * Horseback Riding * Outdoor Swimming Pool Use

☐ III Football * Picnicking * Nature Study * Soccer or Rugby * Baseball or Softball
Horseback Riding * Outdoor Basketball * RV / Trailer Camping
Freshwater Boat Ramp Use * Bicycle Riding – Unpaved Trails

☐ IV Historical or Archeological Sites * Baseball or Softball * Football
Saltwater Beach Activities * Picnicking * Outdoor Swimming Pool Use * Outdoor Basketball * Nature Study * Golf * Soccer or Rugby

☒ V Picnicking * Football * RV / Trailer Camping * Nature Study * Baseball or Softball
Bicycle Riding - Unpaved Trails * Outdoor Basketball * Soccer or Rugby
Horseback Riding * Outdoor Swimming Pool Use

☐ VI Picnicking * RV / Trailer Camping * Football * Baseball or Softball
Outdoor Swimming Pool Use * Nature Study * Historical or Archeological Sites
Outdoor Basketball * Saltwater Beach Activities * Soccer or Rugby

☐ VII RV / Trailer Camping * Picnicking * Baseball or Softball * Outdoor Swimming Pool Use
Nature Study * Freshwater Boat Ramp Use * Football * Golf * Horseback Riding
Outdoor Basketball

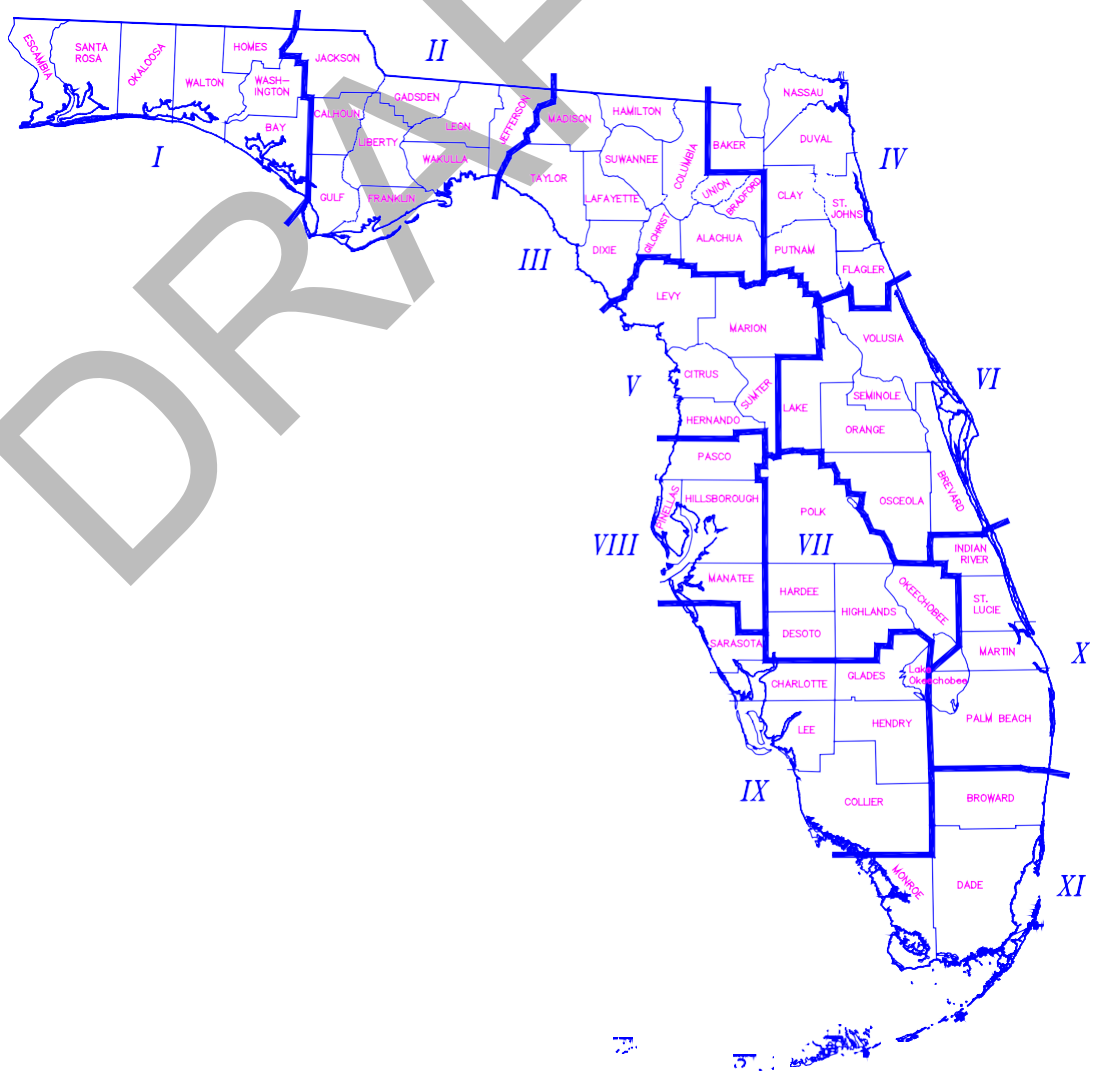
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☐ VIII Picnicking * RV / Trailer Camping * Baseball or Softball * Football * Outdoor Swimming Pool Use*Saltwater Beach Activities * Golf * Outdoor Basketball * Outdoor Tennis * Soccer or Rugby

☐ IX Picnicking * RV / Trailer Camping * Saltwater Beach Activities * Outdoor Swimming Pool Use *Golf * Football * Nature Study * Baseball or Softball * Outdoor Tennis * Historical or Archeological Sites

☐ X Football * Golf * Baseball or Softball * Outdoor Swimming Pool Use * Picnicking * Outdoor Tennis*Saltwater Beach Activities * Outdoor Basketball * RV / Trailer Camping * Soccer or Rugby

☐ XI Outdoor Swimming Pool Use * Picnicking * Football * Baseball or Softball * Saltwater Beach Activities*Outdoor Tennis * Golf * Outdoor Basketball * Saltwater Non-Boat Fishing * RV / Trailer Camping



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3. PUBLIC PARTICIPATION

Indicate which of the following apply **(Check ALL that apply)**:
(To receive points for this section any meetings, presentations, or surveys must be held in the current year or within the **previous 3 years** of application and each of **the three meetings must be held separately to receive each set of points. (Meetings also must be held prior to the application submittal.)**

_ ☐ A. A pre-advertised public meeting was held **solely** for the purpose of discussing the proposed project. Attach a copy of the ad **and** proof of publication for the advertisement. Advertisement needs to state where and when advertised. **If not advertised in a newspaper, a written explanation as to how, when and where advertised, along with a copy of notice/advertisement.**

(Tab as Exhibit "C1") (10 points)

_ ☒ B. The project was discussed at a **regularly** scheduled meeting of the applicant's advisory board responsible for park, recreation and leisure service activities. Provide **a copy of the minutes** of the advisory board meeting(s) where **this project** was discussed. The board must be an appointed group of citizens, such as a parks and recreation advisory board, who would normally review projects similar to the proposed grant application. Planning and Zoning or similar boards may be used if a parks and recreation advisory board does not exist. **CITY OR COUNTY COMMISSIONS ARE NOT CONSIDERED ADVISORY BOARDS.**

(Tab as Exhibit "C2") (7 points)

_ ☐ C. Public input on the proposed project was obtained through presentations to community organizations, neighborhood associations and/or a written opinion survey. Provide documentation (**dated minutes from the meeting** where the project was discussed, or a thank**-you letter** from an organization, association, etc.. No Form Letters) showing that presentations **regarding this project** were made to community organizations or groups **OR** provide a **copy of the survey, who surveyed, AND a summary of the results.** Letters of support are not acceptable to receive points.

(Tab as Exhibit "C3") (4 points)

4. LINEAR PARK

The proposed project is for linear park purposes. A linear park is defined as an active or passive outdoor recreation area of linear design that provides or connects recreation, park land, or open-space areas.

◯ Yes ⊗ No **(13 points)**

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5. PRESERVATION PURPOSES

The proposed project is also for preservation purposes (e.g. historical, archaeological, cultural etc.). This question addresses preservation of historic, archaeological and/or cultural sites. Contact the Department of State at (850) 245-6333 if this applies to the proposed project. A letter from the Department of State is required to verify a **"yes"** response to this question.

(Tab as Exhibit "D") (7 points)

○ Yes ⊗ No

6. OPERATION AND MAINTENANCE

Capability to develop, operate and maintain the project site. Provide a brief description of how development, programming and maintenance will be provided **AND** an agency organizational chart **(Must provide both to receive points)**:

(Check ONLY one)

○ The applicant has a full-time recreation or park department staffed to provide facility development, programming and maintenance.

(Tab as Exhibit "E") (8 points)

○ The applicant has demonstrated the existence of a full-time ability to provide facility development, programming and maintenance.

(Tab as Exhibit "E") (4 points)

B. DEVELOPMENT CRITERIA (COMPLETE ONLY FOR DEVELOPMENT PROJECTS)

1. NEW DEVELOPMENT

List the existing facilities/improvements on the project site. Include improvements such as baseball fields, basketball courts, trails, boat ramps, etc. (Bullet lists are encouraged. If undeveloped, state none).

There are no existing facilities on the project site at this time.

(5 points, if undeveloped)

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2. NEW FACILITIES OR OPPORTUNITIES (Check only one)

The project provides for new or additional development of recreational facilities and opportunities:

- ⊗ 3 or more facilities or opportunities **(15 points)**
- ○ 2 facilities or opportunities **(10 points)**
- ○ 1 facility or opportunity **(5 points)**

3. RENOVATION OF EXISTING FACILITIES (Check only one)

The project provides renovation of existing recreational facilities for:

- ○ 3 or more facilities **(13 points)**
- ○ 2 facilities **(9 points)**
- ○ 1 facility **(4 points)**

4. SUPPORT FACILITIES

The project provides new or renovated support facilities (i.e. parking, restrooms, utilities).

(15 points)

⊗ Yes ○ No

5. ACCESS TO WATER RESOURCES

The project provides developed pedestrian access to or along water resources (i.e. trails, boardwalks, dune walkovers, etc.)

(7 points)

⊗ Yes ○ No

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6. USE OF WATER RESOURCES

The project provides facilities for recreational use of water resources (boat ramps, swimming docks, fishing piers, etc.).

(12 points)

⊗ Yes ○ No

7. INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA

A. List the facilities provided by the project which are identified in the priority ranked index clusters of outdoor facilities needs for renovation and/or new construction identified within the applicant's population density as set forth in the Department's study. The study entitled **"Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida"** has an effective date of December 1995. (See attached pages 20-24 for Priority Ranked Index Clusters.)

(12 points)

Cluster IV - The proposed Weeki Wachee Preserve Project will include an exercise trailer/boardwalk (10), fishing pier (13), picnic facilities (10) and other (12).While there will not be beach access at this location, there will be water access through kayak launches in future phases of the project. The boardwalk will provide fishing access and ideal wildlife observation areas for citizens.

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B. The proposed project, in whole or in part, addresses the highest priority of infrastructure funding needs for the applicant's population density as set forth in the study titled **"Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida"** has an effective date of December 1995. Use the table below to determine in which priority funding need ranking the project falls. **(Check ONLY one)**:

○	Highest Priority Funding Need	**(13 points)**
⊗	Second Highest Priority Funding Need	**(8 points)**

Population Density 1 - Population Under 10,000	
Rank	**Funding**
1	Construction
2	Renovation

Population Density 2 - Population 10,000 to 24,999	
Rank	**Funding**
1	Renovation
2	Construction

Population Density 3 - Population 25,000 to 49,999	
Rank	**Funding**
1	Construction
2	Renovation

Population Density 4 - Population 50,000 to 99,999	
Rank	**Funding**
1	Construction
2	Renovation

Population Density 5 - Population 100,000 and Over	
Rank	**Funding**
1	Renovation
2	Construction

Source: The 1995 Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida

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C. ACQUISITION CRITERIA (COMPLETE ONLY FOR ACQUISITION PROJECTS)

N/A

1. FLORIDA NATURAL AREAS INVENTORY

The project provides protection of any resources in the Florida Natural Areas Inventory. List the protected resources below and provide a letter from the Florida Natural Areas Inventory (FNAI). (850) 224-8207

(Tab as Exhibit "F") (13 points)

◯ Yes ◯ No

N/A

2. WATER FRONTAGE

The project provides frontage on wetlands or water bodies such as rivers, lakes or oceans.

◯ Yes ◯ No **(6 points)**

N/A

3. INFRASTRUCTURE ASSESSMENT OF LOCAL GOVERNMENT RECREATION AND PARK DEPARTMENT FACILITY NEEDS IN THE STATE OF FLORIDA

List all the facilities which will be developed for this project. Only facilities identified in the top three priority ranked index clusters of outdoor facilities needs for new construction identified within the applicant's population density as set forth in the Department's study entitled "Infrastructure Assessment of Local Government Recreation and Park Department Facility Needs in the State of Florida", effective December 1995, will receive these points. (Priority ranked index clusters are attached as pages 19-23). **Along with the site plan submitted as Exhibit H1, submit a timeline for the planned development of the acquisition project Exhibit H2.**

N/A

(Tab as Exhibit "H1 and H2") (15 points)
Conceptual Site Plan and Timeline

4. NEEDED RECREATIONAL ACREAGE: (Provide excerpts from your local comprehensive plan. Include data on current park acreage, standards and identified needs.)

A. Describe how the project provides for identified need(s) for additional park acreage pursuant to the applicant's adopted local comprehensive plan. Provide the needed amount of acreage as listed in the local comprehensive plan and the total acreage the local government already has under its control.

_____Needed acres/Person and _____Total Acreage Under Local Control

Provide a copy of the applicant's local comprehensive plan as supporting back-up documentation and **highlight** the information that pertains to this section.

(Tab as Exhibit "G") (15 points)

B. Describe how the project provides for needed distribution of park acreage pursuant to the applicant's adopted local comprehensive plan.

(8 points)

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5. CAPITAL IMPROVEMENT PLAN

A. Is the proposed **development** of the property identified in the applicant's Capital Improvement Plan (CIP) or Schedule during the current or next three (3) fiscal years?
Provide:

1) A letter from the agency's city or county manager certifying the five-year Capital Improvement Schedule is officially adopted and date adopted. **Project will not receive points if letter is not submitted and does not state the date CIP was adopted.**

-AND-

2) A copy of the five-year Capital Improvement Schedule included in the applicant's adopted Local Comprehensive Plan, stating project by name, amount and year (County or City budgets are not the same as Capital Improvement Schedules) **Highlight project name, amount and year.**

(Tab as Exhibit "A") (6 points)

⊗ Yes ○ No

-OR-

B. Is the proposed **development** of the property included as part of the plan through an adopted resolution committing the applicant to amend their CIP and develop the property should it receive program funds?

Provide: A copy of a fully executed resolution amending the existing schedule to include the development of the proposed project. The resolution must **clearly indicate** the **development of the proposed project by name, year, and amount and cannot be older than 3 years.**

○ Yes ○ No

(Tab as Exhibit "A") (3 points)

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Outdoor Facility Needs Ranked by Priority Index: Population Density 1

Rank	Renovation	Construction	
	Facility	Facility	
1	Playgrounds	Baseball Fields	**Cluster I**
2	Support Facilities	Softball Fields	
3	Tennis Courts	Playgrounds	**Cluster II**
4	Rest Rooms	Rest Rooms	
5	Picnic Facilities	Support Facilities	
6	Baseball Fields	Soccer Fields	
7	Basketball Courts	Basketball Courts	**Cluster III**
8	Softball Fields	Bike Trails	
9	Swimming Pools	Swimming Pools	
10	Boating Facilities	Tennis Courts	
11	Fishing Piers	Picnic Facilities	
12	Camping	Handball Courts	
13	Handball Courts	Fishing Piers	**Cluster IV**
14	Football Fields	Football Fields	
15	Soccer Fields	Boating Facilities	
16	Beach Access	Exercise Trails	
17	Historical Facilities	Camping	
18	Shuffleboard Courts	Beach Access	**Cluster V**
19	Nature Trails	Historical Facilities	
20	Other	Shuffleboard Courts	
21	Golf Courses	Nature Trails	
22	Bike Trails	Golf Courses	
23	Exercise Trails	Hiking Trails	
24	Hiking Trails	Horse Trails	**Cluster VI**
25	Horse Trails	Other	

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Population Density 1 - Population for under 10,000

Outdoor Facility Needs Ranked by Priority Index: Population Density 2

Rank	Renovation	Construction	
	Facility	Facility	
1	Rest Rooms	Support Facilities	**Cluster I**
2	Support Facilities	Rest Rooms	
3	Playgrounds	Playgrounds	
4	Baseball Fields	Softball Fields	
5	Tennis Courts	Soccer Fields	**Cluster II**
6	Softball Fields	Baseball Fields	
7	Basketball Courts	Basketball Courts	
8	Boating Facilities	Picnic Facilities	**Cluster III**
9	Swimming Pools	Swimming Pools	
10	Picnic Facilities	Football Fields	
11	Soccer Fields	Tennis Courts	
12	Exercise Trails	Handball Courts	
13	Football Fields	Nature Trails	**Cluster IV**
14	Shuffleboard Courts	Bike Trails	
15	Handball Courts	Boating Facilities	
16	Beach Access	Other	
17	Fishing Piers	Exercise Trails	
18	Camping	Golf Courses	**Cluster V**
19	Bike Trails	Hiking Trails	
20	Nature Trails	Fishing Piers	
21	Other	Camping	
22	Golf Courses	Beach Access	
23	Hiking Trails	Historical Facilities	
24	Historical Facilities	Horse Trails	**Cluster VI**
25	Horse Trails	Shuffleboard Courts	

Population Density 2 – Population from 10,000 to 24,999

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Outdoor Facility Needs Ranked by Priority Index: Population Density 3

Rank	Renovation	Construction	
	Facility	Facility	
1	Rest Rooms	Baseball Fields	**Cluster I**
2	Playgrounds	Soccer Fields	
3	Support Facilities	Support Facilities	
4	Tennis Courts	Softball Fields	**Cluster II**
5	Baseball Fields	Playgrounds	
6	Basketball Courts	Boating Facilities	
7	Beach Access	Football Fields	
8	Swimming Pools	Tennis Courts	**Cluster III**
9	Soccer Fields	Rest Rooms	
10	Picnic Facilities	Picnic Facilities	
11	Football Fields	Basketball Courts	
12	Softball Fields	Other	**Cluster IV**
13	Boating Facilities	Exercise Trails	
14	Exercise Trails	Bike Trails	
15	Handball Courts	Nature Trails	
16	Other	Camping	
17	Golf Courses	Handball Courts	
18	Shuffleboard Courts	Historical Facilities	**Cluster V**
19	Fishing Piers	Swimming Pools	
20	Bike Trails	Hiking Trails	
21	Hiking Trails	Golf Courses	
22	Nature Trails	Beach Access	
23	Camping	Fishing Piers	
24	Historical Facilities	Horse Trails	**Cluster VI**
25	Horse Trails	Shuffleboard Courts	

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Population Density 3 - Population from 25,000 to 49,999

Outdoor Facility Needs Ranked by Priority Index: Population Density 4

Rank	Renovation	Construction	
	Facility	Facility	
1	Playgrounds	Soccer Fields	**Cluster I**
2	Rest Rooms	Playgrounds	
3	Support Facilities	Picnic Facilities	**Cluster II**
4	Tennis Courts	Baseball Fields	
5	Soccer Fields	Support Facilities	
6	Baseball Fields	Swimming Pools	
7	Swimming Pools	Softball Fields	
8	Exercise Trails	Basketball Courts	**Cluster III**
9	Softball Fields	Rest Rooms	
10	Basketball Courts	Other	
11	Handball Courts	Exercise Trails	**Cluster IV**
12	Picnic Facilities	Golf Courses	
13	Boating Facilities	Tennis Courts	
14	Beach Access	Boating Facilities	
15	Fishing Piers	Fishing Piers	
16	Shuffleboard Courts	Football Fields	
17	Football Fields	Handball Courts	
18	Golf Courses	Bike Trails	**Cluster V**
19	Nature Trails	Nature Trails	
20	Other	Hiking Trails	
21	Bike Trails	Horse Trails	
22	Camping	Beach Access	
23	Hiking Trails	Camping	
24	Historical Facilities	Historical Facilities	**Cluster VI**
25	Horse Trails	Shuffleboard Courts	

Population Density 4 - Population from 50,000 to 99,999

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Outdoor Facility Needs Ranked by Priority Index: Population Density 5

Rank	Renovation	Construction	
	Facility	Facility	
1	Support Facilities	Support Facilities	**Cluster I**
2	Rest Rooms	Baseball Fields	**Cluster II**
3	Playgrounds	Playgrounds	
4	Tennis Courts	Softball Fields	
5	Swimming Pools	Rest Rooms	**Cluster III**
6	Boating Facilities	Soccer Fields	
7	Basketball Courts	Picnic Facilities	
8	Golf Courses	Bike Trails	
9	Softball Fields	Swimming Pools	
10	Picnic Facilities	Exercise Trails	
11	Historical Facilities	Hiking Trails	**Cluster IV**
12	Baseball Fields	Other	
13	Fishing Piers	Golf Courses	
14	Exercise Trails	Camping	
15	Soccer Fields	Beach Access	
16	Handball Courts	Historical Facilities	
17	Camping	Tennis Courts	
18	Football Fields	Basketball Courts	**Cluster V**
19	Nature Trails	Boating Facilities	
20	Beach Access	Fishing Piers	
21	Bike Trails	Football Fields	
22	Other	Nature Trails	
23	Hiking Trails	Handball Courts	
24	Horse Trails	Horse Trails	**Cluster VI**
25	Shuffleboard Courts	Shuffleboard Courts	

Population Density 5 - Population for 100,000 & Over

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RESOLUTION NO. 2025-165

WHEREAS, the Hernando County Board of County Commissioners has adopted the following Resolutions, to-wit: 2025-162 and 2025-163 and 2025-164 and 2025-111 authorizing the levy of ad valorem taxes within Hernando County for County purposes; authorizing the levy of ad valorem taxes within the Emergency Medical Services Tax District MSTU, and the Stormwater Management Program MSTU; authorizing the levy of special assessments within seventy-seven (77) MSBU's; authorizing the levy of special assessment for the Local Providers Participation Fund; and

WHEREAS, the Hernando County Board of County Commissioners has conducted its budget hearings pursuant to Chapter 129 and 200, Florida Statutes.

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

SECTION 1. There is hereby adopted as the Hernando County Budget for the Fiscal Year 2025-2026 the document filed with the Clerk of Circuit Court at the public hearing conducted pursuant to Section 200.065, Florida Statutes and Section 129.03, Florida Statutes, held on September 23, 2025, as summarily depicted on the document attached hereto and made a part hereof, labeled Exhibit "A", incorporated by reference ***in haec verba***; having a total budget of $993,180,713.

ADOPTED in Special Session this 23rd day of September 2025, A.D.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR
CLERK

By: _____
BRIAN HAWKINS
CHAIRMAN

Exhibit A is the Fiscal Year 2025-26 Budget and is available for review in the Clerk's Office, Board of County Commissions records.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY _____
County Attorney's Office

DRAFT

FY26 Recommended - Rev & Exp by Fund

Filtered by
Period Year equals 2026

Funds	ex	re
Amount	**$993,180,713.00**	**$993,180,713.00**
0011	$237,852,953.00	$237,852,953.00
0012	$0.00	$0.00
1011	$24,301,500.00	$24,301,500.00
1013	$9,412,847.00	$9,412,847.00
1015	$6,041,224.00	$6,041,224.00
1017	$13,078,054.00	$13,078,054.00
1022	$14,313,552.00	$14,313,552.00
1024	$4,155,481.00	$4,155,481.00
1031	$2,477,139.00	$2,477,139.00
1051	$671,108.00	$671,108.00
1060	$12,000.00	$12,000.00
1101	$2,640,324.00	$2,640,324.00
1141	$3,552,731.00	$3,552,731.00
1171	$1,539,522.00	$1,539,522.00
1181	$85,787.00	$85,787.00
1201	$613,083.00	$613,083.00
1202	$230,704.00	$230,704.00
1203	$17,022,933.00	$17,022,933.00
1205	$391,018.00	$391,018.00
1206	$55,195.00	$55,195.00
1242	$552,265.00	$552,265.00
1245	$96,911.00	$96,911.00
1248	$187,864.00	$187,864.00
1251	$2,205,832.00	$2,205,832.00

DRAFT

Funds	ex	re
1261	$7,197,633.00	$7,197,633.00
1271	$9,692,041.00	$9,692,041.00
1273	$7,063.00	$7,063.00
1278	$583,201.00	$583,201.00
1431	$463,085.00	$463,085.00
1481	$5,833,448.00	$5,833,448.00
1482	$1,419,331.00	$1,419,331.00
1553	$0.00	$0.00
1555	$1,600,615.00	$1,600,615.00
1557	$1,011,923.00	$1,011,923.00
1661	$62,870,306.00	$62,870,306.00
1691	$48,073,261.00	$48,073,261.00
1741	$1,175,659.00	$1,175,659.00
1781	$574,545.00	$574,545.00
2071	$0.00	$0.00
2081	$1,624,961.00	$1,624,961.00
2083	$1,540,874.00	$1,540,874.00
3135	$3,102,598.00	$3,102,598.00
3302	$254,570.00	$254,570.00
3321	$4,595,709.00	$4,595,709.00
3331	$8,181,317.00	$8,181,317.00
3332	$1,230,771.00	$1,230,771.00
3333	$834,994.00	$834,994.00
3334	$8,556,347.00	$8,556,347.00
3341	$194,023.00	$194,023.00
3342	$486,150.00	$486,150.00
3343	$157,918.00	$157,918.00
3344	$176,242.00	$176,242.00

DRAFT

Funds	ex	re
3351	$849,897.00	$849,897.00
3361	$529,263.00	$529,263.00
3362	$139,695.00	$139,695.00
3370	$133,316.00	$133,316.00
3373	$68,716.00	$68,716.00
3375	$1,991,471.00	$1,991,471.00
3381	$140,000.00	$140,000.00
4111	$106,760,352.00	$106,760,352.00
4121	$29,649,722.00	$29,649,722.00
4132	$5,941,974.00	$5,941,974.00
4133	$18,220,652.00	$18,220,652.00
4141	$0.00	$0.00
4142	$0.00	$0.00
4143	$3,687,950.00	$3,687,950.00
4144	$113,391,564.00	$113,391,564.00
4311	$16,057,930.00	$16,057,930.00
4411	$24,387,294.00	$24,387,294.00
4421	$8,129,136.00	$8,129,136.00
4431	$12,304,121.00	$12,304,121.00
4461	$15,018,467.00	$15,018,467.00
4471	$7,853,464.00	$7,853,464.00
4481	$1,640,534.00	$1,640,534.00
4611	$11,684,161.00	$11,684,161.00
4614	$323,983.00	$323,983.00
5011	$2,074,454.00	$2,074,454.00
5021	$10,128,736.00	$10,128,736.00
5022	$0.00	$0.00
5031	$10,158,529.00	$10,158,529.00

DRAFT

Funds	ex	re
5061	$664,906.00	$664,906.00
5071	$6,196,991.00	$6,196,991.00
5081	$16,941,106.00	$16,941,106.00
5121	$29,174,864.00	$29,174,864.00
7029	$1,453.00	$1,453.00
7031	$138,780.00	$138,780.00
7032	$17,550.00	$17,550.00
7033	$0.00	$0.00
7034	$13,138,979.00	$13,138,979.00
7041	$699,800.00	$699,800.00
7042	$24,200.00	$24,200.00
7044	$17,900.00	$17,900.00
7081	$5,790.00	$5,790.00
7101	$8,675.00	$8,675.00
7102	$15,650.00	$15,650.00
7111	$26,250.00	$26,250.00
7121	$9,680.00	$9,680.00
7181	$126,500.00	$126,500.00
7201	$9,270.00	$9,270.00
7211	$69,400.00	$69,400.00
7221	$58,175.00	$58,175.00
7231	$62,900.00	$62,900.00
7312	$42,598.00	$42,598.00
7322	$132,300.00	$132,300.00
7331	$0.00	$0.00
7381	$0.00	$0.00
7401	$9,830.00	$9,830.00
7421	$362,000.00	$362,000.00

DRAFT

Funds	ex	re
7511	$121,800.00	$121,800.00
7521	$21,550.00	$21,550.00
7531	$16,000.00	$16,000.00
7541	$11,740.00	$11,740.00
7552	$8,254,338.00	$8,254,338.00
7571	$17,090.00	$17,090.00
7581	$25,550.00	$25,550.00
7591	$25,900.00	$25,900.00
7671	$116,400.00	$116,400.00
7701	$35,000.00	$35,000.00
7702	$17,000.00	$17,000.00
7703	$14,400.00	$14,400.00
7704	$38,600.00	$38,600.00
7705	$16,900.00	$16,900.00
7706	$28,800.00	$28,800.00
7707	$9,600.00	$9,600.00
7708	$62,000.00	$62,000.00
7710	$16,000.00	$16,000.00
7711	$0.00	$0.00
7712	$0.00	$0.00
7901	$10,800.00	$10,800.00
7917	$666,060.00	$666,060.00
7919	$216,300.00	$216,300.00
7920	$18,900.00	$18,900.00
7926	$11,700.00	$11,700.00
7927	$15,600.00	$15,600.00
7928	$16,300.00	$16,300.00
7929	$8,500.00	$8,500.00

DRAFT

Funds	ex	re
7930	$28,900.00	$28,900.00
7931	$10,000.00	$10,000.00
7932	$37,400.00	$37,400.00
7933	$19,800.00	$19,800.00
7934	$18,000.00	$18,000.00
7935	$27,600.00	$27,600.00
7936	$18,000.00	$18,000.00
7937	$20,000.00	$20,000.00
7938	$33,900.00	$33,900.00
7939	$35,600.00	$35,600.00
7940	$30,800.00	$30,800.00
7941	$26,250.00	$26,250.00
7942	$34,000.00	$34,000.00
7943	$12,300.00	$12,300.00
7944	$0.00	$0.00
7945	$310,500.00	$310,500.00
7946	$42,000.00	$42,000.00
7948	$36,000.00	$36,000.00
7949	$22,000.00	$22,000.00
7950	$65,700.00	$65,700.00
7951	$64,600.00	$64,600.00
7960	$30,200.00	$30,200.00
7968	$0.00	$0.00
7969	$0.00	$0.00
7970	$0.00	$0.00
7972	$0.00	$0.00
7973	$0.00	$0.00
7974	$0.00	$0.00

DRAFT

Funds	ex	re
7975	$0.00	$0.00
7976	$0.00	$0.00
7977	$0.00	$0.00
7978	$0.00	$0.00
7979	$0.00	$0.00
7980	$33,500.00	$33,500.00
7982	$0.00	$0.00
7983	$0.00	$0.00
7984	$0.00	$0.00
7985	$0.00	$0.00
7986	$0.00	$0.00
7987	$0.00	$0.00
7988	$0.00	$0.00
7989	$0.00	$0.00
7990	$0.00	$0.00
7991	$0.00	$0.00
7992	$14,100.00	$14,100.00
7993	$0.00	$0.00
7994	$11,600.00	$11,600.00
7995	$10,395.00	$10,395.00
7996	$0.00	$0.00
7997	$19,300.00	$19,300.00
7998	$24,100.00	$24,100.00
7999	$181,800.00	$181,800.00

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SCORP Connection - **EXHIBIT B**

Priority Area 1 - Health & Well-Being - Identity and communicate the benefits of high quality outdoor recreational experiences on all aspects of health, including mental health and the health of children, aging populations, and people with disabilities.

The Weeki Wachee Preserve Park project supports the Health & Well-Being priority area by providing high-quality outdoor recreational experiences that positively impact physical, mental, and emotional health for people of all ages and abilities. As a passive recreation area, the Preserve encourages low-impact activities such as walking, wildlife viewing, and nature immersion—experiences shown to reduce stress, strengthen the body, and enhance overall wellness.

Outdoor activity in natural settings promotes cardiovascular health, improves immune function, and supports healthier sleep patterns. These benefits are especially important for children, who gain opportunities for active play, sensory engagement, and cognitive development. The calming effects of nature—including reduced cortisol levels, improved mood, and decreased symptoms of anxiety and depression—directly support mental health for all visitors.

The Preserve also provides accessible, gentle recreational options that meet the needs of aging adults and people with disabilities, offering safe opportunities for movement, independence, and social connection. By fostering a sense of freedom, accomplishment, and connection to nature, the Weeki Wachee Preserve Park project contributes to greater life satisfaction and long-term psychological resilience for the entire community.

Priority Area 2 - Public Access, Accessibility and Connectivity – Improve overall connectivity and infrastructure. Strive to provide access for all levels of ability.

The Weeki Wachee Preserve project significantly advances the Public Access, Accessibility, and Connectivity priority area by enhancing safe, inclusive, and interconnected infrastructure that serves residents and visitors of all abilities. A key component of the project is the installation of a fully paved, ADA-accessible parking lot directly adjacent to Shoal Line Boulevard. This facility ensures that individuals with mobility limitations, families with strollers, and visitors requiring adaptive equipment can access the Preserve without barriers. The design prioritizes ease of movement, clear circulation patterns, and accessible routes from parking areas to recreational amenities.

To further strengthen community connectivity, the project includes the construction of an ADA-compliant pedestrian crosswalk that links the Preserve to the existing sidewalk network along Shoal Line Boulevard. This improvement enhances walkability and offers a safe, clearly defined crossing point for pedestrians, including those using mobility aids. By connecting directly to the surrounding sidewalk system, the project supports multimodal access—inviting walkers, cyclists, and transit users to reach the Preserve safely and efficiently.

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Together, these enhancements expand equitable access to nature-based recreation, reduce transportation barriers, and integrate the Preserve more fully into the fabric of the surrounding neighborhood. By prioritizing universal design and strategic connectivity, the Weeki Wachee Preserve project promotes a more inclusive outdoor experience and strengthens community-wide access to public spaces.

Priority Area 3 - Economic Opportunities, Adventure Travel and Ecotourism. – Enhance the ecological and aesthetic environment of public spaces.

The Weeki Wachee Preserve Park project directly supports the Economic Opportunities, Adventure Travel, and Ecotourism priority area by enhancing the ecological and aesthetic value of public spaces while stimulating local and regional economic activity. Located within the Hernando Beach community—a coastal area known for nature-based recreation and wildlife—the Preserve is positioned to attract both residents and visitors seeking high-quality outdoor experiences.

By improving public access to a scenic, protected natural environment, the project strengthens the community's capacity to draw ecotourists interested in activities such as hiking, birdwatching, nature photography, and wildlife observation. These visitors contribute to the local economy through spending on lodging, dining, retail, and guided outdoor adventures. Increased visitation also supports small businesses, helps create seasonal and permanent jobs, and encourages entrepreneurship related to adventure travel and eco-friendly tourism services.

At the same time, the Preserve enhances ecological health and visual appeal by safeguarding sensitive habitats, supporting native vegetation, and maintaining the natural character of the coastal landscape. These environmental improvements contribute to better air and water quality, bolster biodiversity, and protect essential ecosystems that the local economy relies on. By managing recreation sustainably, the project ensures long-term preservation of natural resources while allowing visitors to enjoy meaningful outdoor experiences.

Through the combined benefits of conservation, scenic enhancement, and tourism-driven economic activity, the Weeki Wachee Preserve Park project strengthens community identity, supports a resilient local economy, and reinforces Hernando Beach as a destination for sustainable adventure travel and ecotourism.

Priority Area 4 - Resource Management and Stewardship.

The Weeki Wachee Preserve Park project supports the Resource Management and Stewardship priority area by strengthening the community's ability to responsibly manage natural resources and enhance long-term conservation outcomes. Parks and preserves like Weeki Wachee serve as essential platforms for implementing effective stewardship practices because they offer protected landscapes, ecological data, and community value that make conservation and recreation projects strong candidates for grant funding.

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As a publicly managed preserve, the site provides a ready-made location for habitat restoration, invasive species management, trail improvements, and environmental monitoring—activities that directly advance resource management goals. The Preserve's existing stewardship infrastructure, including staff oversight, management planning, and ongoing ecological assessments, ensures that grant-funded improvements can be carried out efficiently and sustainably.

In addition, the Preserve's strong partnerships with community groups, environmental organizations, and local volunteers help extend management capacity. These collaborations contribute to stewardship activities, educational programming, and citizen science projects, often providing volunteer hours or in-kind support that can help meet match requirements for grant programs.

By offering clear public benefits—such as outdoor access, wildlife habitat protection, and opportunities for environmental education—the Weeki Wachee Preserve enhances the value and impact of conservation investments. Its role as a protected natural area ensures that stewardship actions are not only implemented effectively but also maintained over the long term, further strengthening the success and reach of grant-funded initiatives.

DRAFT

Planning & Zoning Commission

AGENDA ITEM

Meeting: 12/08/2025
Department: Procurement Department
Prepared By: Michelle Miller
Initiator: Casey Stepp
DOC ID: 16763
Legal Request Number:
Bid/Contract Number:

TITLE
Presentation of Weeki Wachee Preserve Phase 1 Project

Presentation of Weeki Wachee Preserve Phase 1 Project

BRIEF OVERVIEW
The Hernando County Parks and Recreation Department is seeking public comment on the Weeki Wachee Preserve Phase 1.

The Weeki Wachee Preserve Phase I shall include the construction design for the pedestrian bridge, observation deck/eco boardwalk, parking lot improvements, restroom construction, large shade pavilion, and paved access to the park entrance being created on Shoal Line Boulevard.

Future phase(s) will include additional recreation activities for the community to include kayak launches, water access, education/informational stations along the boardwalk, etc.

The 30% plans are attached for reference; the County's contracted consultant anticipates that final plans shall be completed by January 2026. Public Comment on this item may be used for future grant applications including but not limited to The Florida Department of Environmental Protection, Land and Water Conservation Fund Program.

DRAFT

FINANCIAL IMPACT
Public comment only - No financial impact is anticipated from this agenda item.

LEGAL NOTE
The Planning and Zoning Commission has the authority to accept public comment on the Florida Department of Environmental Protection, Land and Water Conservation Fund Program in accordance with the funding application. These public comments shall also be incorporated into future funding applications as deemed applicable by the specific notice of funding opportunities as released.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission take public comment that can be utilized for any future grant and/or funding opportunities related to this project.

REVIEW PROCESS
Casey Stepp	Approved	11/21/2025 9:43 AM

D. Project Elements **EXHIBIT H1**

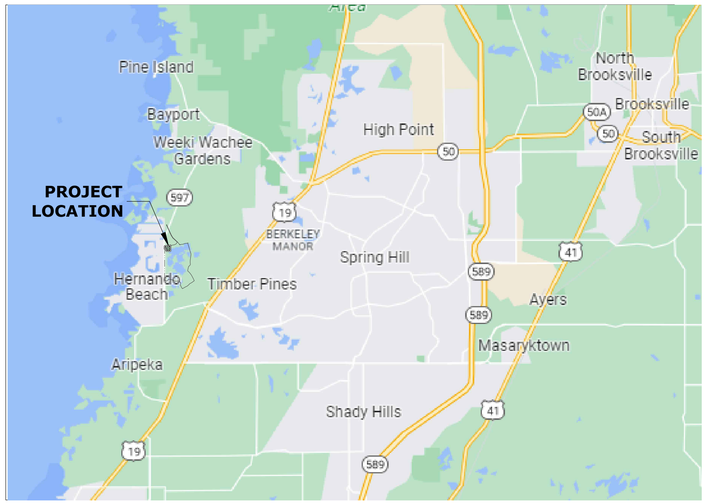
Conceptual Site Plans

DRAFT

30% CONSTRUCTION PLANS
for
WEEKI WACHEE PRESERVE PARK

9.41 ACRES ±

HERNANDO COUNTY, FLORIDA



LOCATION MAP
N.T.S.
S/T/R
SEC 13 TWP 23 RNG 16
SEC 18 TWP 23 RNG 17

N

Project Number 21078

PREPARED FOR:

HERNANDO COUNTY PARKS & RECREATION

DRAFT

PREPARED BY:

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Sheet Index

C-01	COVER SHEET
C-02	LOCATION MAP
C-03	GENERAL NOTES & SPECIFICATIONS
C-04	SITE DEMOLITION PLAN
C-05	SITE PLAN
C-06	GRADING DRAINAGE & PAVING PLAN
C-07	PEDESTRIAN BRIDGE PLAN
C-08	PEDESTRIAN BRIDGE PROFILE
C-09	RETAINING WALL PROFILE
C-10	UTILITY PLAN
C-11	DETAILS
C-12	DETAILS
C-13	DETAILS

SITE DATA

OWNER/PERMITTEE:	HERNANDO COUNTY PARKS & RECREATION 16161 FLIGHT PATH DRIVE BROOKSVILLE, FL 34604
CONTACT:	ROB TALMAGE PHONE: (352) 754-4031 EMAIL: RTalmage@co.hernando.fl.us
ENGINEER/SURVEYOR:	COASTAL ENGINEERING ASSOC., INC. ATTN: BRIAN M. MALMBERG, PE 966 CANDLELIGHT BLVD. BROOKSVILLE, FLA. 34601 PH: (352) 796-9423 EMAIL: bmalmberg@coastal-engineering.com
PARCEL KEY:	162086 & 376168
PARCEL ADDRESS:	4054 SHOAL LINE BLVD HERNANDO BEACH, FL 34607
EXISTING ZONING:	C1, C2-COMMERCIAL, CV-CONSERVATION
PROJECT AREA:	9.41 AC

PLAN REVISIONS

DATE	REVISION NO.	REVISION

AGENCY APPROVALS

AGENCY	PERMIT TYPE	PERMIT NO.	EXP. DATE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN MALMBERG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESIGN ENGINEER ., P.E., REGISTRATION NO. .

PRINTED: 01/07/2025 - 12:17pm PRINTED BY: RH PATH: L:\21078\Weeki Wachee Preserve\dwg\ENG\Current\21078 C02 TS-CV.dwg



N

0 300 600 Feet

LEGEND

- PROJECT BOUNDARY
- WEEKI WACHEE PRESERVE PARK AREA
- HERNANDO COUNTY PROPERTY

LOCATION MAP

WEEKI WACHEE PRESERVE PARK

PLANNER: M. MALMBERG
LICENSE No. 59405
STATE OF FLORIDA
REGISTERED PROFESSIONAL

Coastal
engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-8423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
C-02

JOB No.: 21078

PRINTED: 01/07/2025 - 12:17pm PRINTED BY: RH PATH: L:\21078\Weeki Wachee Preserve\dwg\ENG\Current\21078 C02 TS - LM.dwg

GENERAL CONSTRUCTION NOTES

1. BENCHMARK DATUM IS NAVD 1988.
2. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS AND TO TOLERANCES STATED HEREIN OR IN THE SPECIFICATIONS. REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION ON HORIZONTAL AND VERTICAL CONTROL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL MARKERS AND PROPERTY CORNERS (MONUMENTS, PIPES, ETC.) FOR THE DURATION OF CONSTRUCTION. MARKERS SHALL BE CONTINUOUSLY FLAGGED AND SHALL BE RESET IMMEDIATELY BY A FLORIDA LICENSED LAND SURVEYOR IF ANY SHOULD BECOME DISTURBED.
4. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, RETAINING WALLS, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COSTS WITH THE SAME MATERIAL REMOVED OR DAMAGED OR AS DIRECTED BY THE ENGINEER.
6. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO POSSIBLE INCIDENTAL CONFLICTS WITH EXISTING STRUCTURES SUCH AS MAIL BOXES, SIGNS, FENCES, BILLBOARDS, ETC. AND SHALL INCLUDE IN HIS OVERALL COSTS THE REMOVAL AND OR REPLACEMENT AND PROTECTION OF SUCH INCIDENTAL ITEMS.
7. THE CONTRACTOR, PRIOR TO BIDDING THIS WORK, SHALL APPRAISE HIMSELF AS TO ALL ABOVE AND BELOW GROUND FEATURES THAT HE MAY ENCOUNTER DURING CONSTRUCTION AND INCLUDE INTO HIS OVERALL BID ALL COSTS FOR SPECIFIC CONSTRUCTION METHODS AND PROCEDURES THAT NEED TO BE TAKEN TO WORK AROUND SUCH APPURTENANCES.
8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
9. ALL UPLAND CONSTRUCTION SHALL BE CARRIED OUT "IN THE DRY". THE CONTRACTOR SHALL REVIEW SITE CONDITIONS AND DETERMINE METHODS AND EXTENT OF DEWATERING NECESSARY AND SHALL INCLUDE COSTS OF DEWATERING IN THE BID. NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR CONTROL OF GROUND OR SURFACE WATER OR FOR ADDITIONAL MATERIALS OR REWORK REQUIRED AS A RESULT OF INADEQUATE OR INSUFFICIENT DEWATERING.
10. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND/OR COUNTY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS. FLORIDA BUILDING CODE (LATEST EDITION) AS APPLICABLE.

MINIMUM REQUIRED AS-BUILTS

GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A RECORD SURVEY(S) PREPARED AND SUBMITTED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER INCLUDING ALL NEWLY CONSTRUCTED WORK, BUT NOT LIMITED TO, LOCATION AND FINISHED GRADE ELEVATIONS IN PAVED AND NON-PAVED AREAS SUFFICIENT TO DETERMINE DIRECTION OF SITE DRAINAGE AND ELEVATIONS OF RETENTION/DETENTION AREAS, MITIGATION AREAS AND DITCH/CHANNEL CONVEYANCES INCLUDING TOPS OF BANKS, TOES OF SLOPES, POND BOTTOMS AND WATER LEVELS; ELEVATIONS AND DIMENSIONS OF POND CONTROL STRUCTURES, SPILLWAYS AND UNDERDRAINS; DRAINAGE STRUCTURE GRATE/INLET/RIM ELEVATIONS, STORM PIPE SIZES, PIPE MATERIALS, AND PIPE INVERTS, PLUS LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL OTHER CONSTRUCTION COMPONENTS WHICH VARY FROM THE DESIGN. UTILITY INFORMATION SHALL INCLUDE LOCATION OF WATER LINE CONNECTIONS, VALVES, BENDS, METERS AND ELEVATIONS OF PIPES WHERE DEPTH OF COVER VARIES FROM DESIGN; TIES TO SANITARY SEWER LINES, MANHOLE RIM AND INVERT ELEVATIONS, CLEANOUTS AND SERVICE CONNECTIONS.
2. ALL DIMENSIONS SHALL BE IN FEET DIMENSIONED OFF CENTERLINE OF ROADS OR OTHER PERMANENT STRUCTURES. IF ONLY ONE DIMENSION CAN BE TAKEN OFF THE CENTERLINE OF ROAD, THE SECOND SHALL BE OFF A PERMANENT MARKER OR REFERENCE POINT.
3. FOUR (4) SETS OF 24X36 SIGNED AND SEALED AS-BUILT DRAWINGS, ONE (1)CD WITH AUTOCAD AND ADOBE PDF'S OF ALL SHEETS SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

TECHNICAL SPECIFICATIONS

ALL SITE AND UTILITY WORK PERFORMED ON THIS PROJECT SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF HERNANDO COUNTY. IN ADDITION, THE FOLLOWING STANDARDS ARE INCORPORATED BY REFERENCE:

1. STANDARD FOR DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, AND RECLAIMED WATER FACILITIES FOR HERNANDO COUNTY, LATEST EDITION.
2. FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION.
3. FLORIDA DEPT. OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
4. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
5. HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS / ENGINEERING FACILITY DESIGN GUIDELINES, LATEST EDITION.

HERNANDO COUNTY NOTES

1. A RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR ANY WORK IN COUNTY RIGHT-OF-WAY. APPROVED CONSTRUCTION PLANS AND MOT PLANS ARE REQUIRED TO APPLY FOR THE PERMIT.
2. THE CONTRACTOR IS TO SCHEDULE A PRE-CONSTRUCTION MEETING FIVE (5) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST PROVIDE ALL RIGHT-OF-WAY SUBMITTALS TO DPW INSPECTOR FOR REVIEW AND APPROVAL A MINIMUM OF THREE (3) BUSINESS DAYS PRIOR TO PRE-CONSTRUCTION MEETING.
3. CONTRACTOR TO NOTIFY DPW INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY. DPW INSPECTOR MUST BE PRESENT FOR ALL PAVING / PAVING ON COUNTY OWNED INFRASTRUCTURE. CONTACT DPW INSPECTORS AT 352-754-4060 OR EMAIL TO DPWRESOURCEOBJECT@HERNANDOCOUNTY.US
4. CONTRACTOR SHALL PROVIDE 24 HOUR NOTICE TO LOCAL EMERGENCY SERVICES DEPARTMENTS WHENEVER CONSTRUCTION ACTIVITIES ARE EXPECTED TO IMPEDE NORMAL TRAFFIC FLOW.

ENVIRONMENTAL PROTECTION NOTES

1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.
2. CONSTRUCTION SHALL PROCEED SUCH THAT ALL STORMWATER FACILITIES WITHIN A WATERSHED AREA ARE IN PLACE AND OPERATIONAL PRIOR TO CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THAT AREA.
3. STAKED OR FLOATING SILT SCREENS OR SYNTHETIC HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED IN LOCATIONS SHOWN ON THE PLANS AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM REACHING WATER BODIES OR WETLAND AREAS. ONCE CONSTRUCTION IS COMPLETE AND FINISH GRADING / STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINAL ACCEPTANCE.
4. ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INITIATED AS SOON AS POSSIBLE.
5. ALL WATER COLLECTED AND PUMPED DURING TRENCH DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE A MINIMUM OF 75 FEET FROM THE NEAREST SURFACE WATER BODY OR WETLAND AREA, TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES.
6. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS. ADDITIONALLY, STOCKPILES TO REMAIN FOR LONGER THAN 24 HOURS SHALL BE CONFINED BY SILT BARRIERS WHICH PREVENT RUNOFF SEDIMENTATION FROM ENCROACHING UPON WETLAND AREAS OR SURFACE WATER BODIES. STOCKPILES IN PLACE AND UNTOUCHED FOR 7 DAYS OR MORE TO HAVE VEGETATIVE COVER TO PREVENT WIND EROSION AND SEDIMENT DISPERSAL.
7. ALL TRASH AND CONSTRUCTION DEBRIS PRODUCED FROM THIS PROJECT SHALL BE COLLECTED BY THE CONTRACTOR DAILY. THESE MATERIALS SHALL BE STAGED OR CONTAINERIZED AS NECESSARY TO PREVENT ACCIDENTAL RELEASE. DISPOSAL OF SOLID WASTE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY AND STATE REGULATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING PORTABLE SANITARY WASTE UNITS ON-SITE FOR USE BY HIS EMPLOYEES DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN CONTROL OF ANY HAZARDOUS MATERIALS UTILIZED ON-SITE FOR CONSTRUCTION. STORAGE CONTAINERS, VEHICLES, ETC. WILL BE INSPECTED REGULARLY FOR LEAKAGE. A SPILL PREVENTION PLAN SHALL BE ESTABLISHED WHICH COVERS CLEANUP AND NOTIFICATION OF APPROPRIATE GOVERNMENT AGENCIES.
10. CONTRACTOR SHALL NOT REMOVE TREES WITHOUT APPROVAL OF THE LOCAL GOVERNING JURISDICTION. TREE PROTECTION SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING AUTHORITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION OR ALTER EXISTING TOPOGRAPHY. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SOD, SYNTHETIC HAY BALES, SAND BAGS OR SEED & MULCH, AS NECESSARY, TO ACHIEVE AN EROSION-FREE SITE (FREE FROM RUTTING, ETC.) TO THE LINES AND GRADES SHOWN IN THE PLANS UNTIL FINAL ACCEPTANCE. ALL SWALES AND SURFACES 4:1 OR STEEPER SHALL BE SODDED. ALL OTHER UNPAVED SURFACES WHICH EXPERIENCE UNDUE EROSION THAT CANNOT BE CONTROLLED BY OTHER MEASURES SHALL BE SODDED. ALL SOD SHALL BE ARGENTINE BAHIA UNLESS SPECIFICALLY SHOWN OTHERWISE IN THE CONTRACT DOCUMENTS. ALL SODDED SLOPES OVER 4:1, SHALL BE INSTALLED WITH SOD PEGS.
12. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, MAINTAINED THROUGHOUT CONSTRUCTION AND UNTIL THE SITE IS PERMANENTLY STABILIZED. SEE SWPP / CSWMP NOTES AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
13. THE REMOVAL OF LITTORAL SHELF VEGETATION (INCLUDING CATTAILS) FROM WET DETENTION PONDS IS PROHIBITED UNLESS OTHERWISE APPROVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD). REMOVAL INCLUDES DREDGING, THE APPLICATION OF HERBICIDES, CUTTING AND THE INTRODUCTION OF GRASS CARP. ANY QUESTIONS REGARDING AUTHORIZED ACTIVITIES WITH THE WET DETENTION PONDS SHALL BE ADDRESSED TO THE REGULATION MANAGER OF SWFWMD'S LOCAL OFFICE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TEMPORARY SEDIMENT/EROSION CONTROL DEVICES WHEN NO LONGER NEEDED.

SPECIAL NOTES TO CONTRACTORS

1. WHERE TREE REMOVAL IS REQUIRED DUE TO CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF THOSE TREES. THE COST FOR THIS REMOVAL AND DISPOSAL SHALL BE INCLUDED IN THE CONTRACTOR'S OVERALL COSTS. TREE REMOVAL AND PROTECTION SHALL COMPLY WITH APPLICABLE CITY AND COUNTY CODES.
2. UNLESS SPECIFIED OTHERWISE, CONTRACTOR SHALL FURNISH AND INSTALL ALL PROPOSED ITEMS SHOWN WITHIN THE CONSTRUCTION PLANS.
3. CONSTRUCTION EQUIPMENT AND MATERIAL TRANSPORT / STAGING SHALL BE LIMITED TO THE AREA SHOWN ON THE CONSTRUCTION PLANS.
4. CONSTRUCTION EQUIPMENT AND MATERIAL TRANSPORT / STAGING IS THE RESPONSIBILITY OF THE CONTRACTOR. UPON REQUEST, THE OWNER WILL PROVIDE ACCESS TO THE CLOSEST OPEN SPACE OWNED AND AVAILABLE FOR THE CONTRACTOR'S USE; HOWEVER, THE SITE MAY NOT BE CONTIGUOUS TO THE PROJECT AREA OR OF SUFFICIENT SIZE TO ACCOMMODATE THE ENTIRE PROJECT INVENTORY OF MATERIALS / EQUIPMENT.
5. CONTRACTOR SHALL COMPILE A PRE-CONSTRUCTION VIDEO FOR THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/REPLACEMENT OF ANY DAMAGE TO FACILITIES CAUSED BY CONSTRUCTION OR CONSTRUCTION TRAFFIC.
6. ALL EQUIPMENT AND MATERIALS (INCLUDING EXCESS FILL) TO BE REMOVED OR DEMOLISHED DURING THE CONSTRUCTION PROCESS, UNLESS NOTED TO BE SALVAGED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
7. A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IS NOT PART OF THE PERMITTING OBTAINED WITH THIS PLAN SET. THEREFORE, THE CONTRACTOR IS ADVISED THAT AN NPDES CONSTRUCTION PERMIT MAY BE REQUIRED FOR THIS PROJECT AND THAT THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND ADHERING TO THIS PERMIT. REFER TO SUBSECTION 62-621., F.A.C. FOR ADDITIONAL INFORMATION. THE INFORMATION PROVIDED IN THE SWPP NOTES AND DETAILS SHEETS ARE FOR COMPLIANCE WITH ENVIRONMENTAL RESOURCE PERMITTING UNDER CHAPTER 62-333, F.A.C. AND MAY BE USED AS A REFERENCE FOR COMPLIANCE WITH NPDES PERMITTING BUT ARE NOT NECESSARILY INCLUSIVE OF ALL NPDES REQUIREMENTS.
8. HERNANDO COUNTY HAS AN NPDES ORDINANCE REQUIRING COMPLIANCE ON ALL CONSTRUCTION SITES. (CH. 28, ARTICLE X, SEC. 28-341 TO 403)
9. CONSTRUCTION ACTIVITIES WILL TAKE PLACE IN AN ACTIVE DRAINAGE (SURFACE WATER) FEATURE. CONTRACTOR IS RESPONSIBLE TO SEQUENCE THE WORK, PROVIDE TEMPORARY CHANNEL DIVERSIONS, BERMS, COFFERDAMS, AND/OR PUMPING IN ORDER TO ACCOMPLISH THE WORK. ADDITIONALLY, EROSION AND SEDIMENT CONTROL DEVICES NECESSARY TO PREVENT OFFSITE DISCHARGE ARE ALSO REQUIRED.
10. A GEOTECHNICAL REPORT WAS PERFORMED BY TIERRA FINDINGS OF THEIR SUBSURFACE INVESTIGATION AND RECOMMENDATIONS ARE PROVIDED IN THEIR REPORT DATED JANUARY 23. 2023. THE REPORT AND THEIR RECOMMENDATIONS ARE PART OF THE CONTRACT DOCUMENTS. CONTRACTOR TO READ AND FOLLOW THIS REPORT. HERNANDO COUNTY TO PROVIDE A GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING OF RELATED CONSTRUCTION ACTIVITIES.
11. THE CONSULTANT, COASTAL ENGINEERING ASSOCIATES, INC., ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE GEOTECHNICAL RESULTS SHOWN ON THESE PLANS. A FULL REPORT IS AVAILABLE FROM THE ENGINEER.
12. RECOMMEND THAT THE CONTRACTOR DETERMINE THE ACTUAL GROUNDWATER LEVELS AND SURFICIAL WATER FLOW LEVELS AT THE TIME OF THE CONSTRUCTION TO DETERMINE THE IMPACT OF THE GROUNDWATER AND SURFACE WATER FLOW ON THE PROPOSED CONSTRUCTION PROCEDURE. CONSIDERING THE PROJECT CONSISTS OF IMPROVEMENTS TO AN EXISTING/OPERATING DITCH, THE CONTRACTOR SHOULD HAVE QUALIFIED PREVIOUS EXPERIENCE (DEWATERING, CONTROLLING SEEPAGE FORCES, AND GENERAL GROUNDWATER CONTROL) WITH SIMILAR TYPE PROJECTS.

GENERAL NOTES

1. STAKE OUT IN FIELD PRIOR TO BEGINNING WORK. SCHEDULE A FIELD MEETING WITH COUNTY STAFF AND ENGINEER TO APPROVED STAKED LOCATION. SOME FIELD ADJUSTMENT MAY OCCUR.
2. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL ON ALL MATERIALS PRIOR TO CLEARING.
3. CONTRACTOR SHALL INSTALL SILT FENCE AND TURBIDITY BARRIERS PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR SHALL INSPECT AND SURVEY THE CONDITION OF THE EXISTING STRUCTURES, PRE AND POST CONSTRUCTION.
5. CONTRACTOR TO MONITOR VIBRATION LEVELS DURING THE OPERATION OF ANY EQUIPMENT CAUSING VIBRATION INCLUSIVE OF TIMBER PILE DRIVING AND EMBANKMENT COMPACTION.
6. THE CONTRACTOR SHALL PROVIDE AN EROSION, SEDIMENTATION, AND POLLUTION PREVENTION PLAN, AND PROVIDE CONTROL DEVICES INCLUDING MONITORING, REPORTING, AND MAINTENANCE.
7. THE FOLLOWING FEDERALLY AND STATE LISTED ANIMAL SPECIES COULD INHABIT OR MIGRATE THROUGH THE CONSTRUCTION AREA: WEST INDIAN MANATEE, AND MARINE TURTLES. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND STATE REQUIREMENTS REGARDING ENDANGERED AND THREATENED SPECIES AND STATE LISTED SPECIES OF SPECIAL CONCERN. SHOULD THESE SPECIES BE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WITHIN 24 HOURS OF EACH ENCOUNTER.
8. ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
9. CONSTRUCTION WORK HOURS SHALL BE FROM 7:00 AM TO SUNSET SEVEN DAYS A WEEK.
10. CONTRACTOR SHALL ADHERE TO ALL PERMIT REQUIREMENTS AND FEDERAL, STATE, AND LOCAL REGULATIONS.



STANDARD MANATEE CONDITIONS FOR IN-WATER WORK
2011

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING CONDITIONS INTENDED TO PROTECT MANATEES FROM DIRECT PROJECT EFFECTS:

a. ALL PERSONNEL ASSOCIATED WITH THE PROJECT SHALL BE INSTRUCTED ABOUT THE PRESENCE OF MANATEES AND MANATEE SPEED ZONES, AND THE NEED TO AVOID COLLISIONS WITH AND INJURY TO MANATEES. THE PERMITTEE SHALL ADVISE ALL CONSTRUCTION PERSONNEL THAT THERE ARE CIVIL AND CRIMINAL PENALTIES FOR HARMING, HARASSING, OR KILLING MANATEES WHICH ARE PROTECTED UNDER THE MARINE MAMMAL PROTECTION ACT, THE ENDANGERED SPECIES ACT, AND THE FLORIDA MANATEE SANCTUARY ACT.

b. ALL VESSELS ASSOCIATED WITH THE CONSTRUCTION PROJECT SHALL OPERATE AT "IDLE SPEED/NO WAKE" AT ALL TIMES WHILE IN THE IMMEDIATE AREA AND WHILE IN THE WATER WHERE THE DRAFT OF THE VESSEL PROVIDES LESS THAN A FOUR-FOOT CLEARANCE FROM THE BOTTOM. ALL VESSELS WILL FOLLOW ROUTES OF DEEP WATER WHENEVER POSSIBLE.

c. SILTATION OR TURBIDITY BARRIERS SHALL BE MADE OF MATERIAL IN WHICH MANATEES CANNOT BECAME ENTANGLED, SHALL BE PROPERLY SECURED, AND SHALL BE REGULARLY MONITORED TO AVOID MANATEE ENTANGLEMENT OR ENTRAPMENT. BARRIERS MUST NOT IMPEDE MANATEE MOVEMENT.

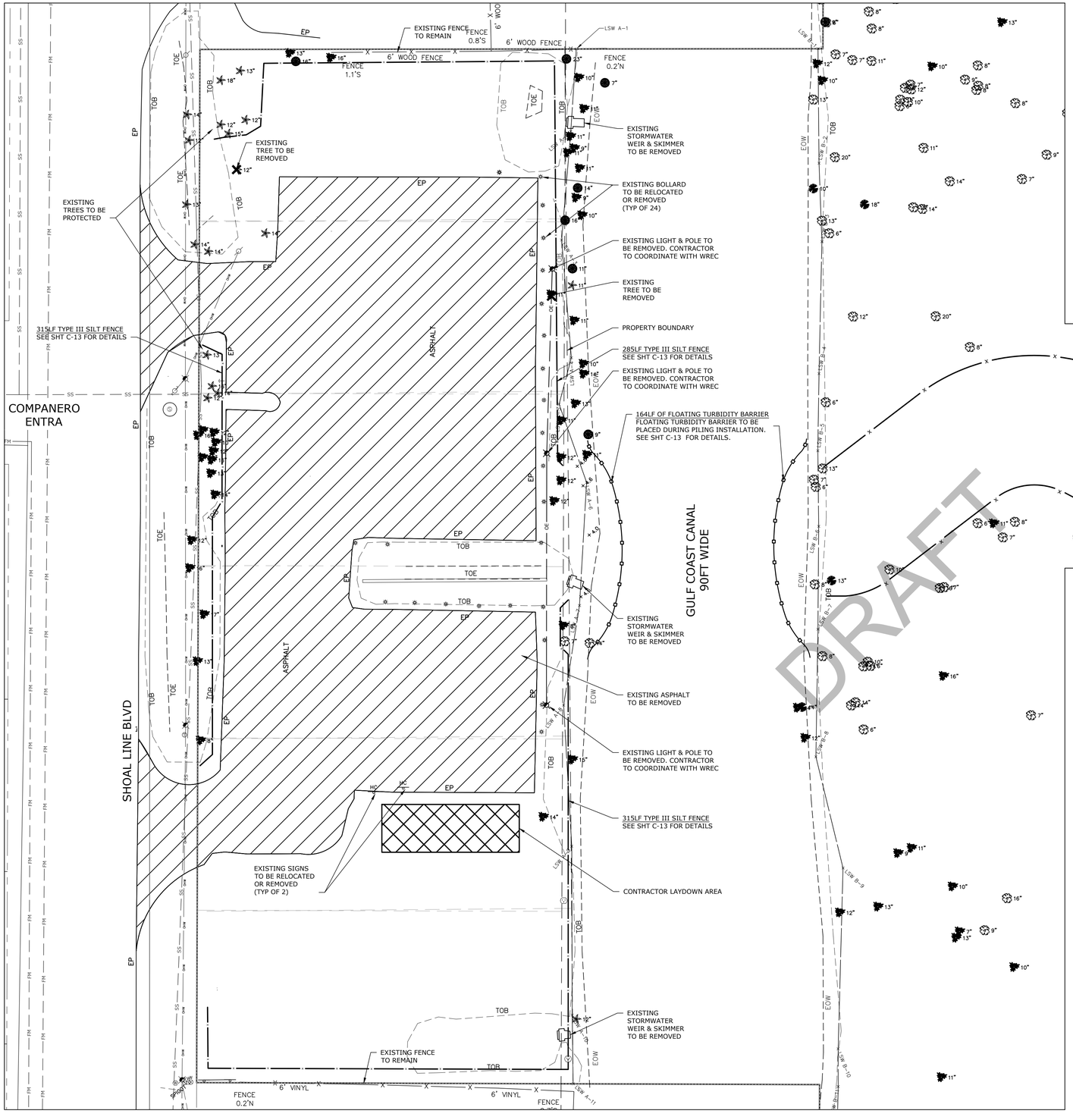
d. ALL ON-SITE PROJECT PERSONNEL ARE RESPONSIBLE FOR OBSERVING WATER-RELATED ACTIVITIES FOR THE PRESENCE OF MANATEE(S). ALL IN-WATER OPERATIONS, INCLUDING VESSELS, MUST BE SHUTDOWN IF A MANATEE(S) COMES WITHIN 50 FEET OF THE OPERATION. ACTIVITIES WILL NOT RESUME UNTIL THE MANATEE(S) HAS MOVED BEYOND THE 50-FOOT RADIUS OF THE PROJECT OPERATION, OR UNTIL 30 MINUTES ELAPSES IF THE MANATEE(S) HAS NOT REAPPEARED WITHIN 50 FEET OF THE OPERATION. ANIMALS MUST NOT BE HERDED AWAY OR HARASSED INTO LEAVING.

e. ANY COLLISION WITH OR INJURY TO A MANATEE SHALL BE REPORTED IMMEDIATELY TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) HOTLINE AT 1-888-404-3922. COLLISION AND/OR INJURY SHOULD ALSO BE REPORTED TO THE U.S. FISH AND WILDLIFE SERVICE IN JACKSONVILLE (1-904-731-3336) FOR NORTH FLORIDA OR VERO BEACH (1-772-562-3909) FOR SOUTH FLORIDA, AND TO FWC AT ImperilledSpecies@myFWC.com

f. TEMPORARY SIGNS CONCERNING MANATEES SHALL BE POSTED PRIOR TO AND DURING ALL IN-WATER PROJECT ACTIVITIES. ALL SIGNS ARE TO BE REMOVED BY THE PERMITTEE UPON COMPLETION OF THE PROJECT. TEMPORARY SIGNS THAT HAVE ALREADY BEEN APPROVED FOR THIS USE BY THE FWC MUST BE USED. ONE SIGN WHICH READS *CAUTION: BOATERS* MUST BE POSTED. A SECOND SIGN MEASURING AT LEAST 8 ½" x 11" EXPLAINING THE REQUIREMENTS FOR "IDLE SPEED/NO WAKE" AND THE SHUT DOWN OF IN-WATER OPERATIONS MUST BE POSTED IN A LOCATION PROMINENTLY VISIBLE TO ALL PERSONNEL ENGAGED IN WATER-RELATED ACTIVITIES. THESE SIGNS CAN BE VIEWED AT MyFWC.com/manatee. QUESTIONS CONCERNING THESE SIGNS CAN BE SENT TO THE EMAIL ADDRESS LISTED ABOVE.

PRE-CONSTRUCTION VIDEO

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT TO PERFORM COLOR AUDIO-VIDEO RECORDING OF THE PROJECT SITE SURFACES AS SPECIFIED HEREIN. CONTRACTOR SHALL FURNISH TO THE OWNER A COPY OF A CONTINUOUS COLOR AND AUDIO-VIDEO DVD RECORDING OF THE PROJECT SITE.
2. THE OWNER RESERVES THE RIGHT TO REJECT THE AUDIO-VIDEO DVD BECAUSE OF POOR QUALITY, UNINTELLIGIBLE AUDIO OR UNCONTROLLED PAN OR ZOOM. ANY VIDEO REJECTED BY THE OWNER SHALL BE RE-VIDEOED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL SUBMIT ONE (1) DVD TO THE OWNER FOR FORMAT AND CONTENT APPROVAL PRIOR TO THE START OF ANY WORK.
3. **EXECUTION:** PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, EQUIPMENT OR MATERIAL MOBILIZATION, THE CONTRACTOR SHALL PERFORM AN AUDIO-VIDEO SURVEY OF THE PROJECT SITE AREA INCLUDING THE ENTIRE PARK AREA AND ANY AREA WHICH HAS THE POTENTIAL TO BE DISTURBED BY THE CONTRACTOR'S OPERATIONS. SPECIFIC AREAS OF THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO:
   a. ALL AREAS TO BE ENTERED BY VEHICLES OR EQUIPMENT, INCLUDING CREEK AREAS TO BE ACCESS BY THE WATERWAYS.
   b. AREAS AND STRUCTURES (i.e. PIERS, DOCKS, BRIDGES, ETC) TO BE REMOVED AND RECONSTRUCTED.
   c. PAVED AND UNPAVED AREAS WHICH WILL BE ENTERED BY VEHICLES OR EQUIPMENT.
   d. OTHER AREAS THAT MAY BE IMPACTED BY THE WORK, INCLUDING WORK STAGING AREAS AND FIELD OFFICES, AS DIRECTED BY THE OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY EXECUTION OF THE PRE-CONSTRUCTION AUDIO-VIDEO SURVEY, ITS VANTAGE POINTS, AND QUALITY. THE CONTRACTOR SHALL COOPERATE WITH THE PHOTOGRAPHER'S WORK AND PROVIDE REASONABLE AUXILIARY SERVICES AS REQUESTED, INCLUDING ACCESS AND USE OF TEMPORARY FACILITIES INCLUDING TEMPORARY LIGHTING.
5. SUBMITTED DVD'S SHALL BE REVIEWED AND APPROVED BY THE OWNER WITHIN FIVE (5) DAYS OF SUBMITTAL OF A SATISFACTORY SURVEY. SHOULD THE DVD NOT PROVIDE ADEQUATE COVERAGE TO FULLY ILLUSTRATE THE PHYSICAL CONDITION OF THE WORK AREA OR NOT BE IN COMPLIANCE WITH THE SPECIFICATIONS, PROJECT AREAS SHALL BE RE-SURVEYED PRIOR TO THE INITIATION OF CONSTRUCTION AT THE PROJECT SITES, WITH NO ADDITIONAL COST TO THE OWNER.
6. A CUMULATIVE INDEX CORRELATING THE VARIOUS SEGMENTS OF THE VIDEO COVERAGE TO THE CORRESPONDING DVD's SHALL BE SUPPLIED TO THE OWNER. THIS INDEX SHALL IDENTIFY EACH SEGMENT IN THE VIDEO BY LOCATION, ENGINEERING STATIONING CORRESPONDING TO THE STATIONING ON THE CONTRACT DOCUMENTS, VIDEO COUNTER NUMBER, VIEWING SIDE, POINT STARTING FROM, TRAVELING DIRECTION, AND ENDING POINT. WRITTEN DOCUMENTATION MUST COINCIDE WITH THE INFORMATION ON THE TAPE SO AS TO MAKE EASY RETRIEVAL OF LOCATIONS SOUGHT FOR AT A LATER DATE.
7. THE VIDEO PORTION OF THE RECORDING SHALL PRODUCE BRIGHT, SHARP, CLEAR PICTURES WITH ACCURATE COLORS AND SHALL BE FREE FROM DISTORTION, TEARING, ROLLS, OR ANY OTHER FORM OF PICTURE IMPERFECTION. THE AUDIO PORTION OF THE RECORDING SHALL REPRODUCE PRECISE AND CONCISE EXPLANATORY NOTES BY THE CAMERA OPERATOR WITH PROPER VOLUME, CLARITY, AND FREEDOM FROM DISTORTION.
8. THE RECORDER SHALL RECORD THE COLOR SIGNAL WITH A MINIMUM HORIZONTAL RESOLUTION OF 400 LINES. THE COLOR VIDEO CAMERA SHALL HAVE A MINIMUM HORIZONTAL RESOLUTION OF 700 LINES AT THE CENTER.
9. TO PRECLUDE THE POSSIBILITY OF TAMPERING OR EDITING, THE DVD SHALL DISPLAY CONTINUOUS DIGITAL INFORMATION INCLUDING THE FOLLOWING:
   a. DATE AND TIME OF THE RECORDING; DATE INFORMATION WILL CONTAIN THE MONTH, DAY, AND YEAR; TIME INFORMATION WILL CONTAIN HOURS, MINUTES, AND SECONDS, SEPARATED BY COLONS.
9. DIGITAL INFORMATION SHALL APPEAR AT THE BOTTOM OF THE VIEWING SCREEN AND IN NO WAY INTERFERE WITH THE VIDEO PORTION OF THE RECORDING.
10. AT THE START OF EACH VIDEO RECORDING SEGMENT, AN IDENTIFICATION SUMMARY SHALL BE READ INTO THE RECORD SIMULTANEOUSLY WITH A WIDE-ANGLE VIEW WITH DIGITAL INFORMATION. THE IDENTIFICATION SUMMARY SHALL INCLUDE THE FOLLOWING:
   a. DVD NUMBER
   b. CONTRACT NUMBER AND PROJECT NAME
   c. CONTRACTOR'S NAME
   d. DATE AND TIME
   e. GENERAL LOCATION ON THE SITE
   f. WEATHER
   g. DIRECTION OF TRAVEL AND VIEWING DIRECTION
11. THE RECORDING SHALL INCLUDE THE COVERAGE OF ALL SURFACE AND OTHER SITE FEATURES LOCATED IN AREAS TO BE AFFECTED BY THE WORK, EXTENDING TO A MINIMUM OF 15 FEET OUTSIDE THE ACTUAL AREA TO BE DISTURBED. THE SURFACE FEATURES RECORDED SHALL INCLUDE, BUT NOT BE LIMITED TO, ROADWAYS, DRIVEWAYS, SIDEWALKS, CURBS, CULVERTS, HEADWALLS, RETAINING WALLS, BUILDINGS, ABOVE-GROUND UTILITIES, PARKS, LAWNS, LANDSCAPING, TREES, TREE CANOPIES, SHRUBBERY, AND FENCES. THE AREA COVERAGE SHALL EXTEND TO 50 FEET FROM THE PROPOSED WORK SITE BUT SHALL INCLUDE ALL UNPAVED AREAS AND ACCESS ROUTES WHERE THE VEHICLES OR EQUIPMENT PASS.
12. VIDEO RECORDING MAY BE ORDERED OUTSIDE OF THE AREA OF COVERAGE IN ORDER TO ESTABLISH THOSE FEATURES DEEMED NECESSARY BY THE OWNER.
13. VIDEO RECORDING COVERAGE SHALL INCLUDE DOCUMENTATION OF THE CONDITION OF THE SURFACE AND OTHER SITE FEATURES LOCATED WITHIN THE AREA OF COVERAGE AND SHALL BE SUPPORTED BY APPROPRIATE AUDIO DESCRIPTION. AUDIO DESCRIPTION SHALL BE MADE SIMULTANEOUSLY WITH THE VIDEO RECORDING.
14. THE COVERAGE SHALL BE CONTINUOUS (i.e. THE CAMERA SHALL NOT BE TURNED OFF ONCE RECORDING HAS BEGUN) TO THE GREATEST EXTENT POSSIBLE.
15. THE RATE OF TRAVEL FOR VIDEO RECORDING SHALL BE DETERMINED BY THE NUMBER, SIZE, AND VALUE OF THE SURFACE AND OTHER SITE FEATURES WITHIN THE C

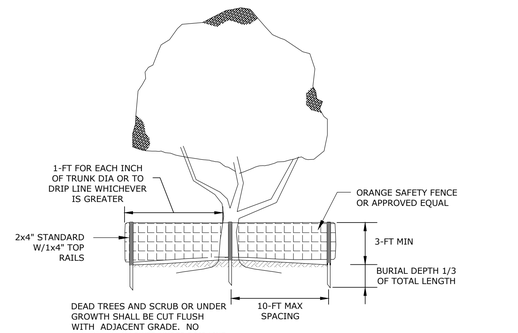


LEGEND:

- EXISTING ASPHALT TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- CONSTRUCTION LAYDOWN AREA
- TURBIDITY BARRIER
- SILT FENCE TYPE III

N

0 20 40 Feet



TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCE SHALL BE UTILIZED FOR ALL TREES NOT IDENTIFIED FOR REMOVAL WITHIN AREAS OF CONSTRUCTION ACTIVITY.
2. TREE PROTECTION SHALL BE INSTALLED PRIOR TO START OF ANY SITE WORK.
3. PLACE STAKES AND RAILS AT OR OUTSIDE OF THE DRIP LINE (CANOPY) OF THE TREE(S) TO BE PROTECTED PRIOR TO INITIATING ANY SITE CLEARING OR GRADING ACTIVITY.
4. NO VEHICLES OR MATERIALS SHALL BE PARKED OR PLACED WITHIN THE LIMITS OF THE TREE'S DRIP LINE.
5. NO MECHANICAL CLEARING, GRUBBING OR GRADING WHICH WOULD IMPACT ROOT SYSTEM OF PRESERVED TREE SHALL OCCUR WITHIN THE LIMITS OF THE TREE'S DRIP LINE UNLESS APPROVED BY THE ENGINEER OR TREE ARBORIST.
6. NO TRENCHING SHALL OCCUR WITHIN THE TREE DRIP LINE WITHOUT ENGINEER APPROVAL. ANY APPROVED TRENCHING SHALL BE CONDUCTED BY HAND DIGGING, WITH ROOTS PRUNED USING APPROPRIATE PRUNING TOOLS.
7. REMOVE ALL BARRIERS UPON FINAL ACCEPTANCE OF PROJECT UNLESS APPROVED OTHERWISE BY THE ENGINEER.

SITE DEMOLITION PLAN

WEEKI WACHEE PRESERVE PARK

RALPH M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

Coastal
engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, IS AND SHALL REMAIN THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

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C-04

JOB No.: 21078

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SITE DATA

OWNER/PERMITTEE: HERNANDO COUNTY PARKS & RECREATION
16161 FLIGHT PATH DRIVE
BROOKSVILLE, FL 34604
CONTACT: ROB TALMAGE
PHONE: (352) 754-4031
EMAIL: RTalmage@co.hernando.fl.us

ENGINEER/SURVEYOR: COASTAL ENGINEERING ASSOC., INC.
ATTN: BRIAN M. MALMBERG, PE
966 CANDLELIGHT BLVD.
BROOKSVILLE, FLA. 34601
PH: (352) 796-9423
EMAIL: bmalmberg@coastal-engineering.com

PARCEL KEY: 162086 & 376168

PARCEL ADDRESS: 4054 SHOAL LINE BLVD
HERNANDO BEACH, FL 34607

EXISTING ZONING: CURRENT ZONING IS C1, C2-COMMERCIAL, CV-CONSERVATION
NORTH - C1-COMMERCIAL
SOUTH - C1-COMMERCIAL
EAST - CV-CONSERVATION
WEST - C1-COMMERCIAL

FEMA FLOOD ZONE: BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE (FIRM), MAP NUMBER 12053C0166D EFFECTIVE DATE 02/02/12; THE PROPOSED SITE IS WITHIN ZONE X AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

AREA BREAKDOWN:

SITE AREA: 9.41 AC.

PROPOSED SIDEWALKS: 4,851 SF
PROPOSED ASPHALT: 19,154 SF
TOTAL IMPERVIOUS AREA: 24,005 SF OR 0.55 AC (6% OF SITE)

PERVIOUS PAVERS: 10,603 SF OR 0.24 AC

PROPOSED PARKING SPACES:
63 REGULAR SPACES
3 ADA SPACES
66 TOTAL PARKING SPACES

UTILITIES:
A: WATER AND SEWER: HERNANDO COUNTY UTILITIES DEPARTMENT
B: ELECTRIC: WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE (WREC)
C: TELEPHONE: CENTURYLINK
D: FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

BUILDING SETBACKS:

FRONT: 35'
SIDE: 20'
REAR: 25'

LEGEND:

PROPOSED CONCRETE SIDEWALK

PROPOSED ASPHALT

PROPOSED PERVIOUS PAVERS

N

0 20 40 Feet

COMPANERO ENTRA

SHOAL LINE BLVD

GULF COAST CANAL
90FT WIDE

LIMEROCK ROAD

MOWING LINE

PROPERTY BOUNDARY

DRA

ASPHALT PARKING LOT

PROPOSED SIDEWALK SEE SHT C-07 & C-08 FOR DETAILS

NORTH RETAINING WALL SEE SHT C-09 & C-12 FOR DETAILS

SOUTH RETAINING WALL SEE SHT C-09 & C-12 FOR DETAILS

PEDESTRIAN BRIDGE SEE SHT C-07 & C-08 FOR DETAILS

PROPOSED MODULAR RESTROOM (SEE MANUFACTURER PLANS & SPECIFICATIONS)

PROPOSED BENCH & WATER FOUNTAIN SEE SHT C-13 FOR DETAILS

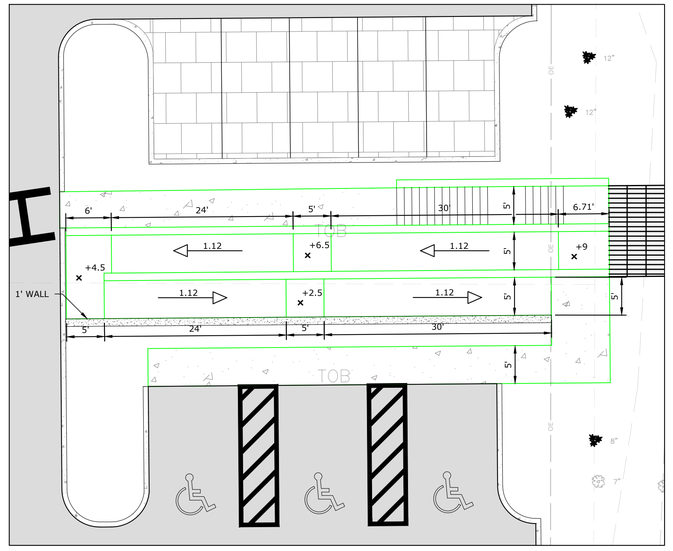
PROPOSED BIKE RACK SEE SHT C-13 FOR DETAILS

PROPOSED BIKE RACK SEE DETAIL SHT C-13

1' WALL

TYPE D CURB (TYP) SEE DETAIL SHT C-12

CONCRETE FLUSH CURB (TYP) SEE DETAIL SHT C-12



0 10 20 Feet

DRAFT

SITE PLAN

WEEKI WACHEE PRESERVE PARK

PLAN - BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

Coastal
engineering associates, inc.
Engineering
Planning
Surveying
Environmental
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Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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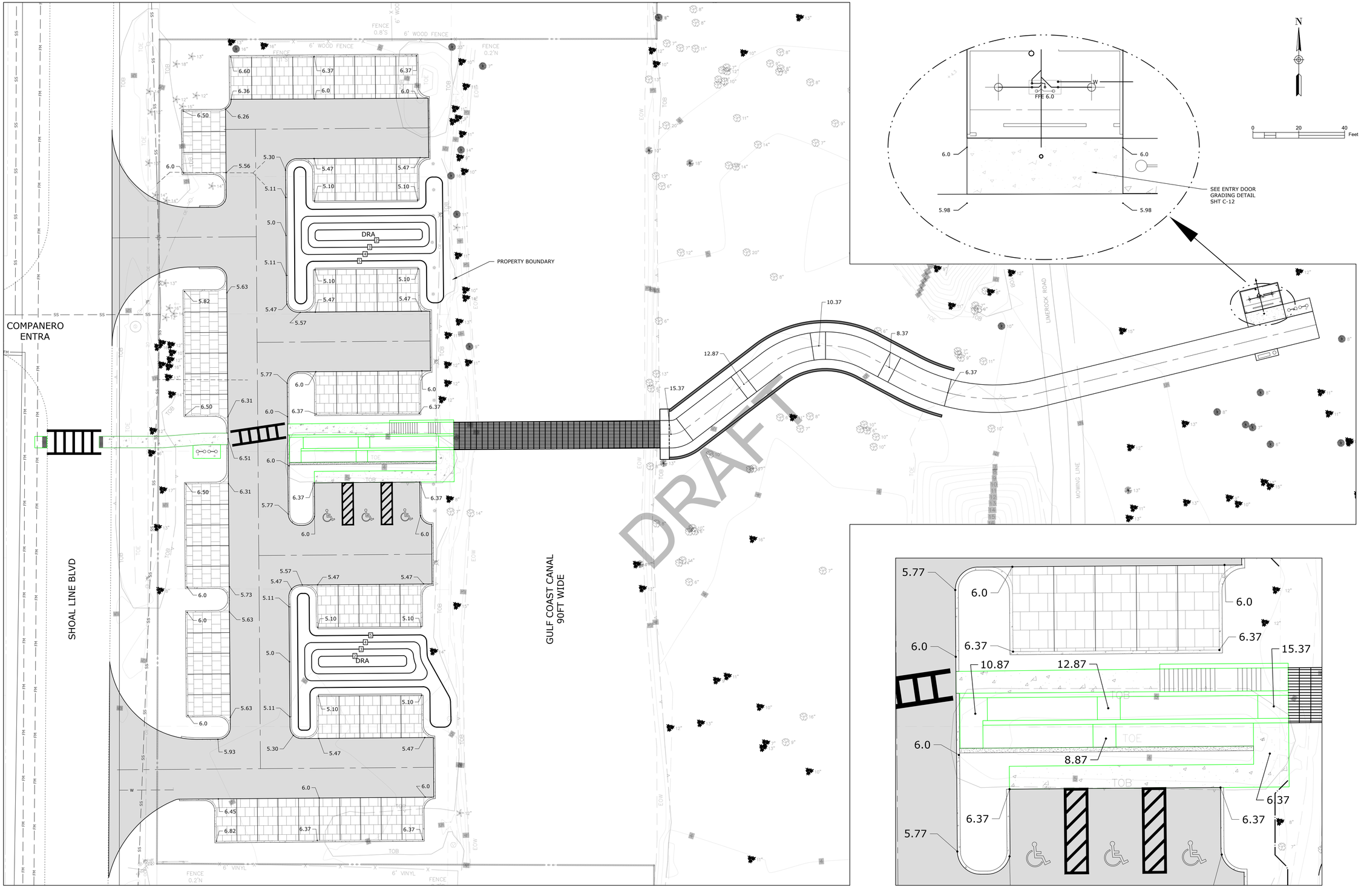
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GRADING DRAINAGE & PAVING PLAN

WEEKI WACHEE PRESERVE PARK



DRAFT

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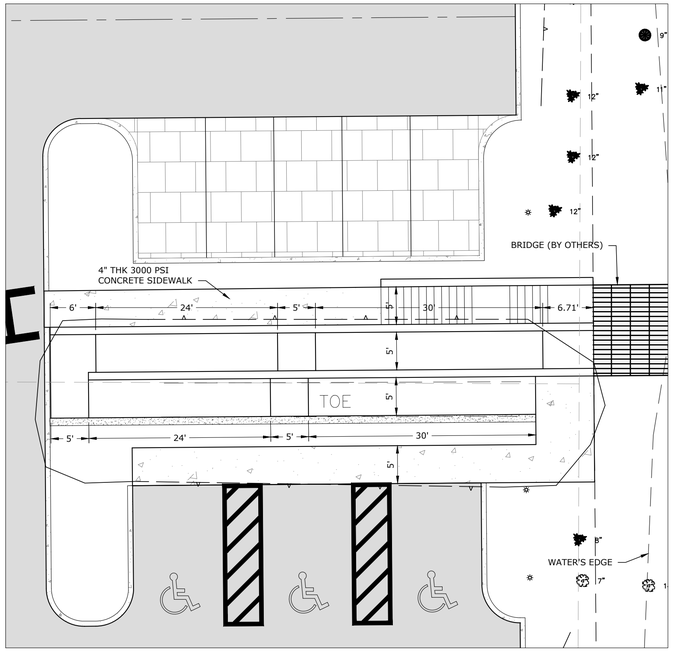
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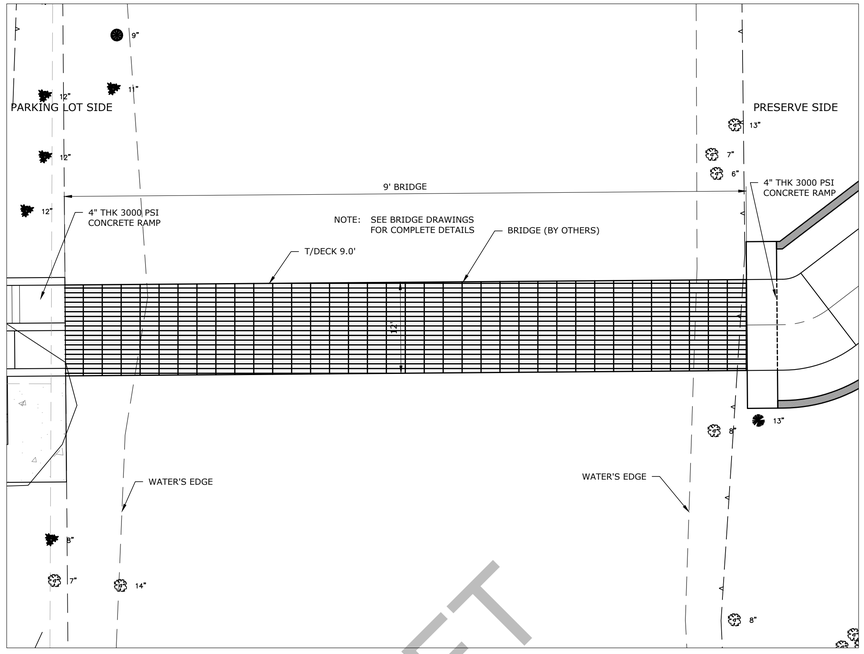
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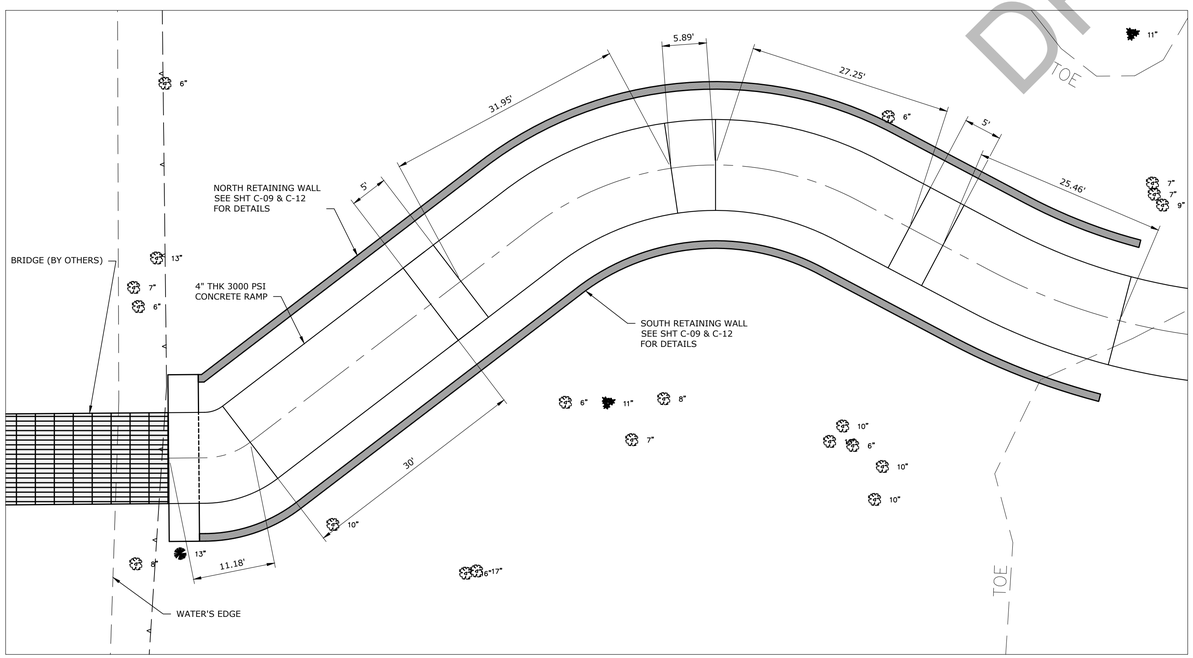
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WEST RAMP

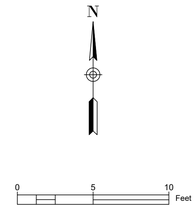


CONTINENTAL EXPRESS
PEDESTRIAN TRUSS BRIDGE



EAST RAMP

DRAFT



PEDESTRIAN BRIDGE PLAN

WEEKI WACHEE PRESERVE PARK

PLANNING LICENSE
M. MALMBERG
No. 59405
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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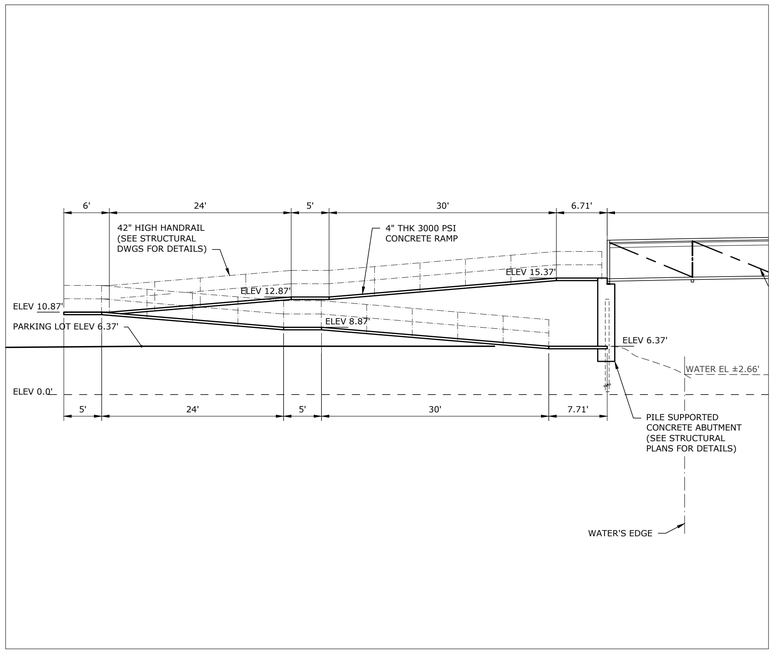
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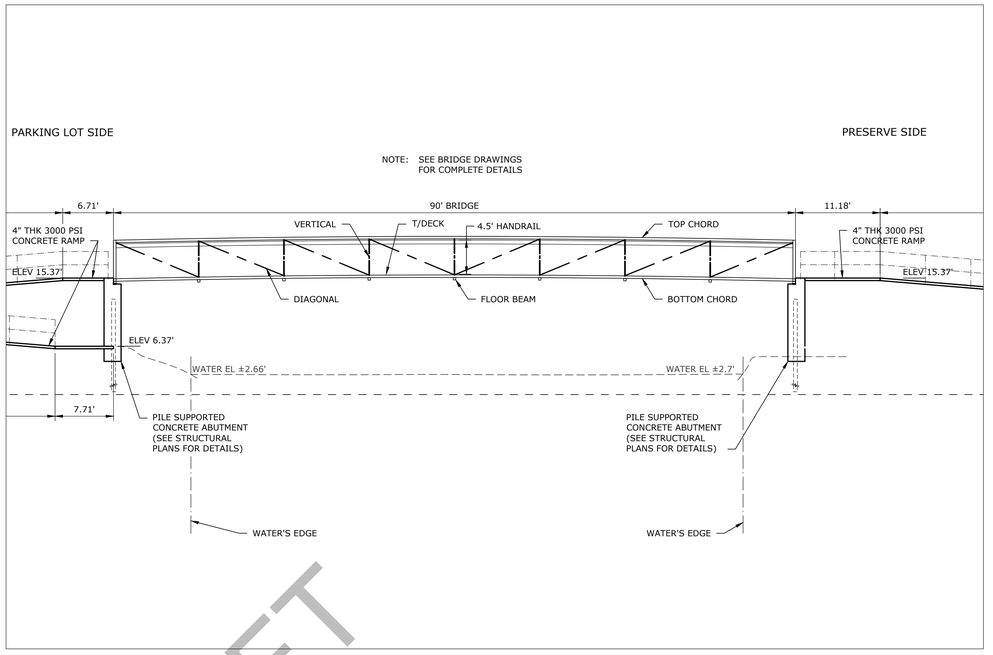
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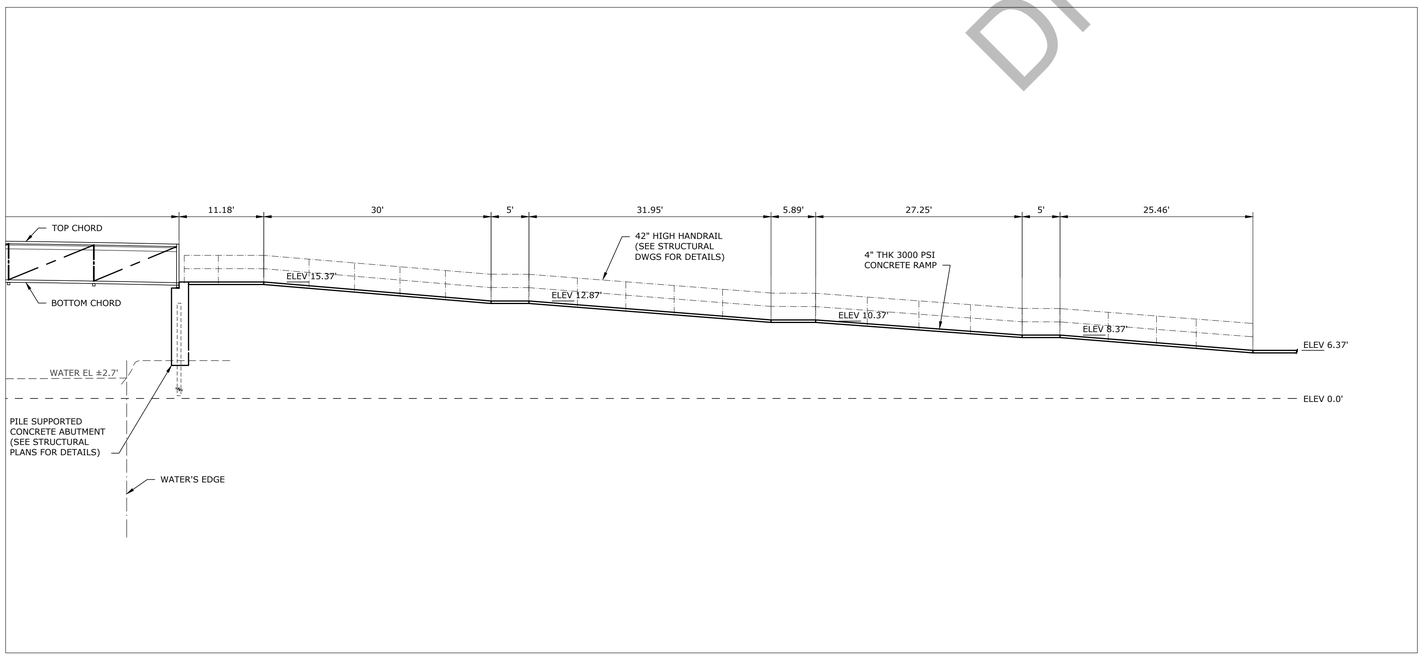
WEST RAMP

VERTICAL SCALE: 1"=10'



CONTINENTAL EXPRESS
PEDESTRIAN TRUSS BRIDGE

VERTICAL SCALE: 1"=10'



EAST RAMP

VERTICAL SCALE: 1"=10'

DRAFT

PEDESTRIAN BRIDGE PROFILE

WEEKI WACHEE PRESERVE PARK

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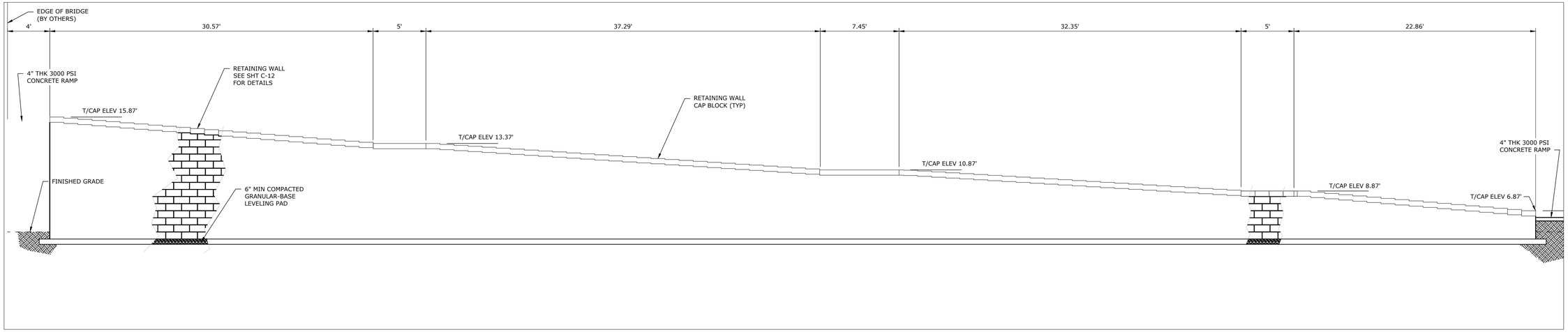
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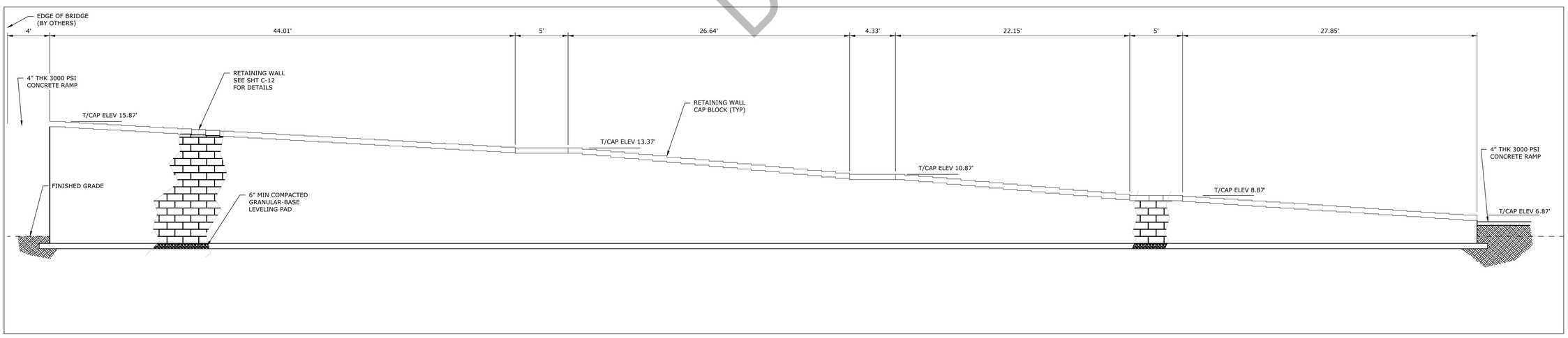
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EAST RAMP NORTH RETAINING WALL
(LOOKING NORTH)

VERTICAL SCALE: 1"=5'

DRAFT



EAST RAMP SOUTH RETAINING WALL
(LOOKING NORTH)

VERTICAL SCALE: 1"=5'

RETAINING WALL PROFILE

WEEKI WACHEE PRESERVE PARK

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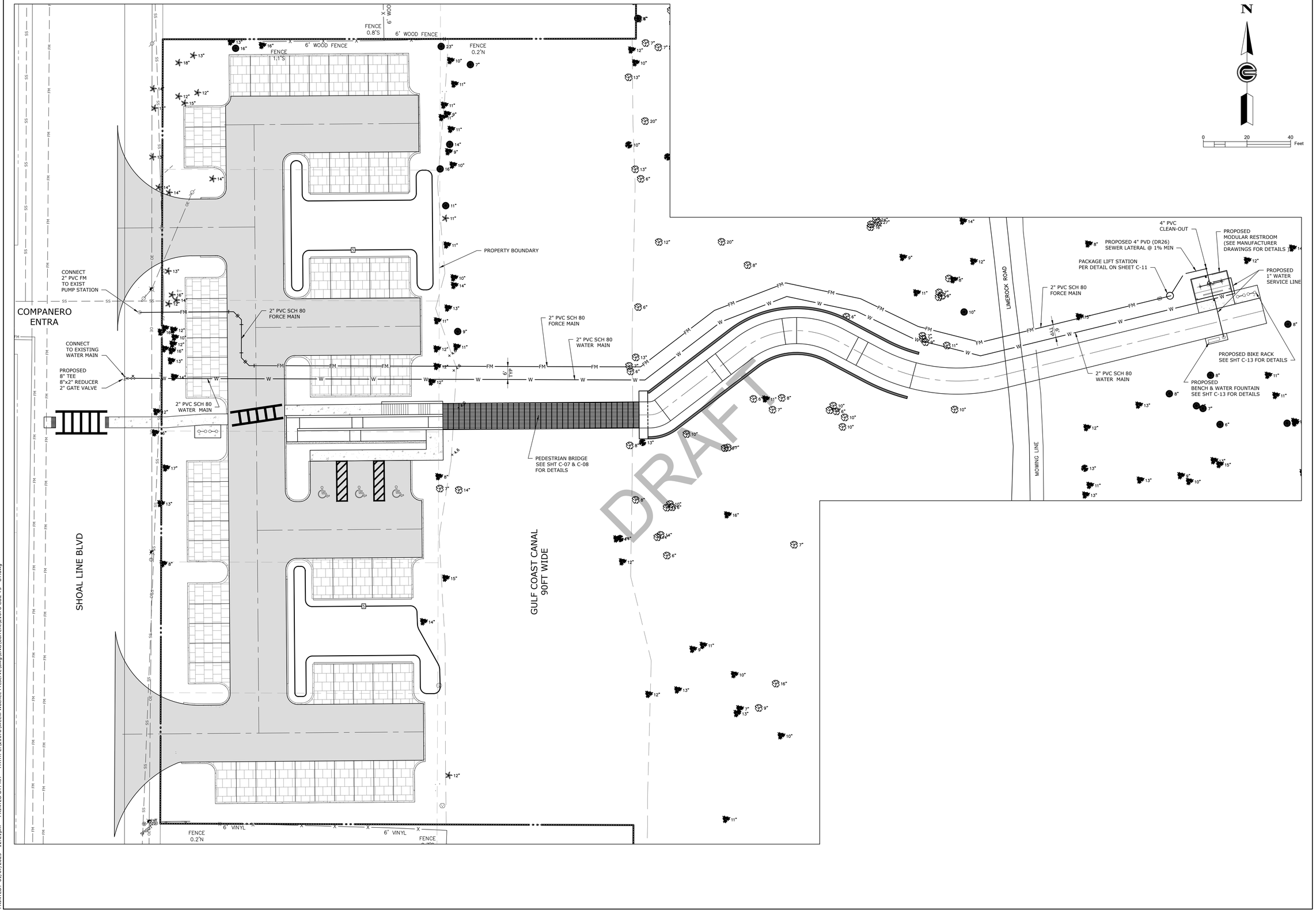
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UTILITY PLAN

WEEKI WACHEE PRESERVE PARK



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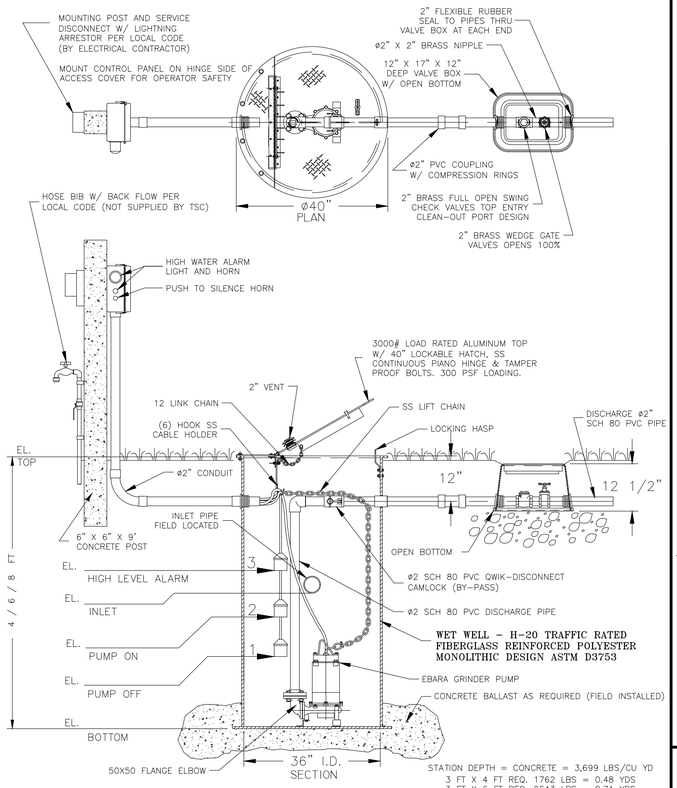
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36" SIMPLEX GRINDER STATION WITH VALVE BOX AND CONTROL PANEL
TSC PRE-FAB PUMP SOLUTIONS©

MODEL TSC1-36.4 R21.dwg©

2. MOUNTING POST AND SERVICE DISCONNECT PER LOCAL CODE
1. CONCRETE BALLAST AS REQUIRED
FIELD INSTALL BY CONTRACTOR

JOB: _____

QS: _____

GENERAL NOTES

FURNISH AND INSTALL EBARA SUBMERSIBLE GRINDER PUMP:

DESIGN CONDITION:

MODEL	32 DGII, DGF	2	HP
GPM	10-40	10-100	FT/TDH
VOLTAGE	208/230	SINGLE OR THREE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP: 1. RATED FOR TWENTY (20) STARTS PER HOUR.

2. AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.

3. DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.

4. HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.

5. PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.

6. SINGLE PHASE MOTOR SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTOR SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-40R (40") ROUND LOCKABLE HINGED TOP, REINFORCED FOR LOAD RATING OF 300 LBS/FT OPENS 180° WITH LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: HIGH-IMPACT, HIGH-DENSITY POLYETHYLENE CONSTRUCTION

ACCESSORIES: #304 S/S - CABLE HOLDER, PUMP LIFTING CHAIN AND HARDWARE.

VALVES : SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVE WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVE OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 MSWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMP, CONTROL PANEL, FLOAT SWITCHES, WET WELL, ALUMINUM HATCH, VALVE BOX AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE STATION SHALL HAVE DISCHARGE PIPING ASSEMBLED BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION.

THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS©:

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE TAMPA, FL 33614 (813)876-9256

CONTROL PANEL -SHALL BE MANUFACTURED BY A "UL" LISTED SHOP

CONTROL PANEL SHALL BE TSC MODEL # CW200 IN A NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) REQUIREMENT FOR SIMPLEX GRINDER STATION (SUBJECT TO REVIEW).

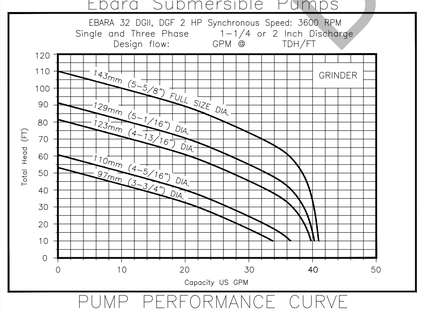
FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND ALL COMPONENTS SHALL BE UL LISTED.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

Ebara Submersible Pumps

EBARA 32 DGII, DGF 2 HP Synchronous Speed: 3600 RPM
Single and Three Phase 1-1/4 or 2 Inch Discharge
Design flow: GPM @ TDH/FT

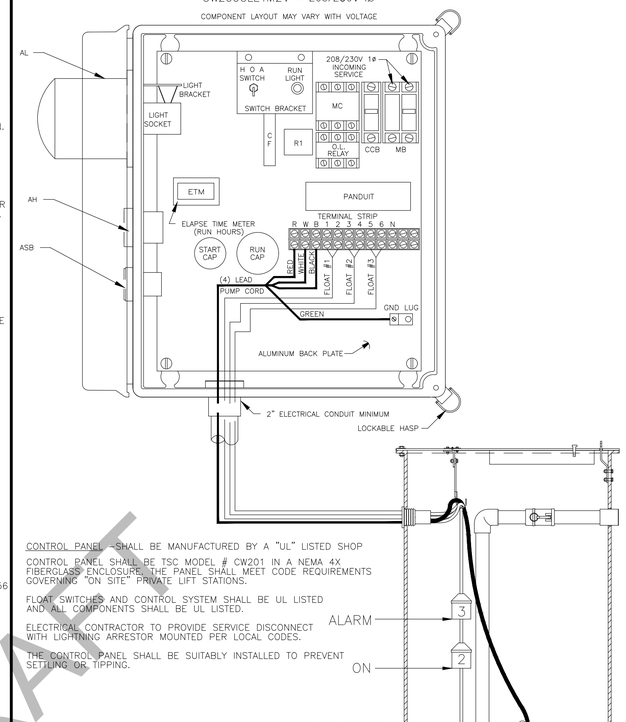


PUMP PERFORMANCE CURVE

CONTROL PANEL LAYOUT

CW2000LETM2V - 208/230V IØ

COMPONENT LAYOUT MAY VARY WITH VOLTAGE



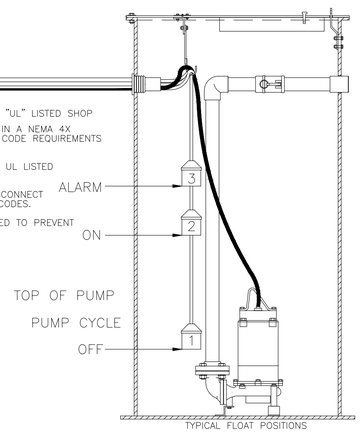
CONTROL PANEL -SHALL BE MANUFACTURED BY A "UL" LISTED SHOP

CONTROL PANEL SHALL BE TSC MODEL # CW201 IN A NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET CODE REQUIREMENTS GOVERNING "ON SITE" PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND ALL COMPONENTS SHALL BE UL LISTED.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.



TYPICAL FLOAT POSITIONS
MOUNT FLOATS OUT OF INFLUENT TO AVOID TANGLING

LEGEND

AL	VISUAL HIGH WATER ALARM LIGHT
AH	AUDIBLE HIGH WATER ALARM HORN
ASB	HIGH WATER ALARM SILENCE BUTTON
CCB	CONTROL CIRCUIT BREAKER
CF	CONTROL FUSE
ETM	ELAPSE TIME METER (RUN HOURS)
GL	GROUND LUG
HOA	HAND - OFF - AUTO SWITCH
K	BLEED RESISTER
MB	MOTOR BREAKER
MC	MOTOR CONTACTOR
OL	ADJUSTABLE OVERLOAD RELAY
R1	ALARM SILENCE CONTROL RELAY
RC	RUN CAPACITOR
SC	START CAPACITOR
SR	START RELAY

PUMPS MUST HAVE INTEGRAL OVERLOAD PROTECTION

TSC SIMPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION
TSC PRE-FAB PUMP SOLUTIONS©
WATERWORKS & WASTEWATER SPECIALTIES
Representing Innovative Manufacturers
MODEL TSCE1-36.4©
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCTampa.com
REV-21 2021 SCALE: N.T.S.

DRAFT

36" SIMPLEX GRINDER STATION WITH VALVE BOX AND CONTROL PANEL TSCE1-36.4 R21©

DETAILS

WEEKI WACHEE PRESERVE PARK

RICHARD M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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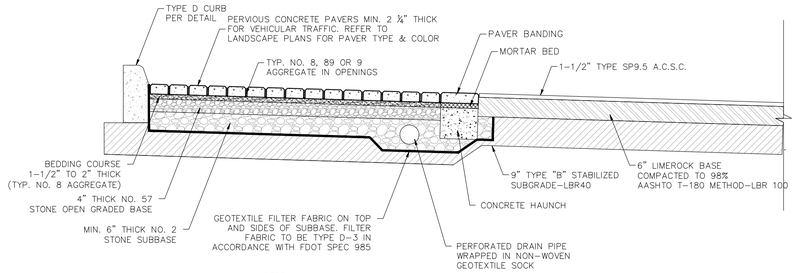
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C-11

JOB No.: 21078

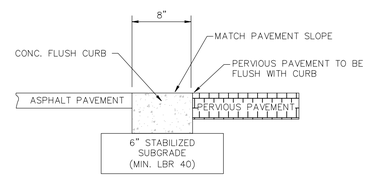
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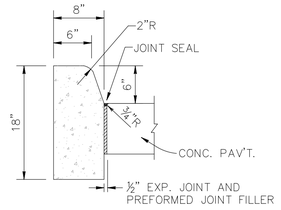


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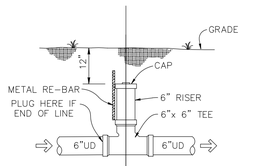
1. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE OR OTHER LOCALLY AVAILABLE AGGREGATE SUITABLE FOR PROJECT PARAMETERS.

TYPICAL PARKING LOT SECTION

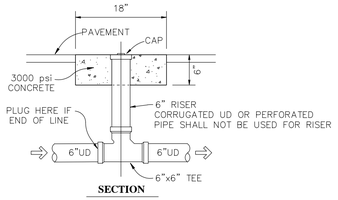




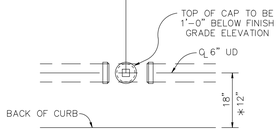
TYPE D CURB



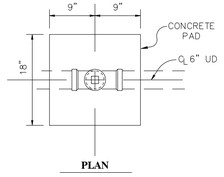
SECTION



SECTION



PLAN

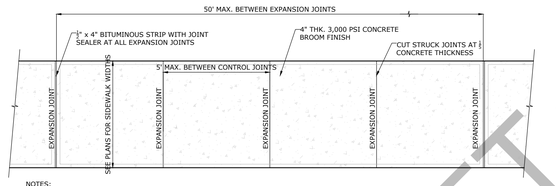


PLAN

HIDDEN UNDERDRAIN CLEANOUT DETAIL

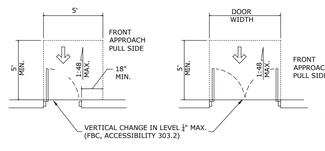
NOTE:
LOCATION OF CLEANOUT TO BE MARKED ON CURB.

UNDERDRAIN CLEANOUT DETAIL

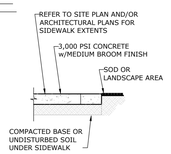


NOTES:
1. PROVIDE ½" CONTROL JOINTS @ 5'-0" O.C.
2. PROVIDE ½" BITUMINOUS EXPANSION JOINTS AT 50' O.C.
3. THIS DETAIL IS FOR ON-SITE CONDITIONS ONLY. DO NOT USE IN RIGHT-OF-WAY CONSTRUCTION. REFER TO DETAIL HCFG, DETAIL IV-30 FOR SIDEWALK IN THE COUNTY RIGHT-OF-WAY.

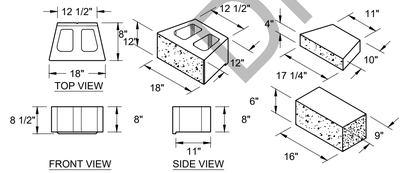
SIDEWALK STANDARD DETAIL



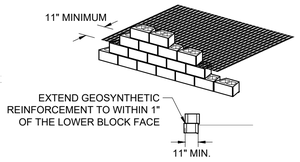
SIDEWALK GRADING AT ENTRY DOORS
NOT TO SCALE



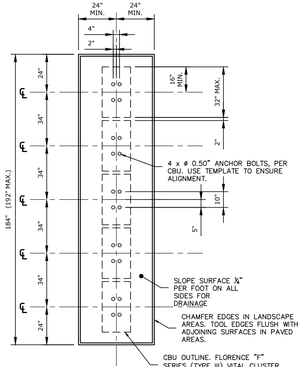
SIDEWALK AT GREEN AREA



INDIVIDUAL UNIT DETAILS



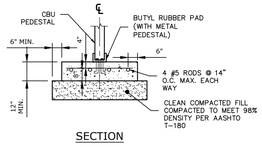
REINFORCEMENT CONNECTION DETAIL



PLAN

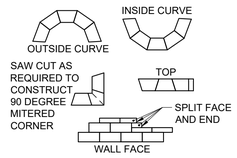
NOTES:

1. LAYOUT OF ANCHOR BOLTS TO BE COORDINATED WITH MAILBOX MANUFACTURER.
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, CONTAIN 4% MINIMUM - 6% MAXIMUM AIR ENTRAINMENT AND BE PLACED WITH A 3.50 - 4.50 SLUMP IN ACCORDANCE WITH ACI 301.
3. REINFORCING STEEL RODS SHALL CONFORM TO ASTM A615, GRADE 60.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM A193, GRADE B8M, TYPE 316 STAINLESS STEEL.
5. ALL CBU'S MUST BE LEVEL AND MOUNTED FIRMLY IN CONCRETE, USING ONE OF THE FOLLOWING METHODS:
   a. J-BOLT ATTACHMENT IS THE PREFERRED METHOD OF CBU INSTALLATION.
   b. THE USE OF ANCHOR BOLTS FOR CBU INSTALLATION IS ALSO ACCEPTABLE:
      - HILTI KWIK BOLT II, ½" Ø x 5 - ½" OVERALL LENGTH, CATALOG #000-453-696, KB II 12-512 STAINLESS STEEL CATALOG #000-454-744. MIN. EMBEDMENT IN CONCRETE MUST BE NO LESS THAN 3 - ½"
      - ITW RAMSET REDHEAD TRUBOLT, GALVANIZED, ½" Ø x 7" OVERALL LENGTH.
      - RAWL STUD, ½" Ø x 5 - ½" OVERALL LENGTH, GALVANIZED. MIN. EMBEDMENT IN CONCRETE MUST BE NO LESS THAN 4".



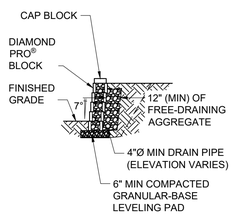
SECTION

CLUSTER BOX UNIT (CBU) INSTALLATION DETAIL
NOT TO SCALE

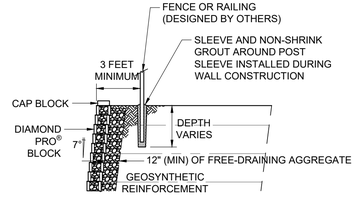


CAPPING DETAILS

1. ALWAYS START CAPPING WALL FROM THE LOWEST ELEVATION.
2. LAYOUT CAPS PRIOR TO USING ADHESIVE.
3. CUT CAPS TO FIT. VARIOUS COMBINATIONS OF LONG AND SHORT CAP FACES WILL BE NECESSARY FOR RADII GREATER THAN THE MINIMUM.
4. ALTERNATE SHORT AND LONG CAP FACES EVERY OTHER CAP TO ACHIEVE A STRAIGHT ROW OF CAPS.
5. USE EXTERIOR-GRADE CONSTRUCTION ADHESIVE TO SECURE CAPS.



TYPICAL GRAVITY CROSS SECTION



TYPICAL FENCE CROSS SECTION

RETAINING WALL DETAIL

DRAFT

DETAILS

WEEKI WACHEE PRESERVE PARK

BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

Coastal
engineering associates, inc.
Engineering
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Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
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EB-0000142

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DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
C-12

JOB No.: 21078

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4 SLIDE DOWELS ON DOG BOWL INTO HOLES OF PEDESTAL AND ROTATE UPWARD.

5 INSTALL 7/16-14UNC NUT ON STUD AND TIGHTEN 3/4 TURN PAST HAND TIGHT.

6 BOND JOINTS WITH PVC CEMENT AND PRIMER.

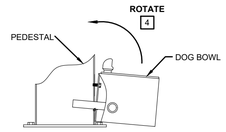
7. APPLY SUPPLY HOSE AND WASTE LINE.

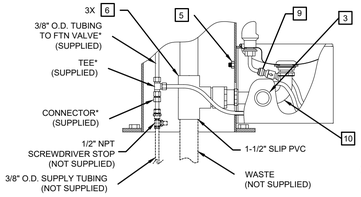
8. TEST SYSTEM AFTER ASSEMBLY.

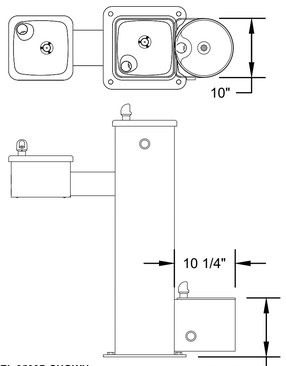
9 A CHECK VALVE IS INSTALLED IN THIS LOCATION TO PREVENT CROSS CONNECTION BETWEEN BUBBLERS.

10 NOTE: DRAINAGE ASSEMBLY SLIDES VERTICALLY ON HOLDER. UPON COMPLETION OF INSTALLATION, PUSH UP ON BOTTOM OF ELBOW TO ENSURE POSITIVE DRAINAGE OF WASTE.

11 MOUNTING HARDWARE NOT SUPPLIED. SEE PARTS BREAKDOWN DRAWING FOR HARDWARE SUPPLIED WITH EACH OPTIONAL KIT.







MODEL 3500D SHOWN (SEE SHEET 1 FOR MODEL 3500)

***NOTE: TEE SHOWN ASSEMBLED FOR REFERENCE ONLY. POSITION TEE AND TRIM TUBING AS NEEDED TO FIT INSTALLATION APPLICATION.**

PAGE 5 OF 5

PAGE 6 OF 12

Haws
1455 KLEPPE LANE
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E-MAIL: HAWS@HAWSCO.COM
WEBSITE: WWW.HAWSCO.COM

ECN NO.	REVISED PER BY	
	ECN 5253	JP

DRAWN: MJV | DATE: 09-06-16 | CHK'D: SC
APPROVED: FV | DATE: 11/22/17 | SCALE: 1:12 | DRAWING TYPE: INSTALLATION | SIZE: A | SHEET 2 OF 2

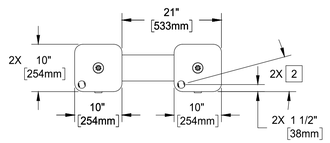
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PART NUMBER: 0002077448.D
REVISION: 16

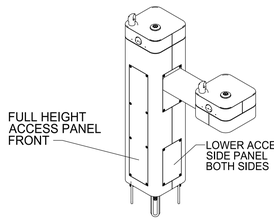
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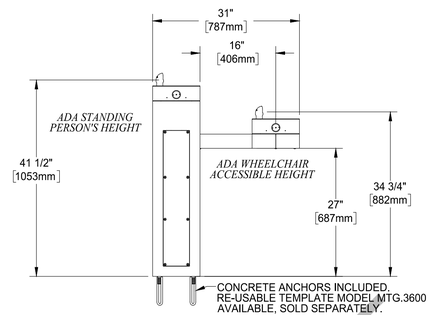
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NOTES:
1. WHEN INSTALLING THIS UNIT, LOCAL, STATE, OR FEDERAL CODES SHOULD BE ADHERED TO. INSTALL A TRAP IN THE WASTE LINE AND SCREWDRIVER STOP IN THE SUPPLY LINE IF REQUIRED.

2 MAXIMUM ADJUSTABLE RANGE IS 15° FROM PARALLEL TO BACK OF WALL.







HAWS MODEL 3602/3602F IS FULLY COMPLIANT WITH THE FEDERAL 2010 AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY REQUIREMENTS WHEN INSTALLED AS SHOWN HERE AND WHEN INSTALLED WITH PROPER CLEARANCES AND ACCESS. IT IS THE RESPONSIBILITY OF THE INSTALLER TO ADHERE TO LOCAL, STATE, AND FEDERAL CODES WHEN INSTALLING THIS UNIT. DISTANCE TO SURROUNDING OBJECTS, APPROACH SURFACES, ETC. SHOULD BE CONSIDERED. REFER TO SHEET 7 FOR MORE INFORMATION.

Haws
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ECN	REV. ECO	BY	CK'D
No. 5444	3632	JP	SC

DRAWN: DHP | DATE: 8/7/20 | CHK'D: BJM
APPROVED: FV | DATE: 8/10/20 | SCALE: NTS | DRAWING TYPE: INSTALLATION | SIZE: A | SHEET 1 OF 7

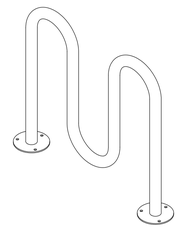
MODEL(S): 3602 & 3602F
PART NUMBER: 0510001187.D
REVISION: 3

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TITLE: *ECHO BIKE RACK*	PRODUCT NO.: *EC2-05-SM*	FRACTION– ±1/16" ANG––––– ±1°	

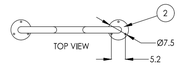
*Available in powder coat and DuraCoat finishes

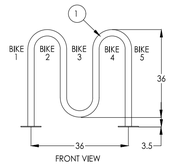


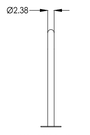
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TITLE: *ECHO BIKE RACK*	PRODUCT NO.: *EC2-05-SM*	FRACTION– ±1/16" ANG––––– ±1°	

*Available in powder coat and DuraCoat finishes

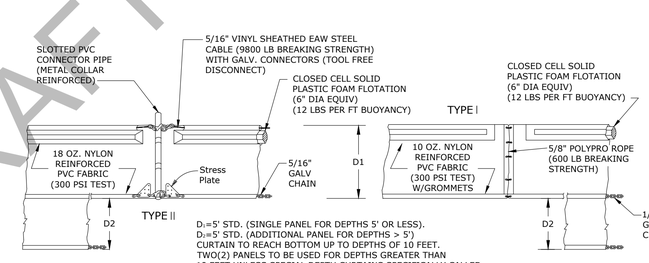
MATERIALS LIST
(1) Tubing - Ø 2 3/8" x .154" Wall Steel Tubing
(2) Surface Plate - Ø 7 1/2" x 1/4" Thick Steel Plate with Three Ø 9/16" Mounting Holes
(3) Mounted with Six Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)







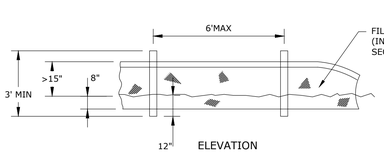
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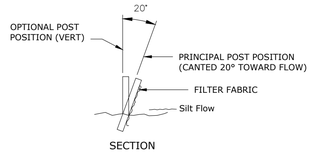


D1=5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
D2=5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5') CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO(2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPE I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT OF THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS
N. T. S.





TYPE III SILT FENCE
N. T. S.

NOTES:
1. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.E.P. BMP STANDARDS.
2. UNLESS SPECIFIED, HAY BARRIERS MAY BE USED IN LIEU OF SILT FENCES.
3. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
4. ADDITIONAL FENCE LENGTHS MAY BE REQUIRED BY THE ENGINEER OR BY REGULATORY AGENCIES.
5. DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

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TITLE: *CITYVIEW BACKED BENCH*	PRODUCT NO.: *CV1-1000*	FRACTION– ±1/16" ANG––––– ±1°	

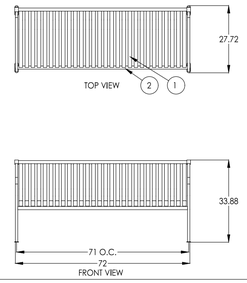
*Available in powder coat and DuraCoat finishes

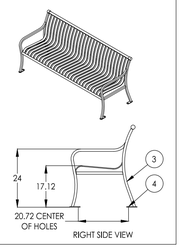


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TITLE: *CITYVIEW BACKED BENCH*	PRODUCT NO.: *CV1-1000*	FRACTION– ±1/16" ANG––––– ±1°	

*Available in powder coat and DuraCoat finishes

Materials List
(1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar
(2) Support Pipes - Ø 1.315" x .133" Steel Pipe
(3) End Units - 1" Square Solid Steel Bar
(4) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
(5) Mounted with Four Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)





DETAILS

WEEKI WACHEE PRESERVE PARK

PLANNING ★ LANDSCAPE ★ ARCHITECTURE ★ ENGINEERING
M. MALMBERG
LICENSE
No. 59405
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Coastal
engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
C-13

JOB No.: 21078

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WEEKI WACHEE PRESERVE PARK

ENGINEER'S OPINION OF PROBABLE COST (EOPC)

ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
I. GENERAL CONDITIONS					
1	Mobilization	1	LS	$105,000.00	$105,000.00
2	Construction Survey & Layout	1	LS	$42,000.00	$42,000.00
3	Construction Material Testing	1	LS	$21,000.00	$21,000.00
4	Insurance, Permits, & Perfomance and Payment Bond	1	LS	$42,000.00	$42,000.00
5	NPDES Monitor, Report, Management	1	LS	$10,500.00	$10,500.00
				SUBTOTAL	**$220,500.00**
II. EXISTING SITE DEMOLITION					
6	Tree Removal	2	EA	$ 1,500.00	$3,000.00
7	Asphalt removal	2,671	SY	$ 25.00	$66,775.00
8	Existing stormwater weir & skimmer to be removed	3	EA	$ 1,500.00	$4,500.00
9	Existing Bollards to be relocated or removed	24	EA	$ 250.00	$6,000.00
10	Existing Signs to be removed and relocated	2	EA	$ 500.00	$1,000.00
11	Remove existing light and pole (Coordinate with WREC)	3	EA	$1,500.00	$4,500.00
				SUBTOTAL	**$85,775.00**
III. CLEARING, GRUBBING AND EARTHWORK					
12	Excavation, Filling and Grading	120	CY	$26.00	$3,120.00
13	Sod Berms, Swales, DRA's	1,556	SY	$4.00	$6,224.00
14	Final Grade	2,700	SY	$5.00	$13,500.00
				SUBTOTAL	**$22,844.00**
IV. SIDEWALKS, PARKING AREA AND PRESERVE AREA					
15	Floating Turbidity Barrier	164	LF	$20.00	$3,280.00
16	Silt Fence	1,427	LF	$3.00	$4,281.00
17	5' Wide Concrete Sidewalk	175	SF	$12.00	$2,100.00
18	12' Wide Concrete Sidewalk	13,518	SF	$12.00	$162,216.00
19	Striping and Signage	1	LS	$18,500.00	$18,500.00
20	Concrete Flush Curb	262	LF	$30.00	$7,860.00
21	Type D Curb	1,228	LF	$42.00	$51,576.00
22	Bench	1	EA	$1,200.00	$1,200.00
23	Water Fountain	1	EA	$9,500.00	$9,500.00
24	Concrete Ramps & Stairs (westside of bridge)	1	LS	$285,000.00	$285,000.00
25	Bike Racks	4	EA	1,100.00	$4,400.00
26	Modular Restroom	1	LS	115,000.00	$115,000.00
27	Site Lighting	1	LS	46,000.00	$46,000.00
28	Kiosk	1	EA	18,500.00	$18,500.00
29	1 1/2 " Type SP 9.5 Asphalt	2,129	SY	24.00	$51,096.00
30	6-inch Limerock Base	2,129	SY	18.00	$38,322.00
31	9-inch Stabilized Subgrade	3,307	SY	9.00	$29,763.00
32	Pervious Concrete Pavers Min. 2 1/4" Thick	11,449	SF	22.00	$251,878.00
33	Bedding Course 1 1/2" to 2" thick (Typ. No. 8 Aggregate)	1,273	SY	18.00	$22,914.00
34	6-inch (Min) No. 2 Stone Subbase	1,179	SY	36.00	$42,444.00
35	Geo Textile Filter Fabric on Top and Sides of Subbase	12,300	SF	11.00	$135,300.00
36	Perforated Drain Pipe Wrapped in Non-Woven Geotextile Sock	1	LS	21,000.00	$21,000.00
37	4-inch Thick No. 57 Stone Open graded base	1,179	SY	17.00	$20,043.00
38	3'x3' Concrete Slab W/Trash Receptacle	2	EA	500.00	$1,000.00
39	Segmental Retaining Wall	1	LS	160,000.00	$160,000.00
40	Pedestrian Bridge	1	LS	370,000.00	$370,000.00
				SUBTOTAL	**$1,873,173.00**

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WEEKI WACHEE PRESERVE PARK

ENGINEER'S OPINION OF PROBABLE COST (EOPC)

ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT
V. UTILITIES					
41	1-Inch Sch.80 PVC Water Line	35	LF	$20.00	$700.00
42	2-Inch SCH 80 PVC Water Main	557	LF	$25.00	$13,925.00
43	2-inch Back Flow Assembly	1	EA	$2,750.00	$2,750.00
44	2-inch water meter	1	EA	$1,100.00	$1,100.00
45	2-inch Gate Valve	1	EA	$1,256.00	$1,256.00
46	8"x2" Tee	1	EA	$600.00	$600.00
47	Connect to Existing Water Main	1	LS	$4,500.00	$4,500.00
48	Package Lift Station	1	LS	$78,000.00	$78,000.00
49	4-Inch PVC SDR 26	20	LF	$20.00	$400.00
50	2-inch PVC SCH 80 Force Main	532	LF	$25.00	$13,300.00
51	Connect FM into existing Pump Station	1	EA	$3,500.00	$3,500.00
				SUBTOTAL	**$120,100.00**

SUMMARY(BASE)	
I. GENERAL CONDITIONS	**$220,500.00**
II. EXISTING SITE DEMOLITION	**$83,575.00**
III. CLEARING, GRUBBING AND EARTHWORK	**$22,844.00**
IV. SIDEWALKS, PARKING AREA AND PRESERVE AREA	**$1,873,173.00**
V. UTILITIES	**$120,100.00**
SUBTOTAL	**$2,320,192.00**
Professional Fees/Design/Permitting/Construction Administration/etc.	**$232,020.00**
15% Contingency	**$382,832.00**
TOTAL	**$2,935,044.00**

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Note: The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable cost provided herein are based on the information known to the Consultant at this time and represent only the Consultant's judgement as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that bids or actual construction cost will not vary from that shown herein.

Coastal Engineering Associates, Inc.

May-23

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positive outcomes support public health goals, reduce healthcare costs, and create a stronger sense of local identity and belonging.

Long-Term Benefits

Over the long term, the value of parks and preserves grows exponentially. Natural areas like Weeki Wachee Preserve become anchors of ecological stability and community resilience. By safeguarding critical habitats, they help ensure that native plants and wildlife continue to flourish despite pressures from development, climate change, and population growth. These preserved ecosystems protect clean air and water, provide natural flood and storm buffers, and help moderate rising temperatures by maintaining tree canopy and green space.

The Preserve's long-term contributions also extend to the economy. Access to well-maintained natural areas has been shown to elevate nearby property values, attract new residents and businesses, and strengthen local tourism—especially in communities like Hernando Beach known for nature-based recreation. As passive recreation areas promote healthier, more active lifestyles, they also help reduce long-term public health expenditures associated with chronic disease.

Additionally, parks and preserves like Weeki Wachee serve as essential components of sustainable land management. Biodiverse ecosystems quietly perform the environmental services that make human communities viable—pollination, water filtration, shoreline protection, carbon storage, and nutrient cycling. Protecting these systems today ensures that they continue providing these benefits for generations.

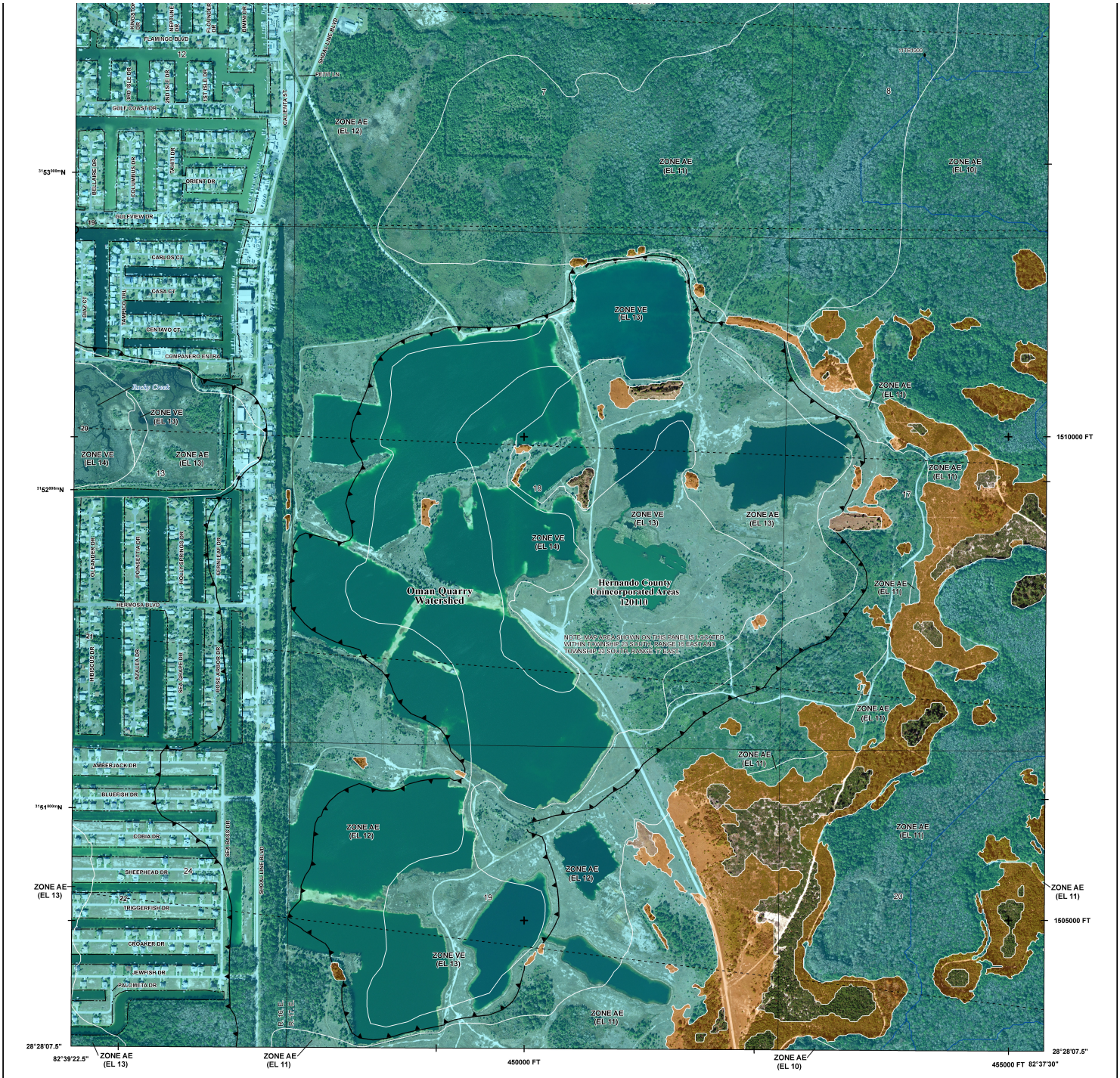
Culturally, parks become touchstones over time: places where family traditions take root, where school groups learn about conservation, and where generations come to appreciate the value of protecting natural landscapes. They help instill stewardship values and cultivate a community that understands and cherishes its natural heritage.

A Lasting Investment

Ultimately, parks and preserves are investments in both present well-being and future prosperity. The Weeki Wachee Preserve Park project provides immediate benefits to mental and physical health, community cohesion, and outdoor accessibility—all while laying the groundwork for long-term environmental stability, economic opportunity, and cultural continuity. It nurtures people today, strengthens ecosystems for tomorrow, and helps build a community that thrives not just because of what it constructs, but because of what it chooses to conserve and protect.

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FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT

HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A,V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the Florida Department of Transportation and Hernando County. Imagery was derived from digital orthophotography flown in 2017 by the U.S. Department of Agriculture Farm Service Agency and was produced with a 6-inch ground sample distance. NAIP imagery was also provided by the U.S. Department of Agriculture Farm Service Agency that was flown in 2017 and was produced with a 1-meter ground sample distance.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LiMWA (or between the shoreline and the LiMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

Limit of Moderate Wave Action (LiMWA)

SCALE

N

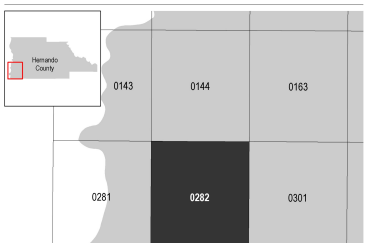
Map Projection:
State Plane Transverse Mercator, Florida West Zone 0902; North American Datum 1983 HARN; Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 750 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

HERNANDO COUNTY, FLORIDA
and Incorporated Areas

PANEL 282 OF 410

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
HERNANDO COUNTY	120110	0282	E

FEMA

EXHIBIT I



N

0 300 600 Feet

LEGEND

- PROJECT BOUNDARY
- WEEKI WACHEE PRESERVE PARK AREA
- HERNANDO COUNTY PROPERTY

LOCATION MAP

WEEKI WACHEE PRESERVE PARK

PLANS LICENSE
M. MALMBERG
No. 89405
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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~~Exhibit C~~

EXHIBIT I



Proposed Amenities

- Kiosk - 10' maximum diameter
- Kayak/Canoe Launch - 40' x 20'*
- Covered Picnic Table - 10' x 12'*
- Pavilions - 15' x 20'* (2 max.)
- Restrooms - 20' x 30'*

* Dimensions not to exceed, unless otherwise stated

- Existing Structure to be Removed
- Access from Boardwalk
- Pedestrian Bridge - 10' wide
- Boardwalk - 10' wide (along canal)
- Trails - 10' wide maximum
- Boardwalk - 8' wide maximum

Existing District Trails

- Hiking Only Trail
- Hiking and Biking Trail
- Hiking, Biking and Vehicle Trail

N

0 500 1,000

US Feet

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EXHIBIT K

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SWF Parcel Number 15-773-243X

LEASE AGREEMENT BETWEEN THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND HERNANDO COUNTY, FLORIDA FOR THE WEEKI WACHEE PRESERVE PARK

THIS LEASE AGREEMENT ("Lease") is made and entered into on the 12th day of March, 2024, by and between the SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, a public corporation ("District"), having a principal place of business at 2379 Broad Street, Brooksville, Florida 34604-6899 and HERNANDO COUNTY, a political subdivision of the State of Florida ("County"), having a mailing address of 15470 Flight Path Drive, Brooksville, Florida 34604 (altogether, the "Parties").

W I T N E S S E T H:

WHEREAS, the District is owner in fee simple of certain lands situated in Hernando County known as the Weeki Wachee Preserve, more specifically described in Exhibit "A" attached hereto and incorporated by reference ("Property"); and

WHEREAS, the District acquired the property to preserve and protect its water, ecological, natural, cultural, and historic resources; and

WHEREAS, the County desires to lease a portion of the Property further described below for the purposes of environmental education and passive outdoor recreation; and

WHEREAS, the District values intergovernmental cooperation and relationships to provide public use and enjoyment of the Property, and desires to lease to the County a portion of the Property to affect the aforementioned purposes; and

WHEREAS, the Parties desire and agree to enter into this Lease to clarify their rights and responsibilities.

NOW, THEREFORE, for and in consideration of the mutual terms, covenants and agreements hereinafter contained, the District agrees to lease a portion of the Property further described below to the County subject to the following terms and conditions:

1. DESCRIPTION OF LEASE AREA: The portion of the Property subject to this Lease is situated in the County of Hernando, State of Florida, and is more particularly described in Exhibit "B" attached hereto ("Park").

2. PURPOSE: The purpose of this Lease is to authorize certain activities within the Park and define the District's and the County's rights and responsibilities

regarding the operation and maintenance of the Park. The Parties have agreed to a master plan for the Park identifying certain authorized amenities and the location of those amenities at the Park (Park Plan), a copy of which is attached hereto and made a part hereof as Exhibit "C". The County will continue to use the Park for the enjoyment of the public as an educational and passive recreational facility and for no other purpose without the prior written consent of the District.

3. RENT: No rent will be charged and therefore no rent is due under the terms of this Lease.

4. LEASE TERM: The term of this Lease shall be for a period of twenty (20) years, commencing on the date last signed by the Parties hereto ("Commencement Date") and ending on March 12, 2044, unless sooner terminated pursuant to the provisions of this Lease. Thereafter, this Lease is renewable, upon the Parties' mutual, written agreement in twenty-year increments, unless terminated as otherwise set forth herein. The Parties' obligations under this Lease are contingent upon the District holding fee simple title to the Property.

5. TERMINATION: If the County abandons the Park or ceases to use the Park for the purposes stated herein for a period of two (2) consecutive years, then this Lease will automatically terminate. The District or the County may terminate this Lease for convenience by giving one (1) year notice in writing of its intent to do so.

6. QUIET ENJOYMENT AND RIGHT OF USE: The County shall have the right of ingress and egress to, from and upon the Park as explicitly provided for in this Lease for all purposes necessary for the full quiet enjoyment by the County of the rights conveyed herein.

7. AUTHORIZED USES: This Lease authorizes the County to carry out specific management activities as outlined in the Park Plan and the Education and Recreation Management Plan as set forth in Paragraph 15 herein. These activities include:

A. Ensuring the Park adheres to all laws relating to environmental preservation and land management, aiming to maintain its natural state and allow for compatible recreational activities.

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B. Implementing essential management practices, such as: (i) security measures to protect the Park and its visitors, (ii) resource protection to preserve the Park's natural resources, (iii) environmental education programs to inform the public about the Park's ecological value, (iv) providing public access and facilitating passive recreational activities, and (v) habitat management.

8. DISTRICT RIGHTS: The District shall have the following rights pursuant to this Lease:

A. The right, for its officers, employees, agents and assigns, to enter upon and travel through and across the Park at any time, for inspection, construction, maintenance, environmental monitoring and studies, or for any other purpose necessary or convenient in connection with any water or resource management activities.

B. The right to engage in activities necessary for the primary purpose of water management and water supply, which are paramount and superior to the uses authorized by the Lease.

C. The sole and exclusive right to determine whether a proposed activity is authorized under Paragraph 7 of this Lease.

9. COUNTY RIGHTS: The County shall have the following rights pursuant to this Lease:

A. The right to improve and expand any and all existing amenities and trails within the Park, including the addition of covered picnic areas, as set forth in the Park Plan.

B. The right to utilize the Shoal Line Road entrance to the Park and build out a boardwalk or bridge over the canal to the Park for ingress and egress, subject to applicable permitting and mitigation requirements and the terms of this Lease, and as set forth in the Park Plan. Approval of any additional access points shall be at the District's sole discretion.

C. The right to construct a boardwalk along the existing canal consistent with Exhibit "C" hereto. Access from the boardwalk into the Park shall only be as shown on Exhibit "C".

D. The right to build and expand non-motorized boating activities at the Park such as a kayak launch within the footprint of the Park and as set forth in the Park Plan.

E. The right to build a bathroom facility at the Park, subject to applicable permitting and mitigation requirements and the terms of this Lease, and as set forth in the Park Plan.

F. The right to conduct environmental education at the Park, limited to informational signage around the Park.

10. PLACEMENT AND REMOVAL OF IMPROVEMENTS: The County may construct or modify buildings, structures, or other improvements in the Park at its sole expense as described in this Lease or as set forth in the Park Plan. In the event that site conditions make it necessary to adjust the location of any buildings, structures, or other improvements described in this Lease or as set forth in the Park Plan, the County may request such adjustment. Approval of any requested adjustment as contemplated in this paragraph shall be at the sole discretion of the District. The County shall maintain ownership of all removable equipment or improvements it places in the Park and may remove such items at the termination of this Lease. The County shall be responsible for operating and maintaining all improvements and structures in the Park during the term of this Lease, and for maintaining insurance coverage on any improvements or structures it places in the Park. However, under no circumstances shall the County bifurcate or create a barrier between the Park and the Property which prevents access from either the Park to the Property or the Property to the Park.

11. CONSTRUCTION OF IMPROVEMENTS: The County must obtain written approval from the District before starting any new construction activities within the Park. The County must notify the District in writing of the proposed construction and provide one set of draft construction plans signed and sealed by a licensed Florida professional engineer to the District at least 90 days before the planned start of construction, detailing the project's scope, location, use, and aesthetic considerations. The District's review and approval will only be regarding the proposed location, use, aesthetics, and consistency with this Lease and the Park Plan, and does not include the architectural, engineering, mechanical, electrical, or other components of the construction plans and documents, which remain the County's responsibility, and shall be provided to the County within sixty (60) days from receipt of same. If the District provides written comments or recommendations, the County will have sixty (60) days

from receipt to either revise the plans accordingly or provide a rationale for any deviations. The District may grant a request for an extension of this timeframe. The County is responsible for ensuring that the construction plans comply with all applicable laws, regulations, and standards, including obtaining all necessary permits and adhering to engineering, architectural, and environmental requirements. The County will bear all costs related to the construction of any improvements authorized under this Paragraph, including costs associated with consultation, design, permitting, construction, and legal fees. The District will cooperate with the County in executing permit applications, funding applications, or other similar documents that may be required in connection with any District-approved construction project, aiding in the process but not assuming responsibility for the outcomes or associated costs. Construction may only commence once the County has secured all required approvals, permits, and authorizations. Access to the Park for construction vehicles shall be along the existing maintenance road indicated in the Park plan. The County shall maintain the existing maintenance road during construction activities to the current standard, and after conclusion of construction activities shall return the existing maintenance road to the current or better condition.

12. OPERATION AND MAINTENANCE OF PROPERTY AND IMPROVEMENTS: The County shall maintain the Park and any improvements located thereon in a state of good condition, working order and repair including, but not limited to, keeping the Park free of trash or litter, and maintaining all planned improvements as set forth in the Education and Recreation Management Plan.

13. RESOURCE IMPACTS: The County will design and implement improvements to the Park in such a manner that will minimize the impact on natural systems and any water resources.

14. UNAUTHORIZED USES: The County shall, through its agents and employees, prevent the unauthorized use of the Park or any use thereof not in conformance with approved interim management activities subject to District approval and prior to submission of the Education and Recreation Management Plan as set forth below, in this Lease, or the approved Education and Recreation Management Plan. Additionally, under no circumstances shall the County allow swimming at the Park and shall post signage to that effect. Any such violation of this paragraph shall constitute a material breach of this Lease.

15. EDUCATION AND RECREATION MANAGEMENT PLAN: The County shall prepare and submit to District an Education and Recreation Management Plan for the Park that includes management recommendations for the Property, in accordance with Section 253.034, Florida Statutes, and chapter 18-2, Florida Administrative Code, within one (1) year of the effective date of this Lease and at least every ten (10) years thereafter as required by subsection 253.034(5), Florida Statutes, in substantially the same format attached hereto as Exhibit "D". The Park shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the Park without the prior written approval of the District until the Education and Recreation Management Plan is approved. The approved Education and Recreation Management Plan shall provide the basic guidance for all management activities. The County shall not use or alter the Park except as provided for in the Park Plan and/or the approved Education and Recreation Management Plan without the prior written approval of the District. The Education and Recreation Management Plan shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Education and Recreation Management Plan.

16. RIGHT TO INSPECT: The District or its duly authorized agents and employees shall have the right to inspect the Park and works and operations thereon of the County in any matter pertaining to this Lease. Any impediment to the right granted in this paragraph shall constitute a material breach of this Lease.

17. INSURANCE REQUIREMENTS: During the full term of this Lease, the County will obtain and maintain comprehensive general public liability insurance or self-insurance with limits pursuant to Section 728.28, Florida Statutes and worker's compensation coverage pursuant to Chapter 440, Florida Statutes. Such coverage will provide for thirty (30) days written notification to the District of any material change or cancellation. The Board of County Commissioners will provide to the District evidence of such insurance by means of a Certificate of Insurance or on County letterhead as appropriate.

18. INDEMNIFICATION: To the extent permitted by law, each party agrees to defend, indemnify, and hold harmless the other, its agents, employees, and officers from and against all liabilities, claims, damages, expenses, or actions, either at law or in equity, including attorneys' fees and costs and attorneys' fees

and costs on appeal, caused or incurred, in whole or in part, as a result of any negligent act or omission by either party or anyone for whose acts or omissions either party may be liable under the provisions of this Lease. Nothing contained herein shall constitute a waiver of either party's sovereign immunity under Section 768.28, F.S., or to extend the limits of liability or recovery under Section 768.28, F.S. This provision will survive the termination of this Lease.

19. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this Lease in no way affects any of the Parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on the Property is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources. The County will implement all reasonable measures to locate, identify, protect, and preserve any known or discovered archaeological and historic sites at the Park.

20. EASEMENTS: All easements including, but not limited to, utility easements are expressly prohibited without the prior written approval of the District. Any easement not in effect at the time of the Lease, or not approved in writing by the District, shall be void and without legal effect.

21. SUBLEASES: The County will not sublease the Park, unless the County obtains prior written approval of the terms and conditions of the sublease from the District. Any sublease not approved in writing by the District will be void and without legal effect. Any purported sublease in violation of this paragraph will constitute a material breach of this Lease for which the District may immediately terminate this Lease. The District's approval of a particular sublease does not constitute a waiver of the right to withhold approval of subsequent subleases.

22. ASSIGNMENT: The County shall not assign any of its rights or delegate any of its obligations under this Lease without the prior written consent of the District. Any such assignment or delegation without the prior written consent of the District shall be void and without legal effect. Any purported assignment or change of control in violation of this paragraph will constitute a material breach of this Lease for which the District may immediately terminate this Lease. If the District terminates this Lease, the termination is effective as of the date of the assignment or delegation. Any termination is without prejudice to the District's claim for damages.

23. SURRENDER OF PROPERTY: All improvements, including physical structures and modifications made to the Park during the term of this Lease, will be and will remain the property of the District. Prior to surrender of all or any part of the Park, the District's representatives will perform an onsite inspection and the keys to any buildings or gates on the Park will be turned over to the District. If the Park and the improvements located thereon do not meet all the conditions set forth in Paragraph 12 herein, the County will pay all costs necessary to meet the prescribed conditions.

24. BEST MANAGEMENT PRACTICES: The County shall implement applicable Best Management Practices for all activities conducted under this Lease in compliance with paragraph 18-2.018(2)(h), Florida Administrative Code, which have been selected, developed, or approved by the District, the County, or other land managing agencies for the protection and enhancement of the Park.

25. UTILITY FEES: The County agrees to pay all deposits and monthly charges for all utility services supplied to the Park and all costs to repair, replace, clean and maintain connections and service to the Park and for having all utilities turned off or transferred upon termination of this Lease.

26. RIGHT OF FIRST REFUSAL: In the event that the District determines that any portion of or all of the Park is appropriate for surplus and sale, the District shall notify the County in writing of its intent and the County shall have the first right of refusal to purchase that portion of the Park and shall provide the District with written notice of its intention to exercise that right within thirty (30) days of being notified of the District's intent to surplus. The purchase price for the potential surplus property shall be at the fair market value as of the date of exercise of the right by the County, and the fair market value shall be determined by two (2) appraisals and a review by an independent third party appraiser.

27. MATERIAL BREACH: Each of the following events will constitute a material breach of this Lease for which the District may terminate this Lease:

A. The County fails to submit an Education and Recreation Management Plan in conformance with Exhibit "D hereto and in accordance with the terms of this Lease, or

B. The County fails to proceed in a manner that will implement or complete the actions, tasks or other aspects of the Education and Recreation Management Plan for required site management, or

C. The County constructs any permanent structures or other improvements by the County not authorized by the District, either directly or indirectly through the Park Plan or the approval of the Education and Recreation Management Plan, or

D. The County destructs or degrades natural systems, rare or endangered habitats that are targeted for preservation, or

E. The County violates federal, state or local laws, rules, regulations, or ordinances, or

F. The County causes the Park to be contaminated with hazardous wastes or other pollutants or fails to properly secure the Park to prevent or impede illegal dumping or degradation of natural habitats, or other unauthorized uses, or

G. The County fails to comply with the other terms of the Lease.

28. TERMINATION: The District may terminate this Lease by providing the County with a written "Notice of Termination" stating its intent to terminate and describing all terms and conditions with which the County has failed to comply. If the County has not remedied its default within thirty (30) days after receiving the Notice of Termination, or other reasonable time specified in the notice, this Lease shall automatically terminate. The parties agree that this Lease is an executory contract. If, after termination by the District, it is determined that the County was not in default, or that the default was excusable, the rights and obligations of the parties shall be the same as if the termination had been issued for the convenience of the District. The rights and remedies in this provision are in addition to any other rights and remedies provided by law or this Lease

29. NO WAIVER OF DEFAULT: The failure of the District to insist, in any one or more instances, upon strict performance of any one or more of the terms and conditions of this Lease shall not be construed as a waiver of such terms and conditions, but the same shall continue in full force and effect. Waiver by the

District shall be deemed to be made only if set forth in writing and signed by both the District and the County.

30. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the Property is held by the District. The County shall not do or permit anything that purports to create a lien or encumbrance of any nature against the Park including, but not limited to, mortgages or construction liens against the Park or against any interest of the District therein.

31. CONDITIONS AND COVENANTS: All of the provisions of this Lease shall be deemed covenants running with the land included in the Park, and construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting conditions and covenants were used in each separate provision.

32. DAMAGE TO THE PREMISES:

A. The County shall not do, or suffer to be done, in, on or upon the Park or as affecting said Park or adjacent properties, any act which may result in damage or depreciation of value to the Park or adjacent properties, or any part thereof.

B. The County shall not generate, store, produce, place, treat, release or discharge any contaminants, pollutants or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the Park or any adjacent lands or waters in any manner not permitted by law. For the purposes of this Lease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (the "EPA") and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of the County's failure to comply with this paragraph, the County shall, at its sole cost and expense promptly commence and diligently pursue any legally

required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the Park, and (2) all off-site ground and surface waters and lands affected by the County's such failure to comply, as may be necessary to bring the Park and affected off-site waters and lands into full compliance with all applicable federal, state, or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged Park to the condition existing immediately prior to the occurrence which caused the damage. The County's obligations set forth in this paragraph shall survive the termination or expiration of this Lease. Nothing herein shall relieve the County of any responsibility or liability prescribed by law for fines, penalties and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by the County's activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, the County shall report such violation to all applicable governmental agencies having jurisdiction, and to the District, all within the reporting periods of the applicable governmental agencies.

33. TAXES AND ASSESSMENTS: If any ad valorem taxes, intangible property taxes, personal property taxes, mechanic's or materialman's liens, or other taxes or assessments of any kind are assessed or levied lawfully on the Park based on the County's use thereof during the term of this Lease, the County shall pay same within thirty (30) days after receiving written notice thereof from the District. Provided, however, the County shall not be responsible for payments in-lieu-of taxes required under Sections 373.5905 and 259.0322, Florida Statutes, or any successor statute. In the event the County fails to pay all the lawful taxes assessed or levied on the Park within thirty (30) days after receiving written notice thereof from the District, the District may, at its sole option, pay said taxes subject to immediate reimbursement thereof in full together with any interest thereon at the maximum rate allowed by law and any administrative costs thereof incurred by the District, including reasonable attorney's fees. Failure of the County to pay said taxes shall constitute default under this Lease.

34. NON-DISCRIMINATION: The County shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, disability, or marital status with respect to any activity occurring or conducted on the Property.

35. SIGNAGE: All public entrance signage will inform the public that the Park was made available for recreational use by the District and that the Park's operation is a cooperative project between the County and the District and shall designate the Park as the Weeki Wachee Preserve Park. The style and material of the signage will match the style and material of signage used by the District.

36. DISTRICT RESOURCE MANAGEMENT ACTIVITIES: The District reserves the right to conduct or perform any resource management activities that, in its sole discretion, may be required to protect and preserve the Park, including but not limited to controlled burns, wildfire suppression, end exotics control, including flora and fauna. In the event the District plans to commence any of these activities, it will provide the County with thirty (30) days-notice.

37. FEES AND REVENUES:

A. The County may charge a parking or user fee to the visitors and users of the Park. Any such fees charged by the County will be used for actual and budgeted expenses incurred or to be incurred by the County in the operation, maintenance, and security of the Park. The District will have the right, at any reasonable time, to inspect and audit the books and financial records of the County and any of its licensees as they pertain to the Park.

B. Nothing in this Lease will prohibit the County from seeking funding from federal or state agencies through grants or other sources to assist with its management responsibilities.

38. COMPLIANCE WITH LAWS: The County will abide by and assist the District in satisfying all applicable federal, state, and local laws, rules, regulations, and guidelines, related to performance under this Lease.

39. TIME: Time is expressly declared to be of the essence of this Lease.

40. GOVERNING LAW: This Lease shall be governed by and interpreted according to the laws of the State of Florida. Venue for resolving disputes under this Lease shall be Hillsborough County, Florida.

41. SECTION CAPTIONS: Articles, subsections and other captions contained in this Lease are for reference purposes only and are in no way intended to

describe, interpret, define or limit the scope, extent or intent of this Lease or any provisions thereof.

42. NOTICES: Any and all notices, requests or other communications hereunder shall be deemed to have been duly given if in writing and if transmitted by hand delivery with receipt therefore, or by registered mail posted prior to the expiration date for such notice, return receipt requested, first class postage prepaid, or by facsimile transmission as follows:

To County: Hernando County Board of County Commissioners
15470 Flight Path Drive
Brooksville, FL 34604
Attn: County Administrator

To District: Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604-6899
Attn: Bureau Chief
Land Resources Bureau

43. CONDITION OF PROPERTY: This Lease is made by the District without representations or warranties of any kind. The District assumes no liability or obligation to the County with reference to the condition of the Park or the suitability of the Park for any improvements. The Park is hereby leased by the District to the County in an "as is" condition, with the District assuming no responsibility for the care, repair, maintenance or improvement of the Park for the benefit of the County, except as provided for herein.

44. NON-WAIVER OF REGULATORY AUTHORITY: Nothing contained in this Lease shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the District as it now or hereafter exists under applicable laws, rules, and regulations.

45. EFFECTIVE DATE: This Lease shall be effective upon the date of approval of both the Board of County Commissioners of Hernando County and the Governing Board of the Southwest Florida Water Management District, whichever is later.

46. SEVERABILITY: If any term, covenant, or condition of this Lease or the application thereof to any person or circumstances will, to any extent, be deemed lawfully invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant, or condition to persons or circumstances other than those as to which it is held invalid or unenforceable will not be effected thereby and each term, covenant, and condition of this Lease will be valid and enforced to the fullest extent permitted by law.

47. ENTIRE AGREEMENT: This Lease and the attached Exhibits constitute the entire agreement between the Parties and unless otherwise provided herein, may be amended only in writing and signed by all Parties to this Lease.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties hereto, or their lawful representatives, enter into this Lease Agreement on the day and year set forth in the first paragraph, above.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

By: _____
E.D. Armstrong III, Chairman

Date: March 26, 2024

Attest: _____
John Mitten, Secretary

Date: March 26, 2024

SEAL

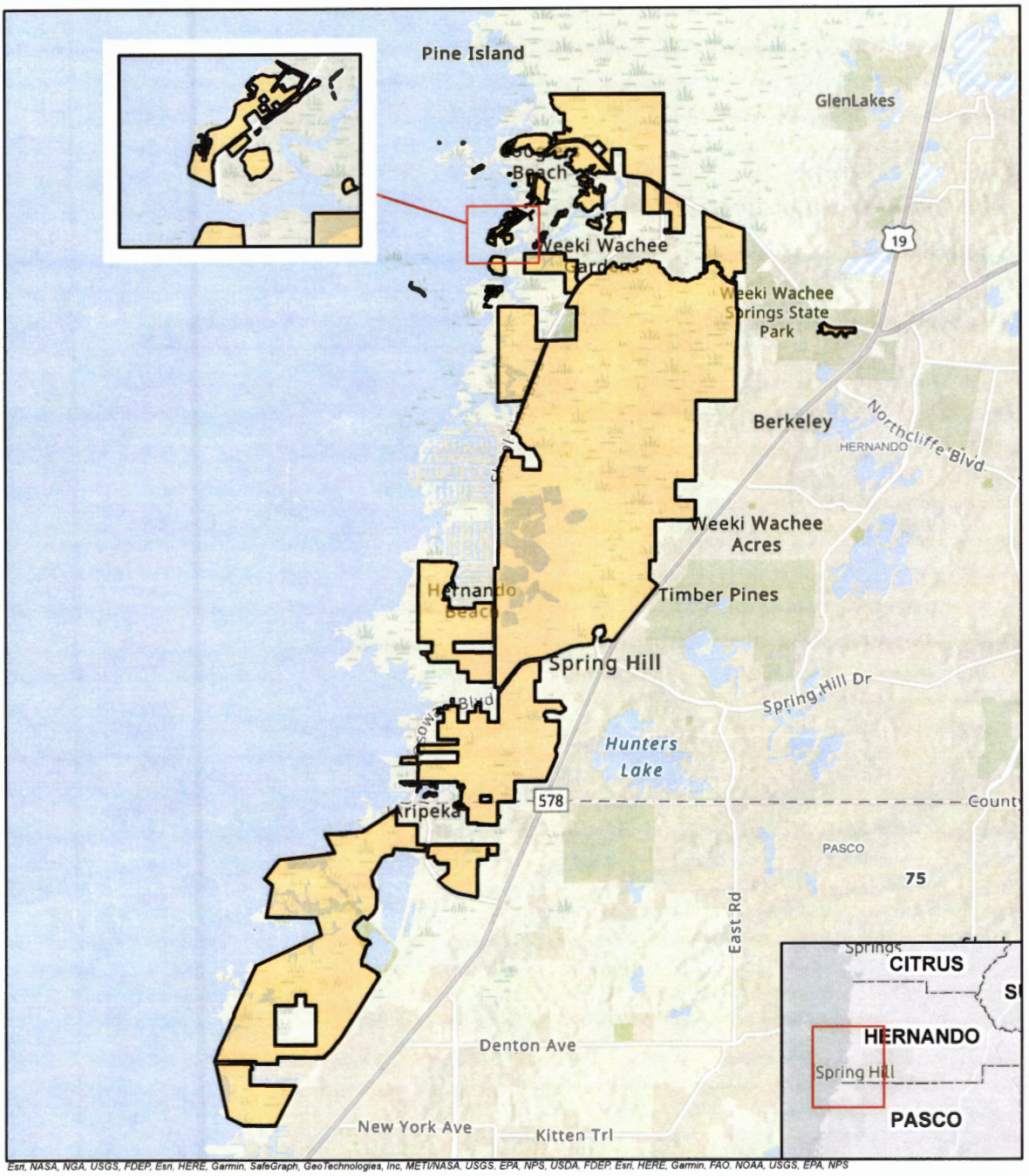
HERNANDO COUNTY, a political subdivision of the State of Florida

By: _____
Elizabeth Narverud, Chair

Date: March 12, 2024

Attest: Heidi Kruppa, Deputy Clerk
Deputy Clerk

Exhibit A



Weeki Wachee Preserve Project Boundary

0 1 2 Miles

N

Southwest Florida Water Management District

Exhibit B


Gulfview Dr
Diaz Ct
Companero Entrance
Shoal Line Blvd
Hermosa Blvd
Hernando Beach
Cobia Dr
Sheephead Dr
Triggerfish Dr
Croaker Dr
Jewfish Dr
Sea Bass Dr
Mine
Southwest Florida Water Management District, State of Florida, Maxar, Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
Proposed Weekwachee County Park
District Owned Lands Fee Simple
0
750
1,500
US Feet
N
Southwest Florida
Water Management District

Exhibit B

You cannot make changes to the Legal Description Area.

Legal Description Parcel 15-773-243X (Access Area)

A strip of land 30 feet wide lying and being a portion of Section 7 and 18, Township 23 South, Range 17 East, Hernando County, Florida, lying east of Shoal Line Boulevard – County Road 597, the centerline of said 30-foot strip, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 Section 7, Township 23 South, Range 17 West; thence along and coincident with the North line of said Northwest 1/4, South 87° 24' 08" West (Being the basis of bearings for this description), a distance of 786.48 feet to the northwesterly corner of the Southwest Florida Water Management District (The District) Parcel 15-773-101, said point being on the easterly right of way line of Shoal Line Boulevard – County Road 597; thence along and coincident with the westerly line of said District parcel South 21° 25' 17" West, a distance of 2300.33 feet; thence leaving said westerly line the following two (2) courses: 1. South 21° 24' 19" West, a distance of 895.58 feet, 2. South 21° 24' 22" West, a distance of 343.00 feet to a point on the westerly line of said District parcel; thence South 21° 25' 23" West, a distance of 673.06 feet for a POINT OF BEGINNING; thence South 23° 04' 19" East, a distance of 306.90 feet; thence South 24° 07' 14" East, a distance of 945.36 feet to the beginning of a curve concave to the northeast having a radius of 11830.44 feet; thence Southeasterly 176.69 feet along said curve through a central angle of 00° 51' 21", having a chord bearing and distance of South 27° 45' 00" East, 176.69 feet to a point of tangency; thence South 30° 38' 57" East, a distance of 118.44 feet to the beginning of a curve concave to the northeast having a radius of 1310.81 feet; thence Southeasterly 341.53 feet along said curve through a central angle of 14° 55' 43", having a chord bearing and distance of South 37° 56' 17" East, 340.57 feet to a point of tangency; thence South 47° 13' 49" East, a distance of 652.95 feet to the POINT OF TERMINUS.
The above-described lands contain 1.75 Acres ±

Legal Description Parcel 15-773-243X (Parcel Area)

A parcel of land being a portion of Section 18, and 19, Township 23 South, Range 17 East, Hernando County, Florida, being further described as follows:

Commence at the Northeast corner of the Northwest 1/4 Section 7, Township 23 South, Range 17 East; thence along and coincident with the North line of said Northwest 1/4, South 87° 24' 08" West (Being the basis of bearings for this description), a distance of 786.48 feet to the northwesterly corner of the Southwest Florida Water Management District (The District) Parcel 15-773-101, said point being on the easterly right of way line of Shoal Line Boulevard – County Road 597; thence along and coincident with the westerly line of said District parcel South 21° 25' 17" West, a distance of 2300.33 feet; thence leaving said westerly line the following two (2) courses: 1. South 21° 24' 19" West, a distance of 895.58 feet, 2. South 21° 24' 22" West, a distance of 343.00 feet to a point on the westerly line of said District parcel; thence continue along and coincident with said Westerly line South 21° 25' 23" West, a distance of 843.30 feet to the beginning of a curve concave to the southeast having a radius of 5696.58 feet; thence Southwesterly 547.50 feet along said curve through a central angle of 05° 30' 24", having a chord bearing and distance of South 18° 42' 20" West, 547.29 feet to a point of tangency; thence South 00° 07' 56" East, a distance of 611.50 feet to the Southwest corner of Section 7, Township 23 South, Range 17 East, Hernando County, Florida per the boundary survey of Oak Sound, job

number 85055j01 prepared by DC Johnson and Associates; thence South 00° 12' 47" West, a distance of 165.59 feet; thence continue South 00° 12' 47" West, a distance of 1149.91 feet for a POINT OF BEGINNING; thence the following 60 courses:

1. North 86° 17' 38" East, a distance of 156.64 feet;
2. North 81° 23' 55" East, a distance of 86.60 feet;
3. North 84° 28' 28" East, a distance of 554.02 feet;
4. North 83° 45' 36" East, a distance of 119.00 feet;
5. North 76° 11' 18" East, a distance of 277.83 feet;
6. North 75° 30' 02" East, a distance of 105.28 feet;
7. North 59° 20' 19" East, a distance of 77.36 feet;
8. North 50° 01' 38" East, a distance of 89.54 feet;
9. North 37° 08' 27" East, a distance of 247.99 feet;
10. North 42° 46' 11" East, a distance of 30.96 feet;
11. South 41° 50' 27" East, a distance of 178.14 feet;
12. South 33° 49' 07" East, a distance of 138.91 feet to the beginning of a non-tangential curve concave to the northeast having a radius of 135.81 feet;
13. Thence southeasterly 191.70 feet along said curve through a central angle of 80° 52' 22", having a chord bearing and distance of South 67° 49' 52" East, 176.17 feet to a point of intersection with a non-tangential line;
14. North 74° 16' 23" East, a distance of 51.87 feet;
15. North 83° 01' 00" East, a distance of 279.28 feet;
16. North 71° 23' 05" East, a distance of 244.24 feet;
17. North 83° 19' 24" East, a distance of 199.05 feet to the beginning of a non-tangential curve concave to the southwest having a radius of 153.45 feet;
18. Thence southeasterly 186.77 feet along said curve through a central angle of 69° 44' 21", having a chord bearing and distance of South 68° 51' 39" East, 175.45 feet to a point of intersection with a non-tangential line;
19. South 20° 20' 02" East, a distance of 415.43 feet;
20. South 16° 23' 38" East, a distance of 407.38 feet;

21. South 18° 02' 38" East, a distance of 347.94 feet to the beginning of a non-tangential curve concave to the southwest having a radius of 520.51 feet;

22. Thence southwesterly 244.70 feet along said curve through a central angle of 26° 56' 10", having a chord bearing and distance of South 09° 32' 21" East, 242.45 feet to a point of intersection with a non-tangential line;

23. South 07° 38' 58" West, a distance of 703.18 feet;

24. South 02° 55' 31" West, a distance of 243.22 feet;

25. South 04° 40' 38" East, a distance of 224.20 feet to the beginning of a non-tangential curve concave to the northwest having a radius of 205.04 feet;

26. Thence southwesterly 193.68 feet along said curve through a central angle of 54° 07' 18", having a chord bearing and distance of South 18° 45' 50" West, 186.56 feet;

27. South 45° 49' 28" West, a distance of 198.58 feet to the beginning of a curve concave to the southeast having a radius of 100.00 feet;

28. Thence southwesterly 62.48 feet along said curve through a central angle of 35° 47' 53", having a chord bearing and distance of South 27° 55' 32" West, 61.47 feet;

29. South 10° 01' 35" West, a distance of 468.61 feet;

30. South 46° 34' 47" East, a distance of 136.24 feet to the beginning of a curve concave to the southwest having a radius of 2316.52 feet;

31. Thence southwesterly 934.39 feet along said curve through a central angle of 23° 06' 39", having a chord bearing and distance of South 35° 01' 28" East, 928.07 feet to a point of intersection with a non-tangential line;

32. South 25° 01' 21" East, a distance of 352.60 feet to the beginning of a curve concave to the northwest having a radius of 100.00 feet;

33. Thence southwesterly 137.80 feet along said curve through a central angle of 78° 57' 03", having a chord bearing and distance of South 14° 27' 10" West, 127.15 feet to a point of intersection with a non-tangential line;

34. South 55° 48' 29" West, a distance of 333.27 feet;

35. South 59° 44' 01" West, a distance of 279.80 feet;

36. South 42° 41' 49" West, a distance of 45.75 feet;

37. South 42° 41' 49" West, a distance of 173.80 feet;

38. South 51° 34' 11" West, a distance of 172.07 feet;

39. South 51° 34' 11" West, a distance of 61.30 feet;

40. South 68° 55' 24" West, a distance of 67.56 feet;

41. South 60° 40' 15" West, a distance of 651.56 feet;

42. North 25° 47' 08" West, a distance of 560.80 feet;

43. North 13° 25' 00" East, a distance of 211.83 feet to the beginning of a non-tangential curve concave to the west having a radius of 100.00 feet;

44. Thence northwesterly 128.09 feet along said curve through a central angle of 73° 23' 26", having a chord bearing and distance of North 16° 10' 59" West, 119.51 feet;

45. North 52° 52' 42" West, a distance of 188.84 feet to the beginning of a non-tangential curve concave to the south having a radius 273.68 feet;

46. Thence northwesterly 252.23 feet along said curve through a central angle of 52° 48' 19", having a chord bearing and distance of North 80° 18' 59" West, 243.40 feet to a point of intersection with a non-tangential line;

47. South 80° 08' 20" West, a distance of 134.55 feet;

48. North 81° 41' 33" West, a distance of 236.71 feet;

49. North 61° 54' 45" West, a distance of 350.51 feet;

50. North 81° 19' 21" West, a distance of 358.29 feet to the beginning of a non-tangential curve concave to the southeast having a radius of 170.15 feet;

51. Thence southwesterly 121.53 feet along said curve through a central angle of 40° 55' 24", having a chord bearing and distance of South 62° 10' 39" West, 118.96 feet to a point of intersection with a non-tangential line;

52. South 25° 07' 15" West, a distance of 146.58 feet to the beginning of a non-tangential curve concave to the northwest having a radius of 50.00 feet;

53. Thence southwesterly 68.55 feet along said curve through a central angle of 78° 33' 16", having a chord bearing and distance of South 69° 28' 45" West, 63.31 feet;

54. North 71° 14' 37" West, a distance of 102.84 feet;

55. North 89° 44' 24" West, a distance of 187.49 feet to a point on the Southwest Florida Water Management District (The District) Parcel 15-773-101, said point being on the easterly right of way line of Shoal Line Boulevard – County Road 597; thence along and coincident with the westerly line of said District parcel the following 5 courses:

56. North 00° 15' 36" East, a distance of 181.25 feet;

57. North 00° 12' 47" East, a distance of 1796.03 feet;

58. North 00° 12' 47" East, a distance of 99.70 feet;

59. North 00° 12' 47" East, a distance of 828.26 feet;

60. North 00° 12' 47" East, a distance of 1408.49 feet to the POINT OF BEGINNING.

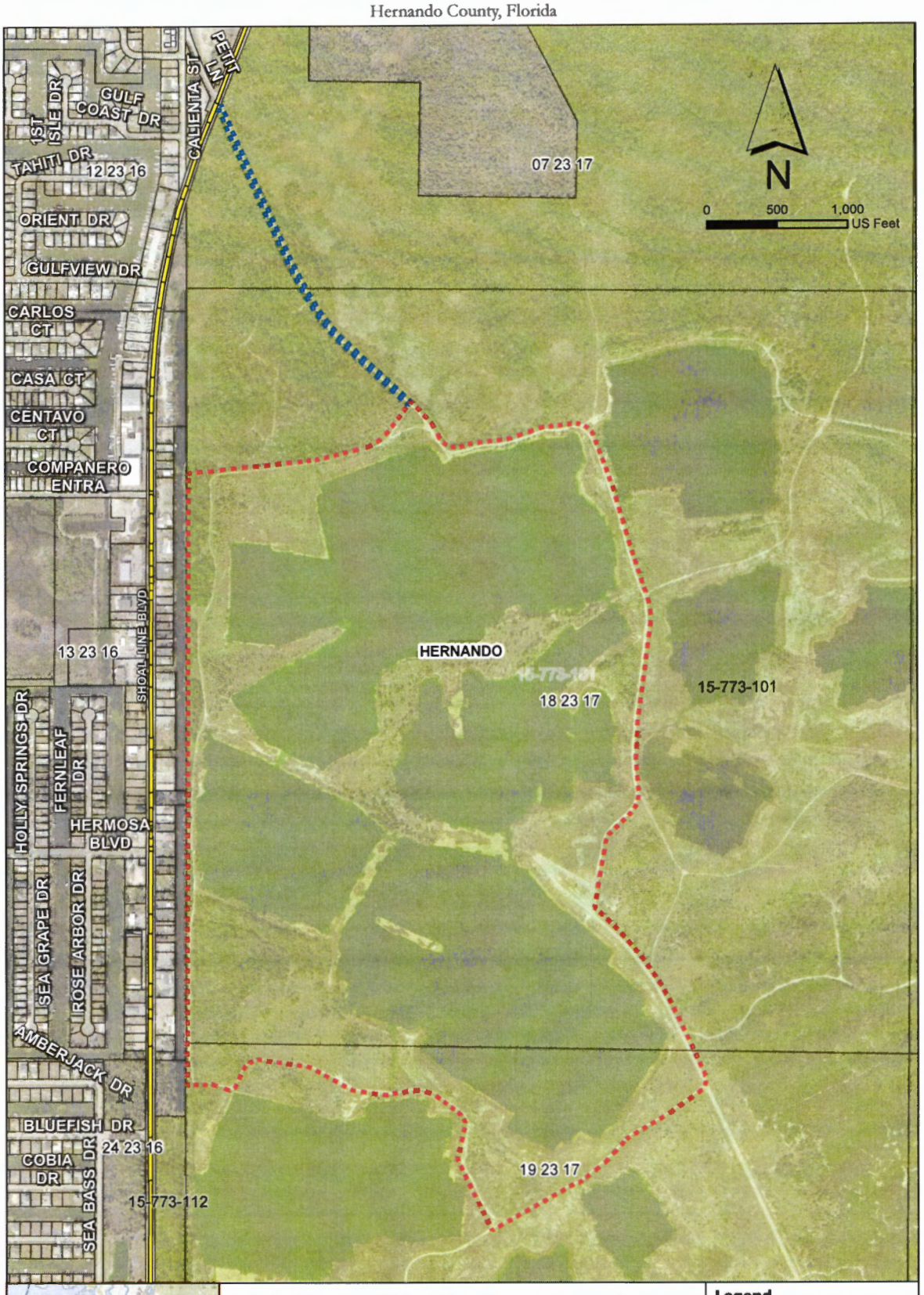
The above-described lands contain 352.48 Acres ±

The bearings shown herein are based on the North line of the Northwest 1/4 of Section 7, South 87° 24' 08" West, per the Boundary Survey of Oak Sound, job number 85055j01 prepared by DC Johnson and Associates

Approved for use by the Survey Section 02-22-2024, W.O. 24-057.

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Section 7, 18, and 19, Township 23 South, Range 17 East
Hernando County, Florida





Graphic Presentation
of
SWF Parcel No. 15-773-243X

Notes:
Work Order 24-057.
Aerial Imagery of 2023.
This is NOT a survey.

Page 7 of 7

Legend
- SWF Parcel No. 15-773-243X
- SWF Parcel No. 15-773-243X_Access
- Hernando County Parcels
- Fee Acquisition

Path: L:\SURVEY\Projects\24-057 Weeki Wachee Preserve\GIS\Graphic Presentation 24-057\Graphic Presentation 24-057.aprx

Exhibit C



Proposed Amenities

- Kiosk - 10' maximum diameter
- Kayak/Canoe Launch - 40' x 20'*
- Covered Picnic Table - 10' x 12'*
- Pavilions - 15' x 20'* (2 max.)
- Restrooms - 20' x 30"*
- Existing Structure to be Removed
- Access from Boardwalk
- Pedestrian Bridge - 10' wide
- Boardwalk - 10' wide (along canal)
- Trails - 10' wide maximum
- Boardwalk - 8' wide maximum

* Dimensions not to exceed, unless otherwise stated

Existing District Trails

- Hiking Only Trail
- Hiking and Biking Trail
- Hiking, Biking and Vehicle Trail

N

0 500 1,000
US Feet

Exhibit D to Lease Agreement

Education and Recreation Management Plan (Template)

- Executive Summary
- Introduction and General Information
    - District and County Missions'
    - Plan Purpose
    - Plan Authority
    - Location
    - Lease
    - Adjacent Land Uses
    - Implementation Challenges
    - Plan Term
    - Description of Property
    - Stakeholder Involvement
- Education Implementation Plan
    - Vision for Education
    - Relation to Districts Core Mission and Areas of Responsibility
        - Water Supply
        - Flood Protection
        - Water Quality
        - Natural Systems
    - Habitat
    - Water Cycle
    - Wildlife corridor
- Recreation Implementation Plan
    - Identification of existing recreation
    - Narrative for proposed recreation
        - Compatibility
        - Correlation to education component
    - ADA accessibility
    - Maintenance
    - Security
    - Use Monitoring and Validation
- Goals and Objectives
    - Overview
    - Education
    - Recreation
    - Administration
    - Annual Reporting

Scope of Work

The Weeki Wachee Preserve Park project consists of the construction of new public outdoor recreation infrastructure intended to provide safe access to passive recreation opportunities within the Preserve. All work is low impact in nature and designed to comply with LWCF requirements for public access, ADA accessibility, and long-term resource protection.

1. Parking Area Construction

The project includes the development of a new public parking area constructed with a stabilized gravel and shell surface. Work includes site clearing, grading, installation of a compacted stabilized base, delineated parking spaces, and ADA-compliant parking stalls. A concrete signing pad will be installed to support required regulatory and directional signage. The parking facility will serve as the primary public access point to the Preserve.
(Ref: General Notes, Parking Layout Sheets)

2. Pedestrian Sidewalk Improvements

A new concrete sidewalk system will be installed to provide safe pedestrian circulation between the parking lot and internal park features. Sidewalks will be aligned to ensure ADA accessibility and to connect visitors to trailheads and the proposed pedestrian bridge.
(Ref: Sidewalk Layout Sheets)

3. Stabilized Shell Trail Construction

The project includes construction of a stabilized shell trail extending from the parking facility into the interior Preserve lands. This passive-recreation trail provides pedestrian access to natural areas while minimizing soil disturbance and long-term maintenance needs.
(Ref: Trail Cross-Sections and Layout Sheets)

4. Pedestrian Bridge Installation

A 56-foot prefabricated pedestrian bridge is proposed to cross a water body or drainage feature within the Preserve. Work includes foundation preparation, installation of abutments, and placement of the prefabricated bridge structure. The bridge improves trail connectivity and provides a safe, continuous pedestrian route.
(Ref: Bridge Location and Sheet Index)

5. Site Access and Connectivity Improvements

Site access will be improved through modifications at the Shoal Line Boulevard entry point, including the creation of a defined driveway connection and improvements to pedestrian access between public right-of-way and the new facilities. These enhancements provide safe, legal, and

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ADA-compliant public access to the park.
(Ref: Boundary/Access Sheets)

6. Site Preparation and Civil Work

All project elements include associated civil construction activities such as mobilization, clearing and grubbing, earthwork, grading, erosion control, drainage considerations, and staging. The scope also includes installation of construction limits, protection of environmental features, and compliance with applicable permits and stormwater requirements.
(Ref: General Notes & Site Preparation Sheets)

Summary of LWCF-Eligible Work

The construction plans identify the following LWCF-eligible development components:

- New stabilized-surface public parking area
- ADA parking accommodations
- Concrete sidewalks
- Stabilized shell recreational trail
- Prefabricated pedestrian bridge
- Access modifications and connectivity improvements
- Associated site work and stormwater/erosion controls

These improvements provide essential public access, enhance recreational opportunity, and support passive outdoor use consistent with LWCF goals while maintaining protection of natural resources within Weeki Wachee Preserve.

Existing uses

Weeki Wachee Preserve offers a wide range of outdoor recreation opportunities that highlight its natural character and diverse ecosystems. Visitors can explore approximately 5.5 miles of both paved and unpaved trails, which support hiking, nature walks, and opportunities for cyclists on designated routes. The preserve is also a recognized site along the Great Florida Birding and Wildlife Trail, making it an excellent destination for birdwatching and wildlife viewing. Its mosaic of hardwood swamps, marshes, uplands, and lakes provides habitat for an array of species and enhances the visitor experience. While there is no formal boat ramp, small non-motorized watercraft such as kayaks and canoes may be hand-launched in certain areas, allowing quiet access to the preserve's waterways. Fishing is permitted in designated locations, giving anglers access to several of the former quarry lakes. Limited areas of the preserve also support regulated hunting activities, which require appropriate licensing and compliance with

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Florida Fish and Wildlife Conservation Commission rules. Picnicking is available in a small number of designated spots, providing simple spaces for visitors to sit, rest, and enjoy the natural setting.

Future uses

Weeki Wachee Preserve's land management plan outlines a series of proposed future uses that balance public recreation with long-term conservation stewardship. One major component is the creation of a 352-acres passive recreation park, which Hernando County has agreed to pursue through a 20-year lease however the proposed project is for approximately nine acres of that land . This park is envisioned as a low-impact, nature-based destination focused on activities such as walking, birdwatching, picnicking, and quiet nature enjoyment rather than intensive development. A central feature of the plan is the construction of a composite boardwalk and eco-tour corridor designed to meander through key natural areas, including around former mining pit lakes. This boardwalk would connect parking areas, trailheads, scenic overlooks, water access points, and picnic shelters, while enabling guided nature walks and educational programming without disturbing sensitive wetlands.

The plan also calls for a formal kayak and paddle craft launch, providing managed, environmentally responsible water access for visitors. Additional picnic areas and covered shelters would create welcoming spaces for families, small gatherings, and day-use recreation. A pedestrian footbridge is proposed to improve connectivity across water features and uneven terrain, strengthening the cohesiveness and accessibility of the trail network. Future improvements include an enhanced and expanded trail system that connects seamlessly with new amenities, creating a more intuitive and safer walking experience throughout the preserve.

Ecological protection remains central to all proposed uses. The land management plan emphasizes conservation and stewardship, including habitat restoration, vegetation management, wildlife corridor protection, and ongoing water quality monitoring. Any new infrastructure is designed to avoid or minimize impacts to wetlands, sensitive species, and natural hydrology. Existing partnerships and special-use authorizations—such as those with conservation groups, researchers, and resource agencies—would continue under the stewardship framework.

Finally, the plan highlights opportunities for research, environmental education, and special-use programming. With SWFWMD approval, the preserve may host scientific studies, guided interpretive tours, citizen-science programs, environmental classes, and limited public-agency training. The proposed boardwalk and water-access areas are expected to serve as ideal outdoor classrooms, enhancing public understanding of the preserve's ecological value while supporting responsible recreation.

Existing conditions

Hernando County currently holds a lease agreement with SWFWMD for approximately 352 acres of Weeki Wachee Preserve, allowing the County to improve landscape-wide

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connectivity and support broader resource management goals. Much of this land plays a critical environmental role due to its location within the floodplain. In fact, more than 91% of the preserve lies within the 100-year floodplain, meaning these areas naturally flood during periods of heavy rainfall or storm events. Rather than being a limitation, these low-lying swamps, marshes, and wetlands function as essential natural infrastructure. They absorb and store excess floodwaters, slow storm runoff, and help lessen the severity of coastal storm surge—providing protection not only to the preserve itself but also to surrounding communities.

Additionally, the preserve contributes to the health of downstream waterways through the continuous flow of freshwater into adjacent estuarine systems. This steady freshwater input helps maintain salinity balance, supports nursery habitat for fish and shellfish, and promotes overall water quality in coastal ecosystems. Through the expanded lease and ongoing stewardship, Hernando County is helping safeguard these vital hydrological functions while ensuring that the Preserve continues to serve as a resilient natural buffer for decades to come.

Proposed Physical Improvements

The proposed improvements to Weeki Wachee Preserve align closely with LWCF priorities by expanding public access to high-quality outdoor recreation while safeguarding environmentally sensitive lands. The project focuses on low-impact recreational development that enhances visitor experience, protects natural resources, and strengthens long-term stewardship within one of Hernando County's most significant conservation areas.

Planned passive recreation features include the construction of a permanent restroom facility to ensure comfort and accessibility for visitors of all ages and abilities. An informational kiosk will provide essential orientation tools such as trail maps, safety information, and interpretive educational content highlighting the preserve's natural and cultural resources. The addition of picnic and sightseeing pavilions in scenic locations will create welcoming spaces for families, school groups, and nature observers, supporting increased day-use and community recreation.

A major enhancement proposed through the project is the development of a boardwalk and eco-tour infrastructure, designed to weave through sensitive wetlands and former mining pit lakes while minimizing ecological disturbance. This elevated pathway will expand the preserve's recreational offerings by providing safe, ADA-friendly access to some of its most unique landscapes. The boardwalk will serve as a hub for eco-tourism, environmental education, and interpretive programming, offering opportunities for wildlife viewing, guided nature walks, and outdoor learning experiences that support lifelong appreciation of natural resources. Integrated into this structure will be specially designed areas for kayak and paddle craft launching, giving visitors a safe, low-impact way to explore the preserve's deep-water lakes.

The plan includes a dedicated kayak/paddle craft launch, providing formalized, environmentally sensitive water access. This improvement directly supports LWCF goals by

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expanding water-based recreation while protecting shoreline vegetation, sensitive lake edges, and aquatic habitats.

Improved parking and access infrastructure is also central to the project. A redesigned parking area will accommodate growing visitor demand while incorporating environmentally friendly materials and stormwater features. A pedestrian bridge is proposed to enhance connectivity across the preserve, linking key recreation nodes and ensuring safe, continuous access to trails, boardwalks, and viewing areas. Additional directional signage and wayfinding improvements will help visitors navigate the preserve's expanding trail system and recreation features more effectively.

Enhancements to the trail network include expansion and improvement of the existing 17-mile system of multi-use and hiking-only trails. Upgraded trail surfaces, clearer trail designations, and improved signage will enhance safety and accessibility, ensuring that visitors have equitable access to a wide range of passive recreation opportunities.

Environmental protection remains a core component of the project design. Consistent with the Weeki Wachee River SWIM Plan, proposed improvements include reductions in impervious surfaces, the installation of bioswales and vegetated stormwater buffers, and the strategic use of native plantings to improve water quality and reduce runoff. These measures directly support LWCF's conservation mission by protecting sensitive shoreline and wetland ecosystems while accommodating increased public recreation.

Long-term conservation and stewardship remain central to the preserve's management framework. In partnership with SWFWMD, Hernando County will maintain a balance between enhanced public access and ecological integrity across the approximately 350 acres designated for passive recreation. The project supports ongoing resource management activities including habitat restoration, invasive species removal, wildlife monitoring, and sustainable recreational planning.

Complementing these improvements are protective measures already in place, such as the Springs Protection Zone along the Weeki Wachee River, which restricts harmful boating activities to safeguard water quality and shoreline habitat. Countywide septic-to-sewer conversion efforts further reinforce watershed protection, supporting the long-term sustainability of the preserve's ecosystems and recreational opportunities.

Overall, these improvements will enhance equitable public access, expand outdoor recreation opportunities, and protect sensitive natural resources—embodying the core purpose of the Land and Water Conservation Fund. The project strengthens the preserve as both a community asset and a regional conservation anchor, ensuring that Weeki Wachee remains a vibrant outdoor destination for present and future generations.

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Natural and Historical Resources

Weeki Wachee Preserve encompasses more than 11,200 acres of ecologically rich and diverse landscapes, supporting an array of natural, geological, and cultural resources that contribute to its regional conservation significance. The preserve contains a mosaic of habitats—including hardwood swamps, saltwater marshes, pine-covered sandhills, and extensive riverfront areas—along portions of both the Weeki Wachee River and the Mud River. These wetlands perform essential ecological functions such as filtering surface water, conveying spring water toward the Gulf of Mexico, and buffering surrounding communities from flooding by absorbing excess stormwater. The preserve is also home to a remarkable variety of wildlife. It supports one of the region's most recognized Florida black bear populations, along with gopher tortoises, white-tailed deer, wild turkey, numerous reptiles, and a wide range of other mammals. Its bird populations are significant enough for inclusion in the Great Florida Birding and Wildlife Trail, attracting birders who come to observe wading birds, raptors, migratory species, and other avian wildlife. The preserve's aquatic resources further enhance its biological importance; former limestone mining pits have naturally filled with water to form deep lakes that support diverse fish species, while the nearby coastal waters and river systems provide habitat critical to manatees and other sensitive species.

In addition to its ecological value, Weeki Wachee Preserve contains important geological and hydrological features, including the remnants of historic limestone mining operations. These man-made pits have transitioned into freshwater lakes that now contribute to the preserve's ecosystem by supporting aquatic life and enhancing overall habitat diversity. The wetlands and hydrological systems within the preserve play a key role in maintaining regional water quality, protecting spring sources, reducing flood risks, and supporting the broader watershed.

The preserve also serves as a vital component of regional ecological connectivity, linking protected lands across Hernando County and beyond. Portions of the property are managed as a Wildlife Management Area in cooperation with the Florida Fish and Wildlife Conservation Commission, ensuring the long-term protection of habitats and species that depend on large, connected landscapes.

Culturally, Weeki Wachee Preserve holds historical significance through several archaeological sites documented in the Florida Master Site File. These sites are managed and protected according to state historical resource guidelines, ensuring that cultural heritage remains preserved alongside natural resources. The preserve's history is also shaped by past limestone mining, which influenced the formation of the landscape and now contributes to its unique mix of terrestrial and aquatic environments.

The preserve shares an intrinsic connection—both in name and hydrology—with the iconic Weeki Wachee Springs, a site deeply rooted in Florida's cultural identity through its mermaid performances, underwater cave systems, and nationally recognized spring-fed river.

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This connection underscores the importance of protecting the watershed and preserving the integrity of the natural systems that sustain the springs.

Weeki Wachee Preserve's modern conservation story began in the mid-1990s, when the Southwest Florida Water Management District (SWFWMD) initiated land acquisitions to safeguard the area's ecological and hydrological resources. Today, the property is managed through cooperative partnerships with organizations such as the Florida Fish and Wildlife Conservation Commission and local counties, which contribute to habitat protection, species management, environmental education, and sustainable public access as outlined in the preserve's land management plan.

These resources are relevant for the Preserve Projects because –

The natural resources (habitats, species, hydrology) provide strong justification for conservation, ecological restoration and passive recreation; the historical and cultural layers (archaeological sites, mining past, connection to the springs) add depth to the Preserve's identity, enhancing its value for environmental education, stewardship, and interpretive programming; and together the natural & historical assets make Weeki Wachee Preserve a compelling candidate for funding, protection and long-term management.

Proposed Resource Protection/Conservation

Existing buildings on site

There are minimal existing buildings on site; there is no permanent restroom building at the main access sites. There are no formal recreational buildings and no existing permanent visitor buildings such as kiosks, concessions or centers.

Short-Term Benefits

Parks and preserves offer something deeply human: a place to breathe. In the short term, they provide immediate relief from the pace of daily life. Even a brief visit—stepping onto a trail, hearing birdsong, or sitting beneath native trees—helps lower stress levels, encourage mindfulness, and restore mental clarity. Families gain accessible places to gather, picnic, and play; children find safe environments for exploration and imagination; and residents of all ages benefit from opportunities for walking, nature viewing, and gentle exercise.

The Weeki Wachee Preserve project, currently in design for Phase 1, enhances these immediate benefits by improving infrastructure that directly affects visitor experience. The upgraded parking facilities, new pedestrian bridge access, and the addition of a restroom and informational kiosk will make the site more comfortable, welcoming, and user-friendly. These improvements encourage more frequent use and expand access for individuals and families who may not otherwise visit nature-based recreation areas.

Short-term community benefits are tangible and measurable: reduced stress and anxiety, improved mental health, increased physical activity, and strengthened social connections. These

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Meeting: 12/08/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16770
Legal Request Number:
Bid/Contract Number:

TITLE

Presentation on Draft Ordinance Regulations Governing Vacation Rentals and Transient Lodging Establishments

BRIEF OVERVIEW

Background

Chapter 509, Florida Statutes establishes a regulatory framework for lodging establishments, including vacation rentals and transient public lodging establishments. It defines vacation rentals as "transient public lodging establishments" that consist of "any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

Although Florida Statutes Section 509.032 restricts local governments from enacting regulations that prohibit vacation rentals or that regulate the duration or frequency of such rentals, the statute does not prohibit local governments from enacting new regulations on vacation rentals that do not pertain to duration and frequency.

Comprehensive Plan Consistency

Strategy 1.10B(3) of Hernando County's 2040 Comprehensive Plan requires that the county "[p]rotect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area."

Goal 4.01 of Hernando County's 2040 Comprehensive Plan requires the county to "provide sites for adequate housing of its residents and shall ensure that residents have access to safe, decent and sanitary housing that is affordable to all income levels";

Objectives 1.04B and 1.04G of the 2040 Comprehensive Plan provide that, with limited exceptions, commercial uses are prohibited in residentially designated areas, which include single-family and multifamily areas, and that high density residential uses, such as hotels, motels, and bed and breakfast establishments, are not generally allowed in residentially designated areas

Analysis

If unregulated, vacation rentals can create negative compatibility impacts in residential neighborhoods, including inappropriate commercialization and disruption of the character of residential neighborhoods-such as excessive noise, parking that overwhelms residents use, and accumulation of trash, as well as diminished public health, safety, and welfare.

The proposed ordinance is designed to preserve the quiet nature and atmosphere of residential areas and ensure the county's residents the tranquility and peaceful enjoyment of their neighborhoods; and to provide law-abiding residents the opportunity to offer and use

vacation rentals in an orderly manner, consistent with state and local law and with neighborhood character.

Process

If approved, this ordinance allows the county, through its existing regulatory framework, to issue certificates to short-term rentals conforming to these standards, which will in turn provide a level playing field amongst all providers of short-term rental units. Additionally, this ordinance establishes an enforcement mechanism for those short-term rental properties, which do not adhere to the standards on an initial or continuing basis, with the overall goal of the short-term rental unit program being compliant with the standards and not punitive in its scope.

FINANCIAL IMPACT

A matter of policy. There is no financial impact associated with this request.

LEGAL NOTE

The Planning and Zoning Commission has the authority to consider the proposed ordinance and provide a recommendation to the Board of County Commissioners consistent with Appendix A of the Land Development Regulations.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission consider the proposed ordinance, take public comment, and provide a recommendation to the Board of County Commissioners.

REVIEW PROCESS

Michelle Miller	Approved	11/24/2025 8:30 AM
Omar DePablo	Approved	11/26/2025 7:58 AM
Jon Jouben	Delegated	11/26/2025 11:45 AM
Natasha Lopez Perez	Approved	11/26/2025 12:06 PM
Toni Brady	Approved	12/01/2025 2:46 PM
Danielle Nigro	Approved	12/02/2025 7:37 AM
Victoria Via	Approved	12/02/2025 2:12 PM

DRAFT DOCUMENT: F:\1 COUNTY ATTORNEY'S OFFICE\JAJ\Ordinances\Short Term Rentals - 2025\2025-11-21 Proposed Ordinance - Draft 5.wpd, November 21, 2025 (10:49am) NOTE: additions/~~deletions~~ = language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 202_-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE INCORPORATION OF RECITALS; CREATING ARTICLE XI OF HERNANDO COUNTY CODE CHAPTER 23, TO BE ENTITLED "SHORT-TERM RENTAL USE REGULATIONS"; REQUIRING CERTIFICATES OF USE FOR SHORT-TERM RENTAL PROPERTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fla. Stat. Ch. 509 establishes a regulatory framework for lodging establishments, including vacation rentals and transient public lodging establishments; and,

WHEREAS, Fla. Stat. Ch. 509 defines vacation rentals as "transient public lodging establishments" that consist of "any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests"; and,

WHEREAS, although Fla. Stat. § 509.032 restricts local governments from enacting regulations that prohibit vacation rentals or that regulate the duration or frequency of such rentals, the statute also provides that local governments may enact new regulations on vacation rentals that do not pertain to duration and frequency; and,

WHEREAS, Strategy 1.10B(3) of Hernando County's 2040 Comprehensive Plan requires that the county “[p]rotect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area”; and,

WHEREAS, Goal 4.01 of Hernando County's 2040 Comprehensive Plan requires the county to "provide sites for adequate housing of its residents and shall ensure that residents have access to safe, decent and sanitary housing that is affordable to all income levels"; and,

WHEREAS, Objectives 1.04B and 1.04G of the 2040 Comprehensive Plan provide that, with limited exceptions, commercial uses are prohibited in residentially-designated areas, which include single-family and multifamily areas, and that high density residential uses, such as hotels, motels, and bed and breakfast establishments, are not generally allowed in residentially-designated areas; and,

WHEREAS, if unregulated, vacation rentals can create negative compatibility impacts in residential neighborhoods, including inappropriate commercialization and disruption of the character of residential neighborhoods, excessive noise, parking that overwhelms use by local residents, and accumulation of trash, as well as diminished public health, safety, and welfare; and,

WHEREAS, these regulations provide requirements that apply to those who wish to offer and use vacation rentals in this community; and,

WHEREAS, to protect residential neighborhoods in the county from disruptive and incompatible uses and to protect the health, safety, and welfare of the community as required by the above-referenced provisions of the 2040 Comprehensive Plan, this Board of County Commissioners wishes to enact regulations pertaining to vacation rentals; and,

WHEREAS, these regulations are designed to preserve the quiet nature and atmosphere of residential areas and ensure to the county's residents the tranquility and peaceful enjoyment of their neighborhoods; and,

WHEREAS, at the same time, these regulations seek to provide law-abiding residents the opportunity to offer and use vacation rentals in an orderly manner, consistent with state and local Jaw and with neighborhood character; and,

WHEREAS, the county, through its existing regulatory framework, will issue certificates to short-term rentals conforming to these standards, which will in turn provide a level playing field amongst all providers of short-term rental units; and,

WHEREAS, this ordinance additionally establishes an enforcement mechanism for those short-term rental properties which do not adhere to the standards on an initial or continuing basis, with the overall goal of the short-term rental unit program being compliant with the standards and not punitive in its scope.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Incorporation of Recitals. The above-delineated recitals are incorporated into this ordinance as the Board of County Commissioners' findings of fact as if they were fully set forth herein.

Section 2. Enactment of Short-Term Rental Use Regulations. A new Article XI of Chapter 23 of the Hernando County Code, to be entitled "Short-Term Rental Use Regulations," is hereby created to read as follows:

Short-Term Rental Use Regulations

A. Purpose. The intent of short-term rentals is to allow for an individual dwelling unit to be rented to an individual or party at a lease term that is less than one month while protecting the immediate vicinity from associated negative impacts. Short-term rentals generally occur in residential units and mostly within residential neighborhoods.

(1) Applicability. This section will apply to short-term rentals consisting of individual dwelling units and the rental period for said unit is more than three times in a calendar year for periods of less than 30 days.

(2) This section is not applicable to hotels or motels and bed and breakfast uses, or other residential dwelling units that are rented for periods over one month.

(3) Areas Embraced. The areas embraced by this chapter will be all lands within the unincorporated area of Hernando County.

(4) Conflicting Terms. To the extent any Hernando County Ordinance or provisions of the Hernando County Code governing short-term rentals, short-term

rental properties, and short-term vacation rentals conflict with the provisions of this Section, the provisions of this Section will govern.

B. Definitions

The following terms as used in this article are defined as set forth hereinafter:

Administrative Official shall have the same meaning as is provided for that term in Hernando County Code, Appendix A, Article V, § 1, as it may be amended.

Bedroom shall have the same meaning as is provided for the term in Fla. Stat. § 381.0065(b), as that statute may be amended from time to time.

Certificate of Use shall have the same meaning as is provided for the term in Hernando County Code, Appendix A, Article V, § 2, as it may be amended.

Inspection for purposes of the application of this section means an onsite review of the subject property by Hernando County staff for compliance with the applicable minimum life/safety requirements.

Occupancy refers to the number of adults and minors regularly present within the boundary of the property.

Owner means the person or entity holding legal title to the short-term rental property, as reflected in the Hernando County Tax Collector's records.

Peer-to-Peer or Platform Entity shall mean any person, service, business, company, marketplace, or other entity that, for a fee or other consideration, provides

property owners and responsible parties a platform or means to offer vacation rentals to transient occupants, whether through the internet or other means.

Responsible Party means the owner or agent, 18 years of age or older, tasked with responding to requests for inspections, complaints, and other problems relating to or emanating from the short-term rental of the transient public lodging establishment. The responsible party must be available to respond 24 hours per day, 7 days per week to any issue that arises relating to the short-term rental's operation and must be authorized to act on behalf of the owner to report issues of trespass to law enforcement in relation to occupancy violations under this Section. There will only be one designated responsible party for each short-term rental. An owner may retain a private property management company to serve as the designated responsible party.

Short-Term Rental, *Short-Term Rental Property*, *Vacation Rental*, and *Transient Public Lodging Establishment* are terms that may be used interchangeably and each of which have the same meaning as is provided for "transient public lodging establishment" in Fla. Stat. § 509.013(4)(a)1, as that statute may be amended from time to time.

Transient Occupant shall mean any person who rents or occupies any dwelling unit or residence or part thereof for less than 30 days or one calendar month, whichever is less, and any guest or invitee of such person.

C. Certificate of Use Required

(1) No property owner, responsible party, or peer-to-peer or platform entity shall offer as a short-term rental, or allow any person to rent or occupy as a short-term rental, any property, in whole or in part, within the unincorporated area of Hernando County unless a Certificate of Use has first been obtained in accordance with the provisions of this Ordinance.

(2) It is recognized there are agreements for short-term rentals in existence at the time of the effective date of the ordinance enacting this Ordinance and such agreements will be considered vested. Should any issue arise as to whether a rental agreement is vested under this subsection, the owner or responsible party shall provide proof of a vested rental agreement to the satisfaction of the county, including providing electronic data that establishes the date on which the agreement at issue was entered.

D. Application for Certificate of Use

A complete Certificate of Use application shall be submitted to the administrative official pursuant to the procedures set forth in Hernando County Code, Appendix A, Article V, § 2(D)(2), as they may be amended. A peer-to-peer or platform entity may enter into an agreement with the administrative official whereby the peer-to-peer or platform entity agrees to submit applications on behalf of

responsible parties. The application must be signed under oath or affirmation, and shall include the following:

(1) The address, legal description, parcel identification number, and Key number of the applicable property; and,

(2) Name, address, and phone number of the property owner; and,

(3) Name, address, and phone number of the responsible party; and,

(4) Name and contact information for the peer-to-peer or platform entity or entities on which the vacation rental is, or will be, listed for rent, if any; and,

(5) Statement that the responsible party is, or will be, remitting all applicable local Hernando County business and tourist taxes or that a peer-to-peer or platform entity through which vacation rentals are booked will be remitting all such taxes associated with the vacation rental on the responsible party's behalf; and,

(6) Statement that the responsible party has the permission of the property owner and authority to offer the property as a vacation rental and act as the responsible party; and,

(7) Statement as to whether the entire property, or just a part thereof (i.e., a room or rooms), will be used as a vacation rental; and,

(8) Statement that insurance coverage will be in effect at all times while the property is being used as a vacation rental to cover liability for injury or harm to transient occupants or other invitees, and acknowledging that a standard homeowner's

or renter's insurance policy may not necessarily provide such liability coverage while the property is used as a vacation rental; and,

(9) Statement acknowledging that the responsible party has received information explaining that using the property as a vacation rental could result in loss of the Homestead Exemption, and has provided such information to the property owner; and,

(10) Statement indicating how many times, and for how many days in all, the property was used as a vacation rental within the previous calendar year; and,

(11) Statement acknowledging that the vacation rental must be registered with the Florida Department of Revenue, or successor agency, for purposes of collecting and remitting applicable state taxes and all such state taxes have been, or will be, paid; and,

(12) Statement acknowledging that the property is, and will be at all times during which it is used as a vacation rental, maintained in compliance with the vacation rental standards set forth in this Ordinance.

E. Supporting Documentation

The responsible party shall maintain all required licenses, records, and other documentation sufficient to demonstrate that the statements and information required by subsection (D) above are true and accurate. All such licenses, records, and other

documentation shall be provided upon request, and failure to do so may result in the denial, suspension, or revocation of the Certificate of Use.

F. Criteria for Granting Certificate of Use

The administrative official shall issue a short-term rental certificate of use if the following conditions have been met:

(1) The application for a short-term rental certificate of use is complete, and the applicant has submitted all required documents and provided all of the required information. Providing false or misleading information in an application for a Certificate of Use is grounds to deny or revoke the Certificate of Use.

(2) The administrative official, or the administrative official's designee, has, after conducting an inspection of the applicable short-term rental unit, determined that the unit meets the minimum life and safety requirements as required by this Ordinance. Upon the issuance or renewal of a Certificate of Use, the vacation rental property shall be subject to inspection to ensure compliance with all applicable code requirements. At the time of such inspection, the responsible party shall provide all licenses, records, and other documentation sufficient to demonstrate compliance with all requirements of this section.

(3) The applicant has paid all required fees and if any fines or penalties had been previously imposed on the applicant, property, or the short-term rental unit, the fines and penalties have been paid or otherwise resolved. Payment of fees will

include a certificate of use fee, a portion of which will be non- refundable to initiate and process an application, inspection fee(s), and an annual renewal fee. Any adjustment to these fees may be made by resolution of the Board of County Commissioners.

(4) If the short-term rental property fails its inspection, the owner will be given 30 days to bring the property into compliance with the minimum life/safety requirements per this Section and request a re-inspection of the property. An owner may apply for an extension up to sixty (60) additional days if the owner is able to demonstrate efforts toward compliance. Evidence of efforts towards compliance include but are not limited to completion of a building permit filed and under review.

(5) The Certificate of Use shall be renewed annually. A short-term rental certificate of use must be renewed prior to the end of its term by filing an application for renewal at least sixty (60) days before the expiration of the certificate, pursuant to the processes set forth in sub-sections (D) and (E) supra for initial applications. Upon receipt of an incomplete application, the applicant will have twenty (20) business days to provide all missing materials and information. If a complete application is not received within the allotted time frame, the application will be deemed withdrawn. If a renewal application is filed in a timely manner, the current short-term rental certificate of use will remain in effect until the application for a renewal certificate is approved or denied. If an application for a renewal certificate

of use is not filed in a timely manner, the short-term rental certificate will expire, and the short-term rental unit will not be offered for rent or rented. The administrative official may not renew a certificate of use if there are any outstanding code enforcement fines or liens on the applicable property.

(6) The administrative official shall have the discretion to request any additional information required to demonstrate compliance with all state laws and county ordinances.

(7) A short-term rental certificate of use may not be transferred upon change of ownership. Certificates of use are non-transferable and non-assignable. The certificate of use when issued will pertain only to the property owner designated on the certificate of use for use at the one (1) specific property identified on the certificate of use. A separate certificate of use is required for the same property owner to operate a short-term rental at another location. A new certificate of use is required if ownership of the short-term rental changes from the owner(s) identified on the certificate, including purchase or acquisition of the assets of a legal entity identified as the owner on the certificate of use. When a short-term rental is sold or ownership is otherwise transferred, the new owner will apply for an initial certificate of use within thirty (30) days from the date of the sale or transfer and will obtain a new initial certificate of use. If the new owner fails to apply for a new certificate of use as provided in this section, any certificate of use previously issued for that short-term

rental will be null and void on the thirtieth (30) day after such sale or transfer. An inspection of the short-term rental pursuant to the minimum life/safety requirements per this Section is required whenever a new owner applies for an initial certificate of use due to the sale of a short-term rental or a change of ownership not involving a sale.

(8) Failure to complete the application process including a satisfactory inspection within thirty (30) days after the initial inspection constitutes a violation of this section, and the administrative official will be authorized to deny the application.

(9) The administrative official shall provide a copy of each certificate of use issued for a short-term rental to the Hernando County Property Appraiser's Office to ensure proper treatment of property tax exemptions and valuation.

G. Standards for Short-Term Rentals

(1) All short-term rental units, whether single-family homes, duplexes, condominium units, three- or four-unit complexes, or multiple family complexes, must meet all applicable minimum life/safety requirements, including but not limited to the Florida Building Code, the Florida Fire Prevention Code, National Fire Protection Association (NFPA) 101, the Residential Swimming Pool Safety Act, Fla. Stat. Chapter 515, the Hernando County Property Maintenance Ordinance, Hernando County Code Chapter 15, Article V, the Hernando County Mosquito and Other

Pestiferous Arthropod Control Ordinance, Hernando County Code Chapter 15, Article IX, the Hernando County Building Code, Hernando County Code Chapter 8, and the Flood Damage Prevention and Protection Ordinance, Hernando County Code Chapter 13, as each may be subsequently amended.

(2) Maximum Occupancy. Maximum occupancy shall be no more than two persons per bedroom plus two persons in one common area, not to exceed more than ten persons total per unit, whichever is less.

(3) Parking. A minimum of one off-street parking space will be provided for every three occupants. The number of parking spaces shall be rounded up to the next whole number. Garage spaces count towards minimum requirement if available to the occupant(s). Front lawn parking does not count towards the minimum requirement.

(4) Posting of Certificate of Use. Whenever a property is being used as a short-term rental, the Certificate of Use required by this section shall be available in a conspicuous location that is clearly visible to guests within the vacation rental and shall include, at a minimum, the name, address, and phone number of the responsible party and the maximum occupancy of the vacation rental.

(5) Noise. All transient occupants shall abide by the Hernando County Noise Control Ordinance, Hernando County Code § 21-132, *et seq.*, which prohibits unreasonably loud, excessive, unnecessary, or unusual noise.

(6) Public Nuisance. The responsible party and all transient occupants shall abide by all applicable state and local public nuisance laws and ordinances, including, but not limited to, Fla. Stat. §§ 823.01, 823.05 and 823.10 which prohibits any place or premises from being used as public nuisance, the site for the unlawful sale or delivery of controlled substances, prostitution, youth and street gang activity, gambling, illegal sale or consumption of alcoholic beverages, or lewd or lascivious behavior that adversely affects the public health, safety, morals, and welfare.

(7) Compliance with applicable laws. In addition to the foregoing, the responsible party and all transient occupants shall comply with all other applicable local, state, and federal laws, regulations, rules, and standards, including, but not limited to, those pertaining to anti-discrimination, disability, and fair housing to the extent applicable.

(8) Short-term rentals are restricted to the primary dwelling unit of the parcel. The use of accessory structures or non-dwelling units (e.g., RVs, sheds, barns, etc.) for short-term rental purposes is prohibited.

H. Responsible Parties

Responsible parties will be available in a reasonable time, such time being no less than 24 hours, to respond to inspections, emergencies, complaints, or other problems related to the short-term rental property. The duties of the short-term rental responsible party are to:

(1) Be available by telephone at the posted phone number to handle any issues arising from the short-term rental use; and,

(2) Respond to the short-term rental unit following notification from an occupant, owner, law enforcement, or county official to address issues related to the short-term rental; and,

(3) Inquire prior to check-in through a written question in the short-term rental reservation application if any guest of a short-term rental is a sexual offender or predator as defined in Fla. Stat. §§ 775.21, 943.0435, 944.607, or 985.4815, as they may be amended from time to time. If any guest of a short-term rental responds that he or she is a sexual offender or predator, the short-term rental responsible party shall immediately notify the Hernando County Sheriff's Department; and,

(4) Receive service of any legal notice on behalf of the owner for violations of this section; and,

(5) Otherwise regularly monitor the short-term rental unit to assure compliance with the requirements of this section;

(6) An owner of a short-term rental may designate a responsible party to manage the unit on their behalf. The administrative official will provide a form for such purpose which must be completed, notarized, and submitted to the administrative official. The responsible party must accept the designations on a form provided by the administrative official. The designation of a responsible party does

not relieve the owner of the responsibility to comply with all the state and local statutes and ordinances; and,

(7) Any person who accepts a designation to act on behalf of a short-term rental property owner and is designated as the responsible party is subject to the same compliance standards and applicable penalties; and,

(8) A short-term rental property owner can withdraw a responsible party authorization by submitting a new, properly executed authorization to the county. The administrative official may rely on the latest form it has of the owner's intent.

I. Appeal to Governing Body

An aggrieved party may appeal a decision made by the administrative official with regard to his or her administration of this ordinance to the Board of County Commissioners pursuant to the procedures set forth in Hernando County Code, Appendix A, Article V, § 3(F)(1), as they may be amended.

J. Enforcement

(1) If necessary, the governing body, or any appropriate official of the governing body, may institute appropriate action in a court of competent jurisdiction to enjoin any violation of this Ordinance.

(2) In addition, any violation hereunder may be prosecuted as described in Chapter 2 (Administration), Article III (Code Enforcement), of the Hernando County Code of Ordinances, as amended or renumbered from time to time.

Section 3. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 4. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 5. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

(The Remainder of this Page Has Been Intentionally Left Blank)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 202_.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
JERRY CAMPBELL
Chairman

Approved for Form and Legal Sufficiency

_____
County Attorney's Office