

REVOCABLE LICENSE AGREEMENT

THIS REVOCABLE LICENSE AGREEMENT ("License Agreement") is made and entered into this 26 day of May, 2026, by and between **HERNANDO COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (hereinafter the "Licensor" or the "County") and **MINNOW CREEK CONSERVANCY, INC.**, a Florida Non-Profit corporation, whose address is 3277 Minnow Creek Drive, Hernando Beach, Florida 34607 (hereinafter the "Licensee"), who may individually or collectively be referred to as "Party" or "Parties."

RECITALS

WHEREAS, the Licensor is the owner of certain real property known as **Jenkins Creek Park**, 6401 Shoal Line Boulevard, Spring Hill, Florida, 34607 (hereinafter the "Jenkins Creek Park"); and **Linda Pedersen Park**, 6400 Shoal Line Boulevard, Spring Hill, Florida, 34607 (hereinafter the "Linda Pedersen Park"), which are collectively referred to as the "Park Properties."

WHEREAS, the Licensee has requested permission from the Licensor to temporarily use and occupy a portion of the Jenkins Creek Park to enhance the existing walking path currently utilized for fishing and sightseeing by providing volunteer materials, labor, and coordination to install an approved oyster shell stabilization path on the western portion of the Jenkins Creek Park, which temporary use shall be referred to as "Project 1;" and

WHEREAS, the Licensee has requested permission from the Licensor to temporarily use and occupy a portion of the Linda Pedersen Park to restore the eroded marsh shoreline by providing volunteer materials, labor, and coordination to plant approximately 3,200 square feet of *Spartina Alterniflora* marsh grass on the southern portion of the Linda Pedersen Park, which temporary use shall be referred to as "Project 2;" and

WHEREAS, the Licensor is willing to grant a license to the Licensee to temporarily use and occupy a portion of both the Jenkins Creek Park and the Linda Pedersen Park for the purpose of shoreline stabilization and restoration project partnership, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Licensee agrees to the terms and conditions for the temporary use of a portion of the Jenkins Creek Park and the Linda Pedersen Park as specified in this License Agreement, including, without limitation, the indemnification provisions, insurance provisions, and other terms, conditions, and requirements detailed herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Licensor and the Licensee hereby agree as follows:

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated herein and made a part hereof by this reference.

SECTION 2. GRANT OF LICENSE. The Licensor hereby grants to the Licensee a license to use and occupy only those portions of the Park Properties specifically described in Section 3 of this License Agreement ("Premises"), subject to the terms and conditions set forth herein, for the purpose of shoreline stabilization and enhancing a natural walking path. This license includes the right, privilege, and permission for the Licensee and its officers, members, managers, employees, agents, contractors, and volunteers to enter into and upon the designated Premises for the purpose of providing materials and labor for Project 1 and Project 2.

SECTION 3. DESCRIPTION OF PROPERTIES.

A. Jenkins Creek Park. The Jenkins Creek Park owned by the Licensor, which the Licensee may enter for the purpose of providing materials and labor for Project 1, consists of that portion of Jenkins Creek Park located at 6401 Shoal Line Boulevard, Spring Hill, Florida 34607, as described and depicted on "Exhibit A", attached hereto and incorporated herein by reference.

B. Linda Pedersen Park. The Linda Pedersen Park owned by the Licensor, which the Licensee may enter for the purpose of providing materials and labor for Project 2, consists of that portion of Linda Pedersen Park located at 6400 Shoal Line Boulevard, Spring Hill, Florida 34607, as described and depicted on "Exhibit B", attached hereto and incorporated herein by reference.

The portions of license entry and temporary use at the Park Properties which are described and depicted in "Exhibit A" and "Exhibit B" shall collectively be referred to as the "Premises."

SECTION 4. NO MONETARY CONSIDERATION. The license granted by this License Agreement is given to the Licensee as an accommodation to the Licensee without any monetary consideration. The Licensee acknowledges the Licensor's legal title to the Park Properties and agrees never to deny such titles or to claim such titles in its name.

SECTION 5. AUTHORIZED USE OF PREMISES.

A. The Licensee shall use the Premises only for activities in connection with Project 1 and Project 2, conducted by the Licensee and the Licensee's officers, members, managers, employees, agents, contractors, and volunteers, and for no other purpose. The Licensee shall be solely responsible for the use of the Premises, including taking any and all actions necessary to ensure that the Premises are made and kept safe for the Licensee's activities and purposes.

B. The Licensee shall not use or permit the use of the Premises for any purpose other than activities in connection with Project 1 and Project 2, without a prior written amendment to this License Agreement. All activities in connection with the use of the Premises shall be coordinated in advance with the Licensor.

C. The exercise of the license granted by this License Agreement and the use and occupancy of the Premises by the Licensee and the Licensee's officers, members, managers, employees, agents, contractors, and volunteers shall not hinder, disturb, conflict with, or interfere with any operations or activities conducted at or upon the Park Properties outside of the areas of immediate construction.

SECTION 6. AUTHORIZED HOURS OF USE OF PREMISES. The exercise of the license granted under this License Agreement, and the use and occupancy of the Premises by the Licensee and the Licensee's officers, members, managers, employees, agents, contractors, and volunteers in connection with Project 1 and Project 2, shall be limited to the following days and hours of operation: Seven (7) days per week, **Monday through Sunday**, between the hours of **7:00 a.m.** and **7:00 p.m.**

SECTION 7. NONEXCLUSIVE USE OF PREMISES. The Licensor and the Licensee agree that other uses, including, but not limited to, park and recreation activities, may take place on the Park Properties concurrently with the Licensee's use of the Premises.

SECTION 8. RESPONSIBILITIES OF LICENSEE. The Licensee assumes all responsibilities and liability for Project 1 and Project 2 on the Premises. The Licensee shall, at its sole cost and expense, maintain the Premises free from all trash and debris and ensure that the areas of construction are returned to a safe and usable condition after the projects are completed. The Licensee shall, at its sole cost and expense, maintain the Premises in a condition equal to that existing at the time the Licensee first entered the Premises. Failure to maintain the Premises free from trash and debris and return the areas of construction to safe and usable conditions may result in revocation of the license by the Licensor in accordance with Section 13 of this License Agreement. In addition, the Licensor shall be entitled to pursue any legal action to recover the debt.

SECTION 9. REQUIRED PERMITS.

A. The Licensee, in its own name and at its own expense, shall obtain and maintain all approvals, permits and/or licenses required or needed in connection with any use of this License Agreement. All such approvals, permits and/or licenses shall be obtained prior to the first use, and copies shall be provided to the Licensor. Failure to obtain said approvals, permits and/or licenses or provide written exemptions, shall render the license granted herein null and void.

B. The failure of this License Agreement to address a particular approval, permit, term, condition, restriction or requirement shall not relieve the Licensee of the necessity of complying with the law governing said approvals, permits, terms, conditions, restrictions or other requirements. No rights to obtain a temporary conditional use approval nor any other rights to the proposed use have been granted or implied simply by the Licensor's approval of this Revocable License Agreement. The Licensee shall not attempt to force or coerce any County approval authorities to approve any temporary conditional use or other land use approval by asserting that the County has committed to such approvals based on the theory of vested rights or equitable estoppel or any other legal theory premised on the Licensor's approval of this License Agreement. Approval of a development order requires strict compliance with the applicable approval criteria for the requested use.

C. The Licensee shall be solely responsible for obtaining all approvals, permits, licenses, insurance and authorizations from the responsible federal, state and local authorities or other entities necessary to use the Premises in the manner contemplated. It is expressly agreed and understood that the Licensor has no duty, responsibility or liability for requesting, obtaining,

ensuring or verifying the Licensee's compliance with any applicable federal, state or local agency approvals or permit requirements. Any permit or authorization granted by the County, including any development order under County land use regulations, shall not in any way be interpreted as a waiver, modification or grant of any federal, state or other local permits or authorizations or as permission to violate any federal, state or local law, rule or regulation. The Licensee shall be held strictly liable, and shall hold the Licensor, its officers, employees and agents harmless for administrative, civil and criminal penalties for any violation of federal, state or local statutes, laws, ordinances, rules or regulations, including, but not limited to, environmental laws and regulations. Nothing herein shall be interpreted as restricting or limiting the County from bringing an enforcement action under the Hernando County Code of Ordinances or Land Development Code.

SECTION 10. MANDATORY CONDITIONS OF USE.

A. The Licensee shall not make any alterations or improvements to the Premises or place any improvements on the Premises, except such alterations or improvements specifically identified in this License Agreement or otherwise authorized in writing by the Licensor.

B. The Licensee agrees that all access to and from the Premises shall be by way of existing improved ingress/egress paved vehicular traffic access points and that no other access is authorized. No parking or other use is permitted on any access roads or any area outside the Premises. The Licensee shall be responsible for directing and controlling all traffic to and from the Premises.

C. Upon termination of this License Agreement or revocation of the license, the Licensee shall, at its sole cost and expense, surrender and return the Premises to the Licensor in a condition equal to that existing at the time the Licensee first entered the Premises. This requirement includes, but is not limited to, the obligation to return the Premises in a clean condition, free from vehicles, materials, garbage, trash, junk and debris. If the Premises is not returned in clean condition, the Licensor shall remove all vehicles and other materials, clean the Premises, restore the Premises to its original condition, and bill the Licensee for the costs of such removal, cleaning and/or restoration. Any such bill shall be paid in full within thirty (30) days of receipt by the Licensee.

D. The Licensee is strictly obligated to pay the full cost of repairs, including administrative costs, for any damage to the Premises and the Park Properties caused by the Licensee, its officers, members, managers, employees, agents, contractors, and volunteers arising from use of the Premises during the term of this License Agreement. The Licensee acknowledges that said repairs shall only be performed by the Licensor's personnel or other authorized and qualified contractors of the Licensor. In addition, the Licensee acknowledges that said repairs shall comply with all federal, state and local standards, rules and regulations, including, but not limited to, when required, public bidding and contracting rules, regulations, policies and procedures. If the Premises is returned with damages necessitating repairs, unless otherwise agreed to by the parties, the Licensor shall conduct the repairs to the Premises and bill the Licensee for the costs of such repairs. Any such bill shall be paid in full within thirty (30) days of receipt by the Licensee.

E. Failure to pay any bill under this section shall disqualify the Licensee and its officers, employees, agents, contractors, and volunteers from any future use of the Premises. In addition, the Licensor shall be entitled to pursue any legal action to recover the debt.

SECTION 11. INDEMNIFICATION.

A. The Licensee and its officers, members, managers, employees, agents, contractors, invitees and guests shall exercise the obligations, rights, privileges and permission granted by this License Agreement at the Licensee's own risk. The Licensee and any officer, manager, member, employee, agent, contractor, invitee or volunteers of the Licensee shall not claim any damages from the Licensor for any injuries or damages in connection with or on account of the exercise of such rights, privileges or permission, the condition of the Premises, any means of ingress to or egress from the Premises, the use or occupancy of the Premises, or the performance of operations under this License Agreement. The Licensee understands and acknowledges that the Licensor makes no warranties, guarantees or representations as to the condition of the Premises.

B. The Licensee shall indemnify and hold harmless the Licensor, its officers, employees and agents, from and against all claims, actions, damages, injuries, liabilities, losses, costs and expenses, including attorneys' fees and costs at trial and on appeal, arising out of, resulting from, or in any way connected with the condition of the Premises, any means of ingress to or egress from the Premises, the use or occupancy of the Premises or any other part of the Park Property by the Licensee, its officers, members, managers, employees, agents, contractors, invitees or guests, the exercise of the license granted by this License Agreement, the performance of operations under this License Agreement, any act or omission of the Licensee, its officers, members, managers, employees, agents, contractors, invitees or volunteers, or the failure on the part of the Licensee to comply with any of the provisions specified in this License Agreement. This indemnification includes, but is not limited to, any claims, liabilities, losses and expenses in connection with any loss of life, personal injury, including death, and/or property damage. The Licensor shall not be liable to the Licensee if for any reason the Licensee's use of the Premises is hindered or disturbed. Notwithstanding anything to the contrary contained in this License Agreement, the Licensor shall retain for itself and for its officers, employees and agents all claims and defenses under Florida's sovereign immunity laws.

C. The parties agree that the damages for any tort claim or action are limited to actual damages, incidental damages, costs and expenses. In no event shall the parties be liable for consequential, special, indirect, punitive or exemplary damages, losses, costs or expenses, including, without limitation, lost profits or opportunity costs.

SECTION 12. PROTECTION OF PERSONS AND PROPERTY.

A. The Licensee shall take all reasonable precautions for and shall be responsible for initiating, maintaining and supervising all programs relating to the safety of all persons and property affected by, or involved in, the performance of operations under this License Agreement.

B. The Licensee shall take all reasonable precautions to prevent damage, injury, or loss to:

- i. All persons who may be affected by the performance of its operations, including employees;
- ii. All materials and vehicles; and
- iii. All property at or surrounding the Park Properties, including the Premises licensed hereunder.

C. In any emergency affecting the safety of persons or property, the Licensee shall act, with reasonable care and discretion, to prevent any threatened damage, injury, or loss.

SECTION 13. INSURANCE.

A. The Licensee shall, at its cost and expense, obtain and maintain the following minimum insurance coverages and limits, and shall provide Certificates of Insurance to the Licensor prior to commencement of the license or use or occupancy of the Premises under this License Agreement to verify such coverages and limits:

- i. **Workers' Compensation.** The Licensee shall provide Workers' Compensation coverage for all employees and, in case any work is subcontracted, shall require the contractor or subcontractor to provide Workers' Compensation coverage for all its employees. The limits shall be statutory for Workers' Compensation and \$100,000 for Employer's Liability.
- ii. **Comprehensive General Liability.** The Licensee shall provide coverage for all operations, including, but not limited to, Independent Contractor, Contractual, Premises, Products and Completed Operations, and Personal Injury covering the liability under the indemnification provisions of this License Agreement. The limits of liability for personal injury and/or bodily injury, including death, shall be not less than the following:
 - a. \$1,000,000 Combined Single Limit (CSL) Per Occurrence;
 - b. \$2,000,000 General Aggregate;
 - c. \$1,000,000 Personal and Advertising Injury; and
 - d. \$2,000,000 Products and Completed Operations Aggregate.
- iii. **Comprehensive Automobile Liability.** The Licensee shall provide coverage for all owned, non-owned, scheduled and hired vehicles. The limits of liability shall be not less than the following:
 - a. \$1,000,000 Combined Single Limit (CSL);
 - b. \$1,000,000 Per Person Bodily Injury;
 - c. \$1,000,000 Per Accident Bodily Injury; and
 - d. \$1,000,000 Property Damage.

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- iv. **Property Liability.** The Licensee shall maintain Property Damage insurance for the Premises and all fixtures and personal property located at the Premises during the term of the license. The limits shall be not less than \$1,000,000 Combined Single Limit or its equivalent.
- v. **Fire and Extended Coverage Liability.** The Licensee shall maintain adequate Fire and Extended Coverage insurance on all of its fixtures and personal property located at or on the Premises. The limits shall be not less than \$100,000 Fire Damage for any one (1) fire.
- vi. **Excess/Umbrella Liability.** The Licensee shall provide proof of Excess/Umbrella Liability coverage with minimum limits of \$1,000,000.

B. The insurance requirements listed in this section shall remain in effect throughout the term of this License Agreement. The insurance policies shall be issued by nationally-recognized insurance companies licensed in the State of Florida. The insurance coverages shall include the following conditions:

- i. The Certificates of Insurance shall list the coverages, limits, expiration dates and terms of the policies and all endorsements, and all carriers issuing said policies;
- ii. The insurance coverages shall name the Hernando County Board of County Commissioners as Additional Insured and Certificate Holder;
- iii. The insurance coverages shall include a Waiver of Subrogation for each policy; and
- iv. The Certificates of Insurance shall contain a provision which forbids any non-renewal, cancellation, expiration, changes or alterations in the coverages without providing thirty (30) days prior written notice to the Licensor.

C. If the Licensee receives a non-renewal or cancellation notice from an insurance carrier affording coverage required herein, or receives notice that coverage no longer complies with the insurance requirements herein, the Licensee shall notify the Licensor by e-mail, fax or hand-delivery within five (5) business days with a copy of the non-renewal or cancellation notice, or written specifics as to which coverage is no longer in compliance.

D. The Licensor reserves the right, but not the obligation, to revise any insurance requirements, including, but not limited to, limits, coverages and endorsements, or to reject any insurance policies which fail to meet the criteria stated in this section. Additionally, the Licensor reserves the right, but not the obligation, to review and reject any insurer providing coverage due to its poor financial condition or failure to operate legally.

E. The Licensee shall require each contractor or subcontractor to indemnify and hold harmless the County and to obtain and maintain insurance coverages with the same limits required in this section applicable to the obligations and responsibilities of such contractor or subcontractor under this License Agreement. Such insurance coverages shall name the Hernando County Board of County Commissioners as Additional Insured and include a Waiver of Subrogation for each policy.

F. Nothing in this section shall be interpreted as a waiver of the County's sovereign immunity under Florida law.

SECTION 14. DURATION OF LICENSE.

A. The license granted by this License Agreement shall commence on _____ 2026, and shall remain in effect through _____ 2028, unless earlier terminated or revoked in accordance with the provisions specified herein. The Licensee shall not enter or use the Premises prior to approval and execution of this License Agreement and Licensee providing to the County the Certificates of Insurance and other documentary proof that Licensee has obtained the insurances required in Section 12 hereinabove.

B. This License Agreement may be terminated at any time by mutual written agreement between the Licensor and the Licensee.

C. The Licensee may terminate this License Agreement by giving thirty (30) days prior written notice to the Licensor.

D. The Licensor may revoke the license by giving thirty (30) days prior written notice to the Licensee if the Licensee fails to comply with any of the provisions specified in this License Agreement or the Premises is not used for the purposes described herein.

E. The Licensor may also revoke the license granted by this License Agreement for any reason or for no reason by giving ninety (90) days prior written notice to the Licensee.

SECTION 15. NO ASSIGNMENT. The license granted by this License Agreement is personal to the Licensee and shall not ensure to the successors or assigns of the Licensee. The Licensee shall not assign this License Agreement, or any rights, privileges or permission granted by this license, to any other person or entity in whole or in part. Any attempt to assign this License Agreement will revoke the license granted herein and the License Agreement shall be deemed terminated.

SECTION 16. COSTS AND EXPENSES. The Licensee shall pay all costs and expenses associated with the license granted by this License Agreement and the use and occupancy of the Premises, including, but not limited to, the following:

A. Taxes, fees and any other charges imposed by federal, state, and local governmental entities or agencies for use and occupancy of the Premises;

B. Costs, fees and charges for maintenance, cleanup, repair, replacement and restoration as described herein of the Premises and any portion of the Park Properties;

C. Payments for indemnification, claims, actions, damages, injuries, losses and insurance coverages;

D. Reimbursement of costs and expenses incurred by the County for damage to the Premises and to any structures, fixtures, personal property, fences, trees, plants, grass and other improvements at the Park Properties caused by the Licensee, its officers, members, managers, employees, agents, contractors, invitees, and volunteers; and

E. Fees and charges for licenses and permits and compliance with laws, rules and regulatory codes.

SECTION 17. NOTICES.

A. All notices, demands, requests and replies required under this License Agreement shall be in writing and addressed to the other party as follows:

- i. Licensor: County Administrator
Hernando County, Florida
15470 Flight Path Drive
Brooksville, Florida 34604
- ii. Licensee: Stephen Troy Smith
Minnow Creek Conservancy
3277 Minnow Creek Drive
Hernando Beach, Florida 34607

B. Such notices, demands, requests and replies shall be delivered by any of the following methods:

- i. By personal delivery, provided that such notice shall be deemed effective at the time of delivery;
- ii. By deposit with the United States Postal Service as certified or registered mail, return receipt requested, postage prepaid, provided that such notice shall be deemed effective three (3) business days after deposit with the Postal Service;
- iii. By prepaid nationally-recognized overnight courier (such as UPS, Federal Express or overnight mail), provided that such notice shall be deemed effective one (1) business day after deposit with the express delivery service; or
- iv. By facsimile transmission, provided that such notice shall be deemed

effective one (1) business day after transmission.

C. Any notice may be given by electronic mail in addition to, but not in lieu of, the written notice delivered in accordance with the requirements set forth in this section.

SECTION 18. GOVERNING LAW. This License Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of any dispute or litigation relating to this License Agreement, each party shall be solely responsible for its own attorneys' fees and costs at trial and on appeal. Venue for any action or lawsuit shall be located in a civil court of competent jurisdiction in Hernando County, Florida. The parties hereby waive and release their right to trial by jury in any action, proceeding or claim arising out of or in any way connected with this License Agreement.

SECTION 19. SEVERABILITY. In the event any provision, clause, sentence, section, portion or part contained in this License Agreement shall for any reason be held invalid, illegal, unenforceable, or null and void in any respect, such invalidity, illegality, unenforceability, or nullity shall not affect any other provision, clause, sentence, section, portion or part hereof. The remainder of this License Agreement shall remain in full force and effect and shall be construed as if such invalid, illegal, unenforceable, or null and void provision, clause, sentence, section, portion or part had not been contained herein.

SECTION 20. ENTIRE AGREEMENT. This License Agreement constitutes the entire agreement between the parties. This License Agreement incorporates and references all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein. There are no commitments, agreements or understandings, written or oral, in effect between the parties relating to the subject matter of this License Agreement.

SECTION 21. AMENDMENTS OR MODIFICATIONS. This License Agreement may only be amended or modified by a mutual written instrument of equal formality executed by the Licensor and the Licensee.

SECTION 22. COUNTERPARTS. This License Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

SECTION 23. HEADINGS. The section headings and titles used and contained in this License Agreement are inserted for convenience of reference only and shall not be deemed to define, limit, or affect the scope or meaning of any provision of this License Agreement, and shall not be used in interpreting, construing, or applying any provision hereof.

SECTION 24. NO RECORDING. This License Agreement shall not be recorded in the public records.

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IN WITNESS WHEREOF, the Licensors and the Licensee have executed this Revocable License Agreement, by and through their duly authorized officers, on the respective dates below.



ATTEST:

Menke Orsini Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of the Circuit Court & Comptroller

LICENSOR
HERNANDO COUNTY, FLORIDA,
a political subdivision of the State of Florida

By: [Signature]
Jerry Campbell, Chairman

Date: 5-26-2026

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha Lopez Perez
County Attorney's Office

WITNESSES:

Signature: [Signature]
Print Name: D. Michelle WSO

Signature: [Signature]
Print Name: Carl Helms

LICENSEE
MINNOW CREEK CONSERVANCY INC.,
a Florida Non-Profit corporation

By: [Signature]
Stephen Troy Smith, President

Date: 5/13/2026

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of May, 2026, by **STEPHEN TROY SMITH**, as President of the Minnow Creek Conservancy, Inc., a Florida non-profit corporation, who is personally known to me OR has produced _____, as identification.



BRITTANY L. ADAMS
Notary Public
State of Florida
Comm# HH538807
Expires 6/17/2028

[Signature]
Notary Public (Signature of Notary)

Brittany L. Adams
Name legibly printed, typewritten or stamped

EXHIBIT A

MAP AND SCOPE OF PROJECT 1

SKS




(SFS)

Location:
Hernando County, FL

PROJECT: Jenkins Creek Oyster Pathway
EXHIBIT: Site Overview
DRAWN FOR: Conceptual

Drawn by: JM
Checked by: RB
Date: 04-09-2026
Sheet: 01

LEGEND

Jenkins Creek Oyster Path 
ESRI Satellite

JENKINS CREEK (WEST) - HERNANDO COUNTY, FL

Project Description:

This project is located within Hernando County at Jenkins Creek, with the pathway entry point beginning near immediately after crossing the foot-traffic bridge on the west side. The project area consists of an existing informal footpath that traverses sandy and marsh-fringe habitat, including several low-lying sections that become muddy following rain events and experience shallow flooding during seasonal king tides.

The goal of this project is to stabilize and formalize approximately 890 linear feet of existing pedestrian pathway to reduce off-trail foot traffic and protect adjacent natural areas. The designated walking path will be maintained at approximately 24–30 inches in width and will be surfaced using recycled oyster shell material provided through the Coastal Conservation Association (CCA). Approximately 22-24 cubic yards of shell material will be used to complete the pathway. Shell will be placed along the existing pathway and compacted using such tools as a concrete tamper, to create a stable, clearly defined walking surface while maintaining a low-impact footprint consistent with the surrounding natural environment.

Several areas along the pathway exhibit persistent wetness due to tidal influence. These sections will receive slightly deeper shell placement to improve stability and reduce the tendency for users to step off the path to avoid muddy conditions. By concentrating foot traffic within a narrow, designated corridor, the project will help minimize disturbance to adjacent vegetation, prevent widening of the impacted area, and support long-term protection of the surrounding habitat. The stabilized pathway will improve public access while reducing erosion, rutting, and vegetation trampling associated with unmanaged foot traffic. The use of recycled oyster shell provides a natural, permeable surface that blends with the site's character and supports beneficial reuse of coastal materials. The project also enhances visitor safety by providing a more predictable walking surface during wet conditions.

Before and during installation, basic maintenance will be done to clear for shell placement. This includes trimming back plants that have grown into the walkway, removing branches or debris, and smoothing out low spots so the shell can be placed evenly. As the shell is installed, small adjustments may be made to keep the path at the intended 24–30 inch width. To support public awareness and acknowledge project partners, small informational signs may be installed at the project entry point and/or along the pathway, identifying Minnow Creek Conservancy, Sea & Shoreline, CCA Florida, and Hernando County as collaborators.

This combined approach, pathway stabilization and traffic management, will help ensure the walking trail remains functional, environmentally protective, and consistent with the natural setting over time.

Oyster shell material for this project will be sourced through CCA Florida's shell recycling and sterilization program.

Project Partnerships

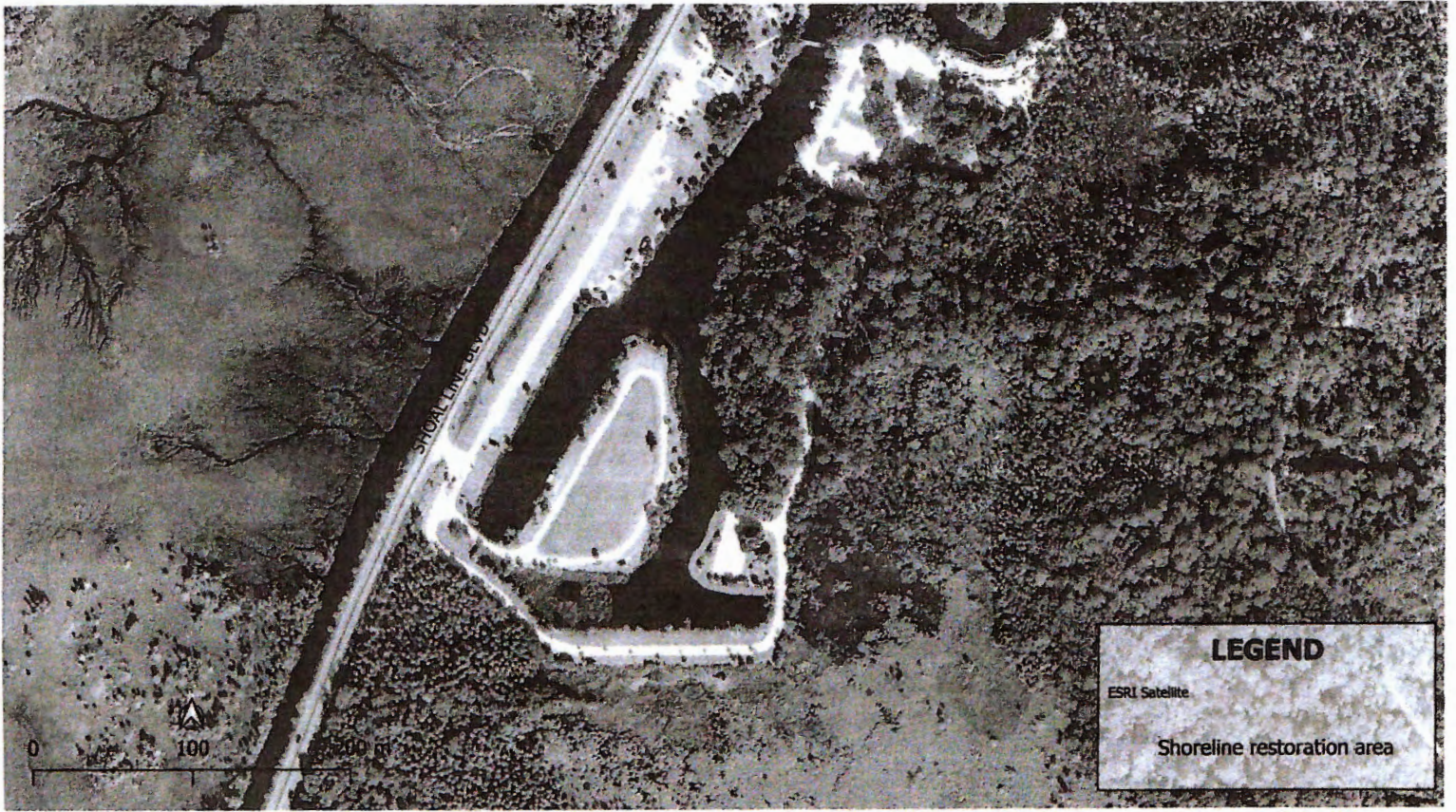
- Minnow Creek Conservancy
- Sea & Shoreline
- Coastal Conservation Association (CCA) Florida
- Hernando County



EXHIBIT B

MAP AND SCOPE OF PROJECT 2

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LEGEND

ESRI Satellite

Shoreline restoration area



Location:
Hernando County, FL

PROJECT: Linda Pedersen Park Shoreline Stabilization
 EXHIBIT: Site Overview
 DRAWN FOR: Minnow Creek Conservancy

Drawn by: JM
 Checked by: RB
 Date: 03-30-2026
 Sheet: 01

(SJ)

LINDA PEDERSEN PARK - HERNANDO COUNTY, FL

Project Description:

This project is located within Hernando County at Linda Pedersen Park, with the project entry point just south of the Jenkins Creek bridge on the east side of Shoal Line Boulevard. The restoration area is centered at approximately 28°31'07.95"N, 82°38'13.19"W. The shoreline along this portion of the park has been experiencing ongoing erosion and vegetation loss, particularly along the marsh fringe within the manmade canal system.

The goal of this project is to protect and restore approximately 320 linear feet of eroded marsh shoreline through native plantings. A total of roughly 3,200 square feet will be restored using *Spartina alterniflora* marsh grass, installed on 1-2 foot centers and placed within 10 feet waterward of the MHWL, as shown in the attached map. Minnow Creek Conservancy and Sea & Shoreline will coordinate with Hernando County staff to ensure invasive vegetation, primarily Brazilian pepper, is treated or removed throughout the project area prior to planting. Several areas with more pronounced erosion have been identified as suitable for coir matting and small-scale natural fill, followed by installation of marsh grass to help rebuild and stabilize the bank.

The restored marsh fringe will help stabilize the bank, reduce further erosion, and improve ecological function within the canal system. In addition to shoreline protection, the native marsh planting will enhance nearshore fishing habitat by adding structure, refuge, and foraging opportunities for juvenile fish and other estuarine species. To support both habitat benefits and public use, designated fishing lanes will be incorporated throughout the restoration area. These access points help guide anglers to specific areas, reducing trampling of newly planted vegetation and managing foot traffic in a way that supports long-term success of the restoration.

To ensure successful establishment, monthly monitoring visits will be conducted to assess plant health, evaluate survival, and document overall site conditions. These visits will also include checks for invasive vegetation, with follow-up treatment implemented as needed to prevent re-establishment of Brazilian pepper or other nuisance species. If areas of stress or die-off are observed, supplemental plantings and light maintenance will be performed to reinforce the restored marsh and support continued establishment. This combined approach; restoration, access management, and ongoing monitoring, will help ensure the shoreline continues to establish, function, and provide ecological benefits over time.

Marsh grass for this project has been nursery-grown at CCA Florida's mariculture center.

Project Partnerships

- Minnow Creek Conservancy
- Sea & Shoreline
- Coastal Conservation Association (CCA) Florida
- Hernando County

