



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#)
212,807

4. Population: _____

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



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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”)



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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



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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 assessed 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),
\$ N/A
title insurance premium(s), environmental audit(s), and
Applicant's acquisition agent(s) fees or commission(s).
- 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: <u>Weeki Wachee Preserve</u> | 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 |
|--|--|--|--|
| <u>(List each Primary facility)</u> | 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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| | | | |
|---|----|----|--|
| <p><u>(List each Support facility)</u> *All work will be completed in accordance with the approved plans.</p> <p><u>ACQUISITION PROJECT COST</u></p> <p>N/A</p> <p>Land purchase price (estimated or actual)</p> <p>Acquisition costs (estimated or actual) Cost of certified survey(s), appraisal(s), appraisal review(s), title report(s),</p> <p>Title insurance premium(s), environmental audit(s), and Applicant's acquisition agent(s) fees or commission(s).</p> <p>Total Project Costs</p> | | | |
| 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.**

☒ Yes ☐ No

(Tab as Exhibit "A") (20 points)

-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.**

☐ Yes ☐ No

(Tab as Exhibit "A") (10 points)



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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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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.**

(Tab as Exhibit “H1 and H2”) (15 points)
Conceptual Site Plan and Timeline

N/A

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 | |
|------|-----------------------|-----------------------|-------------|
| | <u>Facility</u> | <u>Facility</u> | |
| 1 | Playgrounds | Baseball Fields | Cluster I |
| 2 | Support Facilities | Softball Fields | Cluster II |
| 3 | Tennis Courts | Playgrounds | |
| 4 | Rest Rooms | Rest Rooms | |
| 5 | Picnic Facilities | Support Facilities | Cluster III |
| 6 | Baseball Fields | Soccer Fields | |
| 7 | Basketball Courts | Basketball Courts | |
| 8 | Softball Fields | Bike Trails | |
| 9 | Swimming Pools | Swimming Pools | |
| 10 | Boating Facilities | Tennis Courts | |
| 11 | Fishing Piers | Picnic Facilities | Cluster IV |
| 12 | Camping | Handball Courts | |
| 13 | Handball Courts | Fishing Piers | |
| 14 | Football Fields | Football Fields | |
| 15 | Soccer Fields | Boating Facilities | |
| 16 | Beach Access | Exercise Trails | Cluster V |
| 17 | Historical Facilities | Camping | |
| 18 | Shuffleboard Courts | Beach Access | |
| 19 | Nature Trails | Historical Facilities | |
| 20 | Other | Shuffleboard Courts | |
| 21 | Golf Courses | Nature Trails | |
| 22 | Bike Trails | Golf Courses | Cluster VI |
| 23 | Exercise Trails | Hiking Trails | |
| 24 | Hiking Trails | Horse Trails | |
| 25 | Horse Trails | Other | |

Population Density 1 - Population for under 10,000



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Outdoor Facility Needs Ranked by Priority Index: Population Density 2

| Rank | Renovation | Construction | |
|------|-----------------------|-----------------------|--------------------|
| | <u>Facility</u> | <u>Facility</u> | |
| 1 | Rest Rooms | Support Facilities | Cluster I |
| 2 | Support Facilities | Rest Rooms | |
| 3 | Playgrounds | Playgrounds | |
| 4 | Baseball Fields | Softball Fields | Cluster II |
| 5 | Tennis Courts | Soccer Fields | |
| 6 | Softball Fields | Baseball Fields | |
| 7 | Basketball Courts | Basketball Courts | Cluster III |
| 8 | Boating Facilities | Picnic Facilities | |
| 9 | Swimming Pools | Swimming Pools | |
| 10 | Picnic Facilities | Football Fields | |
| 11 | Soccer Fields | Tennis Courts | Cluster IV |
| 12 | Exercise Trails | Handball Courts | |
| 13 | Football Fields | Nature Trails | |
| 14 | Shuffleboard Courts | Bike Trails | |
| 15 | Handball Courts | Boating Facilities | Cluster V |
| 16 | Beach Access | Other | |
| 17 | Fishing Piers | Exercise Trails | |
| 18 | Camping | Golf Courses | |
| 19 | Bike Trails | Hiking Trails | |
| 20 | Nature Trails | Fishing Piers | |
| 21 | Other | Camping | |
| 22 | Golf Courses | Beach Access | Cluster VI |
| 23 | Hiking Trails | Historical Facilities | |
| 24 | Historical Facilities | Horse Trails | |
| 25 | Horse Trails | Shuffleboard Courts | |

Population Density 2 – Population from 10,000 to 24,999



Florida Department of Environmental Protection

LAND AND WATER CONSERVATION FUND PROGRAM GRANT APPLICATION PACKAGE

Outdoor Facility Needs Ranked by Priority Index: Population Density 3

| Rank | Renovation | Construction | |
|------|-----------------------|-----------------------|-------------|
| | <u>Facility</u> | <u>Facility</u> | |
| 1 | Rest Rooms | Baseball Fields | Cluster I |
| 2 | Playgrounds | Soccer Fields | |
| 3 | Support Facilities | Support Facilities | Cluster II |
| 4 | Tennis Courts | Softball Fields | |
| 5 | Baseball Fields | Playgrounds | |
| 6 | Basketball Courts | Boating Facilities | |
| 7 | Beach Access | Football Fields | Cluster III |
| 8 | Swimming Pools | Tennis Courts | |
| 9 | Soccer Fields | Rest Rooms | |
| 10 | Picnic Facilities | Picnic Facilities | |
| 11 | Football Fields | Basketball Courts | Cluster IV |
| 12 | Softball Fields | Other | |
| 13 | Boating Facilities | Exercise Trails | |
| 14 | Exercise Trails | Bike Trails | Cluster V |
| 15 | Handball Courts | Nature Trails | |
| 16 | Other | Camping | |
| 17 | Golf Courses | Handball Courts | |
| 18 | Shuffleboard Courts | Historical Facilities | |
| 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 | |

Population Density 3 - Population from 25,000 to 49,999



Florida Department of Environmental Protection

LAND AND WATER CONSERVATION FUND PROGRAM GRANT APPLICATION PACKAGE

Outdoor Facility Needs Ranked by Priority Index: Population Density 4

| Rank | Renovation | Construction | |
|------|-----------------------|-----------------------|--------------------|
| | <u>Facility</u> | <u>Facility</u> | |
| 1 | Playgrounds | Soccer Fields | Cluster I |
| 2 | Rest Rooms | Playgrounds | Cluster II |
| 3 | Support Facilities | Picnic Facilities | |
| 4 | Tennis Courts | Baseball Fields | |
| 5 | Soccer Fields | Support Facilities | |
| 6 | Baseball Fields | Swimming Pools | Cluster III |
| 7 | Swimming Pools | Softball Fields | |
| 8 | Exercise Trails | Basketball Courts | |
| 9 | Softball Fields | Rest Rooms | |
| 10 | Basketball Courts | Other | Cluster IV |
| 11 | Handball Courts | Exercise Trails | |
| 12 | Picnic Facilities | Golf Courses | Cluster V |
| 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 | |
| 19 | Nature Trails | Nature Trails | |
| 20 | Other | Hiking Trails | |
| 21 | Bike Trails | Horse Trails | |
| 22 | Camping | Beach Access | |
| 23 | Hiking Trails | Camping | Cluster VI |
| 24 | Historical Facilities | Historical Facilities | |
| 25 | Horse Trails | Shuffleboard Courts | |

Population Density 4 - Population from 50,000 to 99,999



Florida Department of Environmental Protection

LAND AND WATER CONSERVATION FUND PROGRAM
GRANT APPLICATION PACKAGE

Outdoor Facility Needs Ranked by Priority Index: Population Density 5

| Rank | Renovation | Construction | |
|------|-----------------------|-----------------------|--------------------|
| | <u>Facility</u> | <u>Facility</u> | |
| 1 | Support Facilities | Support Facilities | Cluster I |
| 2 | Rest Rooms | Baseball Fields | Cluster II |
| 3 | Playgrounds | Playgrounds | |
| 4 | Tennis Courts | Softball Fields | Cluster III |
| 5 | Swimming Pools | Rest Rooms | |
| 6 | Boating Facilities | Soccer Fields | |
| 7 | Basketball Courts | Picnic Facilities | |
| 8 | Golf Courses | Bike Trails | Cluster IV |
| 9 | Softball Fields | Swimming Pools | |
| 10 | Picnic Facilities | Exercise Trails | |
| 11 | Historical Facilities | Hiking Trails | |
| 12 | Baseball Fields | Other | |
| 13 | Fishing Piers | Golf Courses | |
| 14 | Exercise Trails | Camping | |
| 15 | Soccer Fields | Beach Access | |
| 16 | Handball Courts | Historical Facilities | Cluster V |
| 17 | Camping | Tennis Courts | |
| 18 | Football Fields | Basketball Courts | |
| 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

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

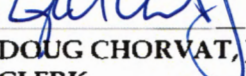
WHEREAS, the Hernando County Board of County Commissioners has conducted its budget hearings pursuant to Chapter 129 and 200, Florida Statutes.

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.



Attest: 
DOUG CHORVAT, JR.
CLERK

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

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.



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 |

| 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 |

| 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 |

| 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 |

| 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 |

| 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 |

| 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 |

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.

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.

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.



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.

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% C O N S T R U C T I O N P L A N S

f o r

WEEKI WACHEE PRESERVE PARK

9.41 ACRES ±

HERNANDO COUNTY, FLORIDA

Project Number 21078

PREPARED FOR:

HERNANDO COUNTY PARKS & RECREATION

PREPARED BY:

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Sheet Index

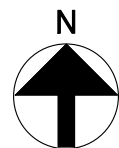
| | |
|------|--------------------------------|
| C-01 | COVER SHEET |
| C-02 | LOCATION MAP |
| C-03 | GENERAL NOTES & SPECIFICATIONS |
| C-04 | SITE DEMOLITION PLAN |
| C-05 | SITE PLAN |
| C-06 | GRADING DRAINAGE & PAVING PLAN |
| C-07 | PEDESTRIAN BRIDGE PLAN |
| C-08 | PEDESTRIAN BRIDGE PROFILE |
| C-09 | RETAINING WALL PROFILE |
| C-10 | UTILITY PLAN |
| C-11 | DETAILS |
| C-12 | DETAILS |
| C-13 | DETAILS |

SITE DATA

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|--------------------|---|
| 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: bmalmborg@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 |



LOCATION MAP
N.T.S.
S/T/R
SEC.13 TWP 23 RNG 16
SEC 18 TWP 23 RNG 17

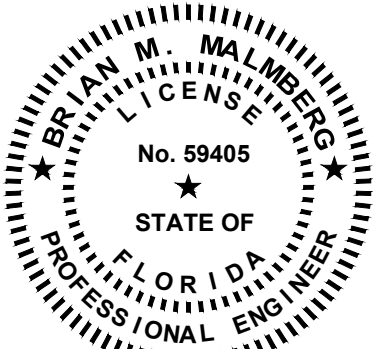


PLAN REVISIONS

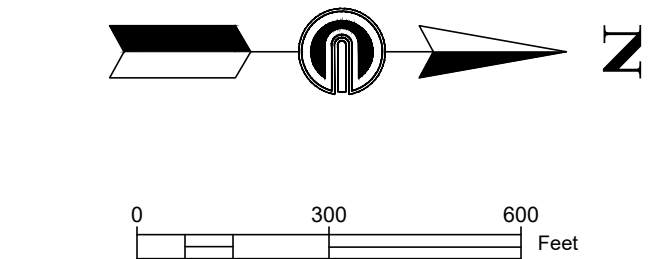
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AGENCY APPROVALS

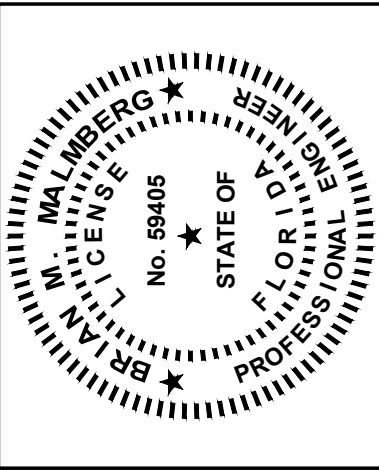
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DESIGN ENGINEER ., P.E., REGISTRATION NO. .



- LEGEND**
- PROJECT BOUNDARY
 - WEEKI WACHEE PRESERVE PARK AREA
 - HERNANDO COUNTY PROPERTY



Coastal
Engineering Associates, Inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

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DRAWING INVAID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

| DATE | REV. | BY | REV. | NO. | REVISION |
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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

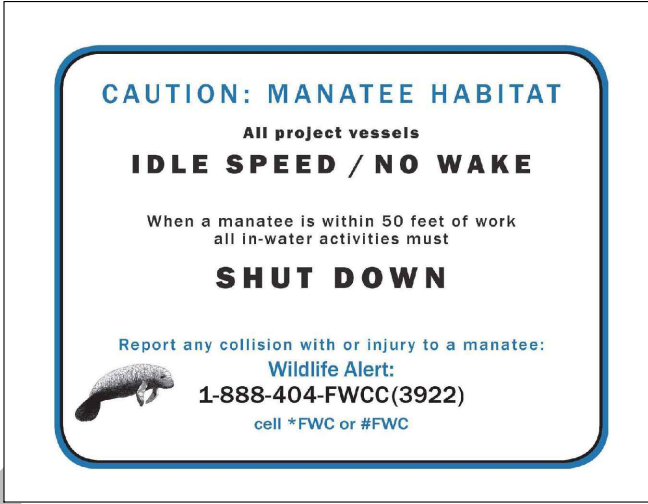
1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS, SILT BARRIERS 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 UNDOE 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 SWMP / 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 COVER THE COST FOR THOSE TREES THAT ARE NOT TO BE REMOVED. TREE REMOVAL 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. THE CONTRACTOR SHALL 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 SWMP 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 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

THE PERMITTEE SHALL COMPLY WITH THE FOLLOWING CONDITIONS INTENDED TO PROTECT MANATEES FROM DIRECT PROJECT EFFECTS:

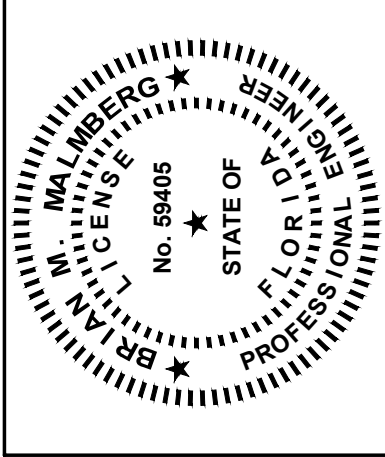
- a. ALL PERSONNEL ASSOCIATED WITH THE PROJECT SHALL BE INSTRUCTED ABOUT THE PRESENCE OF MANATEES AND MANATEE SPEED ZONES, AND THE NEED TO AVOID COLLISIONS WITH AND INJURY TO MANATEES. THE PERMITTEE SHALL ADVISE ALL CONSTRUCTION PERSONNEL THAT THERE ARE CIVIL AND CRIMINAL PENALTIES FOR HARMING, HARASSING, 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 SHUT DOWN 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" 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 CONSTRUCTION AREA OF COVERAGE SO AS TO PRODUCE A CLEAR, DETAILED VIEW OF EACH FEATURE. AT NO TIME SHALL THE RATE OF TRAVEL EXCEED 44 FEET PER MINUTE. FORWARD MOTION OF THE CAMERA SHALL BE HALTED WHEN VIEWING OBJECTS OR STRUCTURES OUTSIDE THE LIMITS OF THE STREET OR EASEMENT BEING DOCUMENTED.
16. THE PHOTOGRAPHER SHALL PAN AND ZOOM IN AND OUT AT A REASONABLE RATE SO AS TO CONTROL SUFFICIENTLY THE CLARITY OF OBJECTS BEING VIEWED. WHEN RECORDING IN RIGHT-OF-WAYS, THE CAMERA SHALL BE MOUNTED ON A STEADY BASE. HORIZONTAL AND VERTICAL SHOTS SHALL BE MADE FROM THE BASE, IN ORDER TO INSURE PROPER PERSPECTIVE. THE DISTANCE FROM THE CAMERA LENS TO THE GROUND SHALL BE NOT LESS THAN 12 FEET. IF NOT ACCESSIBLE BY MOTORIZED VEHICLE, HEIGHT SHALL BE DETERMINED BY THE DISTANCE FROM GROUND TO SHOULDER HEIGHT OF THE CAMERA OPERATOR. CONTRACTOR SHALL FURNISH ALL AUXILIARY LIGHTING AS REQUIRED TO PRODUCT A QUALITY RECORDING. AT NO TIME WILL THE CONTRACTOR BE ALLOWED TO USE ANY ELECTRICAL CIRCUITS WITHIN A BUILDING ON PRIVATE PROPERTIES.
17. ALL VIDEO RECORDING SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS, UNLESS OTHERWISE APPROVED BY THE OWNER. NO VIDEO RECORDING SHALL BE PERFORMED IF THE WEATHER IS NOT ACCEPTABLE, SUCH AS RAIN, FOG, OR ELONGATED SHADOWS THAT DISTORT PERCEPTION AND TEND TO PREVENT CLEAR RESOLUTION.

GENERAL NOTES & SPECIFICATIONS

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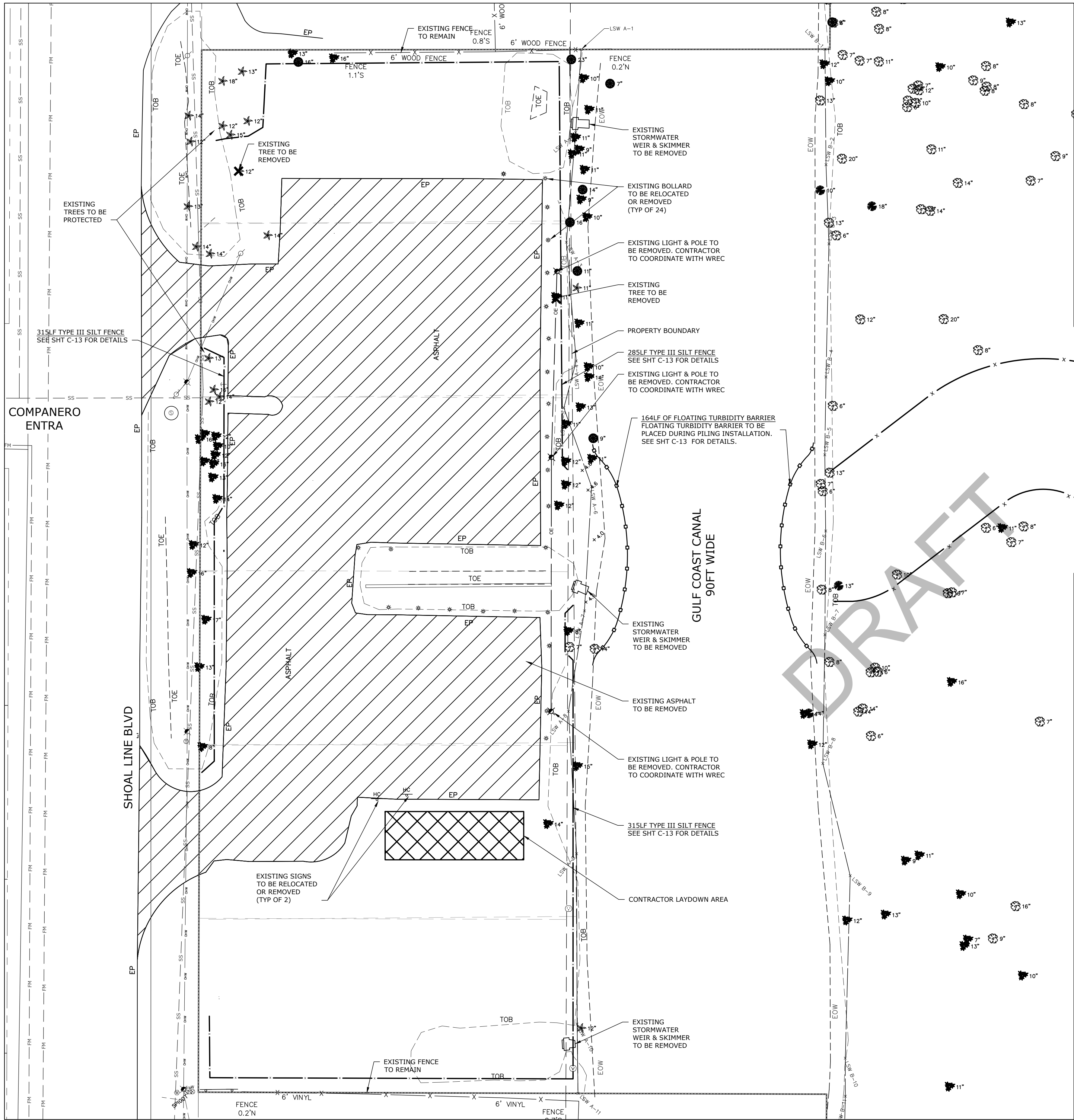
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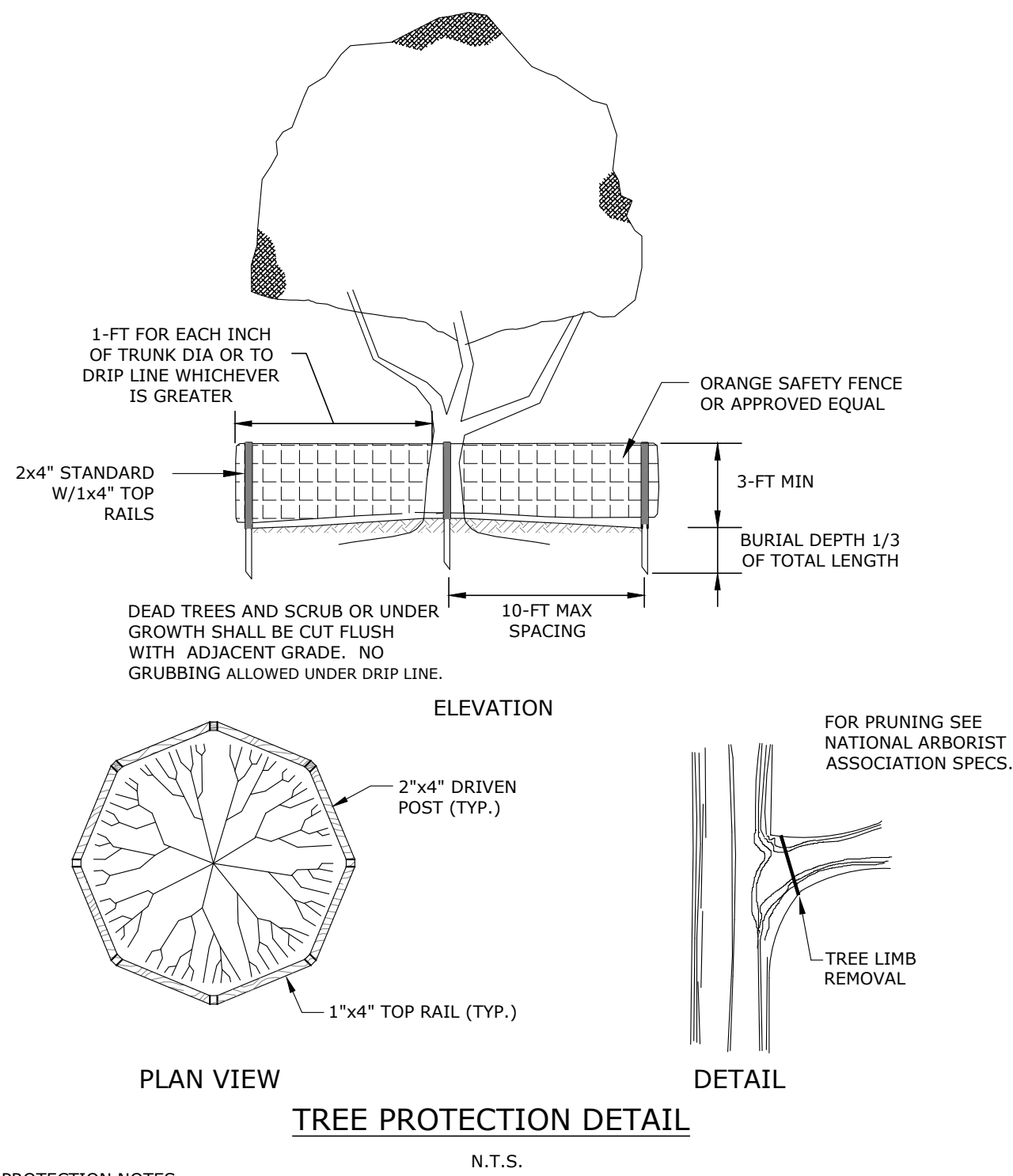
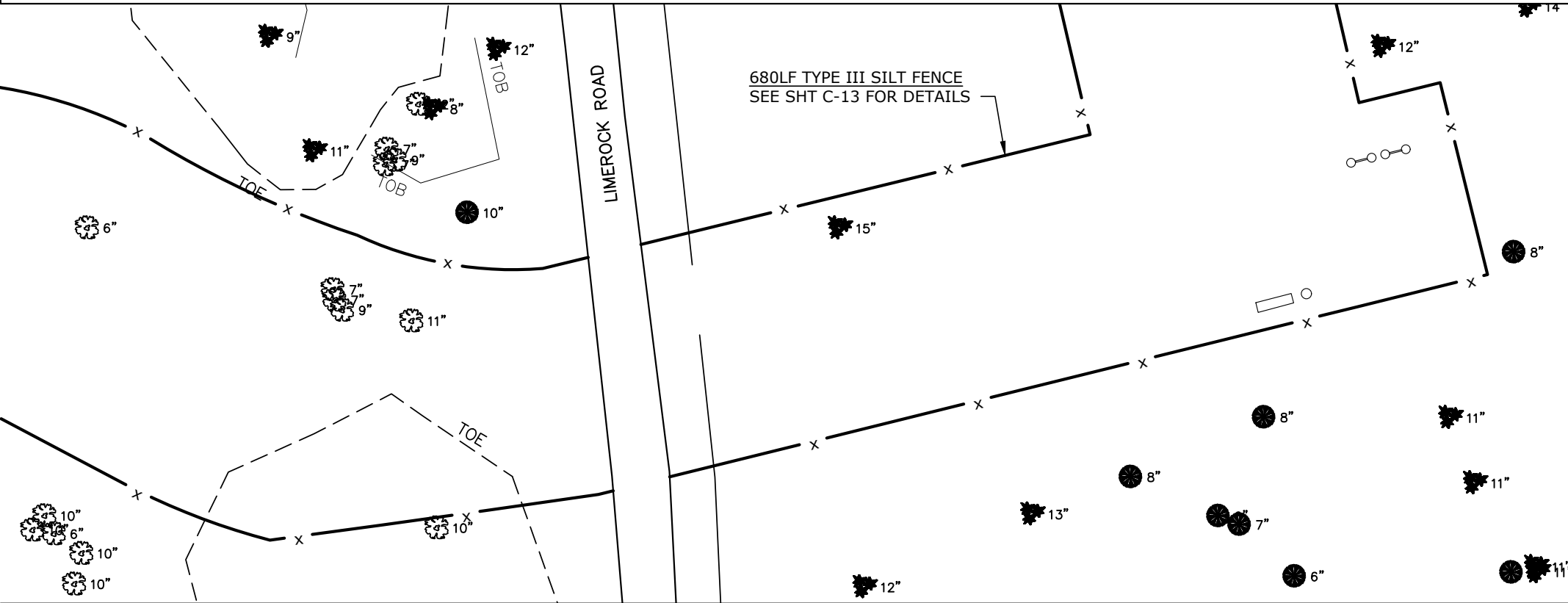
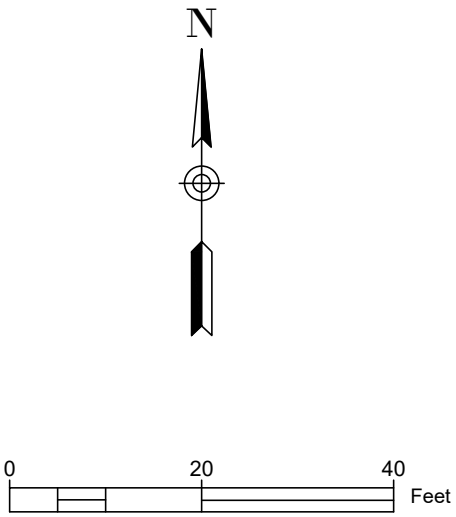
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JOB No.: 21078



LEGEND:

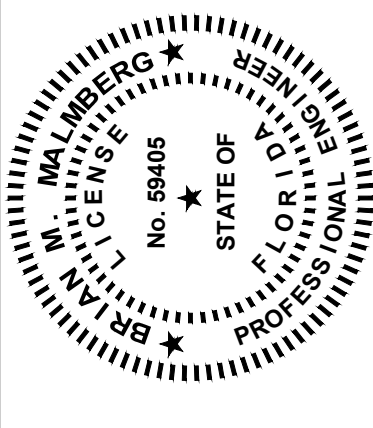
- EXISTING ASPHALT TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- CONSTRUCTION LAYDOWN AREA
- TURBIDITY BARRIER
- SILT FENCE TYPE III



- TREE PROTECTION NOTES:**
- TREE PROTECTION FENCE SHALL BE UTILIZED FOR ALL TREES NOT IDENTIFIED FOR REMOVAL WITHIN AREAS OF CONSTRUCTION ACTIVITY.
 - TREE PROTECTION SHALL BE INSTALLED PRIOR TO START OF ANY SITE WORK.
 - 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.
 - NO VEHICLES OR MATERIALS SHALL BE PARKED OR PLACED WITHIN THE LIMITS OF THE TREE'S DRIP LINE.
 - 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.
 - 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.
 - REMOVE ALL BARRIERS UPON FINAL ACCEPTANCE OF PROJECT UNLESS APPROVED OTHERWISE BY THE ENGINEER.

SITE DEMOLITION PLAN

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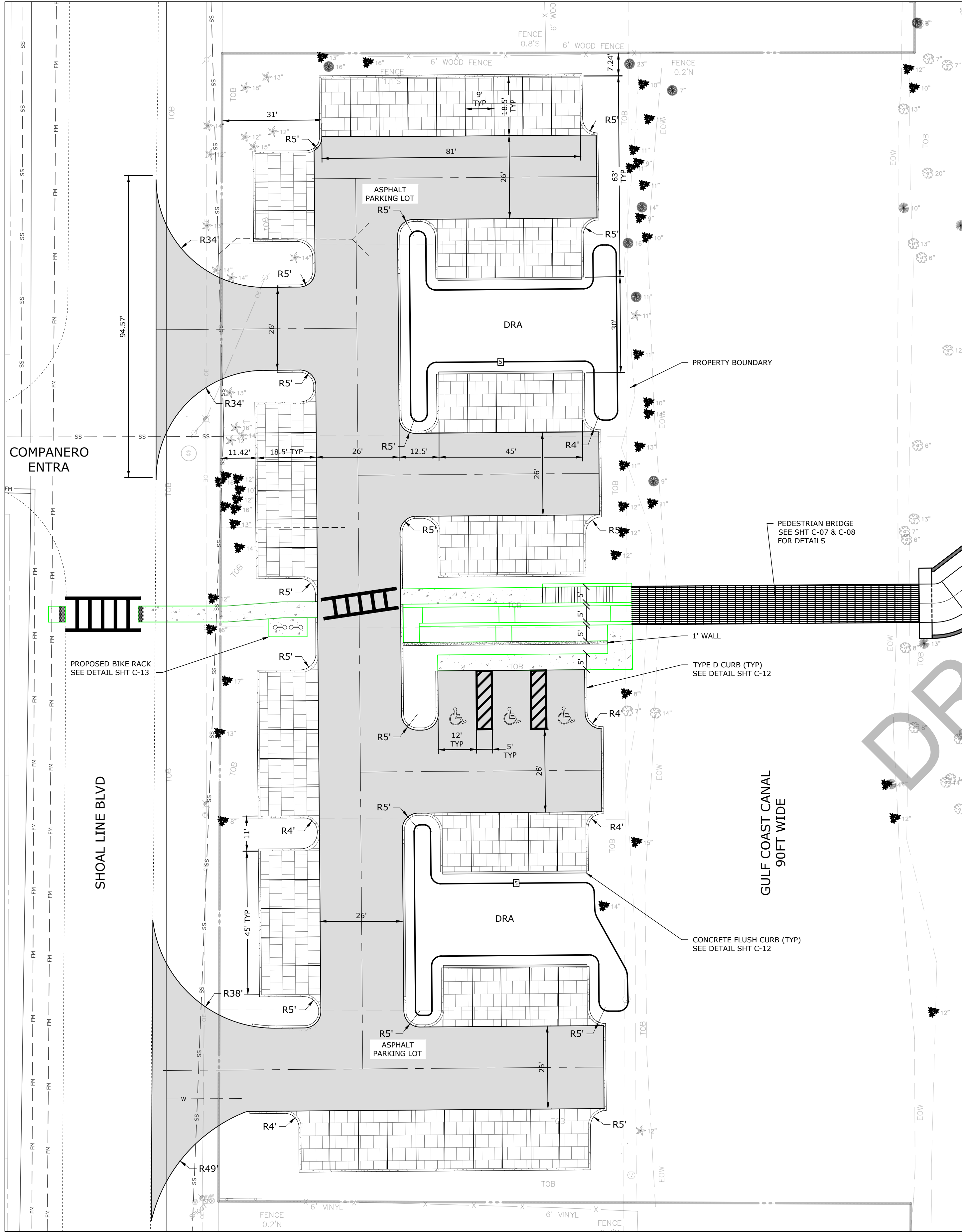
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WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET

C-04

JOB No.: 21078



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 CANDELIGHT BLVD.
BROOKSVILLE, FLA. 34601
PH: (352) 796-9423
EMAIL: bmalmborg@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

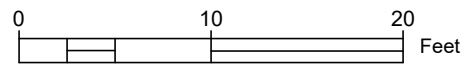
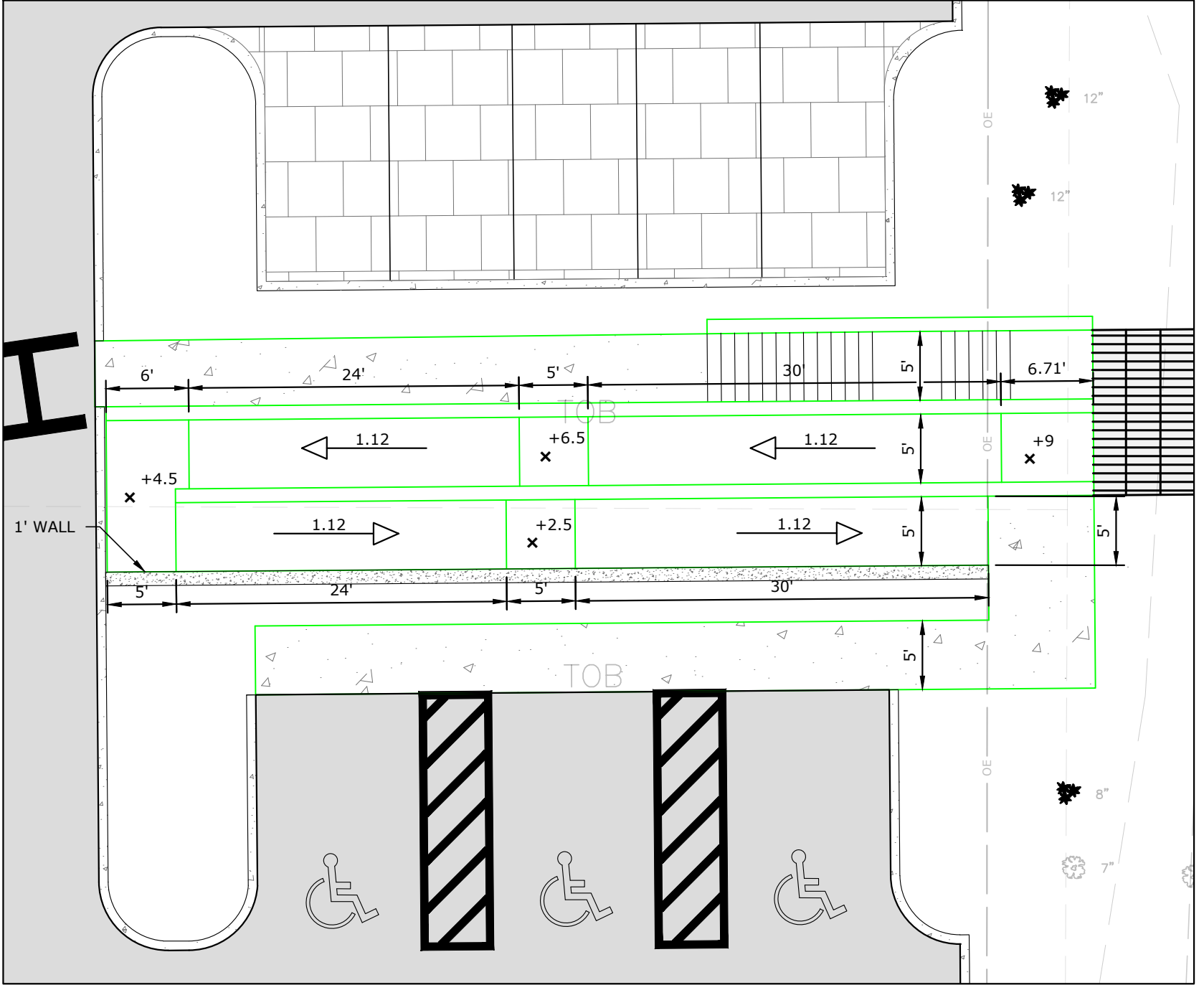
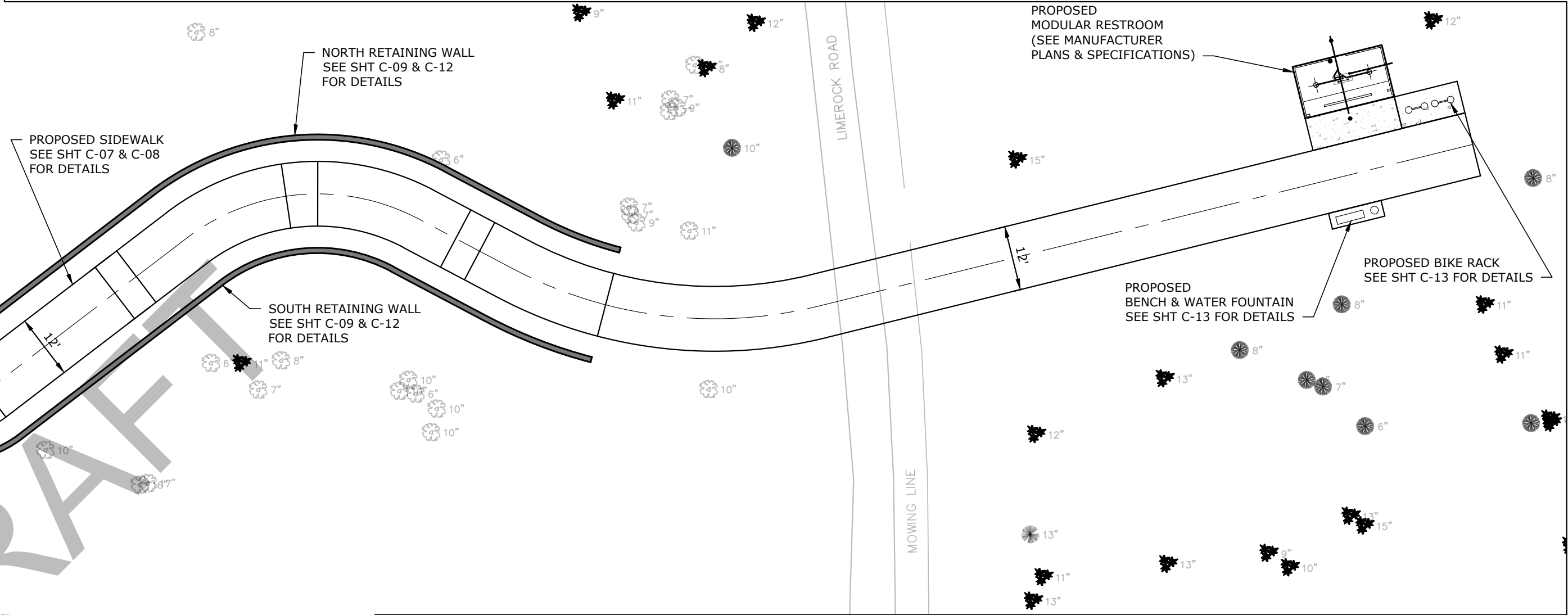
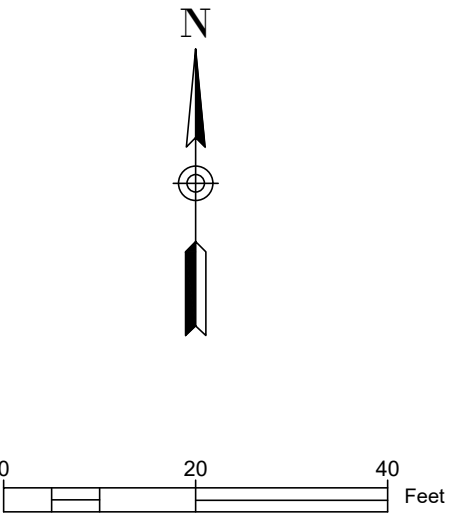
UTILITIES:
A: WATER AND SEWER: HERNANDO COUNTY UTILITIES DEPARTMENT
B: ELECTRIC: WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE (WREC)
C: TELEPHONE: CENTURYLINK
D: FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

BUILDING SETBACKS:

FRONT: 35'
SIDE: 20'
REAR: 25'

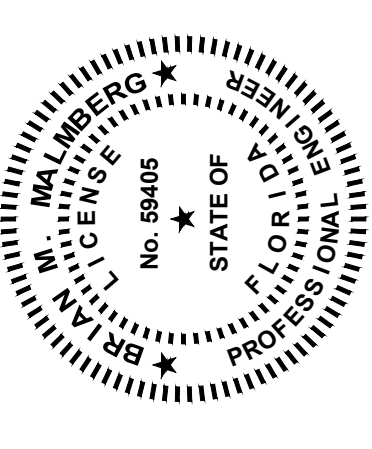
LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT
- PROPOSED PERVIOUS PAVERS



SITE PLAN

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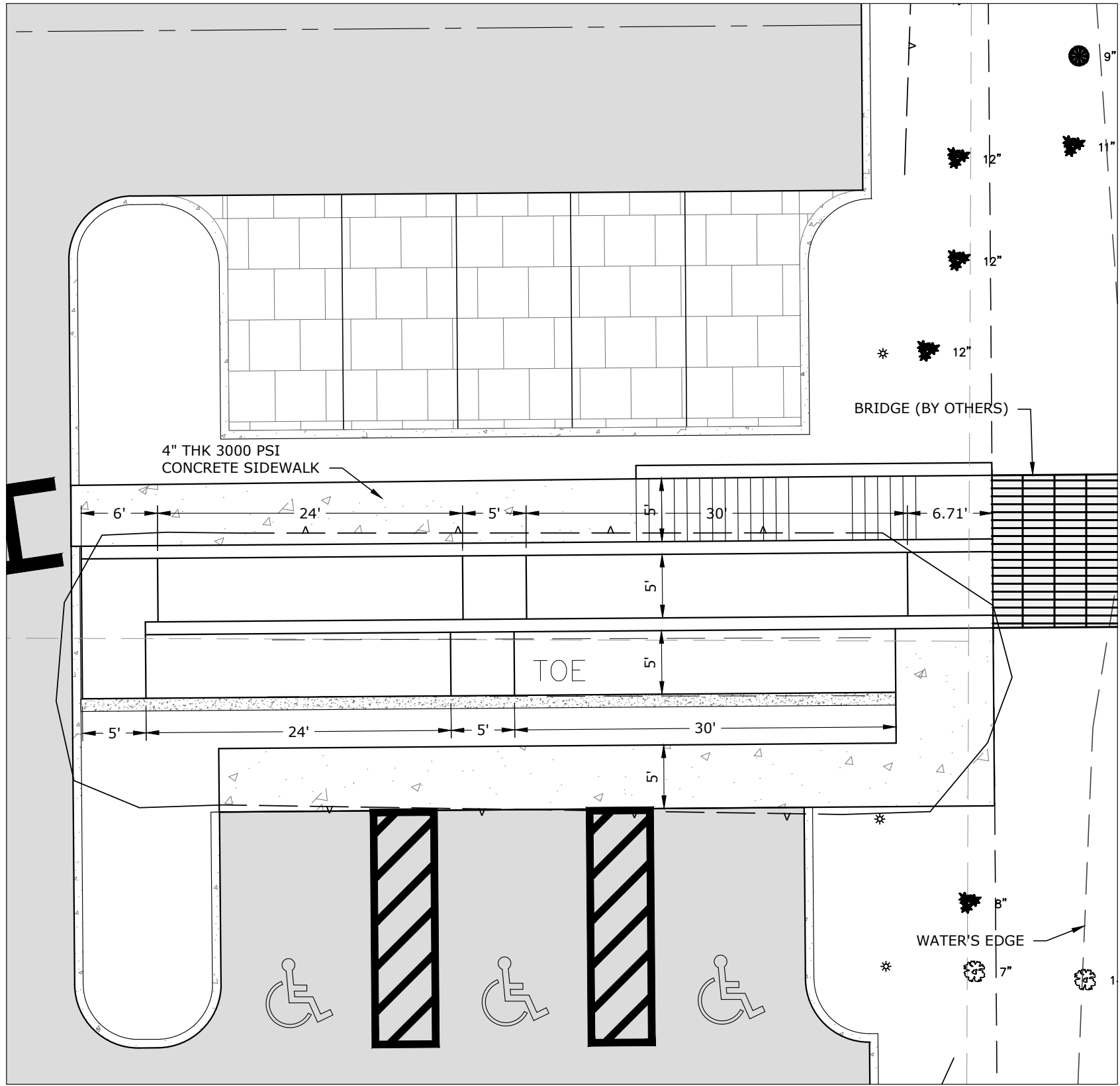
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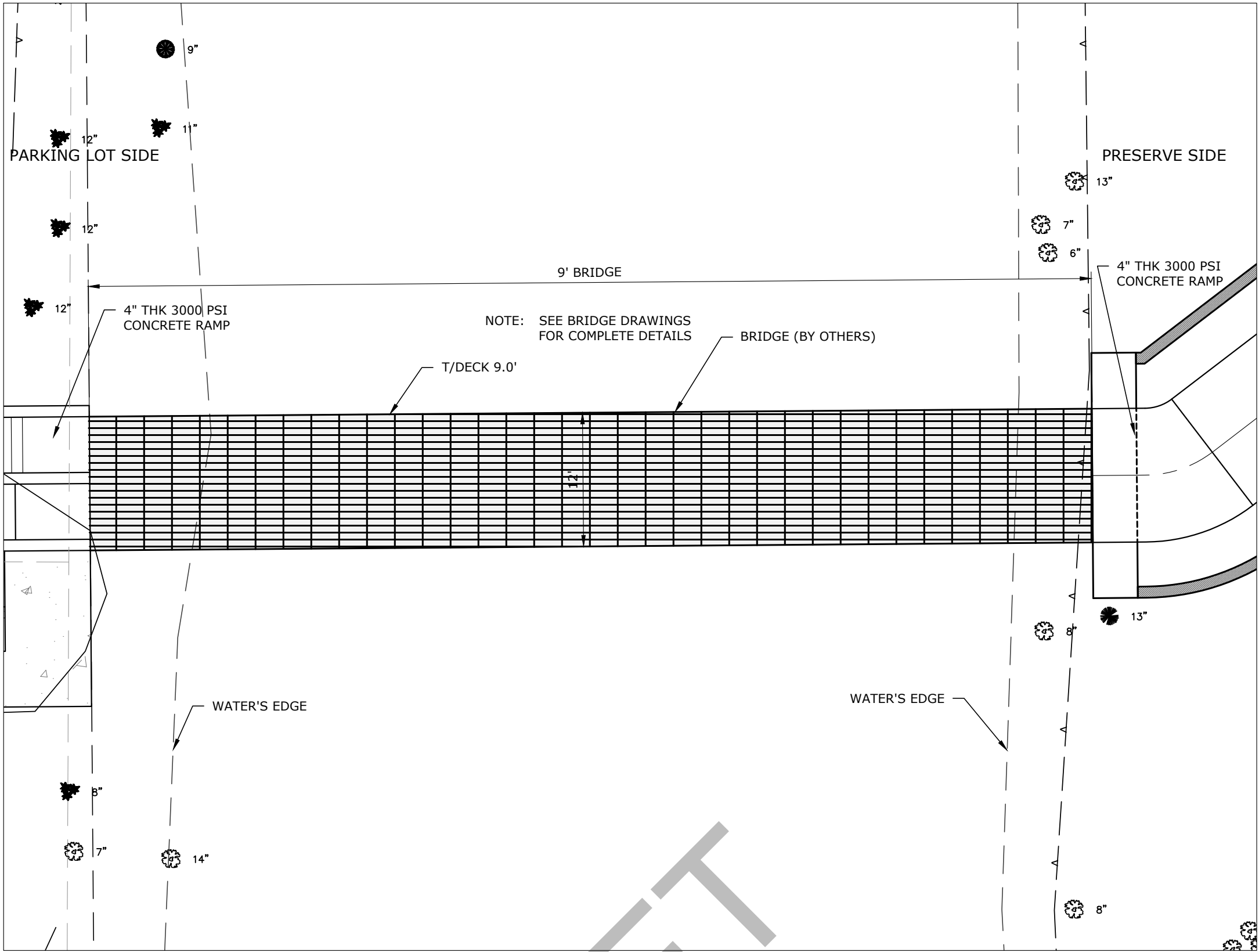
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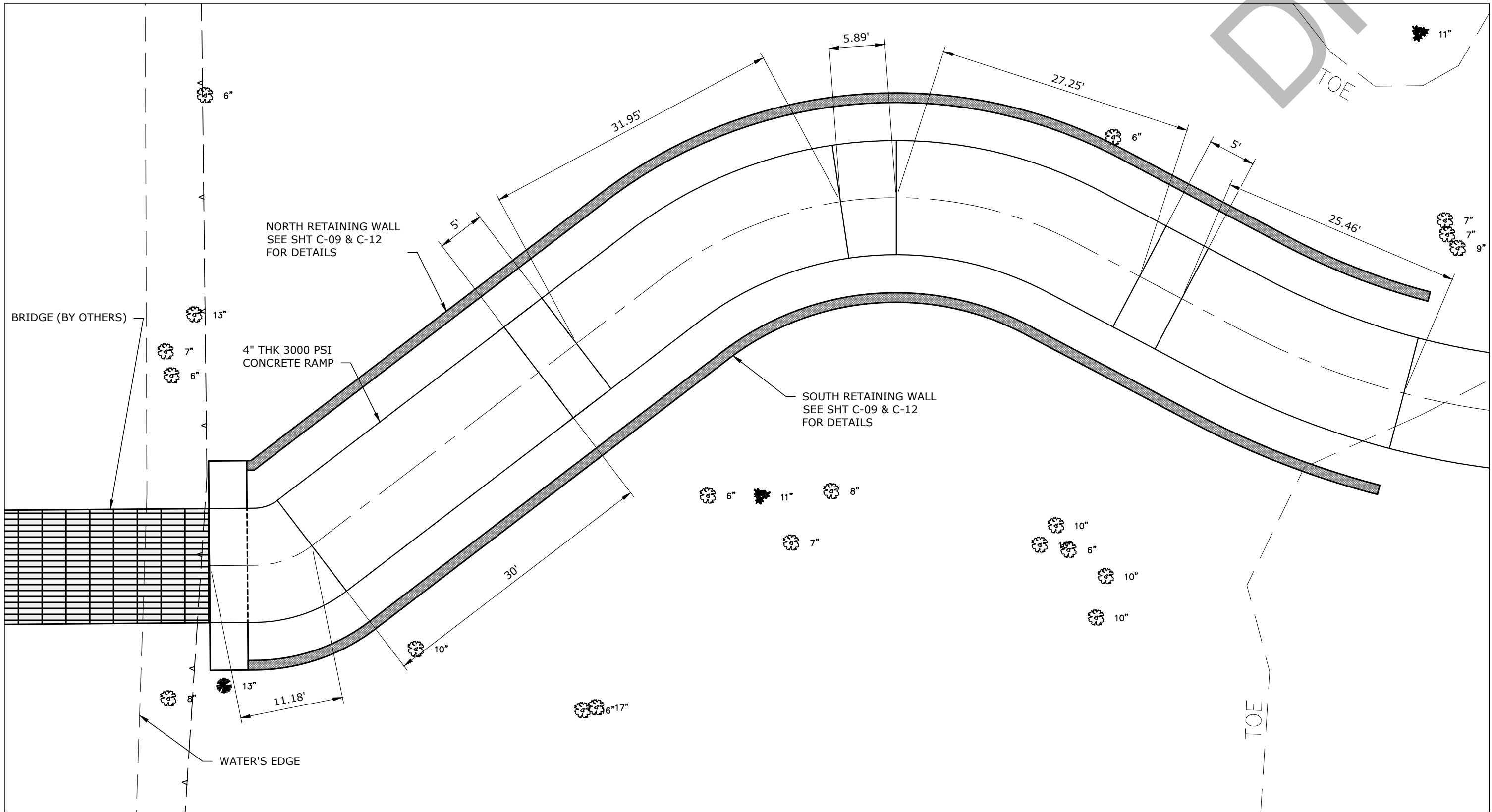
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WEST RAMP



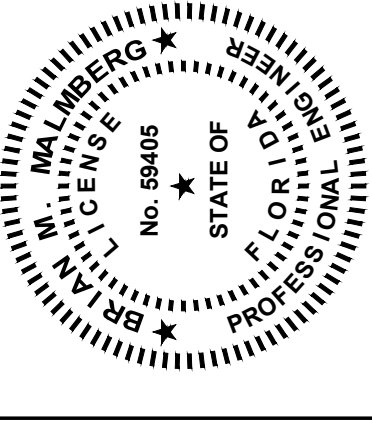
CONTINENTAL EXPRESS
PEDESTRIAN TRUSS BRIDGE



EAST RAMP

PEDESTRIAN BRIDGE PLAN

WEEKI WACHEE PRESERVE PARK



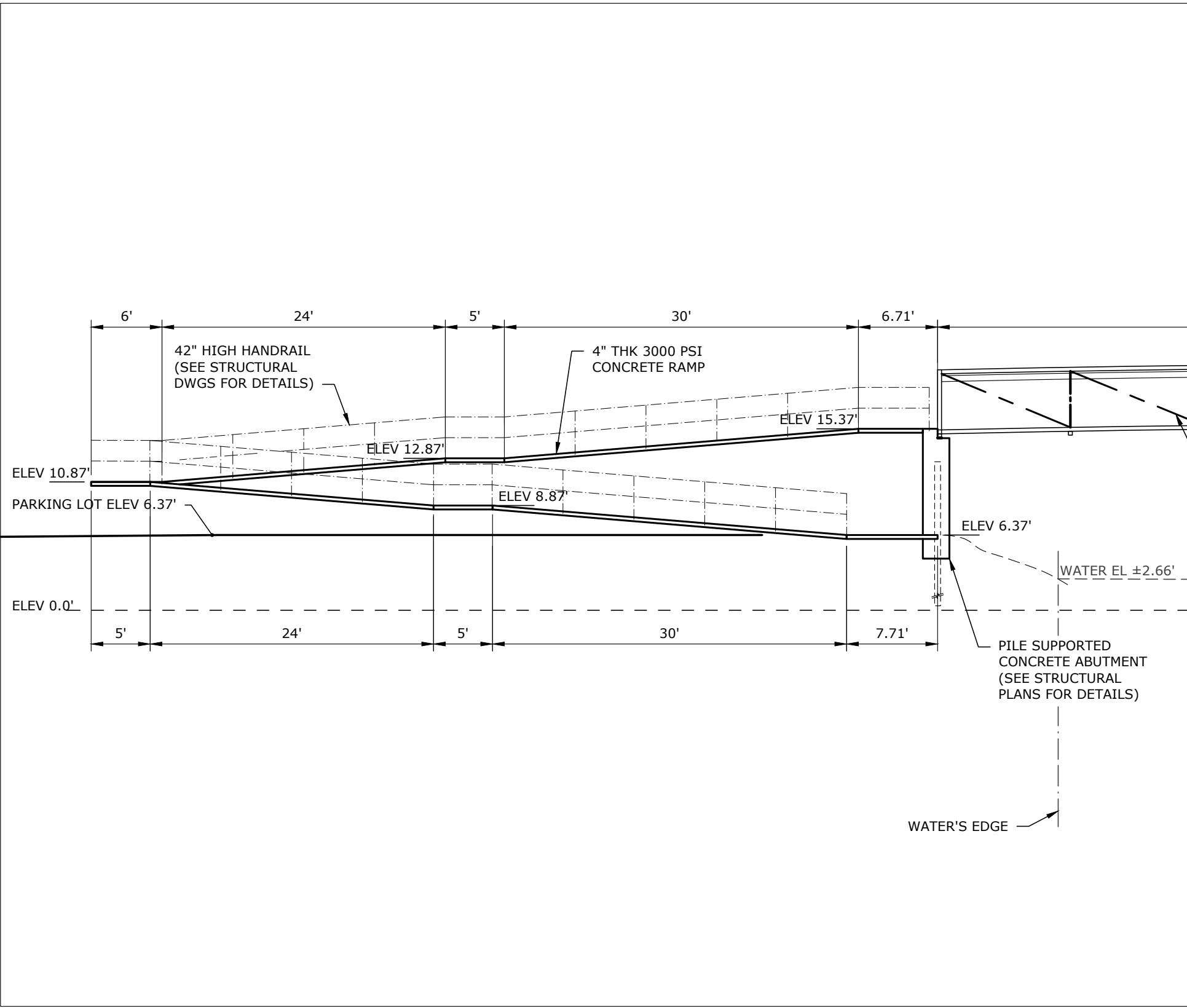
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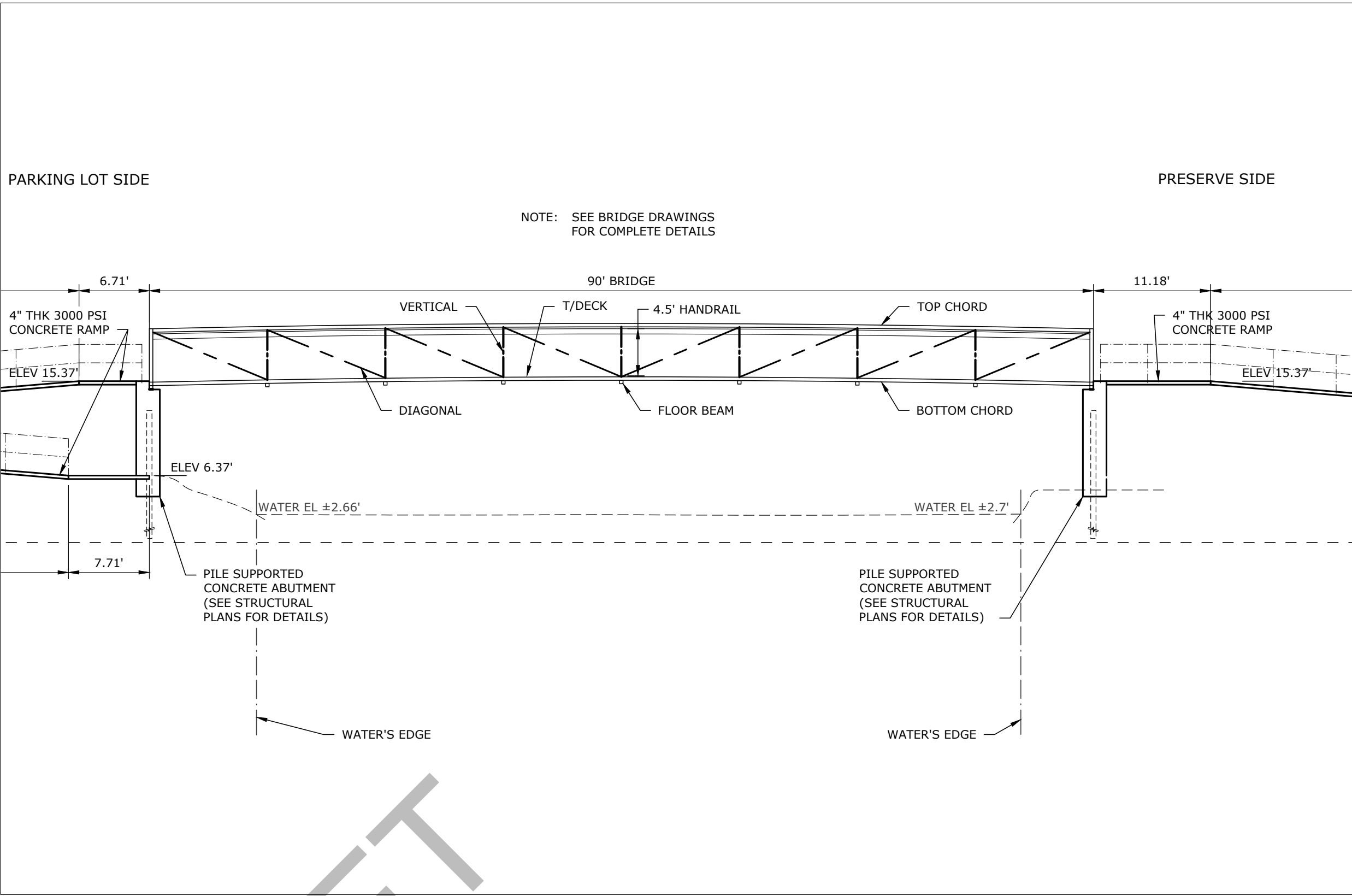
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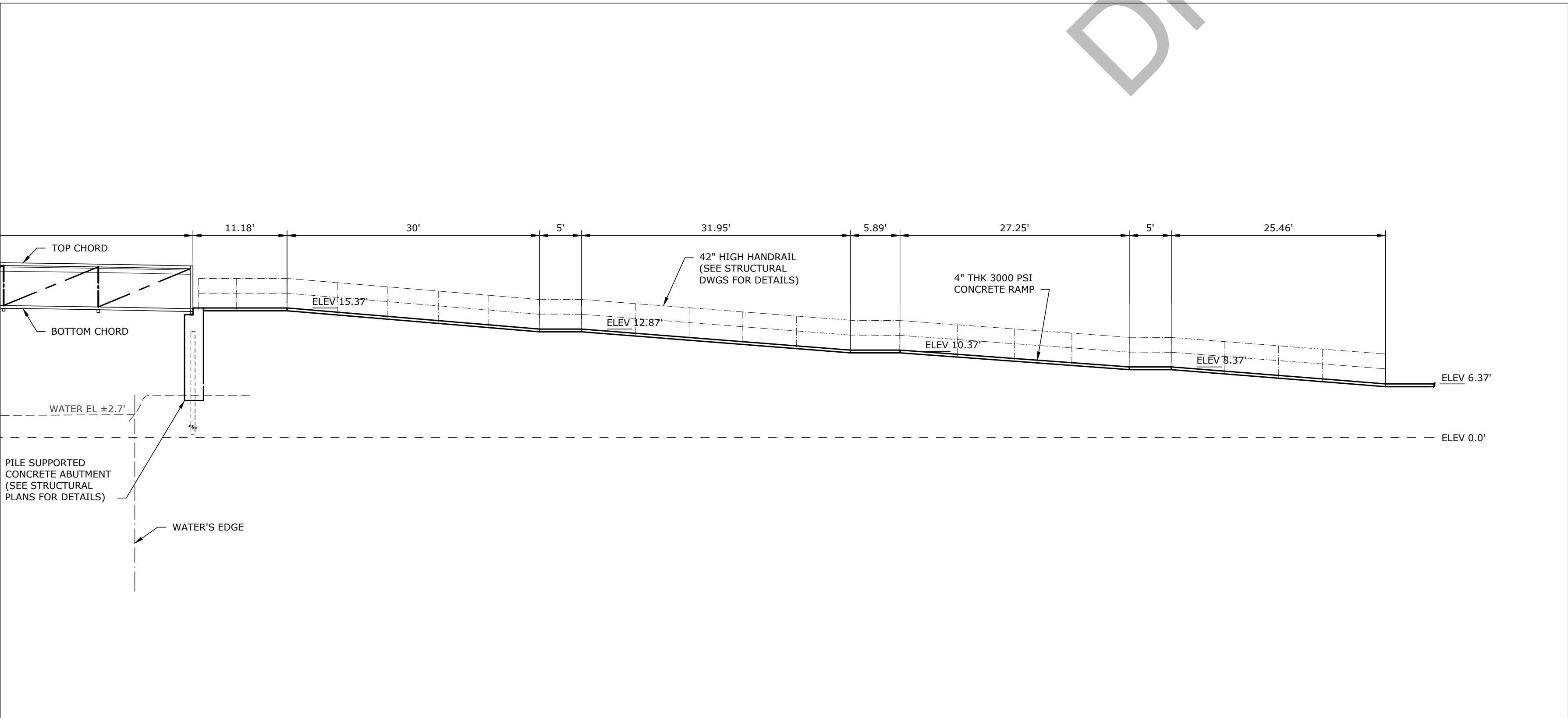
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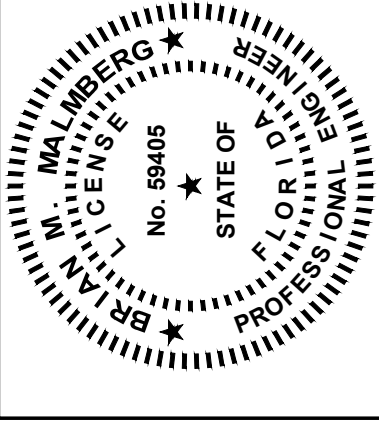
WEST RAMP
VERTICAL SCALE: 1"=10'



**CONTINENTAL EXPRESS
PEDESTRIAN TRUSS BRIDGE**
VERTICAL SCALE: 1"=10'



EAST RAMP
VERTICAL SCALE: 1"=10'



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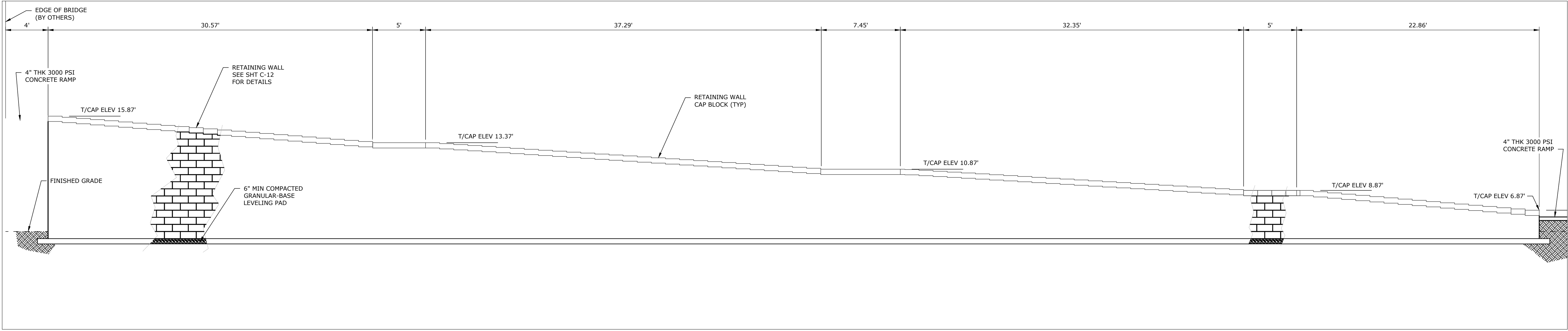
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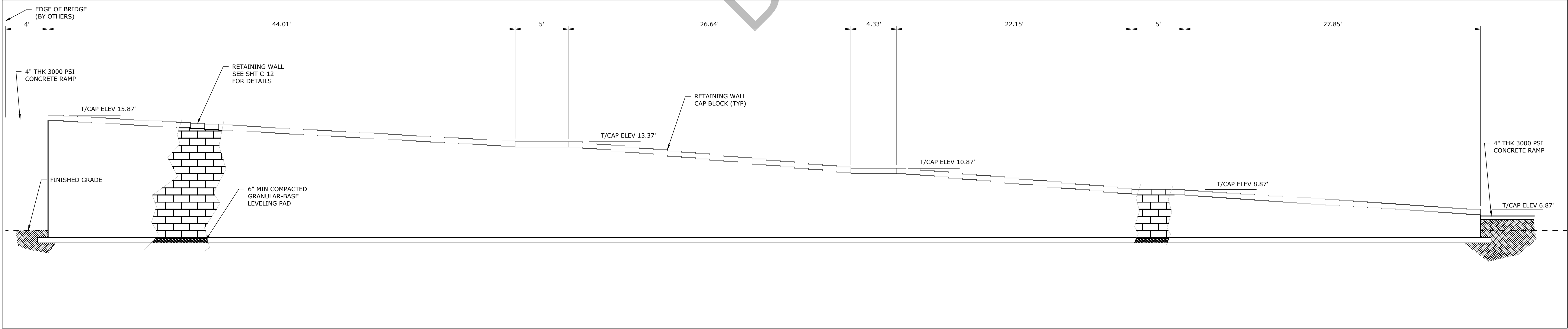
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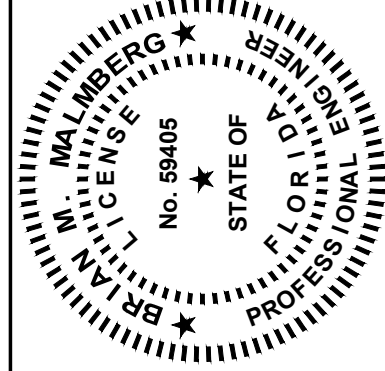
**EAST RAMP NORTH RETAINING WALL
(LOOKING NORTH)**
VERTICAL SCALE: 1"=5'



**EAST RAMP SOUTH RETAINING WALL
(LOOKING NORTH)**
VERTICAL SCALE: 1"=5'

RETAINING WALL PROFILE

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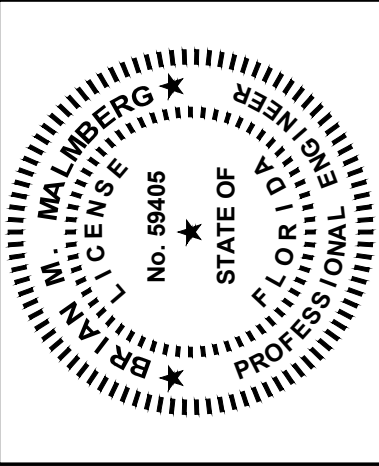
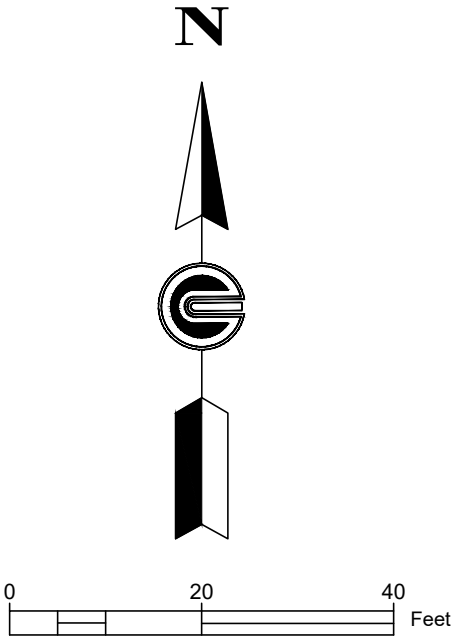
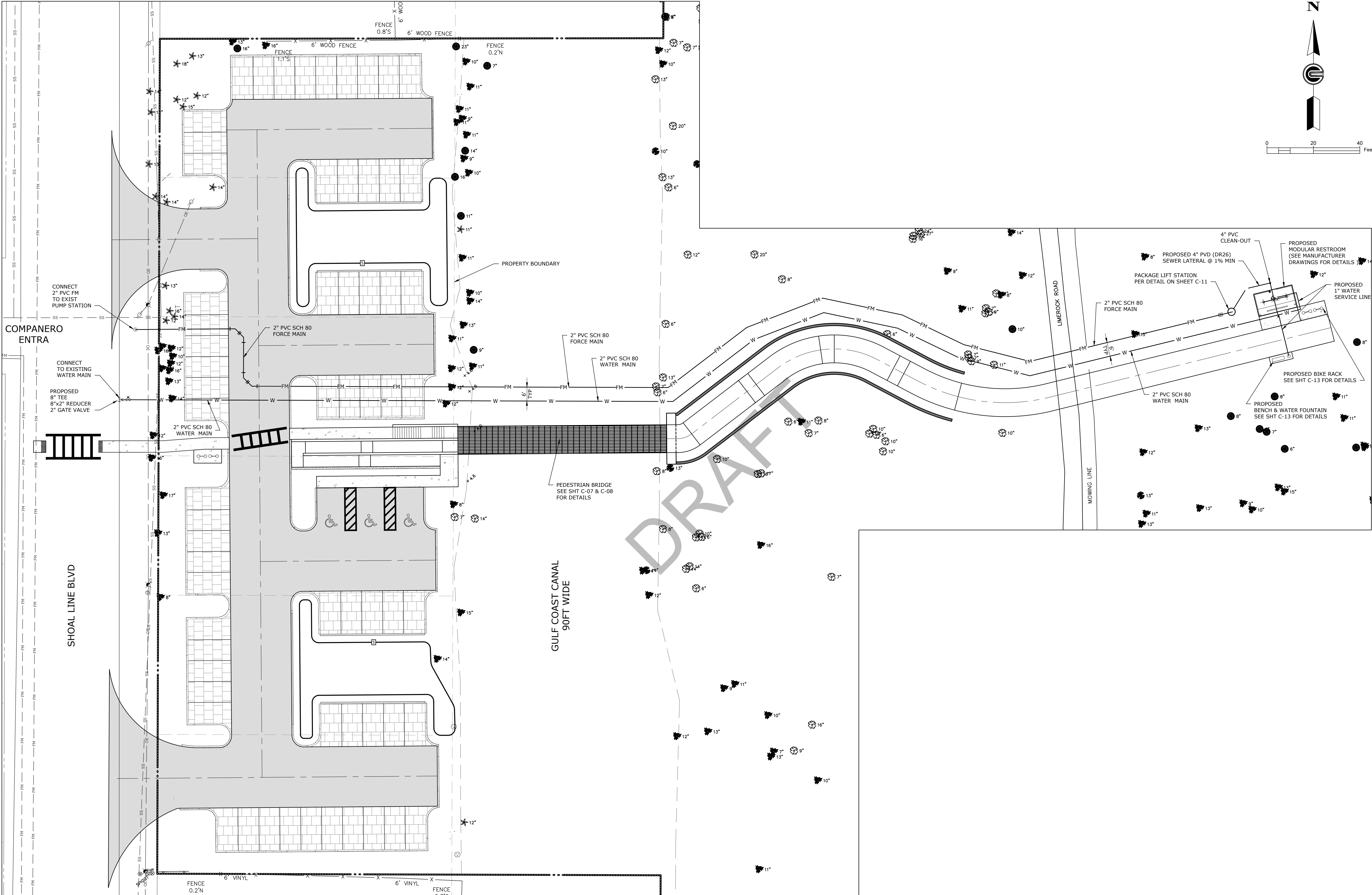
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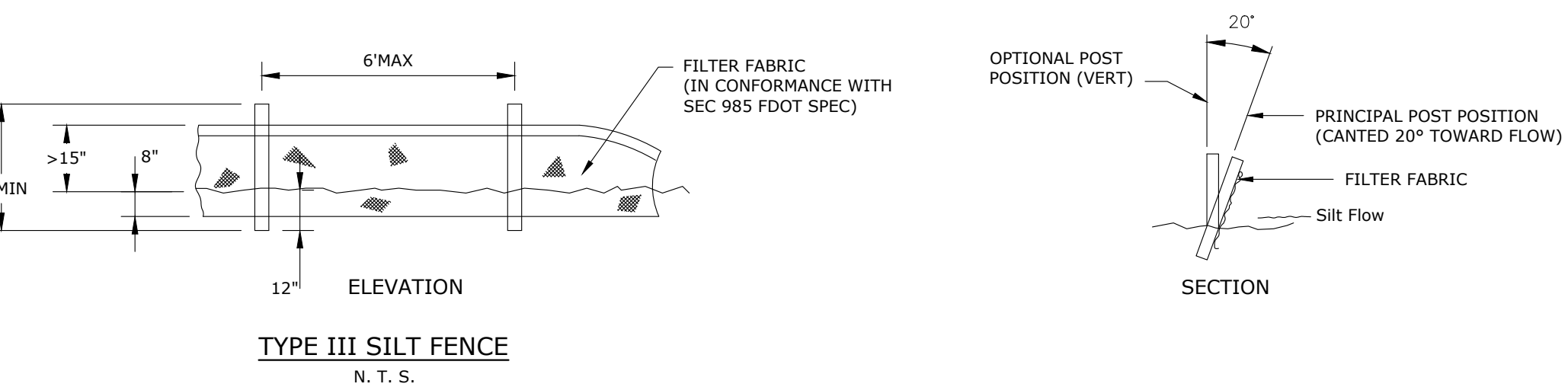
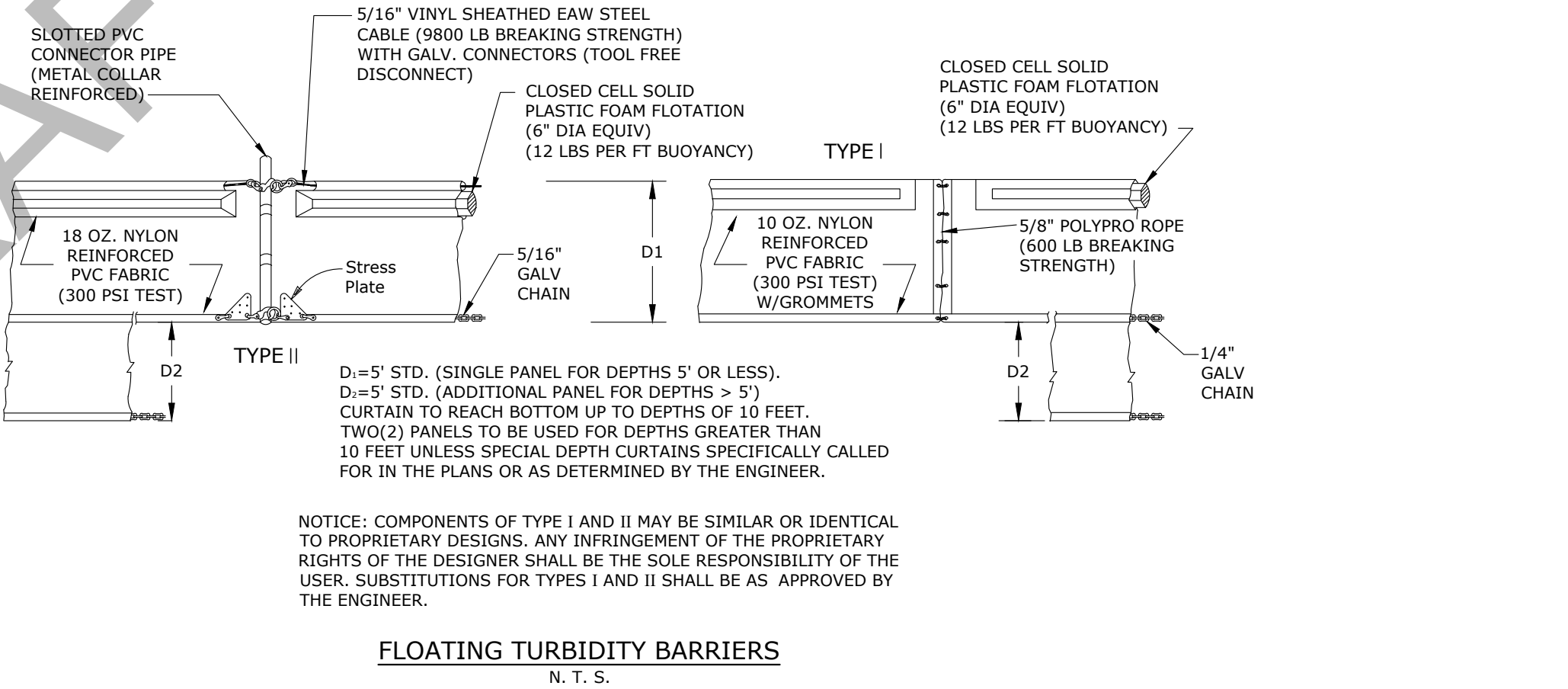
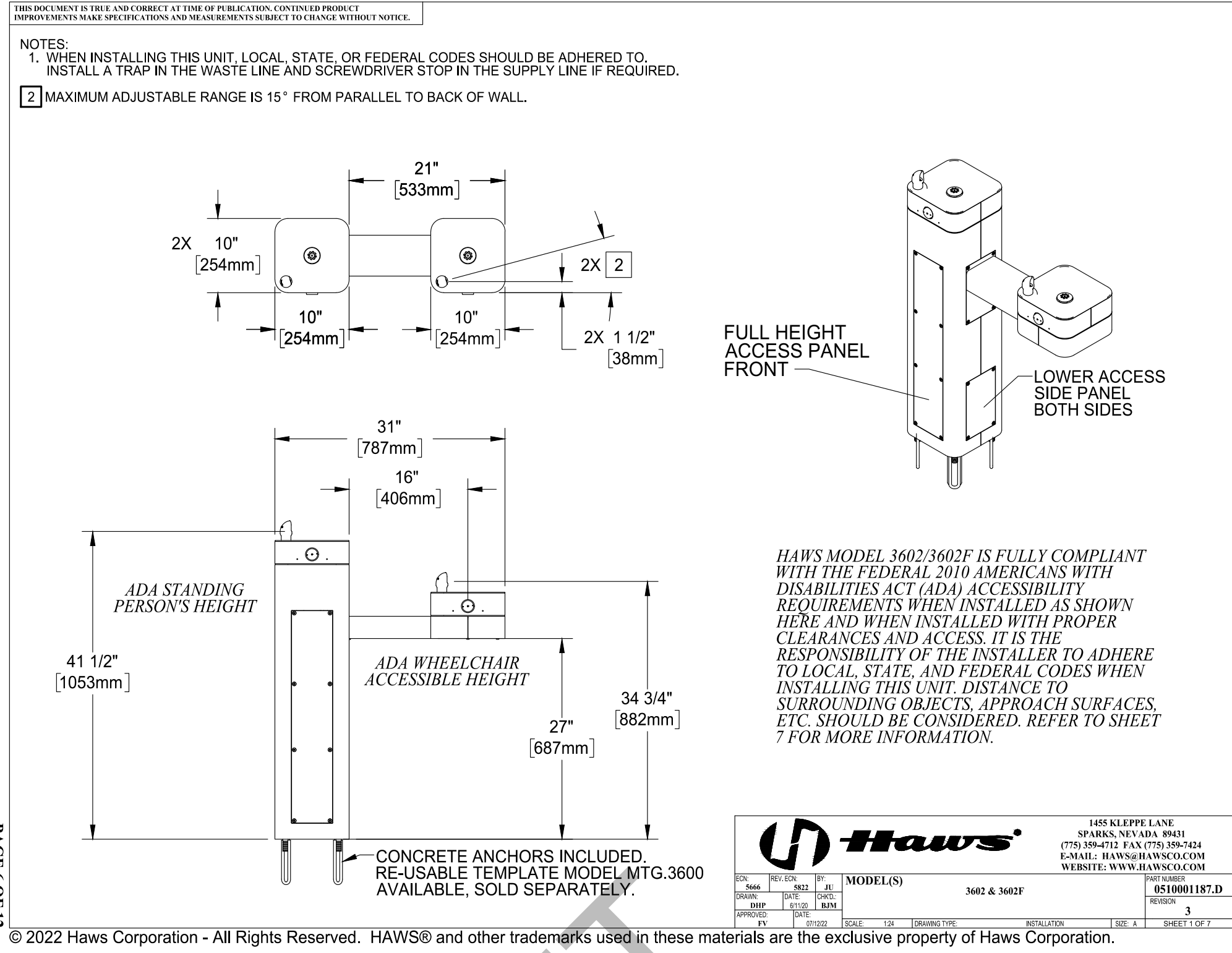
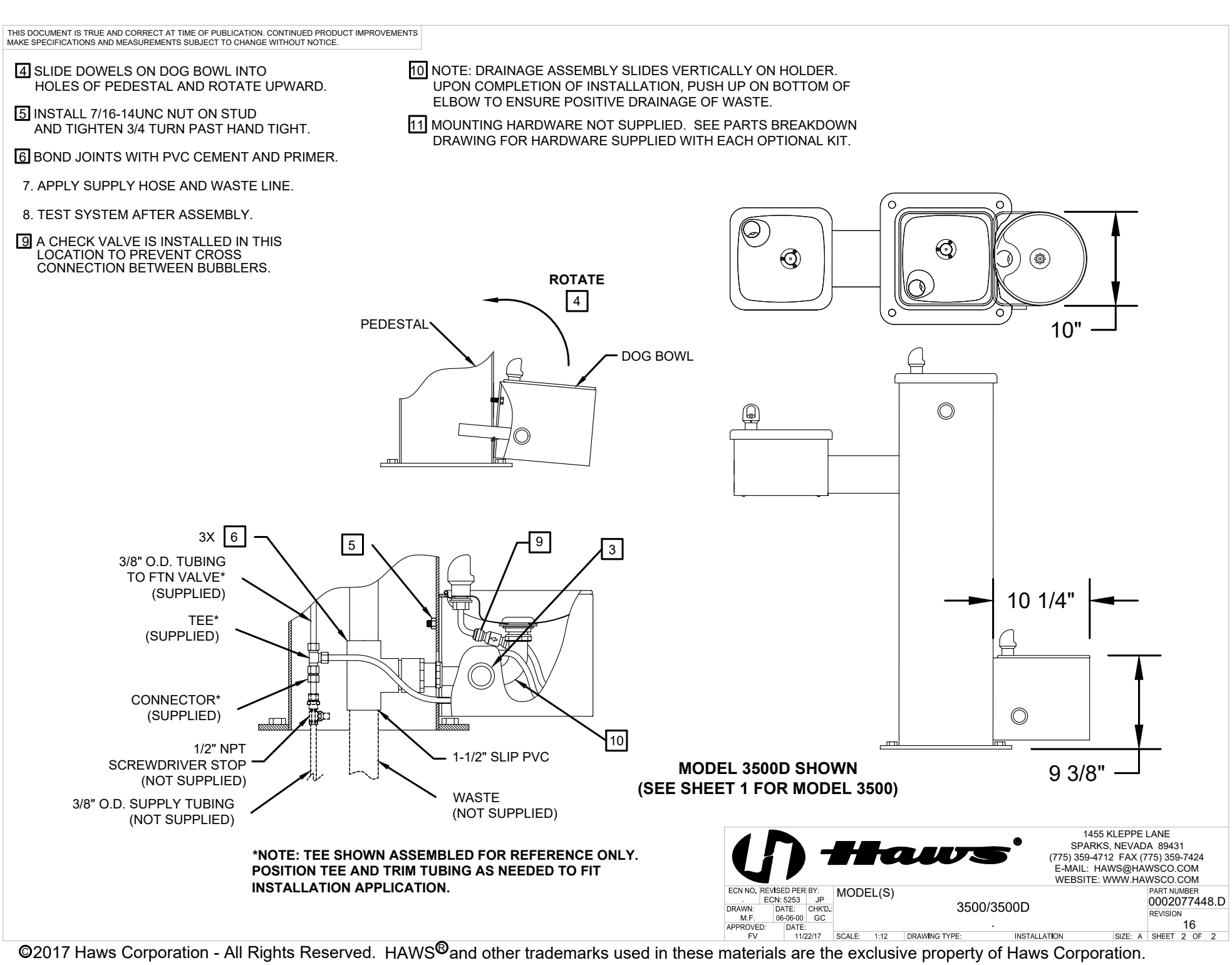
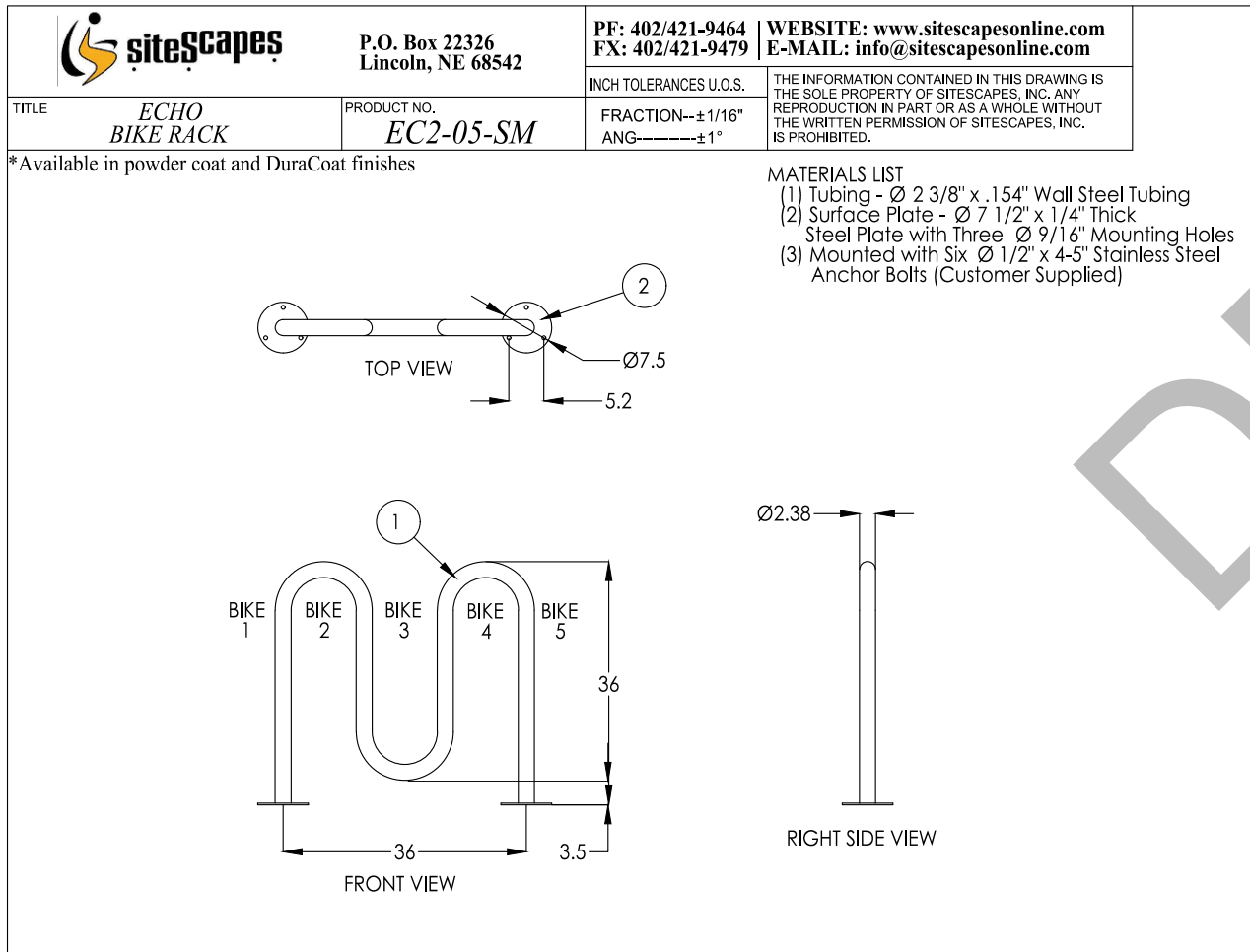
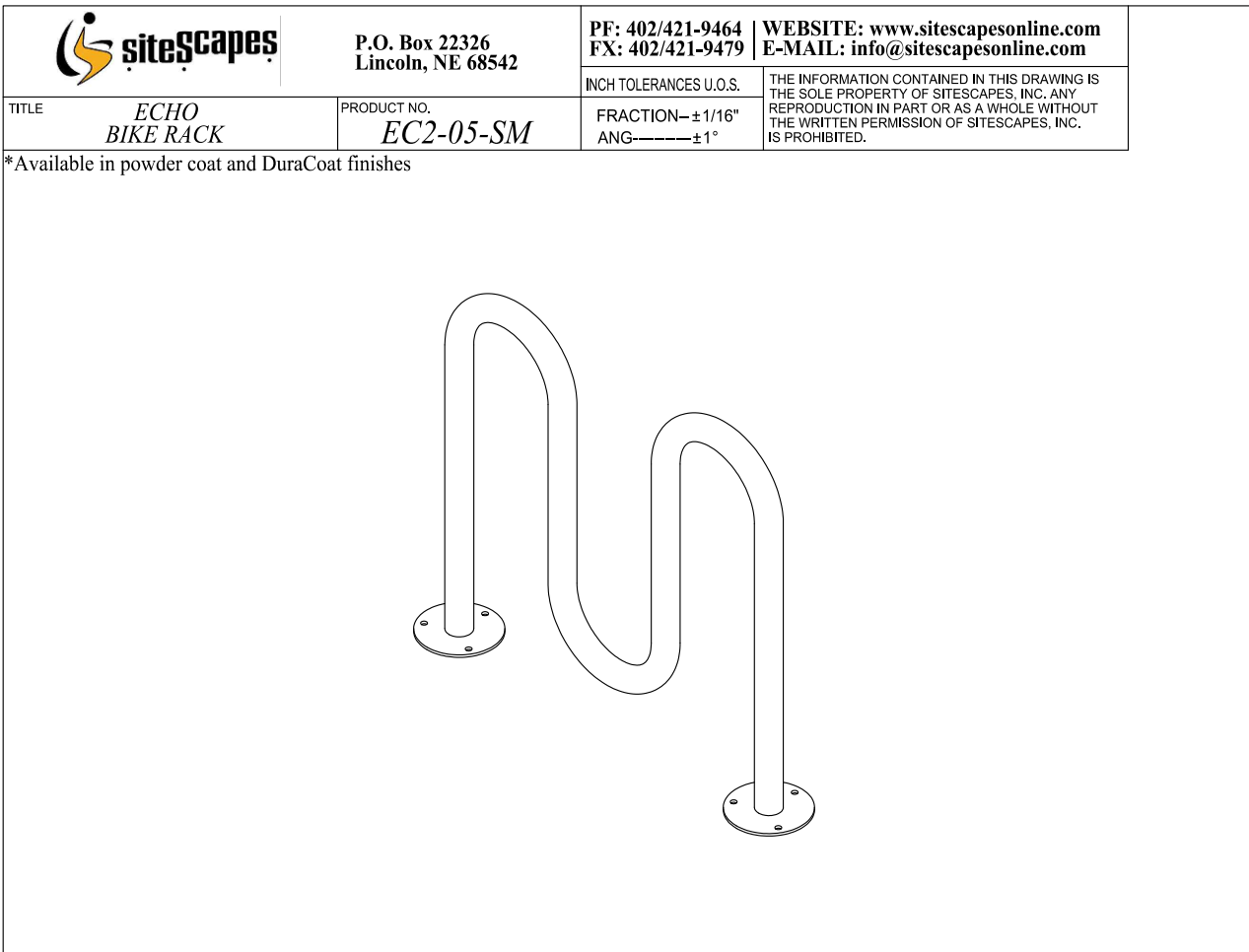
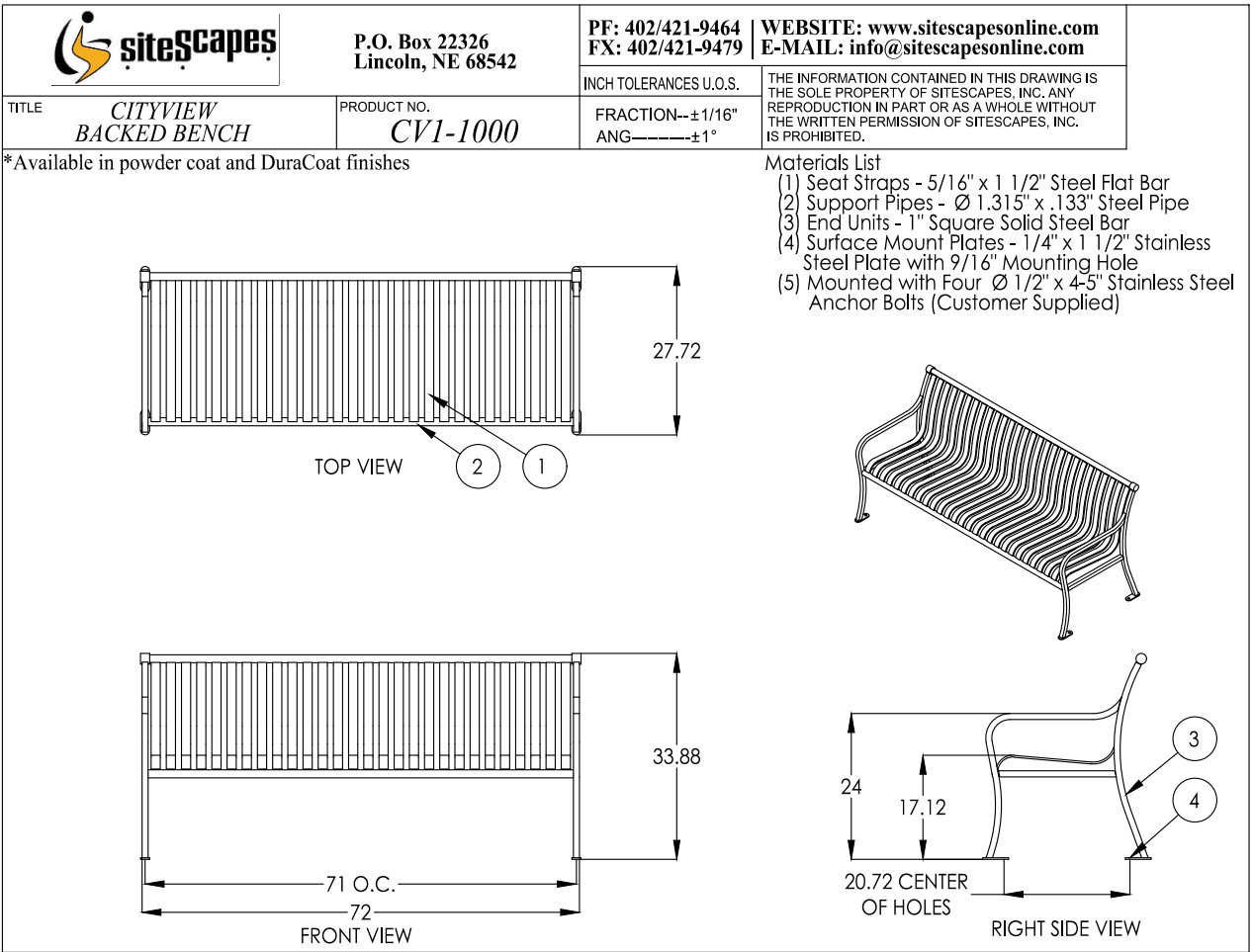
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- NOTES:
1. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.E.P. BMP STANDARDS.
2. UNLESS SPECIFIED, HAY BARRIERS MAY BE USED IN LIEU OF SILT FENCES.
3. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
4. ADDITIONAL FENCE 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

MAINTENANCE
No. 59405
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EIS-0000142

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| DATE | REV. | BY | REV. | NO. | REVISION |
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SHEET
C-13

JOB No.: 21078

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, & Performance 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 |

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 |

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.

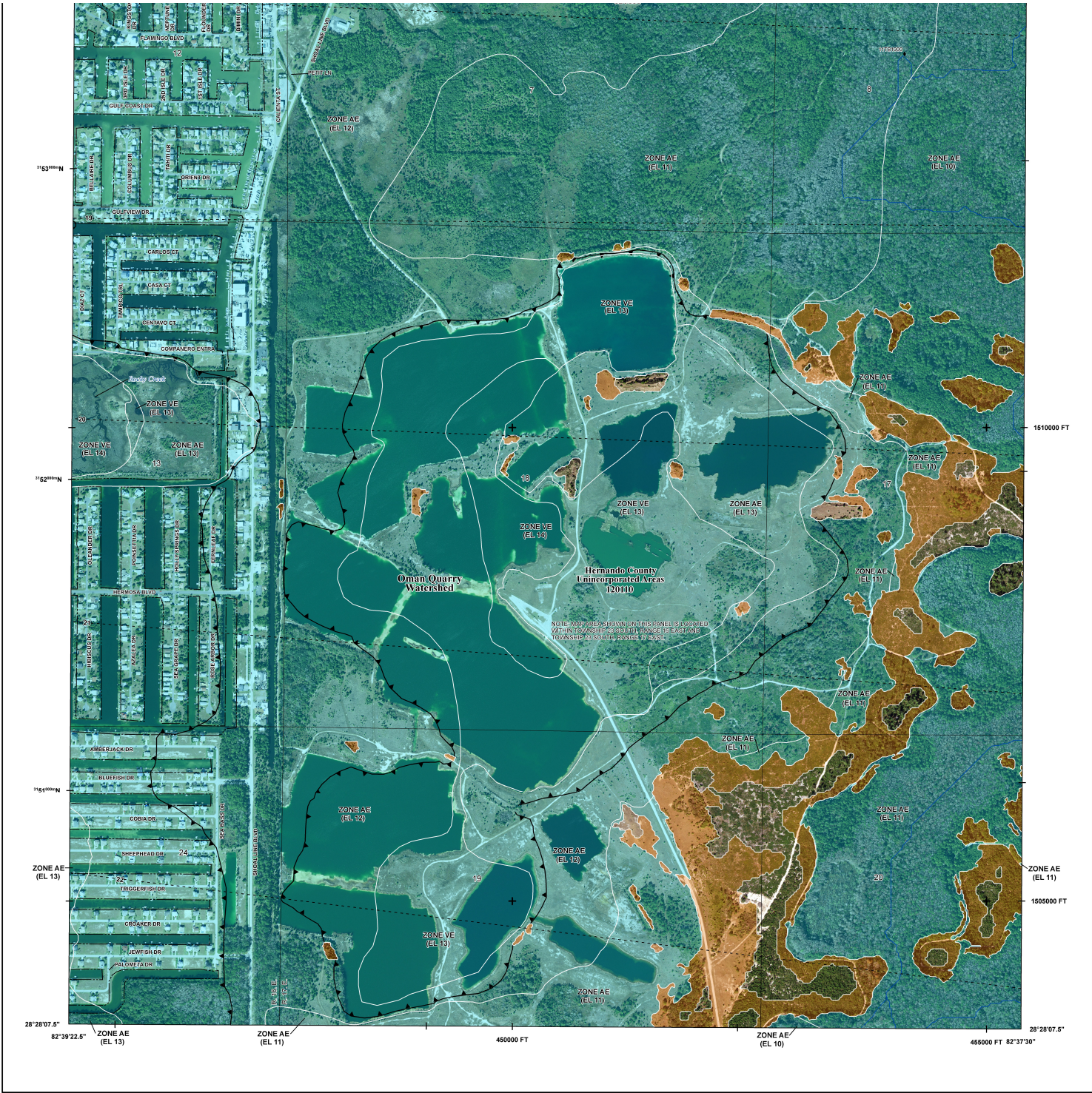
Additionally, parks and preserves like Weeki Wachee serve as essential components of sustainable land management. Biodiverse ecosystems quietly perform the environmental services that make human communities viable—pollination, water filtration, shoreline protection, carbon storage, and nutrient cycling. 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](https://MSC.FEMA.GOV)

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|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| OTHER AREAS OF FLOOD HAZARD | | Regulatory Floodway |
| | | 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 |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee See Notes, Zone X |
| OTHER AREAS | | Area with Flood Risk due to Levee Zone D |
| | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | 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 the 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 this 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.

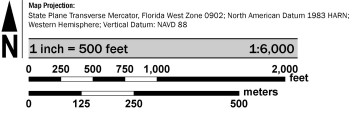
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

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 orthorectification flown in 2017 by the U.S. Department of Agriculture Farm Service Agency and was produced with a 6-inch ground sample distance. MAP imagery was 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.

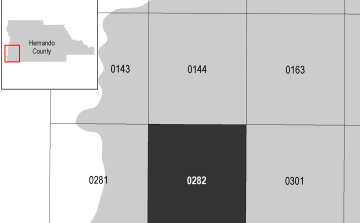
LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LMWA). The LMWA represents the approximate landward limit of the 13-foot breaking wave. The effects of wave hazards between Zone VE and the LMWA (or between the shoreline and the LMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in the Zone VE.

Limit of Moderate Wave Action (LMWA)

SCALE



PANEL LOCATOR

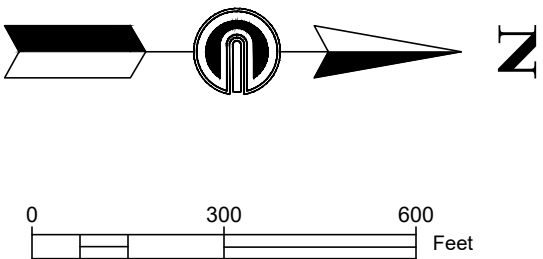


FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
HERNANDO COUNTY, FLORIDA
and Incorporated Areas
PANEL 282 of 410

Panel Contains:
COMMUNITY
HERNANDO COUNTY
NUMBER
120110
PANEL
0282
SUFFIX
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- LEGEND**
- PROJECT BOUNDARY
 - WEEKI WACHEE PRESERVE PARK AREA
 - HERNANDO COUNTY PROPERTY

EXHIBIT I

LOCATION MAP

WEEKI WACHEE PRESERVE PARK

Engineering
Planning
Surveying
Environmental
Transportation
Construction Management

Coastal

engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISING OF THE INCORPORATED IDEAS AND DESIGNS, AS A N I N S T R U M E N T O F P R O F E S S I O N A L E N G I N E E R I N G, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DRAWING INVAID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

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





SHEET

C-02

JOB No.: 21078






Proposed Amenities

- | | |
|--|--|
|  Kiosk - 10' maximum diameter |  Existing Structure to be Removed |
|  Kayak/Canoe Launch - 40' x 20' |  Access from Boardwalk |
|  Covered Picnic Table - 10' x 12' |  Pedestrian Bridge - 10' wide |
|  Pavilions - 15' x 20' (2 max.) |  Boardwalk - 10' wide (along canal) |
|  Restrooms - 20' x 30' |  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 |



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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").

WITNESSETH:

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.

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, and 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: [Signature]
E.D. Armstrong III, Chairman

Date: March 26, 2024

Attest: [Signature]
John Mitten, Secretary

Date: March 26, 2024

SEAL



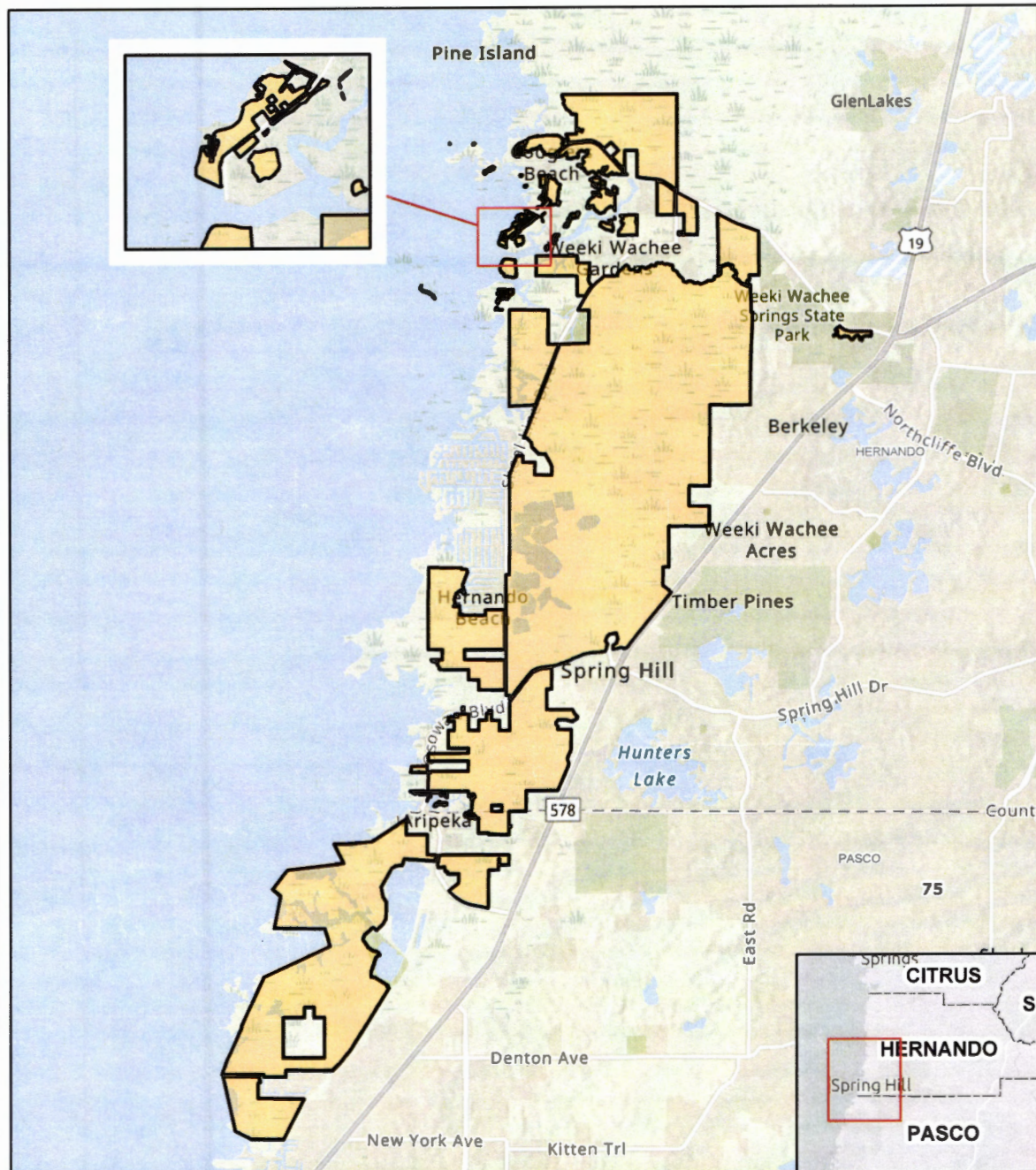
**HERNANDO COUNTY, a political
subdivision of the State of Florida**

By: [Signature]
Elizabeth Narverud, Chair


Date: March 12, 2024

Attest: [Signature]
Deputy Clerk

Exhibit A



Esri, NASA, NGA, USGS, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, FDEP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

 Weeki Wachee Preserve
Project Boundary



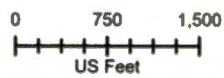
Southwest Florida
Water Management District

Exhibit B



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



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

Exhibit B

You cannot make changes to the Legal Description Area.

number 85055j01 prepared by DC Johnson and Associates; thence South $00^{\circ} 12' 47''$ West, a distance of 165.59 feet; thence continue South $00^{\circ} 12' 47''$ West, a distance of 1149.91 feet for a POINT OF BEGINNING; thence the following 60 courses:

1. North $86^{\circ} 17' 38''$ East, a distance of 156.64 feet;
2. North $81^{\circ} 23' 55''$ East, a distance of 86.60 feet;
3. North $84^{\circ} 28' 28''$ East, a distance of 554.02 feet;
4. North $83^{\circ} 45' 36''$ East, a distance of 119.00 feet;
5. North $76^{\circ} 11' 18''$ East, a distance of 277.83 feet;
6. North $75^{\circ} 30' 02''$ East, a distance of 105.28 feet;
7. North $59^{\circ} 20' 19''$ East, a distance of 77.36 feet;
8. North $50^{\circ} 01' 38''$ East, a distance of 89.54 feet;
9. North $37^{\circ} 08' 27''$ East, a distance of 247.99 feet;
10. North $42^{\circ} 46' 11''$ East, a distance of 30.96 feet;
11. South $41^{\circ} 50' 27''$ East, a distance of 178.14 feet;
12. South $33^{\circ} 49' 07''$ 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 $80^{\circ} 52' 22''$, having a chord bearing and distance of South $67^{\circ} 49' 52''$ East, 176.17 feet to a point of intersection with a non-tangential line;
14. North $74^{\circ} 16' 23''$ East, a distance of 51.87 feet;
15. North $83^{\circ} 01' 00''$ East, a distance of 279.28 feet;
16. North $71^{\circ} 23' 05''$ East, a distance of 244.24 feet;
17. North $83^{\circ} 19' 24''$ 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 $69^{\circ} 44' 21''$, having a chord bearing and distance of South $68^{\circ} 51' 39''$ East, 175.45 feet to a point of intersection with a non-tangential line;
19. South $20^{\circ} 20' 02''$ East, a distance of 415.43 feet;
20. South $16^{\circ} 23' 38''$ East, a distance of 407.38 feet;

Exhibit B

You cannot make changes to the Legal Description Area.

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;

Exhibit B

You cannot make changes to the Legal Description Area.

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;

Exhibit B

You cannot make changes to the Legal Description Area.

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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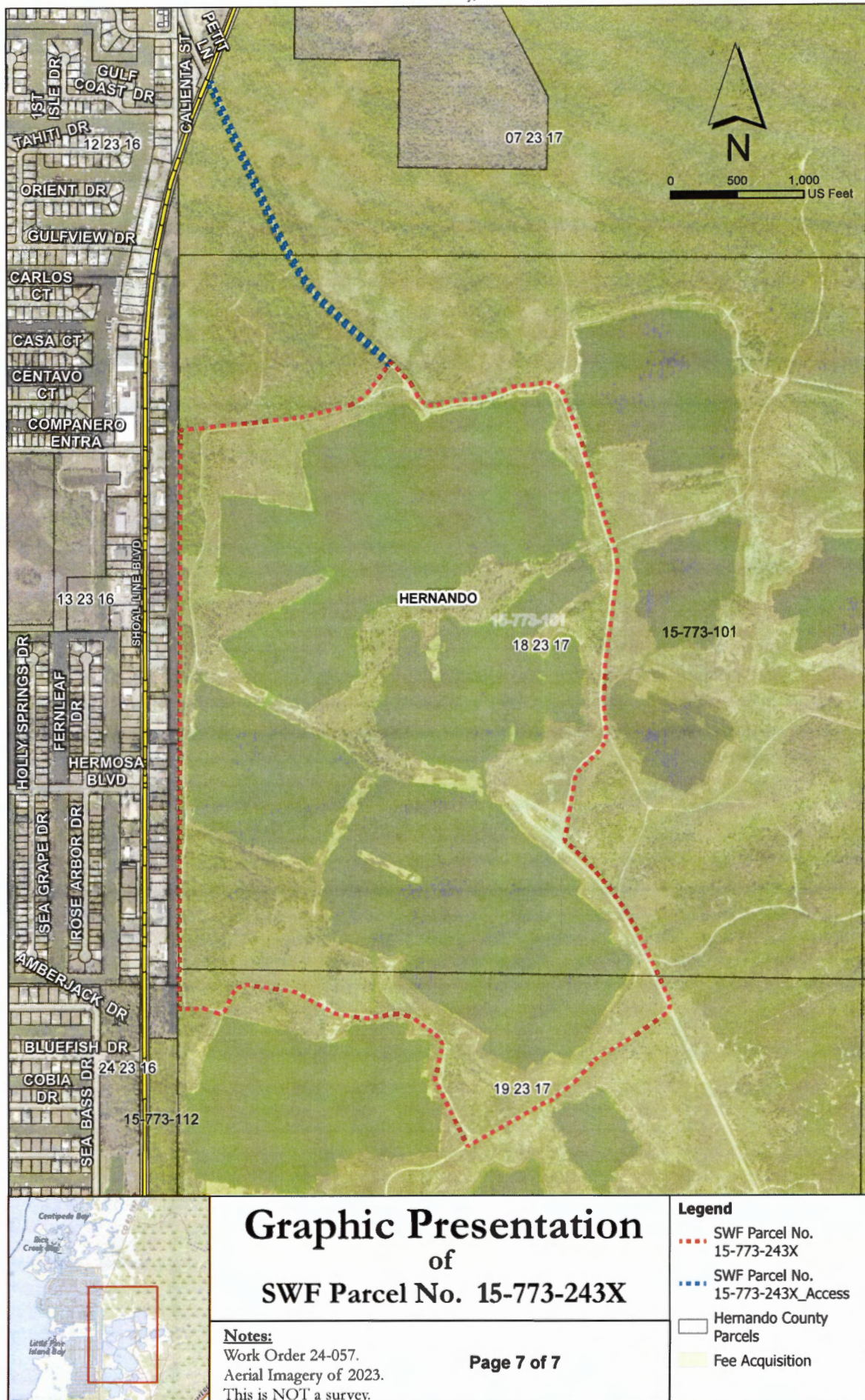


Exhibit C



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'*

Proposed Amenities



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



* Dimensions not to exceed, unless otherwise stated

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

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

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

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

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.

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.

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