

DEVELOPMENT AGREEMENT
SOMERSET BAY
C-PDP (COMBINED-PLANNED DEVELOPMENT PROJECT)
HERNANDO COUNTY, FLORIDA

This DEVELOPMENT AGREEMENT (the "Development Agreement") is made and entered into on the _____ day of _____ 2022, by and between SOMERSET LAND LLC , a Florida limited liability company, 18125 Wayne Road, Odessa, FL 33556 and their respective successors and assigns (the "Developer"), and HERNANDO COUNTY, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, FL 34604 (the "County"), regarding Developer's proposed development of that certain project known as Somerset Bay (the "Project").

Recitals

WHEREAS, Developer owns approximately 125.96 gross acres located in unincorporated Hernando County, legally described in Exhibit A attached hereto and made a part hereof (the "Property"); and,

WHEREAS, development of the Property and the Project are governed by that certain C-PDP Master Plan H1814, Ordinance No. 2018-124, approved by the Hernando County Board of County Commissioners ("BOCC") on October 9, 2018, as subsequently modified by that certain Minor Modification request administratively approved on April 12, 2022 (as amended and modified, the "Master Plan"); and,

WHEREAS, on May 9, 2022, the Planning and Zoning Commission ("P&Z Commission") approved the Somerset Bay Conditional Plat (the "Conditional Plat") for the Property and the initial phase of the Project ("Phase I"); and,

WHEREAS, the parties desire to enter into this Development Agreement to memorialize certain improvements required by the Master Plan and the Conditional Plat for the Property and Phase I of the Project;

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the parties hereto each to the other, simultaneously with the execution and delivery of these presents, and in consideration of the mutual understandings and agreements hereinafter set forth and contained, the parties agree as follows:

1. **Integration of Recitals.** The recitals set forth above are accurate, true, and correct and are incorporated herein by reference and made a part hereof.

2. **Authority.** Development Agreement is authorized by Section 163.3220, et seq., Florida Statutes and the zoning code for Hernando County, Florida (the "Zoning Code").

3. **Effective Date and Term.** This Development Agreement shall take effect upon the date executed by the last party hereto (the "Effective Date"). The term of this Development Agreement shall expire on December 31, 2041 (the "Term") unless modified in writing and executed by both parties.

4. **Incorporation of the Master Plan.** The Master Plan is attached as Exhibit B to this Development Agreement and shall be incorporated into this Development Agreement by reference and made a part hereof; provided, however, that any subsequent revision to the Master Plan approved by the BOCC shall be deemed automatically incorporated herein unless an amendment to this Development Agreement is required based upon the terms of the approved Development Agreement.

5. **Incorporation of the Conditional Plat.** The Conditional Plat is attached as Exhibit C to this Development Agreement and shall be incorporated herein by reference and made a part hereof; provided, however, that any subsequent revision to the Conditional Plat approved by the P&Z Commission shall be deemed automatically

incorporated herein unless an amendment to this Development Agreement is required based upon the terms of the approved Development Agreement.

6. **Consistency with the Comprehensive Plan and Zoning Code.** The County hereby finds that development of the Property with Phase I of the Project in a manner consistent with the terms of this Agreement is consistent with the County's Comprehensive Plan and Zoning Code.

7. **Necessary Conditions, Terms and Restrictions.** The County finds that there are no other conditions, terms, or restrictions, other than as set forth herein, that are necessary to protect the public health, safety, and welfare of its citizens related to Phase I of the Project.

8. **Vesting of Entitlements.** Notwithstanding any other provision of the Zoning Code or other laws or regulations, the Project's entitlements as set forth in the Master Plan (and any subsequent revision to the Master Plan approved by the BOCC) shall be vested for the Term of this Development Agreement, including any extensions of this Development Agreement which may be approved pursuant to the terms hereof or in accordance with applicable law.

9. **Law and Ordinance Compliance.** The ordinances, codes, policies, and procedures of the County (including, but not limited to, the Zoning Code) concerning development of the Property that are in existence as of the date hereof shall govern development of Phase I of the Project, and the same shall be in compliance with the applicable regulations of applicable State and Federal agencies. No subsequently adopted ordinances, policies, or procedures shall apply to Phase I of the Project except in accordance with the provisions of Section 163.3233(2), Florida Statutes. Notwithstanding the foregoing, the County shall have the absolute discretion to amend and/or adopt life safety codes such as, but not limited to, fire codes that may conflict with the provisions herein or may impose additional burdens on Developer as is otherwise authorized by State Statutes or the regulations of governmental administrative agencies, provided that such life safety codes retroactively apply to all development similar to the Project in the County. Failure of this Development Agreement to address a particular permit, condition, term, restriction, or to require a development permission shall not relieve Developer of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions in any matter or thing required under existing Ordinances of the County (including, but not limited to the Zoning Code) or regulations of any other governmental agency, or any other entity having legal authority over the Property.

10. **Mitigation Requirements and Deadlines.** The requirements and deadlines for all terms of mitigation required for the Project shall be as set forth in this Development Agreement, which shall prevail over any other existing or future County Ordinances, Zoning Code provisions or other requirements for pursuit of the Project as vested and authorized in this Development Agreement.

11. **Commencement of Development.** For purposes of this Development Agreement, the "**Commencement of Development**" shall mean that Developer shall have constructed or cause to be constructed any site grading or clearing, infrastructure, roadways, or vertical development.

12. **Initial Phase Final Approval.** This Development Agreement constitutes final approval for Developer to develop the Property with Phase I of the Project, subject to all required Zoning Code and permitting regulations and in accordance with the terms of this Development Agreement and the Master Plan. For purposes hereof Phase I of the Project shall be limited to the development of 400 single family dwelling units upon the Property, as shown and depicted on the Conditional Plat. This Development Agreement shall be updated and amended with each phase subsequent to Phase I of the Project.

13. **Transportation Mitigation Requirements for Phase I.**

(a) **Transportation Analysis.** A *Transportation Analysis* prepared by Lincks & Associates, Project No. 21099, dated August 2021 (the "**Transportation Analysis**"), has been prepared in accordance with the County's required methodology and has been submitted to and accepted by the County.

(b) **Internal Roadway Improvements.** Pursuant to the Transportation Analysis, the following internal roadway improvements are required for Phase I of the Project (the "**Required Internal Roadway Improvements**"):

(i) An extension of the existing public right-of-way known as Bay Drive from the southwest corner of the Property and continuing east/southeast to the Traffic Circle (as defined hereinbelow), as shown and depicted on the Master Plan and the Conditional Plat (the "**Bay Drive Improvements**").

(ii) An extension of the existing access drive for the Explorer K-8 public school (the "**School**") more commonly known as Explorer Boulevard, from the northeast corner of the Property and continuing south/southwest to the Traffic Circle, as shown and depicted on the Master Plan and the Conditional Plat (the "**Explorer Boulevard Improvements**").

(iii) A traffic circle/roundabout at the intersection of the Bay Drive Improvements and the Explorer Boulevard Improvements, at the southeast corner of the Property, as shown and depicted on the Master Plan and the Conditional Plat (the "**Traffic Circle**").

(c) **Offsite Roadway Improvements.** Pursuant to the Transportation Analysis, the following offsite roadway improvements shall be required for Phase I of the Project (the "**Required Offsite Roadway Improvements**"):

(i) Improvement of approximately 1,300 linear feet of Explorer Boulevard to 4-lane collector road status, said improvements being made within the existing right-of-way for Explorer Boulevard, commencing at the intersection of Northcliffe Boulevard and continuing south/southwest to the boundary of the School's property¹, all as shown and depicted on **Exhibit D** hereof (the "**Offsite Roadway Improvement Plan**").

(d) **Design and Permitting.** Developer shall cause the Required Internal Roadway Improvements and the Required Offsite Roadway Improvements (collectively, the "**Required Roadway Improvements**") to be designed and permitted in accordance with the County's standards and requirements and, where applicable, Florida Department of Transportation requirements, and in a manner generally consistent with that depicted on the Master Plan (with respect to the Required Internal Roadway Improvements) and the Offsite Roadway Improvement Plan (with respect to the Required Offsite Roadway Improvements).

(e) **Responsibility for Construction; Funding; Initial Budget.** Developer shall construct or cause others to construct on its behalf, the Required Roadway Improvements. Funding for the design, permitting, and construction of the Required Roadway Improvements shall be provided solely by Developer and/or the Community Development District ("**CDD**") (at Developer's discretion) and the County shall have no obligation and/or responsibility with respect thereto. Attached as **Exhibit E** hereof is a preliminary cost estimate and budget for the design, permitting, and construction of the Required Roadway Improvements (the "**Preliminary Budget**"). The parties agree that the Preliminary Budget can and may change and that any changes thereto shall not require an amendment to this Development Agreement; provided, however, once Developer has finalized the costs for designing, permitting, and constructing the Required Roadway Improvements, Developer shall submit a final budget to the County for its records.

(f) **Timing for Construction.** Construction of the Required Roadway Improvements shall commence contemporaneously with (or at Developer's option, prior) to the Commencement of Development for Phase I and shall be completed prior to the issuance of a Certificate of Occupancy for single family residential units constructed in Phase I.

¹ Improvements to Explorer Boulevard adjacent to the Explorer K-8 school are being made pursuant to a separate agreement between Developer and the Hernando County School Board.

(g) **Right-of-Way Dedications.** Developer shall, upon completion of the Required Roadway Improvements for Phase I of the Project and acceptance thereof by the County, convey to the County for public use, by plat or warranty deed (in such form and with such legal description and sketch as approved by the County) those lands within the Property related to the Bay Drive Improvements, the Northcliffe Road Improvements, and the Traffic Circle.

14. **Explorer Boulevard Access.** It is acknowledged and agreed that Explorer Boulevard is presently located upon real property owned by the Hernando County School Board (the "School Board") and that the Property's and Project's access to and from Northcliffe Boulevard via Explorer Boulevard is derived from that certain *Access Easement* recorded in Official Records Book 3231, at page 649 of the Public Records of Hernando County, Florida (the "Access Easement"). The County agrees that, upon request of the School Board (and subject to any standard requirements imposed by the County in connection with the acceptance of rights-of-way), to accept dedication of that portion of Explorer Boulevard presently located upon the School Board's property, and in connection therewith Developer agrees to execute a release of the Access Easement. The Parties acknowledge and agree that the foregoing is necessary and desirable in connection with the dedications contemplated by subpart 13(b) above, such that the Project and surrounding properties will be served and benefited by public roadways.

15. **Permit Applications.** The County shall accept and promptly review all right-of-way permits, development plans, construction plans, and other required applications submitted by Developer in connection with Phase I of the Project, and shall, without unnecessary delay, issue all permits and approvals related thereto, subject to compliance and consistency with the Comprehensive Plan, the County's Zoning Code, applicable County Ordinances, the Florida Building Code and this Development Agreement.

16. **Covenant of Cooperation.** The parties shall cooperate with and deal with each other in good faith and assist each other in the performance of the provisions of this Development Agreement and in achieving completion of the development of the Property and Phase I of the Project.

17. **Development Obligations.** Nothing contained herein shall bind Developer to construct any physical improvements upon the Property; however, if Developer should construct any physical improvements on the Property, such improvements shall be consistent with the development requirements set forth in this Development Agreement.

18. **Compliance with Terms.** The County shall monitor the Project to ensure compliance with the terms, general provisions, and conditions of this Development Agreement. The County Administrator or his/her designee shall monitor the Project through the review of the site plans, building permits, certificates of occupancy, plats, if applicable, and any other relevant and factual information.

19. **Construction, Operational and Maintenance Obligations.** In each instance where Developer is responsible for construction, operation, and/or ongoing maintenance of privately owned facilities or infrastructure for or within the Project, Developer may assign any or all of its responsibilities to improve and maintain those facilities to an appropriate entity, which may include a designated homeowner's association ("HOA") or Community Development District ("CDD") authorized by law and able to fulfill such responsibility consistent with statutory requirements.

20. **Fees.** All applicable impact fees, development review fees, building permit fees, and all other fees of any type or kind shall be paid by Developer in accordance with the County Zoning Code and/or applicable County Ordinances, in such respective amount set forth therein and applicable to other similar developments, as and when they become due and payable. All development of the Property made pursuant to this Development Agreement is not impact fee creditable.

21. **No Estoppel.** The parties agree that prior to the approval of this Development Agreement by the BOCC, the County's interest in entering into this Development Agreement, any staff comments or recommendations relative to the Project, and any other acts in furtherance of this Development Agreement may not be used by Developer in any manner whatsoever as committing the County legally through a theory of equitable estoppel, action in reliance, or any other legal theory as to the approval of such proposed development in the event that this Development Agreement is not approved by the BOCC or for any other reason does not take effect in all material respects. The

parties further agree that any and all action by Developer or its representatives in negotiation of this Development Agreement, including all acts or expenditures in the implementation of this Development Agreement or submittals to other governmental bodies, shall in no way be deemed to be an action in reliance giving rise to an equitable estoppel.

22. **Recordation.** Not later than 14 days after the execution of this Development Agreement by the parties hereto, the County shall record this Development Agreement with the Clerk of the Circuit Court in Hernando County, Florida.

23. **Agreement as Covenant.** This Development Agreement shall constitute a covenant running with the Property for the Term hereof and shall be binding upon Developer and upon all persons deriving title by, through, or under Developer and upon its successors and assigns in title. The agreements contained herein shall benefit and limit all present and future owners of the Property, and the County for the Term hereof.

24. **Legislative Act.** This Development Agreement is agreed to be a legislative act of the County in furtherance of its powers to regulate land use and development within its boundaries and, as such, shall be superior to the rights of existing mortgagees, lienholders, or other persons with a legal or equitable interest in the Property and this Development Agreement and the obligations and responsibilities arising hereunder as to Developer shall be superior to the rights of said mortgagees or lienholders and shall not be subject to foreclosure under the terms of mortgages or liens entered into or recorded prior to the execution and recordation of this Development Agreement. The foregoing notwithstanding, any lienholder or mortgagee shall have the right to perform any term, covenant, or condition and to remedy any default hereunder, and County shall accept such performance with the same force and effect as if furnished by Developer. The execution of this Development Agreement or the consent to this Development Agreement by any existing mortgage holder, lienholder, or other persons having an encumbrance on the Properties shall be deemed to be in agreement with the matters set forth in this paragraph.

25. **Enforcement.** The parties agree that either party may seek legal and equitable remedies for the enforcement of this Development Agreement, provided however that neither the County nor Developer may seek or be entitled to any monetary damages from each other as a result of any breach or default of this Development Agreement. In any litigation arising out of this Development Agreement, each party agrees to pay its own attorney's fees and costs.

26. **Execution.** Developer represents and warrants that this Development Agreement has been executed by all persons having equitable title in the subject Property. The County represents that the officials executing this Development Agreement on behalf of the County have the legal authority to do so, that this Development Agreement has been approved in accordance with the applicable Ordinances of the County and applicable State law, that appropriate approval of this Development Agreement has been received in a public hearing, and that the BOCC has authorized the execution of this Development Agreement by the appropriate County officials.

27. **Severability.** In the event that any of the covenants, agreements, terms, or provisions contained in this Development Agreement shall be found invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity of the remaining covenants, agreements, terms, or provisions contained herein shall be in no way affected, prejudiced, or disturbed thereby.

28. **Estoppel Certificates.** Within 20 days after request in writing by either party or any lender, the other party will furnish a written statement in form and substance reasonably acceptable to the requesting party, duly acknowledging the fact that: (a) this Development Agreement is in full force and effect; (b) there are no uncured defaults hereunder by County or Developer, if that be the case; and (c) additional information concerning such other matters as reasonably requested. In the event that either party shall fail to deliver such estoppel certificate within such 20-day period, the requesting party shall forward such request directly to the County Administrator and the County Attorney or to Developer with copies to Developer's legal counsel by certified mail, return receipt requested or by overnight traceable delivery service. In the case where Developer is the requesting party, Developer may in its sole discretion but without obligation, appear at a public meeting and request the estoppel certificate to insure that the County Administrator and staff are aware of the request and Developer may rely on the statement of the County Administrator at such public meeting or may request that the County Administrator be directed by the BOCC to respond to the estoppel certificate request in a timely manner.

29. **Default.** Upon default or breach of any substantive portion of this Development Agreement by Developer, the County shall provide written notice thereof to Developer, and thereafter Developer shall have a period of 180 days in which to cure the same. If Developer fails to cure the specified default within the aforesaid 180-day period (or such longer period of time as the County may, in its sole reasonable discretion, determine is warranted if Developer is otherwise diligently attempting to cure the same), the County shall provide notice to Developer of its intent to terminate this Development Agreement, with the date of such termination being not less than 90 days from the date of such second notice. If Developer thereafter fails to cure the default prior to the date specified therein, the County, unless ordered otherwise by a court of competent jurisdiction, may either terminate this Agreement or alternatively, may proceed in court to obtain any legal or equitable remedies available to it to enforce the terms of this Development Agreement.

30. **Termination.** In the event that this Development Agreement is subject to termination pursuant to the provisions hereof, either party may record an affidavit signed by all parties hereto or their respective successors and assigns in the Public Records of Hernando County, Florida reflecting that such termination has occurred. The party recording such affidavit shall send a copy of the recorded affidavit to the other party and this Development Agreement shall be terminated and shall be deemed void and of no further force and effect. In the event that Developer's fee simple title to the Property is encumbered by any mortgages, liens, or other rights of third persons which are not subordinated to the terms, conditions, covenants, and restrictions set forth in this Development Agreement, said third party encumbrances shall be of no force and effect as to the provisions of this Development Agreement.

31. **Notices.** All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid or by FedEx, UPS, DHL, or similar overnight delivery services, addressed as follows:

to Developer:
Somerset Land LLC
Attn: Ron Bastyr
18125 Wayne Road
Odessa, FL 33556

to the County:
J. Scott Herring, P.E.
1525 E. Jefferson Street
Brooksville, FL 34601

with a copy to:
Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 West Cypress Street
Tampa, FL 33607

with a copy to:
Jon Jouben, Esq.
Hernando County Attorney's Office
20 N. Main Street, Ste. 462
Brooksville, FL 34601

Notice shall be deemed to have been given upon receipt or refusal of service.

32. **Venue.** Venue for the enforcement of this Development Agreement shall be exclusively in any state or federal court of competent jurisdiction located in Hernando County, Florida. The parties waive their right to a jury trial.

33. **Third Party Beneficiaries.** There are no third party beneficiaries to this Development Agreement.

34. **Entire Agreement.** This Development Agreement constitutes the entire agreement and understanding between the parties and no modification hereof shall be made except by written agreement executed with the same formality as this Development Agreement. The parties agree that there are no outstanding agreements of any kind other than are reflected herein and, except as is otherwise specifically provided herein, for the term of the Development Agreement the Property shall be subject to the laws, ordinances, and regulations of the County as they exist as of the date of this Development Agreement. Any oral agreements, agreements created by written correspondence, or any other matters previously discussed or agreed upon between the parties are merged herein.

SIGNATURE PAGES IMMEDIATELY FOLLOW THIS PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date first set forth above.

Signed in the presence of:

DEVELOPER:

[Handwritten signature]
Name: BRYAN W. SYKES
[Handwritten signature]
Name: KRISTINA TILLY

SOMERSET LAND LLC, a Florida limited liability company

By: *[Handwritten signature]*
Ron Bastyr, Manager

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 3rd day of October, 2022 by Ron Bastyr, as Manager of SOMERSET LAND, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.

(seal)



[Handwritten signature]
Notary Public, State of Florida
My commission expires: _____

SIGNATURE PAGE FOR COUNTY FOLLOWS THIS PAGE
(remainder of page intentionally left blank)

**HERNANDO COUNTY, a political subdivision of the State
of Florida**

By: _____
Name: Steve Champion
Chairman, Hernando County
Board of County Commissioners

Attest:

Name: Doug Chorvat, Jr.
Clerk of the Circuit Court

Approved as to Form:

_____. Esq.
County Attorney's Office


APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
County Attorney's Office

Exhibit A
Legal Description of the Property

EXHIBIT A

LEGAL DESCRIPTION FOR SOMERSET BAY, PHASE-1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 13 N89°25'50"W, 868.61 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE POWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 351, PAGE 15 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S12°20'03"W, 553.72 FEET; THENCE S12°18'45"W, 773.12 FEET; THENCE CONTINUE S12°18'45"W, 576.44 FEET; THENCE S12°18'00"W, 70.79 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S75°22'59"W, 369.64 FEET TO THE PC OF A CURVE TO THE RIGHT BEING CONCAVE TO THE NORTH AND HAVING A CENTRAL ANGLE OF 40°23'07", A RADIUS OF 1588.00 FEET, AND A CHORD BEARING AND DISTANCE OF N84°25'28"W, 1096.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 1119.31 FEET; THENCE N64°13'55"W, 350.85 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE SOUTH AND HAVING A CENTRAL ANGLE OF 24°53'45", A RADIUS OF 1850.00 FEET, AND A CHORD BEARING AND DISTANCE OF N76°40'47"W, 797.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 803.85 FEET; THENCE N89°07'40"W, 153.64 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE N00°20'06"E, 1608.05 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13. SAID POINT ALSO BEING ON THE SOUTH LINE OF SPRING HILL UNIT-25 AS RECORDED IN PLAT BOOK 10, PAGES 61-76 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 13, S89°25'25"E, 3004.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID 100-FOOT-WIDE POWER EASEMENT; THENCE CONTINUE S89°25'25"E, 102.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 125.96 ACRES MORE OR LESS.

Exhibit B
Master Plan



DEPARTMENT OF PLANNING AND ZONING
PLANNING DIVISION

1653 BLAISE DRIVE • BROOKSVILLE, FLORIDA 34601
P 352.754.4057 • F 352.754.4420 • W www.HernandoCounty.us

April 12, 2022

Cliff E. Manuel, Jr., President
Coastal Engineering Associates, Inc.
966 Candlelight Blvd.
Brooksville, FL 34601

Re: Request for Minor Modification, Somerset Bay Master Plan (H1814)

Mr. Manuel:

Thank you for your minor modification request submittal dated March 4, 2022. After consideration of the submittal letter and proposed master plan revisions, the Planning Department has reviewed the request in accordance with the standards for minor of Appendix A, Article VIII, Section 4 and deemed the revisions are not considered a substantial deviation from the approved master plan. Therefore, the revisions have been approved administratively as a minor modification.

Attached is the approved revised master plan for your records. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michelle Miller".

Michelle Miller | Senior Planner
Hernando County Planning Department

CC: Omar DePablo, Senior Planner, Hernando County Planning Department

Kandi McCorkel, Engineering Development Coordinator, Hernando County Department of Public Works

Ron Pianta, Planning and Zoning Director, Hernando County

Aaron Pool, Development Services Director, Hernando County

Rene Snow, Administrative Assistant III, Hernando County Utilities Department

Dawn Velsor, Lead Environmental Planner, Hernando County Planning Department

LAND USE	
LAND USE	ACRES
SINGLE FAMILY RESIDENTIAL	4349 AC
HIGH DENSITY HOUSING	430 AC
MULTIFAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING	440 AC
TOWN CENTER	445 AC
COMMUNITY PARK	430 AC
DRAINAGE/OPEN SPACE	450 AC
SCHOOL EXPANSION	45 AC
TOTAL	4450 AC

LEGEND

- HOUSING DENSITY HOUSING (3-4 UNITS/ACRE)
 - HIGH DENSITY HOUSING (UP TO 20 UNITS/ACRE)
 - MULTI-FAMILY OR HIGH DENSITY SINGLE FAMILY HOUSING (UP TO 20 UNITS/ACRE)
 - TOWN CENTER
 - PUBLIC SERVICES
 - COMMUNITY PARK
 - SCHOOL EXPANSION
 - DRAINAGE & OPEN SPACE
 - RESIDENTIAL "EDGE" - 25 FT. NATURAL BUFFER (25 FT ADJACENT TO ONE STORY ESTATE)
 - NEIGHBORHOOD PARK
 - EASTERN AND SOUTHERN ACCESS POTENTIAL LOCATION
 - PROPERTY LINE
 - MULTI-PURPOSE WITH ROAD
 - FLOODPLAIN
- NOTE: ADDITIONAL DRAINAGE RETENTION WILL BE LOCATED WITHIN DEVELOPMENT FOOT.

APPROVED MASTER PLAN

BCC HEARING DATE:

COMMENTS:
 Minor modifications to H1914 administratively approved 4/12/22.

VERIFIED BY: *Khan*

KEY DATA
 SITE NO. 175-100-0000-0000
 PARCEL NO. 175-100-0000-0000
 PARCEL AREA APPROX. 40 AC
 LOCATION SECTION 33, TOWNSHIP 24 S, RANGE 11 E, HENNING COUNTY, IL
 PROJECT NO. 175-100-0000-0000
 PROJECT AREA APPROX. 40 AC
 LOCATED IN SECTION 33, TOWNSHIP 24 S, RANGE 11 E, HENNING COUNTY, IL
 PROJECT NO. 175-100-0000-0000
 PROJECT AREA APPROX. 40 AC
 LOCATED IN SECTION 33, TOWNSHIP 24 S, RANGE 11 E, HENNING COUNTY, IL
 PROJECT NO. 175-100-0000-0000
 PROJECT AREA APPROX. 40 AC
 LOCATED IN SECTION 33, TOWNSHIP 24 S, RANGE 11 E, HENNING COUNTY, IL

PROPOSED LAND USE DESIGNATIONS

- UP TO 20 UNITS/ACRE
- UP TO 4 UNITS/ACRE
- UP TO 20 UNITS/ACRE
- UP TO 4 UNITS/ACRE

SEE SHEETS 2 AND 3 FOR SITE PLAN AND UTILITY PLAN. SEE SHEETS 4 AND 5 FOR SITE PLAN AND UTILITY PLAN.

NOTES

1. THIS HEARING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT APPROVED FOR SETBACKS OR PUBLIC UTILITIES.
2. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. ANY CHANGES TO THIS PLAN WILL BE MADE IN ACCORDANCE WITH THE FINAL DESIGN AND CONSTRUCTION PLANS AND SHALL BE MADE IN ACCORDANCE WITH THE FINAL DESIGN AND CONSTRUCTION PLANS AND SHALL BE MADE IN ACCORDANCE WITH THE FINAL DESIGN AND CONSTRUCTION PLANS.



STEPNAME OR
REZONING MASTER PLAN
 SPRING CENTER

Coastal
 Engineering
 Planning
 Architecture
 Surveying
 Environmental
 Construction Management

800 Coastal Boulevard • Decaturville • Florida 32001
 (252) 798-0423 • Fax (252) 798-0420
 875-0000-00

ON SEPTEMBER 11, 2018, THE BOARD OF COUNTY COMMISSIONERS VOTED 5-0 TO ADOPT RESOLUTION 2018-123 APPROVING THE PETITIONER'S REQUEST FOR A REZONING FROM AGRICULTURAL TO CDBV (COMBINED PLANNED DEVELOPMENT PROJECT) TO INCLUDE S/T(SINGLE FAMILY), H/P(HIGH DENSITY), B/S(SPECIAL USE), R/C(RESIDENTIAL), P/S(PUBLIC SERVICE FACILITIES), C/O(GENERAL COMMERCIAL) WITH SPECIFIC C-7 USES, WITH DENIALS, WITH THE FOLLOWING ADOPTED PERFORMANCE CONDITIONS.

1. THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNAWDO 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 PROCEDURES.
2. ACCESS TO THE SPRING CENTER SHALL BE ALLOWED THROUGH RAY DRIVE TO THE WEST AND THE EXPLORER 4-8 DRIVEWAY TO THE NORTH. ACCESS TO THE EAST AND SOUTH SHALL BE MADE THROUGH THE CURRENTLY UNDEVELOPED PROPERTIES. IF ACCESS TO THE PROPERTY CANNOT BE GAINED THROUGH THE CURRENTLY UNDEVELOPED PROPERTIES, SIGNATURE DRIVE AND CHALKWELL STREET MAY BE CONSIDERED AS ALTERNATE ACCESS POINTS. FOR STYRMEAN DRIVE AND CHALKWELL STREET TO BE USED AS ALTERNATE ACCESS POINTS, THE DEVELOPER MUST DEMONSTRATE TO THE COUNTY THAT REASONABLE EFFORTS HAVE BEEN MADE TO OBTAIN ACCESS TO THE SPRING CENTER THROUGH THE UNDEVELOPED PROPERTIES.
3. LAND USES AND INTENSITY IN THE MASTER PLAN SHALL CONSIST OF THE FOLLOWING LAND USES:
 - a) HIGH-RISE USES OF 450 ACRES;
 - b) THE FOLLOWING LAND USES ARE APPROVED:
 1. A MIXTURE OF RESIDENTIAL LAND USE TYPES NOT EXCEEDING 7,000 DWELLING UNITS WITH AN AVERAGE RESIDENTIAL DENSITY OF 7.00 DWELLS PER ACRE, WITH NO INDIVIDUAL DEVELOPMENT PROJECT TO EXCEED 30 DU/ACRE;
 2. COMMERCIAL USES NOT EXCEEDING 170,000 SQUARE FEET;
 3. OFFICE USES NOT EXCEEDING 250,000 SQUARE FEET;
 4. RECREATION, RECREATIONAL AND PUBLIC USE FACILITIES AS WISHED FOR THE COMMUNITY AND AS APPROVED BY THE COUNTY;
 5. A RECREATION PARK SYSTEM;
 6. A COMMUNITY PARK SITE A MINIMUM OF 20 ACRES IN SIZE;
 7. A SITE FOR THE EXPANSION OF EXISTING 4-8 THE PURPOSE OF WHICH SHALL BE DETERMINED BY AN APPROVED AGREEMENT WITH THE SCHOOL BOARD;
 8. A SITE FOR A POTABLE WATER RESERVOIR AND WATER STORAGE TANK DETERMINED BY AN APPROVED WATER AND SEWER AGREEMENT WITH HERNAWDO COUNTY; AND
 9. A MAXIMUM 10-ACRE MULTIPURPOSE PUBLIC USE SITE FOR A FLEX STATION AND OTHER POTENTIAL GOVERNMENTAL USES.
 - c) THE FOLLOWING C-7 USES ARE SPECIFICALLY ALLOWED BY THE TOWN CENTER:
 - a) VETERINARIAN AND ANIMAL CLINICS OR HOSPITAL SERVICE ESTABLISHMENT;
 - b) ALCOHOL BEVERAGE DISPENSATION;
 - c) PUBLIC TRANSPORTATION TERMINALS FOR BUSES AND TAXIS ONLY;
 - d) THE SPRING CENTER SHALL BE DEVELOPED AS A MASTER PLANNED COMMUNITY WHICH SHALL INCORPORATE THE FOLLOWING FEATURES:
 1. COMPACT DEVELOPMENT AROUND A TOWN CENTER WITH PROVISIONS FOR ADJACENT RESIDENTIAL NEIGHBORHOODS (TOWN CENTER OR CORN);
 2. A MIXTURE OF LAND USES;
 3. A MIXTURE OF RESIDENTIAL HOUSING TYPES, DENSITIES AND DESIGNS;
 4. MULTI-STORY AND MID-RISE BUILDINGS AT THE CORE OF THE DEVELOPMENT;
 5. PEDESTRIAN AND BICYCLE FRIENDLY FEATURES AND DESIGN THAT CONNECTS ALL NEIGHBORHOODS AND THE TOWN CENTER;
 6. THE INTERCONNECTION OF OPEN SPACES, COMMERCIAL AREAS, NEIGHBORHOODS, AND NEIGHBORHOOD PARKS THROUGH THE USE OF TRAILS, NETWORKS, CORRIDORS AND STEPWALKS;
 7. THE INTEGRATION OF COMMUNITY USES AND PUBLIC SERVICES WITHIN THE DEVELOPMENT;
 8. COMMERCIAL USES THAT SERVE THE DEVELOPMENT AND THE SURROUNDING AREA;
 9. A COMMUNITY PARK TO SERVE THE RECREATIONAL NEEDS OF THE DEVELOPMENT AND THE SURROUNDING AREA;
 10. NEIGHBORHOODS NAMED TO HONOR EACH DISTRICT NEIGHBORHOOD;
 11. DISTINCTIVE ARCHITECTURE;
 12. A DEFINABLE "EDGE" TO ALLOW FOR A TRANSITION TO SURROUNDING NEIGHBORHOODS;
 13. OPPORTUNITIES FOR WORKFORCE HOUSING;
 14. PROVISIONS FOR A COLLECTOR ROADWAY NETWORK WITH ADEQUATE OPERATIONAL AND SAFETY FEATURES TO ACCESS THE DEVELOPMENT;
 15. CURBSIDE OR "HIDDEN" PARKING (NO OPEN LOTS);
 16. BUILDINGS BROUGHT FORWARD TO THE FRONT BUILDING LINE IN THE TOWN CENTER;
 17. UNDEVELOPED UTILITIES;
 18. STREETScape FEATURES;
 19. WATER BROUGHT TOGETHER LANDSCAPING, AND FLORIDA FRIENDLY LANDSCAPING METHODS;
 20. LIGHTING THAT IS PROSTATION, DIRECTIONAL, DECORATIVE, LOW LEVEL AND DOES NOT INTERFERE OR SURROUNDING NEIGHBORHOODS;

- 4) COORDINATED DECORATIVE SIGNAGE; AND
- 5) A TOWN CENTER WITH AMENITIES AND ASSOCIATED PLANNING CONCEPTS.
6. THE TOWN CENTER SHALL INCORPORATE THE FOLLOWING FEATURES AND DESIGN COMPONENTS:
 - a) FOREST FRINGS;
 - b) COMMUNITY CULTURAL CENTER;
 - c) PEDESTRIAN ORIENTED URBAN SPACES FOR COMMUNITY ACTIVITIES;
 - d) PEDESTRIAN ORIENTED LIGHTING;
 - e) OUTDOOR SEATING;
 - f) PUBLIC ART;
 - g) BICYCLE AMENITIES (PARKING RACKS, TOOL STANDS, WATER FOUNTAINS AND STREET FURNITURE);
 - h) PUBLIC ARCHITECTURE;
 - i) UNDER GROUND TREATMENTS (HYDROCONNECTED THROUGHOUT THE DEVELOPMENT);
 - j) PLANTING STRIPS;
 - k) SHADE TREES;
 - l) INFORMATIONAL KIOSKS FOR COMMUNITY ACTIVITIES;
 - m) SIGNAGE AND ORIENTED SIGNAGE; AND
 - n) ARCHITECTURAL FEATURES THAT PROVIDE FOR VISUAL INTEREST.
7. A MINIMUM OF 10% OF THE SPRING CENTER SHALL BE DEVELOPED TO MEET THE DEFINITION OF WORKFORCE HOUSING (OFFICE OR OFFICE, WORKFORCE HOUSING SHALL BE PHASED IN OVER THE LIFE OF THE DEVELOPMENT AT APPROPRIATE LEVELS AND SHALL BE DESIGNATED BY THE DEVELOPER AT THE TIME OF DEVELOPMENT. WORKFORCE HOUSING SHALL BE PROVIDED IN ALL TYPES OF HOUSING WITHIN THE SPRING CENTER.
8. THE SPRING CENTER SHALL INCORPORATE STREET DESIGN THAT:
 - a) ENCOURAGES BICYCLE AND PEDESTRIAN USE;
 - b) DISCOURAGES HIGH SPEED TRAFFIC; AND
 - c) ENHANCES ACCESS TO THE TOWN CENTER.
9. FOR EACH PHASE OF DEVELOPMENT, AND PRIOR TO ANY RELATED CONSTRUCTION APPROVALS BEING GRANTED, THE SPRING CENTER SHALL ENTER INTO A UTILITY SERVICE AGREEMENT WITH THE HERNAWDO COUNTY UTILITIES DEPARTMENT (HCU) TO ADDRESS:
 - a) WATERWAY CAPACITY AND WISHED IMPROVEMENTS;
 - b) POTABLE WATER SYSTEM CAPACITY AND IMPROVEMENTS;
 - c) THE INCLUSION OF A RESERVOIR AND WATER STORAGE TANK WITHIN THE DEVELOPMENT; AND
 - d) THE POTENTIAL FOR A RESERVE SYSTEM.
10. THE SPRING CENTER SHALL MAKE APPLICATION TO AGENCIES TO ADDRESS THE TRANSPORTATION FLOW OF THE COMPREHENSIVE PLAN TO COORDINATE COLLECTOR ROADWAY ANTICIPATED TO SERVE THE DEVELOPMENT AS REQUIRED. AT THE REQUEST OF THE LOCAL GOVERNMENT, THE HCU LONG RANGE TRANSPORTATION PLAN SHALL SUBSEQUENTLY ADDRESS AMENDMENT FOR CONSISTENCY.
11. FOR EACH PHASE OF DEVELOPMENT AND PRIOR TO ANY RELATED CONSTRUCTION APPROVALS BEING GRANTED, THE SPRING CENTER DEVELOPER SHALL CONDUCT A CULTURAL RESOURCES ASSESSMENT SURVEY IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN FLORIDA ADMINISTRATIVE CODE. ALL IDENTIFIED RESOURCES SHALL BE PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE DIVISION OF HISTORICAL RESOURCES.
12. FOR EACH PHASE OF DEVELOPMENT, AND PRIOR TO ANY RELATED CONSTRUCTION APPROVALS BEING GRANTED, THE SPRING CENTER DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH THE HERNAWDO COUNTY SCHOOL BOARD TO ADDRESS THE FOLLOWING ISSUES:
 - a) SUFFICIENT PARKING FOR EXPLORER 4-8 TRAFFIC;
 - b) SUFFICIENT AND SAFE VEHICLE, PEDESTRIAN AND BICYCLE ACCESS;
 - c) THE PROVISION OF PROPERTY FOR EXPLORER 4-8;
 - d) SCHOOL CONCURRENCE; AND
 - e) OTHER ISSUES AS DETERMINED BY THE DEVELOPER AND THE SCHOOL DISTRICT.
 ALL ASSOCIATED ACCESS AND SAFETY ISSUES SHALL BE COORDINATED WITH THE COUNTY ENGINEER.
13. THE PROPERTY MUST APPLY FOR AND RECEIVE A PROGRAM OF SCHOOL CAPACITY FROM THE SCHOOL DISTRICT PRIOR TO THE APPROVAL OF THE CONDITIONAL PLAN OR THE PRACTICING INDEPENDENT. THE COUNTY WILL ONLY ISSUE A CERTIFICATION FOR SCHOOLS UPON THE SCHOOL DISTRICT'S WRITTEN DETERMINATION THAT ADEQUATE SCHOOL CAPACITY WILL BE IN PLACE ON 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 RETENTION, OR WITH THE ASSISTANCE OF A LEGALLY BINDING PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN THE APPLICANT, THE SCHOOL DISTRICT AND THE COUNTY.
14. PRIOR TO ANY CONSTRUCTION APPROVALS BEING GRANTED, THE SPRING CENTER DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE COUNTY, AS APPROVED BY THE COUNTY ENGINEER, THAT DEFINES:
 - a) THE PHASED NEED FOR OFF-SITE AND ON-SITE ROAD IMPROVEMENTS TO ADDRESS THE TRANSPORTATION NEEDS AND IMPACTS OF THE DEVELOPMENT;

- b) THE ESTIMATED COSTS FOR ROAD IMPROVEMENTS;
- c) THE RESPONSIBILITIES FOR THE PROVISION/MAINTENANCE OF WISHED RIGHTS OF WAY;
- d) THE RESPONSIBILITIES FOR CONSTRUCTION; AND
- e) THE SOURCE OF FUNDS.
15. A MONITORED USE SURVEY IN ACCORDANCE WITH THE GROUNDWATER PROTECTION AND SITING ORDINANCE SHALL BE REQUIRED. AN ASSOCIATED WELLHEAD PROTECTION AREA (WHPA) FOR ANY FUTURE WELL OR WELLFIELD SHALL NEED TO BE DELINEATED AND MONITORED AS PART OF THE DEVELOPMENT PROCESS.
16. THE SPRING CENTER SHALL MITIGATE THE DEVELOPMENT'S IMPACT ON THE COUNTY'S EXISTING EMERGENCY EVACUATION SHELTER SPACE BY PROVIDING SHELTER CAPACITY WITHIN THE COMMUNITY THROUGH A SECURE FACILITY OR CLUBHOUSE WITH A REDUNDANT POWER SOURCE, OR BY IMPROVING A NEIGHBORHOOD FIRE TO THE COUNTY.
17. THE SPRING CENTER SHALL MITIGATE THE DEVELOPMENT'S IMPACT ON LAW ENFORCEMENT AND EMERGENCY SERVICES, IF REQUIRED TO PROVIDE SERVICE THROUGH THE USE OF A SPECIAL DISTRICT, OR OTHER FUNDING MECHANISM ACCEPTABLE TO THE COUNTY.
18. DEVELOPMENT WITHIN THE SPRING CENTER PDD SHALL INCORPORATE:
 - a) LOW-IMPACT STORMWATER DESIGN (LID) TECHNOLOGIES IN COMPLIANCE WITH THE VOLUME AND DISCHARGE REQUIREMENTS OF DRAINAGE AND THE HERNAWDO COUNTY FACILITY DESIGN GUIDELINES;
 - b) THE USE OF COATED METAL ROOFING WITH AN APPROPRIATE HYDROLOGY FOR USE AS ENHANCED LID FEATURES;
 - c) RECOGNIZED AROUND INDUSTRY APPROVED "GREEN" DEVELOPMENT BUILDING AND SITE DEVELOPMENT PROGRAMS AND STANDARDS;
 - d) OTHER PROGRAMS TO MAXIMIZE THE USE OF WATER CONSERVATION MEASURES.
19. THE SPRING CENTER SHALL INCORPORATE LOW-IMPACT DEVELOPMENT (LID) METHODS TO REDUCE THE IMPACT OF RAINFALL ON THE ENVIRONMENT. THESE LID METHODS SHALL INCORPORATE AS MANY OF THE FOLLOWING TECHNIQUES WHERE PRACTICAL:
 - a) THE USE OF LOW-IMPACT STORMWATER DESIGN CONSISTING OF VEGETATED SWALES AND SLOTTED PIPES TO DISCHARGE OF TRAPTED STORM WATER;
 - b) THE USE OF TREE CLUSTER-RAIN GARDENS;
 - c) THE INTEGRAL USE OF SHADE TREES AND OPEN AREAS TO REDUCE THE IMPACTS OF PAVED AREAS;
 - d) THE USE OF POROUS OR PERVIOUS PAVEMENT PRODUCTS;
 - e) THE USE OF GREEN ROOFS WHERE FEASIBLE;
 - f) THE USE OF BARRIERS BARRELS OR TECHNIQUES SUCH AS CURBS AND RAIN BARRELS;
 - g) THE CONSERVATION OF NATURAL AREAS AND WETLANDS;
 - h) THE IMPLEMENTATION OF POLLUTION PREVENTION; AND
 - i) THE USE OF PROPER MAINTENANCE AND PUBLIC EDUCATION.
20. THE SPRING CENTER SHALL WORK WITH THE COUNTY AND THE SOUTHWEST WATER MANAGEMENT DISTRICT (SWMD) TO DEVELOP STRATEGIES TO REDUCE RUNOFF (LOADING TO THE AQUIFER, AND TO PROTECT NATURAL RESOURCES AND WATER QUALITY IN ACCORDANCE WITH THE APPROVED SWMP (SWMD MANAGEMENT ACTION PLAN) FOR THE WEG SWAGE SPREADER.
21. ANY PROPOSED COMMUNICATION TOWERS MUST HAVE A SEPARATE APPLICATION THROUGH THE PERMITTING PROCESS OUTLINED IN THE HERNAWDO COUNTY CODE AND MEET ALL REQUIRED DEVELOPMENT/REVIEW STANDARDS.
22. SHOULD ANY RETAIL BE LOCATED NEAR FROM THE TOWN CENTER, AN APPROPRIATE TEMPORARY GENERATION KITE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER FOR THE USE AND LOCATION.
23. A DETAILED TRAFFIC ANALYSIS THAT CONFORMS TO THE ADEQUATE RISK METHODOLOGY SHALL BE REQUIRED AT EACH PHASE OF DEVELOPMENT TO INCLUDE ALL PHASES. EACH PHASE OF DEVELOPMENT MAY REQUIRE A DEVELOPMENT AGREEMENT TO ADDRESS IMPACTS FROM THE DEVELOPMENT. THE APPLICANT SHALL BE RESPONSIBLE FOR CREATING APPROPRIATE ROADWAY CONNECTIONS TO THE COUNTY ROADWAY SYSTEM.
24. THE DEVELOPMENT SHALL BE LIMITED TO A SINGLE CONNECTION POINT ON THE NORTH, SOUTH, EAST AND WEST. SPECIFIC LOCATIONS TO THE EAST AND SOUTH (OTHER THAN CHALKWELL STREET AND STYRMEAN DRIVE) ARE TO BE DETERMINED DURING THAT PHASE WITH A TRAFFIC AND ACCESS ANALYSIS APPROVED BY THE COUNTY ENGINEER.
25. TRANSIT FACILITIES SHALL BE PROVIDED WITHIN THE TOWN CENTER AND AT STRATEGIC POINTS WITHIN OTHER AREAS AS DETERMINED BY THE COUNTY TO ACCOMMODATE TRANSIT SERVICE.
26. THE SPRING CENTER PDD SHALL BE RESPONSIBLE FOR THE SITE CIVIL INFRASTRUCTURE COSTS ASSOCIATED WITH THE PUBLIC USE SITE, INCLUDING BUT NOT LIMITED TO UTILITIES, STORMWATER AND ADEQUATE ACCESS.
27. SIDEWALKS, MULTIPURPOSE TRAILS, PATHWAYS, DRIVEWAYS OR PAVES MUST BE USED TO LINK PHASES OF THE SPRING CENTER TOGETHER SO THAT ALL AREAS ARE PEDESTRIAN ACCESSIBLE.
28. THE SPRING CENTER SHALL INCORPORATE STREET DESIGN THAT: ENCOURAGES BICYCLE AND PEDESTRIAN USE; DISCOURAGES HIGH SPEED TRAFFIC; AND ENHANCES ACCESS TO THE TOWN CENTER.

EXHIBIT B - MASTER PLAN



REZONING/MASTER PLAN

SPRING CENTER

- 38. NO INFRASTRUCTURE (ROADWAYS) SHALL CORRELATE TO THE ROADWAYS WITHIN THE PROJECT THAT ARE COORDINATED AS INTERNAL COLLECTIONS WITHIN THE SPRING CENTER.
- 39. THE COLLECTOR ROAD SETBACK REQUIREMENT SHALL NOT BE APPLIED ON THE ROADWAYS WITHIN THE PROJECT THAT ARE DESIGNATED AS INTERNAL COLLECTIONS. A MORE APPROPRIATE SETBACK SHOULD BE BASED UPON THE SETBACKS APPROVED FOR THE INDIVIDUAL LOTS.
- 40. COMMUNITY PARK - A MINIMUM OF TWENTY (20) ACRES SHALL BE DESIGNATED, BY PLAN, WARRANTY DEED OR OTHER CONVEYANCE APPROVED BY THE COUNTY, TO HERNANDO COUNTY AS A COMMUNITY PARK SITE. FACILITIES PROVIDED WITHIN THIS PARK SHALL BE COORDINATED WITH THE HERNANDO COUNTY PARKS AND RECREATION DEPARTMENT.
- 41. BIODIVERSITY PARKS - IN ADDITION TO THE DEVELOPER'S OBLIGATION CONCERNING A COMMUNITY PARKS, THE DEVELOPER SHALL COMPLY WITH THE COUNTY'S REQUIREMENTS REGARDING BIODIVERSITY PARKS AND THE DEVELOPER'S SATISFACTION OF SUCH REQUIREMENTS SHALL BE WITHIN THE DISCRETION OF THE COUNTY.
- 42. POCKET PARKS - THE TOWN CENTER SHALL INCORPORATE "POCKET PARKS" AND "URBAN SPACES" TO PROMOTE OUTDOOR ACTIVITY.
- 43. MULTIPURPOSE PATHWAYS SHALL BE INTEGRATED INTO AN OPEN SPACE AND TRAIL SYSTEM TO PROVIDE FOR ALTERNATE TRANSPORTATION ACCESS THROUGHOUT THE SPRING CENTER AND SHALL BE DESIGNED IN A MANNER TO IMPROVE CONNECTIVITY TO ALL RESIDENTIAL AREAS, THE TOWN CENTER, THE PUBLIC USE SITE, THE SCHOOL, INSTITUTIONAL AREA, AND ALL EMPLOYMENT CENTERS.
- 44. THE MULTIPURPOSE PATHWAYS SHALL BE A MINIMUM OF EIGHT (8) FEET WIDE WITH AN APPROPRIATE TRAIL BUFFER ON BOTH SIDES BASED UPON THE SCALE AND INTENSITY OF ADJOINING USES.
- 45. THE MULTIPURPOSE PATHWAYS SHALL INCORPORATE PEDESTRIAN SCALE LIGHTING.
- 46. THE TRAIL SYSTEM SHALL, WHERE POSSIBLE, TAKE ADVANTAGE OF DRAINAGE FEATURES AND OTHER OPEN SPACE OPPORTUNITIES, INCORPORATING REDUNDANT SCALE LANDING AND SEATING AREAS.
- 47. BICYCLE RACKS SHALL BE PROVIDED IN POTENTIAL DESTINATION AREAS WITHIN THE SPRING CENTER.
- 48. THE PLANNED DEVELOPMENT PROJECT SHALL MEET THE REQUIREMENTS OF ALL COUNTY REGULATIONS, PLUS ALL APPLICABLE STATE AND FEDERAL LAWS, REGULATIONS AND RULES. ADDITIONALLY, PLANNED DEVELOPMENT PROJECTS SHALL BE DESIGNED TO INTEGRATE ENVIRONMENTAL IMPACTS AND INCORPORATE EXISTING ENVIRONMENTAL RESOURCES INTO THE OVERALL DESIGN OF THE PROJECT.
- 49. FOR EACH PHASE OF DEVELOPMENT AND PRIOR TO ANY RELATED CONSTRUCTION APPROVALS BEING GRANTED, THE DEVELOPER SHALL PERFORM A COMPREHENSIVE WILDLIFE SURVEY IDENTIFYING STATE AND FEDERALLY LISTED SPECIES PRESENT OR LIKELY TO OCCUR ON THE PROPERTY.
- 50. A STATE LISTED PLANT (SEMI-RARE) IS PRESENT ON SITE, MITIGATION TECHNIQUES SHALL BE USED TO TRANSFER THIS PLANT TO A SITE NATURALLY OCCURRING WITHIN THE COUNTY.
- 51. PRIOR TO DEVELOPMENT OF THE URBAN PHASE, THE SPRING CENTER SHALL WORK WITH HEC AND OTHERS INTO AN AGREEMENT TO ADDRESS THE FOLLOWING:
 - 1) AN EVALUATION OF EXISTING WATER SUPPLY POINTS;
 - 2) WATER HOUSING FOR IMPACTS ON EXISTING HOLD SYSTEMS;
 - 3) COORDINATION IN THE DESIGN OF THE POTABLE WATER SYSTEM WITHIN SPRING CENTERS AND TO OTHERS OF CONNECTION;
 - 4) LOCATION OF POTENTIAL POTABLE WATER WELLS AND REQUIRED LAND USE APPROVAL;
 - 5) REQUIRED PERMITS WITH THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT;
 - 6) WASTEWATER SYSTEM HOUSING FOR IMPACTS ON THE EXISTING HOLD SYSTEMS;
 - 7) COORDINATION IN THE DESIGN OF THE WASTEWATER COLLECTION AND TRANSMISSION SYSTEM WITHIN SPRING CENTER AND TO OTHERS OF CONNECTION;
 - 8) REQUIRED PERMITS WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; AND
 - 9) THE POTENTIAL FOR A RAINWATER SYSTEM.
- 52. THE DEVELOPER SHALL DESIGNATE, BY PLAN, WARRANTY DEED OR OTHER CONVEYANCE APPROVED BY THE COUNTY, A MAXIMUM OF TEN (10) ACRES FOR PUBLIC USES WITHIN THE TOWN CENTER, UNLESS OTHER LOCATIONS ARE APPROVED IN ADDITION. IN WRITING, BY THE BOCC, THE PUBLIC USE SITE WILL BE REQUIRED TO BE OF SUFFICIENT SIZE TO ACCOMMODATE ADDITIONAL PARKING FOR THE PARK STATION.
- 53. PARKING IN THE TOWN CENTER SHALL BE SHARED BETWEEN ALL USES AND INTEGRATED THROUGHOUT THE TOWN CENTER.
- 54. PARKING GARAGES SHALL MEET THE ARCHITECTURAL DESIGN STANDARDS WITHIN THE SPRING CENTER.
- 55. AN IMPACT FEE SURCHARGE DISTRICT MAY BE CONSIDERED FOR THE SPRING CENTER FOR TO PAY FOR REQUIRED CAPITAL INFRASTRUCTURE AND CAPITAL FACILITY NEEDS.
- 56. A "RESIDENTIAL POOL" SHALL BE ESTABLISHED WITHIN THE SPRING CENTER SINGLE FAMILY RESIDENTIAL USE AREAS EXISTING OR DEVELOPING PARCELS THAT CONTAIN OR ARE LIKELY TO DEVELOP INTO SINGLE FAMILY RESIDENTIAL USE.

- 45. THE RESIDENTIAL EDGE SHALL CONSIST OF EXISTING VEGETATION, WHICH CAN BE MAINTAINED WHERE THE VEGETATION IS FOUND TO BE INSUFFICIENT.
- 46. THE RESIDENTIAL EDGE SHALL BE TWENTY-FIVE (25) FEET WIDE.
- 47. WARE LOTS ABUTTING THE RESIDENTIAL EDGE ARE LESS THAN 6,000 SQUARE FEET, AN ADDITIONAL TEN (10) FEET SHALL BE ADDED TO THE RESIDENTIAL EDGE, MAKING THE WIDTH THIRTY-FIVE (35) FEET.
- 48. THE RESIDENTIAL EDGE ABUTTING OAK RIDGE BEYAKES SHALL BE TWENTY-FIVE (25) FEET.
- 49. THE RESIDENTIAL EDGE SHALL NOT BE CONSIDERED PART OF THE SETBACKS REQUIRED FOR RESIDENTIAL LOTS.
- 50. THE RESIDENTIAL EDGE SHALL BE PROTECTED AND MAINTAINED BY THE HOA.
- 51. IN THE EVENT THAT A RESIDENTIAL EDGE BUFFER IS ON ADJACENT PROPERTY, THE BUFFER SHALL BE PROVIDED IN A PLAN.
- 52. SPRING CENTER PERIMETER - THERE SHALL BE A DEFINABLE EDGE AROUND THE PERIMETER OF THE SPRING CENTER DEVELOPMENT CONSISTING OF A MINIMUM TWENTY-FIVE (25) FOOT WIDE BUFFER, WHICH SHALL MAINTAIN THE NATURAL VEGETATION WHERE POSSIBLE AND WHICH MAY BE ALIGNED WITH PLANTINGS WITHIN THE VEGETATION OR HIGHLIGHTS.
- 53. WHERE IMMEDIATELY ADJACENT TO EXISTING SPRING HILL SINGLE FAMILY DETACHED RESIDENTIAL LOTS, SPRING CENTER SHALL CONSIST OF SINGLE FAMILY DETACHED LOTS.
- 54. WHERE IMMEDIATELY ADJACENT TO EXISTING SPRING HILL MULTIFAMILY HOUSING LOTS, SPRING CENTER SHALL CONSIST OF MULTIFAMILY HOUSING LOTS OR HIGH-DENSITY SINGLE-FAMILY HOUSING.
- 55. THE PERIMETER SETBACK SHALL BE FIFTEEN (15) FEET, EXCEPT WHERE ADJACENT TO EXISTING SINGLE FAMILY DETACHED SUBDIVISIONS WHERE THE BUILDING SETBACK SHALL BE TWENTY-FIVE (25) FEET.
- 56. THE REQUIRED FRONTYARD SETBACK SHALL NOT BE CONSIDERED PART OF THE SETBACKS REQUIRED FOR RESIDENTIAL LOTS.
- 57. THE FRONTYARD BUFFER SHALL BE PROTECTED AND MAINTAINED BY THE HOA. IN THE EVENT THAT A FRONTYARD BUFFER IS ON ADJACENT PROPERTY, THE BUFFER SHALL BE PROVIDED IN THE PLAN.
- 58. MODERATE DENSITY HOUSING MAY CONTAIN SINGLE FAMILY DETACHED LOTS, SINGLE FAMILY ATTACHED LOTS, VILLAGES OR ZERO LOT LIFT LOTS, A PORTION OF WHICH SHALL BE WORKSPACE HOUSING. MODERATE DENSITY HOUSING SHALL NOT EXCEED SIX (6) DWELLING UNITS PER ACRE.
- 59. HIGH DENSITY HOUSING MAY CONTAIN TOWNHOMES, VILLAGES, MULTI-STORY CONDOMINIUMS OR APARTMENT BUILDINGS.
- 60. HIGH DENSITY HOUSING SHALL SERVE AS A TRANSITION BETWEEN THE TOWN CENTER AND SINGLE FAMILY RESIDENTIAL AREAS.
- 61. HIGH DENSITY HOUSING ABUTTING SINGLE FAMILY HOUSING WITHIN THE SPRING CENTER SHALL BE SEPARATED BY A THIRTY (30) FOOT BUFFER WHERE NO MULTIPURPOSE TRAIL IS PROVIDED.
- 62. HIGH DENSITY HOUSING ABUTTING SINGLE FAMILY RESIDENTIAL HOUSING SHALL ABIDE BY THE FOLLOWING SPECIFIC RULES SET FORTH IN THE HERNANDO COUNTY CODE:
 - 1) HIGHER DENSITY, OR MULTIFAMILY, HOUSING SHALL BE SEPARATED FROM SINGLE FAMILY RESIDENTIAL BY A BUFFER OR DISCONNECTED OPEN SPACE AND A TRANSITION OF PLANTING HEIGHTS;
- 63. NO PHASE OF THE SPRING CENTER SHALL CONTAIN MORE THAN TWENTY (20) DWELLING UNITS PER ACRE.
- 64. THERE SHALL BE OBJECTIVE COORDINATED ARCHITECTURE THROUGHOUT THE SPRING CENTER.
- 65. STREET STORAGE IN THE SPRING CENTER SHALL BE COORDINATED, DECORATIVE, AND MEET THE MINIMUM STANDARDS FOR BIODIVERSITY BENEFICIAL.
- 66. COMMUNITY AND PUBLIC SERVICES SHALL BE INTEGRATED THROUGHOUT THE DEVELOPMENT.
- 67. COMMERCIAL USES (INCLUDING OFFICE) WITHIN THE SPRING CENTER SHALL BE CONTAINED WITHIN THE TOWN CENTER AND NOT LOCATED ON THE PERIMETER.
- 68. THE TOWN CENTER SHALL BE DESIGNED WITH INTEGRATED AND COORDINATED ARCHITECTURE.
- 69. COMMERCIAL SITE DESIGN SHALL PROVIDE PEDESTRIAN CIRCULATION ON-SITE AND BETWEEN ADJACENT PROPERTIES FOR THE PURPOSE OF PROVIDING FOR PEDESTRIAN CIRCULATION. ALL INTERNAL PEDESTRIAN WALKWAYS SHALL BE DISTINGUISHED FROM DRIVEWAY SURFACES, PAVEMENT SHALL BE COORDINATED WITH THE COUNTY ENGINEER.
- 70. OUTDOOR LIGHTING FOR THE COMMERCIAL AREA SHALL MEET THE FOLLOWING LAND DEVELOPMENT REGULATORY REQUIREMENTS:
 - 1) ALL FIXTURES MUST BE FULL CLUTTER OR SHIELDED;
 - 2) ALL LIGHTS MUST BE POINTED DOWNWARD WITH THE EXCEPTION OF LOW LEVEL ACCENT LIGHTING NOT TO EXCEED 40 WATTS;
 - 3) NO SPILLERS OF LIGHT IS PERMITTED BEYOND PROPERTY BOUNDARIES;
 - 4) FIXTURES WITH OUTPUTS OF 3,000 LUMENS OR MORE REQUIRES MANUAL TURN-OFF SWITCHES;
 - 5) A LATEST FIFTY (50) PERCENT OF ALL FIXTURES MUST BE TURNED OFF WITHIN ONE HOUR AFTER CLOSE OF BUSINESS OR BETWEEN 10 P.M. AND SUNRISE, WHICHEVER OCCURS FIRST;

- 71. TOYOTA HEIGHT SHALL EXCEED TWENTY-FIVE (25) FEET; AND
- 72. THE PLACEMENT OR USE OF SIGNLIGHTS SHALL BE PROHIBITED.
- 73. ALL ON-SITE ADVERTISING SIGNS, INCLUDING BILL BOARDS, SHALL BE DESIGNED AS PART OF A COHESIVE COORDINATED SIGNAGE SYSTEM, WHICH MAY BE PHASED, ANY SHALL BE LIMITED TO DRIVING RELATED TYPE SIGNS. DRIVING RELATED HORIZONTAL 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 OF THE CODE.
- 74. DEVELOPMENT WITHIN THE SPRING CENTER SHALL MAINTAIN THE FOLLOWING MINIMUM INTERNAL LOT SETBACKS AND DIMENSIONAL CRITERIA:

MINIMUM LOT SIZE (SQUARE FEET)	1,000
FRONT	5'
FRONT/REAR (CORNER LOTS)	5'
SIDE	5'
REAR	5'
LOT WIDTH AT THE BUILDING LINE	40'
MINIMUM LOT FRONTAGE	40'
MINIMUM LOT FRONTAGE ON A CLUMP OR CLUMP-OR-SPLIT	30'
MINIMUM BUILDING AREA (% OF LOT SIZE)	40%
MINIMUM SINGLE FAMILY DETACHED	1,000
MINIMUM LOT SIZE (SQUARE FEET)	1,000
FRONT	10'
FRONT/REAR (CORNER LOTS)	10'
SIDE	5'
REAR	10'
LOT WIDTH AT THE BUILDING LINE	40'
MINIMUM LOT FRONTAGE	40'
MINIMUM LOT FRONTAGE ON A CLUMP OR CLUMP-OR-SPLIT	30'
MINIMUM BUILDING AREA (% OF LOT SIZE)	40%
SINGLE FAMILY ZERO LOT LIFT LOTS	1,000
MINIMUM LOT SIZE (SQUARE FEET)	1,000
FRONT	10'
FRONT/REAR (CORNER LOTS)	10'
SIDE	10'
REAR	10'
MAXIMUM BULKY AREA (% OF LOT SIZE)	30%
SINGLE-FAMILY ZERO-DETACHED (MULTIFAMILY LOTS)	1,000
MINIMUM LOT SIZE (SQUARE FEET)	1,000
FRONT	10'
FRONT/REAR (CORNER LOTS)	10'
SIDE	10'
REAR	10'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	40%
TOWNHOME WITH DRIVEWAY/GARAGE	1,000
MINIMUM LOT SIZE (SQUARE FEET)	1,000
FRONT	5'
FRONT/REAR (CORNER LOTS)	5'
SIDE	5'
REAR	10'
BUILDING SEPARATION BUFFER & UNITS	10'-15'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	30%
MULTIFAMILY	
MINIMUM BULKY AREA (% OF LOT SIZE)	30%
FRONT	10'
FRONT/REAR (CORNER LOTS)	10'
SIDE	10'
REAR	10'
BUILDING SEPARATION	10'
MAXIMUM BUILDING AREA (% OF LOT SIZE)	30%
TOWN CENTER (COMMERCIAL AND HOUSING LOTS)	
FRONT	10'
SIDE	10'
REAR	10'
- 75. THE PERMITTED SHALL PROVIDE A REVERSE PLAN IN COMPLIANCE WITH ALL OF THE PERFORMANCE CONDITIONS WITHIN 30 CALENDAR DAYS OF DEC APPROVAL. FAILURE TO SUBMIT THE REVERSE PLAN SHALL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED.

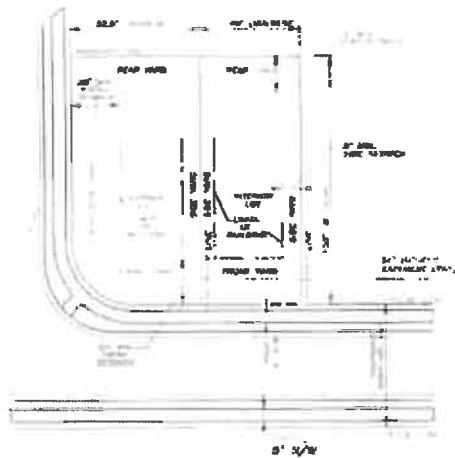


Coastal
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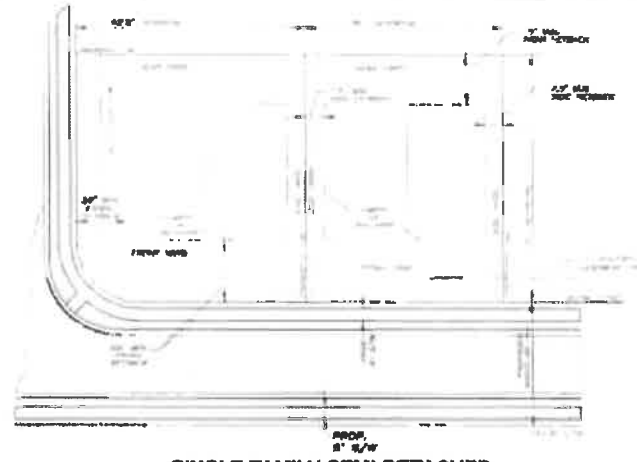
900 Chesapeake Boulevard • Sarasota • Florida 34237
 (941) 798-8428 • Fax (941) 798-8288
 66-0000-07

REZONING/MASTER PLAN

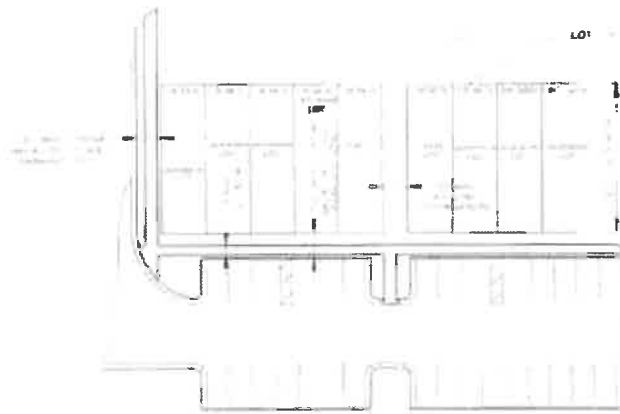
SPRING CENTER



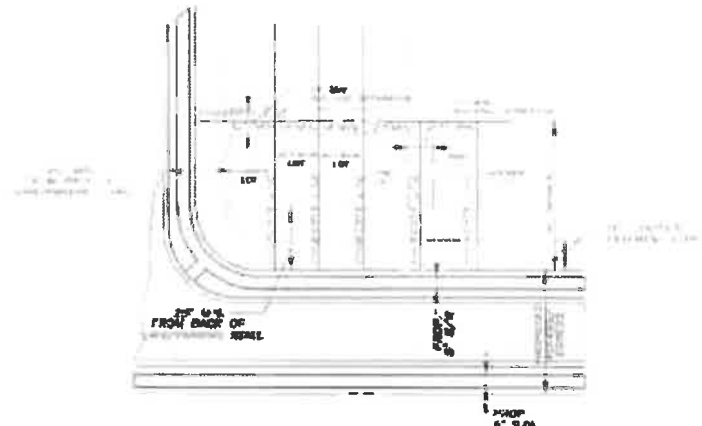
SINGLE FAMILY DETACHED 40' LOT LAYOUT
 (MINIMUM LOT SIZE 5,000 SF)



SINGLE FAMILY SEMI-DETACHED 80' DUPLEX LOT LAYOUT
 (MINIMUM LOT SIZE 4,000 SF)



TOWNHOME LOTS w/ COMMON PARKING
 (MINIMUM LOT SIZE 1,600 SF)



TOWNHOME LOTS w/ DRIVEWAY/GARAGE
 (MINIMUM LOT SIZE 1,600 SF)

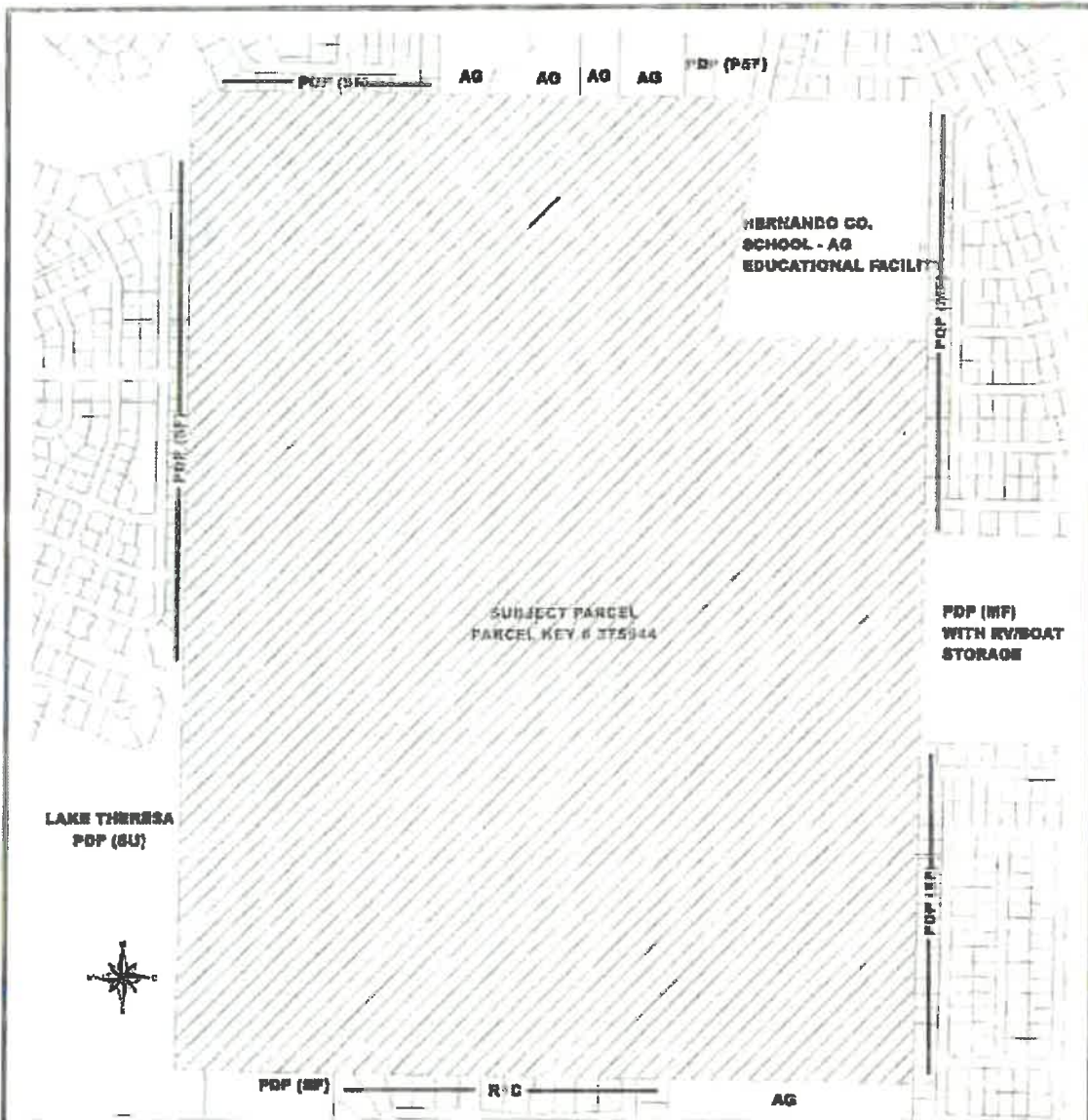
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200 Commercial Boulevard - Jacksonville - Florida 32201
 (904) 752-6200 - Fax (904) 752-6200
 00-000710

REZONING MASTER PLAN LOT DETAILS
 SPRING CENTER

EXHIBIT B - MASTER PLAN



**SPRING CENTER REZONING/MASTER PLAN
ADJACENT ZONING/FUTURE LAND USE
(SHEET 5 of 5)**

**PROJECT: SPRING CENTER
REZONING/MASTER PLAN**

SURROUNDING FUTURE LAND USE : RESIDENTIAL

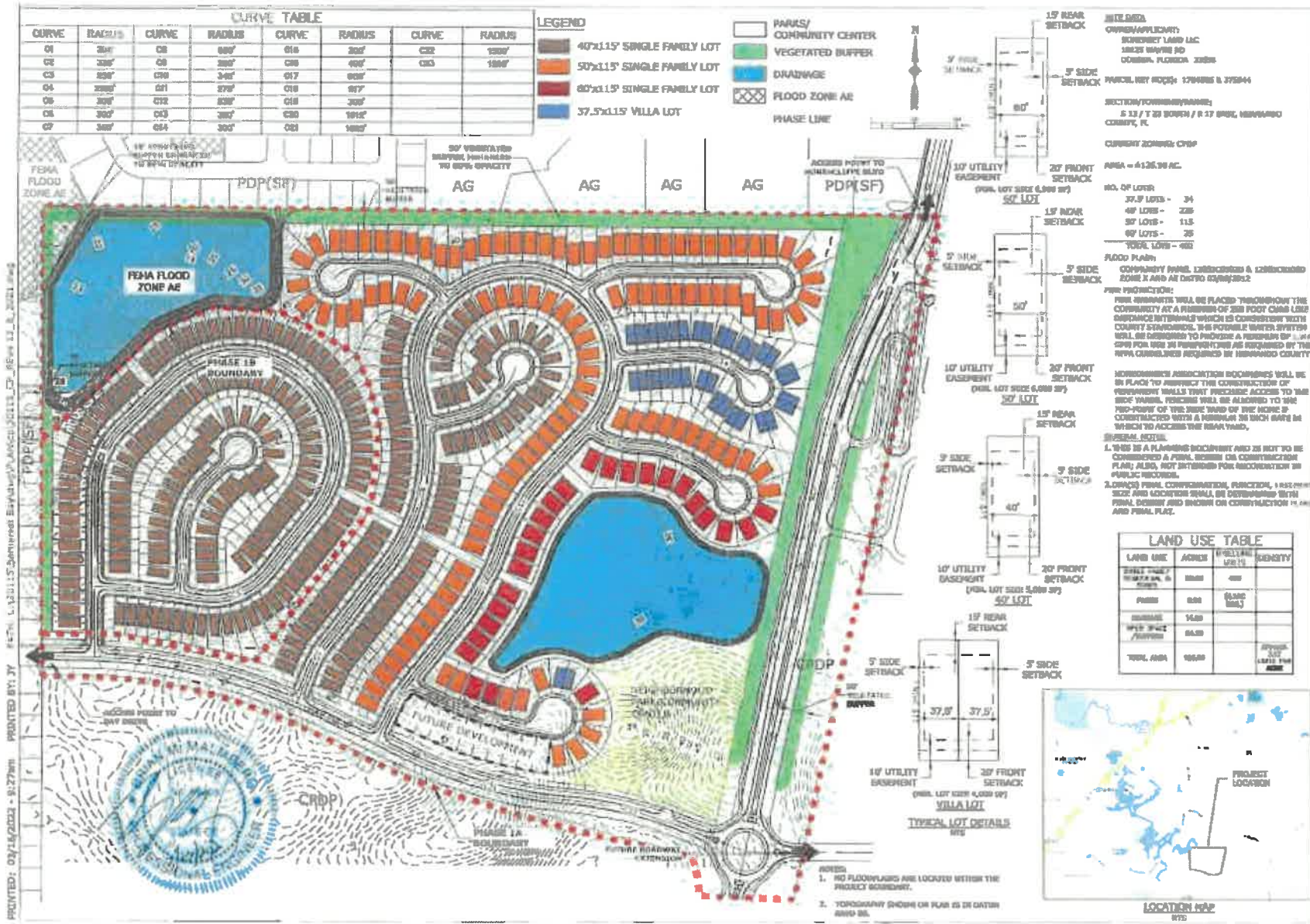
DATE: 04/24/2018

COASTAL FILE: 17028

SOURCE: HERNANDO COUNTY GIS

Exhibit C
Conditional Plat

EXHIBIT C - CONDITIONAL PLAT



PRINTED: 07/15/2023 - 9:27am
 PLOT: 1420115 Submerged Easement, LAKESHORE, 20231123_05 11.8, 20231123

CONDITIONAL PLAT
COMBINE BAY

DEVELOPER
OVERSEAS APPLICANT
BONNET LAND LLC
1825 WAYNE RD
CORNER, FLORIDA 32086
PHONE: (904) 402-1788 & 375844

SECTION/COMBINATION:
S 12 / T 28 SOUTH / R 17 WEST, HERRINGWOOD
CORNER, FL

CURRENT ZONING: CRDP

AREA = 4126.96 AC.

NO. OF LOTS

37.5' LOTS -	34
40' LOTS -	228
50' LOTS -	115
60' LOTS -	26
TOTAL LOTS -	403

FLOOD PLAIN
COMPANY PANEL 12B30000A & 12B30000B
ZONE X AND AN DISTRICT 02/03/2022

NOTE: PROVISION:
PARKS/COMMUNITY CENTER SHALL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 200 FOOT CLEAR WAY SPACING INTERVALS WHICH IS CONSISTENT WITH COUNTY STANDARDS. IF A POSSIBLE WATER SYSTEM SHALL BE CONSIDERED TO PROVIDE A MINIMUM OF 1.0 INCH PER FOOT OF THE CLEAR WAY OF THE ROAD TO BE CONSTRUCTED WITH A MINIMUM 30 INCH GAPS IN WHICH TO ACCESS THE REAR YARD.

MEMBERSHIP ASSOCIATION DOCUMENTS WILL BE IN PLACE TO ADDRESS THE CONSTRUCTION OF PERIMETER WALLS THAT PRECLUDE ACCESS TO THE SIDE YARD. FENCES WILL BE ALLOWED TO USE THE FRONT OF THE CLEAR WAY OF THE ROAD IF CONSTRUCTED WITH A MINIMUM 30 INCH GAPS IN WHICH TO ACCESS THE REAR YARD.

SEWER: SEWER
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECONSTRUCTION OR PUBLIC RECORDS.
2. DRAINAGE FINAL CONSTRUCTION, FINISHED, 1:250 HORIZONTAL SCALE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT.

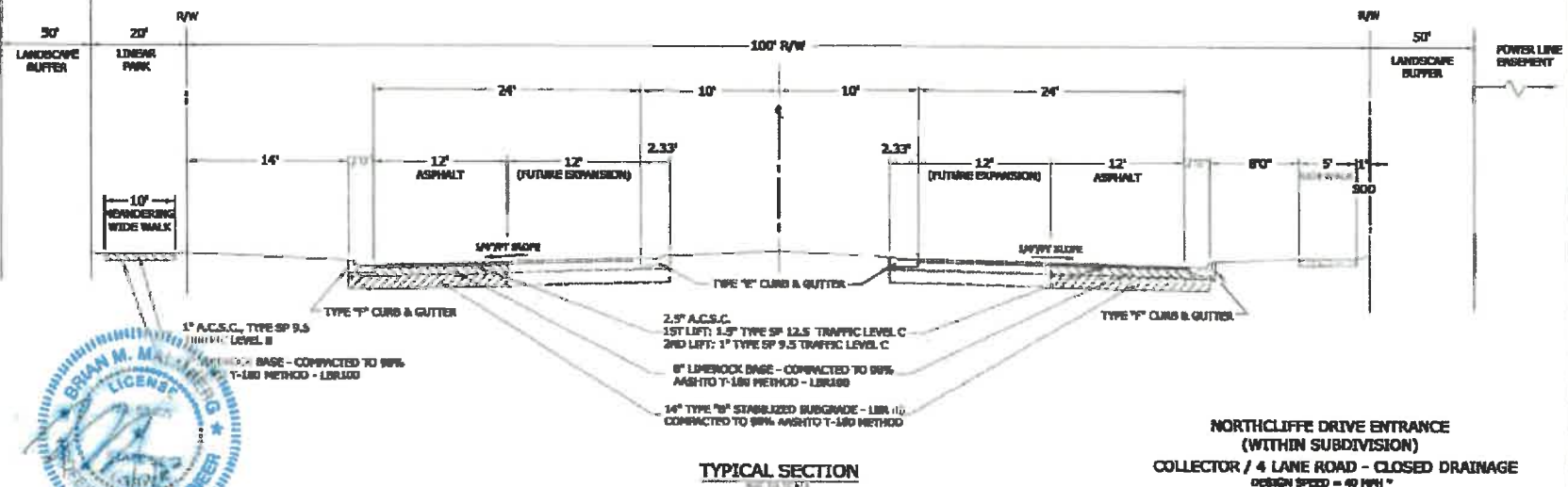
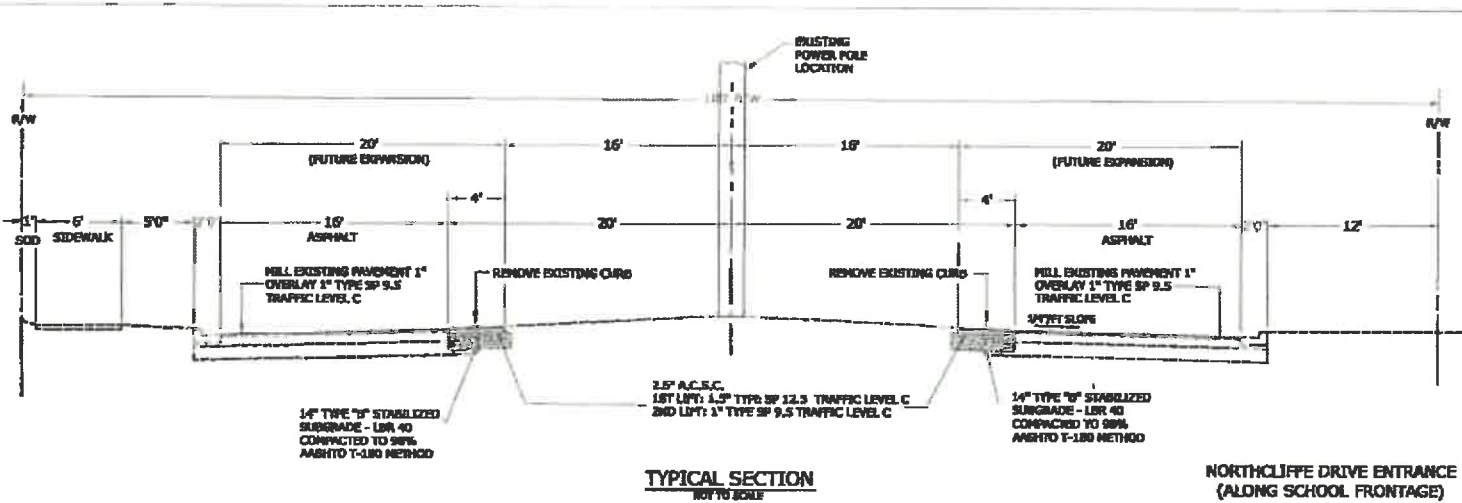
LAND USE	ACRES	TOTAL AREA (SQ FT)	DENSITY
37.5' LOTS	1280	450000	100
40' LOTS	900	396000	100
50' LOTS	460	207000	100
60' LOTS	100	44000	100
TOTAL AREA	2740	1100000	

LOCATION MAP

1 of 5

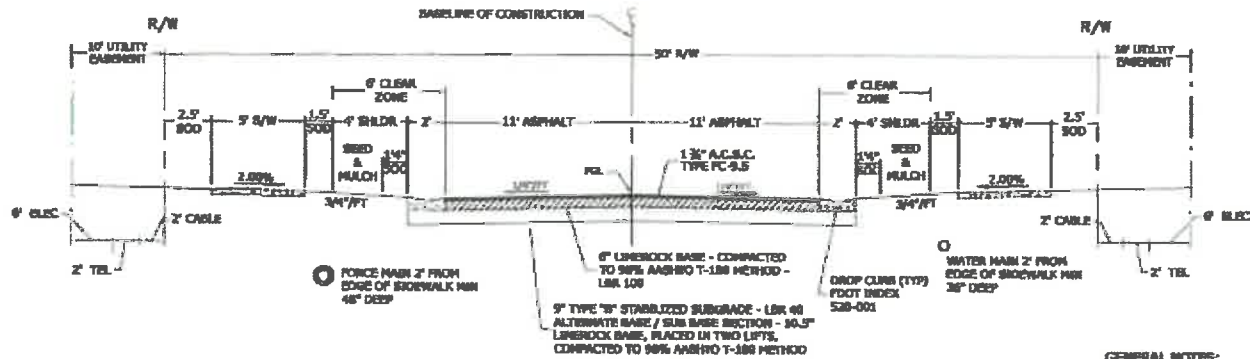


2 of 5	
[Scale Bar]	
[Logo]	
Overall Connection Plan	
November 2024	



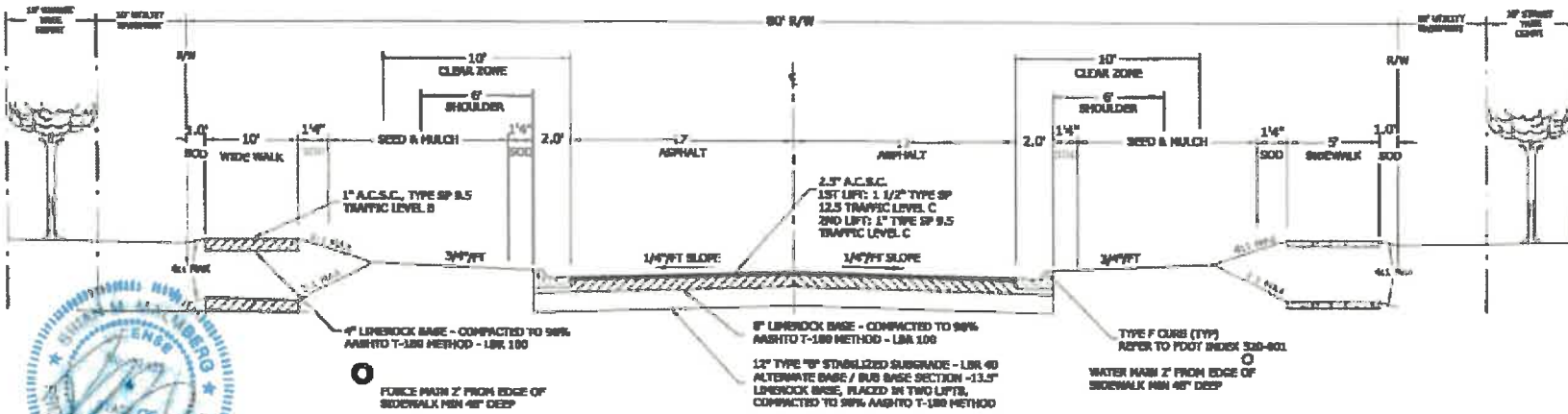
ROADWAY CROSS SECTIONS (1)
SOMERSET BAY
3 of 5
20115

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LOCAL ROAD - CLOSED DRAINAGE
DESIGN SPEED = 30 MPH*

GENERAL NOTES:
DESIGN SPEED, SIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
** SIDEWALKS IF APPLICABLE
ALL DIMENSIONS & LABELS ARE TYPICAL.



TYPICAL SECTION
TO SCALE

BAY DRIVE EXTENSION
COLLECTOR / 2 LANE ROAD - CLOSED DRAINAGE
DESIGN SPEED = 40 MPH*

ROADWAY CROSS SECTIONS (2)

GORHAM BAY

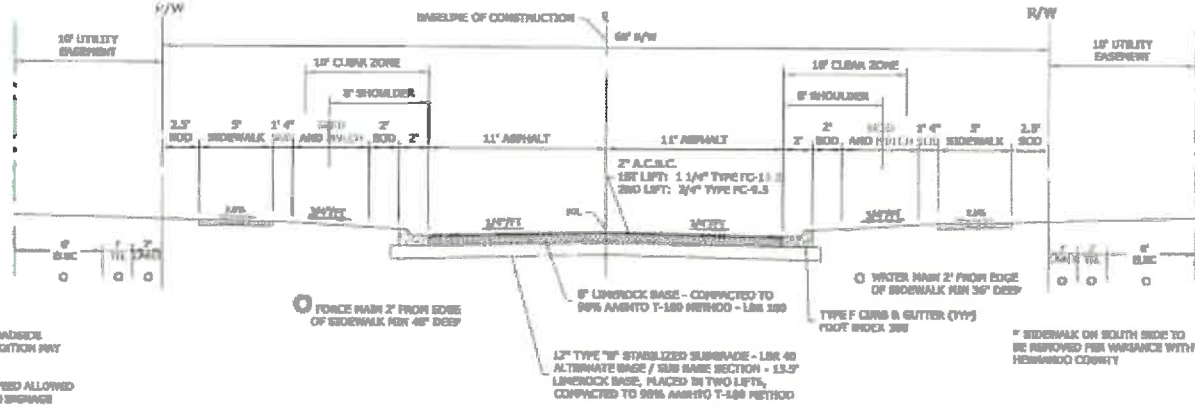


NO.	DATE	BY	DESCRIPTION

MAJOR LOCAL/COMMERCIAL 2 LANE ROAD - CLOSED DRAINAGE

DESIGN SPEED = 35 MPH*

HERNANDO COUNTY ROADWAY STANDARD DETAIL (11-08)



TYPICAL SECTION
NOT TO SCALE

GENERAL NOTES:
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE PRELIMINARY. SITE CONDITIONS MAY REQUIRE MODIFICATIONS.
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE.
** SIDEWALKS IF APPLICABLE.
ALL DIMENSIONS & LABELS ARE TYPICAL AND SHOWN IN FEET UNLESS LABELLED OTHERWISE.

ROADWAY CROSS SECTIONS (2)
SCUMMET BAY



DATE OF REVISION	NO.	DESCRIPTION

EXHIBIT C - CONDITIONAL PLAN

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Exhibit D
Offsite Roadway Improvement Plan

EXHIBIT D - OFFSITE ROADWAY IMPROVEMENT PLAN

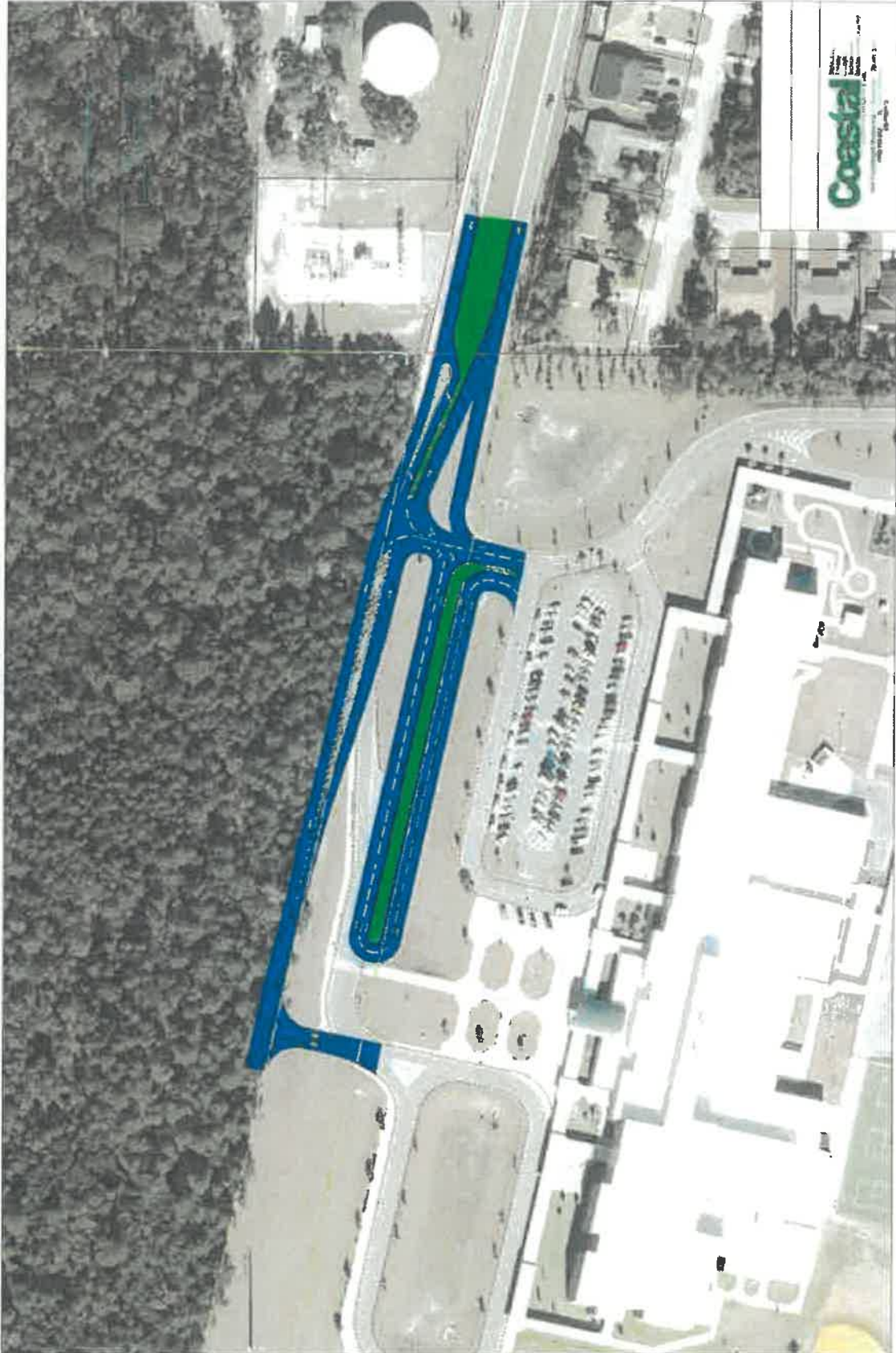


EXHIBIT D - OFFSITE ROADWAY IMPROVEMENT PLAN



Exhibit E
Preliminary Budget

EXHIBIT E - PRELIMINARY BUDGET

NORTHCLIFFE BLVD ENTRANCE MODIFICATIONS						
ENGINEER'S OPINON OF PROBABLE CONSTRUCTION COST						
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE		AMOUNT
I. GENERAL CONDITIONS						
1	Mobilization	1	LS	\$ 52,700.00	\$	52,700.00
2	Survey Layouts/As-builts	1	LS	\$ 35,200.00	\$	35,200.00
3	Construction Material Testing	1	LS	\$ 24,600.00	\$	24,600.00
4	Florida Trench Safety Act	1	LS	\$ 11,800.00	\$	11,800.00
5	Bond/Insurance	1	LS	\$ 17,600.00	\$	17,600.00
6	Maintenance of Traffic	1	LS	\$ 29,300.00	\$	29,300.00
7	Pre/Post Audio/Video	1	LS	\$ 1,200.00	\$	1,200.00
8	NPDES Monitor, Report, Management	1	LS	\$ 9,400.00	\$	9,400.00
SUBTOTAL						\$ 181,800.00
II. CLEARING, GRUBBING AND EARTHWORK						
9	Clearing & Grubbing	2.20	AC	\$ 1,800.00	\$	3,960.00
10	Mill Existing Asphalt (1" Average Depth) and dispose	2,400	SY	\$ 2.75	\$	6,600.00
11	Curb Removal	2,300	LF	\$ 3.00	\$	6,900.00
12	Demo Existing Roadways (Pavement and Curbing)	5,200	SY	\$ 5.00	\$	26,000.00
13	Excavation DRA's	6,600	CY	\$ 4.00	\$	26,400.00
14	Silt Fence Installation and Removal	4,000	LF	\$ 3.25	\$	13,000.00
SUBTOTAL						\$ 82,860.00
III. STORM DRAINAGE						
15	Sod Slopes, Right-of-Way, DRA's	4,800	SY	\$ 3.00	\$	14,400.00
SUBTOTAL						\$ 14,400.00
IV. ROADWAY CONSTRUCTION						
16	Widening - 14" Type "B" Stabilized Base (LBR 40)	1,156	SY	\$ 6.00	\$	6,936.00
17	Widening - 1.5" Type SP-12.5 Asphalt (Traffic Level C)	1016	SY	\$ 11.00	\$	11,176.00
18	1" Overlay - Type SP-9.5 Asphalt (Traffic Level C)	3,400	SY	\$ 7.00	\$	23,800.00
19	8" Limerock Base (LBR 100)	5,681	SY	\$ 14.00	\$	79,534.00
20	12" Type "B" Stabilized Base (LBR 40)	6,480	SY	\$ 4.00	\$	25,920.00
21	1.5" Type SP-12.5 Asphalt (Traffic Level C)	5,681	SY	\$ 11.00	\$	62,491.00
22	1" Type SP-9.5 Asphalt (Traffic Level C)	5,681	SY	\$ 7.00	\$	39,767.00
23	Type "E" Curb 520-001	1,500	LF	\$ 19.00	\$	28,500.00
24	Type "F" Curb 520-001	2,005	LF	\$ 17.00	\$	34,085.00
25	6' Wide Sidewalk 4" Thk.(3,000 PSI) Fibermesh	4,000	SF	\$ 10.00	\$	40,000.00
26	Handicap Ramps W/Detectable Warning	2	EA	\$ 900.00	\$	1,800.00
27	Temporary Striping	1	LS	\$ 4,800.00	\$	4,800.00
28	Thermoplastic Striping	1	LS	\$ 18,500.00	\$	18,500.00
29	Signage	1	LS	\$ 5,750.00	\$	5,750.00
SUBTOTAL						\$ 383,059.00

EXHIBIT E - PRELIMINARY BUDGET

BAY DRIVE (FROM NORTHCLIFEE CONNECTOR TO EXISTING BAY DRIVE) ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST						
ITEM	DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	AMOUNT	
I. GENERAL CONDITIONS						
1	Mobilization	1	LS	\$ 34,400.00	\$	34,400.00
2	Survey Layouts/As-bulfts	1	LS	\$ 23,000.00	\$	23,000.00
3	Construction Material Testing	1	LS	\$ 16,100.00	\$	16,100.00
4	Florida Trench Safety Act	1	LS	\$ 7,700.00	\$	7,700.00
5	Bond/Insurance	1	LS	\$ 11,500.00	\$	11,500.00
6	Maintenance of Traffic	1	LS	\$ 19,100.00	\$	19,100.00
7	Pre/Post Audio/Video	1	LS	\$ 1,200.00	\$	1,200.00
8	NPDES Monitor, Report, Management	1	LS	\$ 6,200.00	\$	6,200.00
SUBTOTAL					\$	119,200.00

II. CLEARING, GRUBBING AND EARTHWORK						
9	Clearing & Grubbing R/W	8.32	AC	\$ 1,800.00	\$	14,983.47
10	Slt Fence Installation and Removal	5,180	LF	\$ 3.25	\$	16,835.00
11	Street Trees (30' O.C.)	174	EA	\$ 300.00	\$	52,200.00
SUBTOTAL					\$	84,018.47

III. STORM DRAINAGE						
12	Curb Inlet w/ J Bottom	14	EA	\$ 4,000.00	\$	56,000.00
13	Pipe Cross Drain, RCP, 24-Inch	560	LF	\$ 50.00	\$	28,000.00
14	Seed and Mulch R/W	6,619	SY	\$ 0.38	\$	2,515.18
15	Sod Right-of-Way	3,453	SY	\$ 3.00	\$	10,360.00
SUBTOTAL					\$	96,875.18

IV. ROADWAY CONSTRUCTION						
16	12" Type "B" Stabilized Subgrade (LBR 40)	7,482	SY	\$ 4.00	\$	29,928.89
17	8" Limerock Base (LBR 100)	7,194	SY	\$ 17.00	\$	122,305.56
18	1.5" Type SP-12.5 Asphalt (Traffic Level C)	6,907	SY	\$ 11.00	\$	75,973.33
19	1" Type SP-9.5 Asphalt (Traffic Level C)	6,907	SY	\$ 7.00	\$	48,346.67
20	Type F Curb & Gutter	5,180	LF	\$ 17.00	\$	88,060.00
20	5' Wide Sidewalk 4" Thk.(3,000 PSI) Fibermesh	2,590	LF	\$ 40.00	\$	103,600.00
21	10' Asphalt Widewalk (4" Limerock/1" asphalt)	2,590	LF	\$ 18.00	\$	46,620.00
22	Handicap Ramps W/Detectable Warning	24	EA	\$ 1,000.00	\$	24,000.00
23	Thermoplastic Striping	1	LS	\$ 31,080.00	\$	31,080.00
24	Signage	1	LS	\$ 12,950.00	\$	12,950.00
SUBTOTAL					\$	582,864.44

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EXHIBIT E - PRELIMINARY BUDGET

IV. MISCELLANEOUS						
25	Surveying	1	LS	\$ 15,000.00	\$	15,000.00
26	Final Engineering & Permitting	1	LS	\$ 120,000.00	\$	120,000.00
27	Geotechnical Engineering	1	LS	\$ 15,000.00	\$	15,000.00
SUBTOTAL					\$	135,000.00
SUMMARY						
I. GENERAL CONDITIONS					\$	119,200.00
II. CLEARING, GRUBBING & EARTHWORK					\$	84,018.47
III. STORM DRAINAGE					\$	96,875.18
IV. ROADWAY CONSTRUCTION					\$	582,864.44
IV. MISCELLANEOUS					\$	135,000.00
CONTINGENCY @ 15%					\$	152,694.00
TOTAL (Rounded)					\$	1,171,000.00

Assumptions:

1. This estimate is for the roadway and utility lines located within major corridor. DRA is assumed to be apart of development pods.

Disclaimer: This opinion of cost is based on a preliminary plan and not final design documents. A follow up cost evaluation is recommended upon completion of final design and permit documents. The design professional has no control over the cost of labor, materials, equipment, competitive market conditions at the time of bidding or contractor's means of determining costs. Actual costs may vary based on final project scope and other variable factors not necessarily under the control of the design professional. The opinion of cost is based on the design professional's judgement and is not a guarantee that bids or actual construction cost will not vary from the opinion of cost presented. The opinion of cost does not include land acquisition costs, permit fees, impact and utility connection fees, mitigation fees, professional design fees, hardscape, landscape, perimeter fencing, street lighting and hard utilities.

Prepared by: Coastal Engineering Associates, Inc.

Date: May, 2021