Hernando County

Board of County Commissioners

Land Use Meeting

Minutes

October 7, 2025

CALL TO ORDER

The meeting was called to order at 9:00 a.m. on Tuesday, October 7, 2025, in the John Law Ayers County Commission Chambers, Government Center, Brooksville, Florida.

Attendee Name	Title
Jerry Campbell	Vice Chairman
John Allocco	Second Vice Chairman
Ryan Amsler	Commissioner
Steve Champion	Commissioner
Omar DePablo	Development Services Director
Scott Herring	Public Works Director/County Engineer
Jon Jouben	County Attorney
Paige Jefferys	Deputy Clerk
Heidi Prouse	Deputy Clerk

Chairman Brian Hawkins was not present at the meeting.

Invocation

Pledge of Allegiance

AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

CONSENT AGENDA

Release of Performance Bond and Acceptance of Maintenance Bond for Cabot Citrus Farms Phase 1A

Release of Performance Bond and Acceptance of Maintenance Bond for Caldera Phase 5

Release of Performance Bond and Acceptance of Maintenance Bond for Leyland Preserve

Release of Performance Bond and Acceptance of Maintenance Bond for Waterford Phase 3B Site Development

School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida; and Lee Pedone, an Individual and Lee Kelso Pedone as Trustee of Lee Kelso Pedone Trust Dated June 24, 2021, as Amended, for Verona Hills Subdivision

Verification of University of Florida, Bureau of Economic and Business Research 2025 Preliminary Population Estimates for Hernando County

Motion
To approve the Consent Agenda.

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

CORRESPONDENCE TO NOTE

Notice of Conditional Use Permit Action Taken by Planning and Zoning Commissioner on September 8, 2025

PUBLIC HEARINGS

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

Ex Parte Communications

Comms. Campbell, Allocco, Amsler and Champion announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Jon Jouben advised the Commissioners that any ex parte communications, however received, could play no part in their deliberations.

Adoption of Informational Packet

The Agenda packet that was submitted to the Board included written information regarding the cases to be considered which needed to be accepted into evidence for the hearings.

The staff recommended that the Board accept the Agenda packet, including the staff reports, into evidence as if read aloud in their entirety.

Motion
To approve.

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

Variance Petition Submitted by Todd Gosk and Alexis Daniels for Property Located at 5442 Queen Avenue

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-166).

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

Petition Submitted by Charles F. Long and Yenny M. Long to Vacate Utility and Drainage Easements Located in Tooke Lake Estates

There was no public input.

Motion
To approve the staff recommendation (Resolution No. 2025-167).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

Request to Postpone Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms (H2420)

Comm. Champion made the following Motion.

Motion
To postpone to a date certain of November 4, 2025.

Comm. Allocco seconded the Motion.

The Board accepted public input on this matter.

Comm. Champion amended his Motion as follows:

Amendment to Motion
To allow no further postponements and for all handouts to be included in the Agenda packet, not the day of hearing with a deadline of October 14, 2025, at 5:00 p.m. for all documents to be received by the applicant.

Vice Chairman Campbell clarified that the Motion included for this Item to be the first Public Hearing Item to be heard on November 4, 2025.

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

RECESS/RECONVENE

The Board recessed at 10:15 a.m. and reconvened at 10:25 a.m.

Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

There was no public input.

Motion
To postpone to a date uncertain as requested by the Planning Department.

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

Rezoning Petition Submitted by Ady Garcia Rabeiro and Samuel Medina Rivera for Property Located on Riverview Drive (H2519)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Resolution No. 2025-168).

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

Rezoning Petition Submitted by Hernando County Board of County Commissioners for Property Located on Spring Hill Drive (H2530)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Resolution No. 2025-169).

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
ABSENT:	Hawkins

Ordinance Amending Ordinance No. 2022-12, Expanding Boundaries of Waterford Community Development District

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Ordinance No. 2025-11).

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

Ordinance Establishing GlenLakes Community Development District

The Board accepted public input on this matter.

Motion
To approve the staff recommendation (Ordinance No. 2025-12).

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

DEVELOPMENT SERVICES PLANNING DIRECTOR OMAR DEPABLO

County Settlement Agreement With School Board of Hernando County for Sunrise Development Project

Motion
To postpone to a future hearing date.

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

Settlement Agreement With School Board of Hernando County, MAK Family Partnership, Ltd., a Florida Limited Partnership, and Hawk Sunrise, LLC, a Florida Limited Liability Corporation for Sunrise Development Project

Motion
To postpone to a date not certain.

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

BOARD OF COUNTY COMMISSIONERS

There were no comments by the Board.

ADJOURNMENT

The meeting was adjourned at 11:40 a.m.

Bond No.: 800137865

PERFORMANCE BOND

BY THIS BOND, WE, CABOT CITRUS OPCO LLC as Principal, and ALTANTIC SPECIALTY INSURANCE COMPANY, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of Five Million Eight Hundred Twenty Six Thousand Seven Hundred Twenty Two & 00/100 Dollars ($ 5,826,722.00) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as On-Site Civil & Infrastructure Improvements Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

(a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and

(b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and

(c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and

(d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and

(e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, CABOT CITRUS OPCO LLC (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 11th day of JULY, 2023.

CABOT CITRUS OPCO LLC
PRINCIPAL

Witness
Print Name: DEBRA J. MACDONALD

By: Daniel Knight
Name: DANIEL KNIGHT
Title: VP + Managing Director

Surety

Witness
Print Name: Kathryn Sterling

By: Elizabeth K. Sterling
Name: Elizabeth K. Sterling
Title: Attorney-In-Fact

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Elizabeth K Sterling, Benjamin A Stahl, Megan K. Douaire**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON DWAN NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 11th day of JULY, 2023

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2025

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

Bond No.: 800171762

MAINTENANCE BOND

BY THIS BOND WE, CABOT CITRUS OPCO LLC, as Principal, and ATLANTIC SPECIALTY INSURANCE COMPANY, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of ($ 1,165,344.40.) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as CABOT CITRUS FARMS: PHASE 1A ON-SITE CIVIL & INFRASTRUCTURE IMPROVEMENTS (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

   (1) Repair and/or replacement of pavement, culverts, catch basins, etc;

   (2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

   (3) Maintenance and/or replacement of regulatory signs and markings;

   (4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, CABOT CITRUS OPCO LLC (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 23rd day of September, 2025.

CABOT CITRUS OPCO LLC
PRINCIPAL

Witness

By:
Name: DAVID BENNETT
Title: VICE PRESIDENT

ATLANTIC SPECIALTY INSURANCE COMPANY
SURETY

Witness Sarah Watkins, Surety Witness

By:
Name: Megan K. Douaire
Title: Attorney-in-Fact

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Benjamin A Stahl, Debra A. Deming, Elizabeth K Sterling, Megan K. Douaire, Sandy K. McElhaney**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 23rd day of September, 2025.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16391
Legal Request Number:
Bid/Contract Number:

TITLE

Release of Performance Bond and Acceptance of Maintenance Bond for Caldera Phase 5

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

PERFORMANCE BOND Bond #30233419

BY THIS BOND, WE, Pulte Home Company, LLC as Principal, and The Continental Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of Two Million One Hundred Thirteen Thousand Eight Hundred Eighty and 25/100 Dollars ($ 2,113,880.25) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Caldera Phase 5 Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

(a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and

(b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and

(c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and

(d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and

(e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Pulte Home Company, LLC (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 29th day of October, 20 24.

Pulte Home Company, LLC
PRINCIPAL

SEE ATTACHED

Witness
Print Name: Sara Schult

By:
Name: Gregory S. Rives
Title: Assistant Treasurer

The Continental Insurance Company
Surety

Witness
Print Name: Diane Rubright

By:
Name: James I. Moore
Title: Attorney-in-Fact

executed this 29 day of October, 2024.

Pulte Home Company, LLC

PRINCIPAL

BY: Gregory S. Rives, Assistant Treasurer

Notary Attached

NOTARY ACKNOWLEDGEMENT

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

This record was acknowledged before me on October 29 ,2024, appeared Gregory J. Rives as Assistant Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

SHIRLEY E HUTCHINS
Notary Public - State of Georgia
Fulton County
My Commission Expires Jul 14, 2026

Signature of Notary Public

Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: July 14, 2026

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

James I Moore, Stephen T Kazmer, Dawn L Morgan, Melissa Schmidt, Amy Wickett, Kelly A Gardner, Jennifer J Mc Comb, Tariese M Pisciotto, Diane M Rubright, Martin Moss, Individually

of Downers Grove, IL, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 20th day of June, 2021.

The Continental Insurance Company

Paul T. Bruflat — Vice President

State of South Dakota, County of Minnehaha, ss:

On this 20th day of June, 2021, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.

M. BENT NOTARY PUBLIC SOUTH DAKOTA

My Commission Expires March 2, 2026

M. Bent — Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 29th day of October, 2024

The Continental Insurance Company

D. Johnson — Assistant Secretary

Form F6850-4/2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On October 29, 2024, before me, Alexa K. Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of The Continental Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires September 20, 2027

Alexa K. Costello, Notary Public
Commission No. 978152

OFFICIAL SEAL
Alexa K Costello
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 20, 2027
ID #978152

MAINTENANCE BOND

Bond #800207497

BY THIS BOND WE, Pulte Home Company, LLC, as Principal, and Atlantic Specialty Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of ($ 422,776.05) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Caldera Phase 5 (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

(1) Repair and/or replacement of pavement, culverts, catch basins, etc;

(2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

(3) Maintenance and/or replacement of regulatory signs and markings;

(4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Pulte Home Company, LLC (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 19th day of August, 2025.

Pulte Home Company, LLC
PRINCIPAL

Samuel Wassell
Witness

By: SEE ATTACHED
Name: Gregory S. Rives
Title: Assistant Treasurer

Atlantic Specialty Insurance Company
SURETY

Witness - Kelly A. Gardner

By:
Name: James Moore
Title: Attorney-in-Fact

Executed this 19 day of August, 2025.

Pulte Home Company, LLC

PRINCIPAL



BY: Gregory S. Rives, Assistant Treasurer

Notary Attached

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

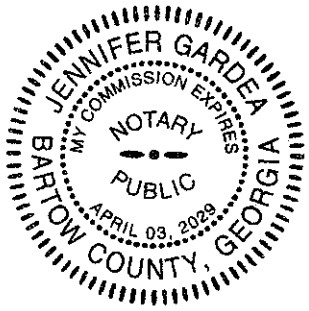
) ss.

COUNTY OF BARTOW)

This record was acknowledged before me on August 19, 2025, appeared Gregory S. Rives as Assistant Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

Signature of Notary Public



(s

Jennifer Gardea
Notary Public State of Georgia

My Commission Expires: April 3, 2029

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Amy Wickett, James Moore, Jennifer J. Mc Comb, Kelly A. Gardner, Martin Moss, Melissa A. Schmidt, Stephen Kazmer**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON D. NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2030

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 19th day of August, 2025.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

This Power of Attorney expires
January 31, 2030

_____
Kara L.B. Barrow, Secretary

Please direct bond verifications to surety@intactinsurance.com

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On August 19, 2025, before me, Alexa K. Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, Kelly A. Gardner, known to me to be Attorney-in-Fact of Atlantic Specialty Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires September 20, 2027

Alexa K. Costello

Alexa K. Costello, Notary Public
Commission No. 978152



Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16349
Legal Request Number:
Bid/Contract Number:

TITLE

Release of Performance Bond and Acceptance of Maintenance Bond for Leyland Preserve

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

Bond No. : SU 1203620

PERFORMANCE BOND

Paving, Grading, Storm Drainage and Offsite Improvements

BY THIS BOND, WE, Meritage Homes of Florida, Inc. as Principal, and Arch Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of Three Million Four Hundred Fifty Thousand Eight Hundred Sixty Dollars and Ninety Five Cents Dollars ($ 3,450,860.95) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Leyland Preserve Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

(a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and

(b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and

(c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and

(d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and

(e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Meritage Homes of Florida, Inc. (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 30th day of May, 2024.

Meritage Homes of Florida, Inc.
PRINCIPAL

By: Glen C. Tulk
Name: Glen Tulk
Title: VP-National Land Development

Witness
Print Name: Braylen Chumbley

Witness
Print Name: Katie McConnell

Arch Insurance Company
Surety

By:
Name: Richard H. Mitchell
Title: Attorney-in-Fact

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Alisa B. Ferris, Anna Childress, Jeffrey M. Wilson, Mark W. Edwards II, Richard H. Mitchell, Robert R. Freel and William M. Smith of Birmingham, AL (EACH) Robert M. Verdin of Metairie, LA
R. E. Daniels and Shelby E. Daniels of Pensacola, FL (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **19th day of February, 2024**.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company
CORPORATE SEAL 1971 Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
MICHELE TRIPODI, Notary Public
Philadelphia County
My Commission Expires July 31, 2025
Commission Number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION
I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated February 19, 2024** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 30 **day of** May, 2024.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

Arch Insurance Company
CORPORATE SEAL 1971 Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

Bond No. SU 1212320

MAINTENANCE BOND

BY THIS BOND WE, Meritage Homes of Florida, Inc., as Principal, and Arch Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of ($ Six Hundred Fifty Eight Thousand Seven Hundred Thirty Three and 82/100 Dollars ($658,733.82)) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Leyland Preserve (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

   (1) Repair and/or replacement of pavement, culverts, catch basins, etc;

   (2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

   (3) Maintenance and/or replacement of regulatory signs and markings;

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Meritage Homes of Florida, Inc. (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 14th day of August, 2025.

Witness Kyle McKee

Meritage Homes of Florida, Inc.
PRINCIPAL

By:
Name: Brett Manery
Title: VP - National Land Dev.

Witness Kaitlin Butler

Arch Insurance Company
SURETY

By:
Name: Richard H. Mitchell
Title: Attorney-in-Fact

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:
That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Alisa B. Ferris, Anna Childress, Jeffrey M. Wilson, Mark W. Edwards II, Richard H. Mitchell, Robert R. Freel and William M. Smith of Birmingham, AL (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars ($150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:
"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **30th day of June, 2025**.

Attested and Certified

Regan A. Shulman, Secretary

Arch Insurance Company — CORPORATE SEAL 1971 — Missouri

Arch Insurance Company

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

Commonwealth of Pennsylvania - Notary Seal
Michele Tripodi, Notary Public
Philadelphia County
My commission expires July 31, 2029
Commission number 1168622

Michele Tripodi, Notary Public
My commission expires 07/31/2029

CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated June 30, 2025** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.
IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 14th **day of** August, **2025**.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:
Arch Insurance Company Claims Department
Surety Claims
P.O. Box 542033
Omaha, NE 68154
suretyclaims@archinsurance.com

Arch Insurance Company — CORPORATE SEAL 1971 — Missouri

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 16390
Legal Request Number:
Bid/Contract Number:

TITLE

Release of Performance Bond and Acceptance of Maintenance Bond for Waterford Phase 3B Site Development

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

PERFORMANCE BOND

Bond No: 0265354

BY THIS BOND, WE, Goodwin Bros. Construction, Inc. as Principal, and Berkley Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of Three Million Two Hundred Forty One Thousand Three Hundred Twenty One Dollars & 80/100 Dollars ($3,241,321.80) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Waterford PH 3B - Site Development Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

(a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and

(b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and

(c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and

(d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and

(e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Goodwin Bros. Construction, Inc. (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 9th day of December, 20 24.

Witness
Print Name: Tami C Harlow

Goodwin Bros. Construction, Inc.
PRINCIPAL

By:
Name: Daniel Goodwin Jr
Title: President

Witness
Print Name: Margaret A. Schulz

Berkley Insurance Company
Surety

By:
Name: Kevin R. Wojtowicz
Title: Attorney-in-Fact & FL Licensed Agent

No. BI-10406-el

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: ***Charles D. Nielson; Charles J. Nielson; Donald A. Lambert, III; Joseph P. Nielson; Jarrett Merlucci; David R. Hoover; Brett Rosenhaus; Laura D. Mosholder; Dale A. Belis; or Kevin R. Wojtowicz of Acrisure Southeast Partners Insurance Services, LLC of Leesburg, FL*** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.$100,000,000.00),** to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 2nd day of May, 2024.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Attest:
By _____
Philip S. Welt
Executive Vice President & Secretary

Berkley Insurance Company
By _____
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 2nd day of May, 2024, by Philip S. Welt and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

_____
Notary Public, State of Connecticut

MARIA C. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 04-30-2020

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

Given under my hand and seal of the Company, this 9th day of December, 2024.

_____
Vincent P. Forte

Bond No: 0265354

MAINTENANCE BOND

BY THIS BOND WE, Goodwin Bros. Construction, Inc., as Principal, and Berkley Insurance Company, as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of ($650,513.76) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Waterford PH 3B - Site Development (Maintenance) (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

(1) Repair and/or replacement of pavement, culverts, catch basins, etc;

(2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

(3) Maintenance and/or replacement of regulatory signs and markings;

(4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, Goodwin Bros. Construction, Inc. (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 21st day of August, 2025.

Witness

Goodwin Bros. Construction, Inc.
PRINCIPAL

By:
Name: Daniel Goodwin Jr
Title: President

Witness Margaret A. Schulz

Berkley Insurance Company
SURETY

By:
Name: Kevin R. Wojtowicz
Title: Attorney-in-Fact & FL Licensed Agent

No. BI-10406-el

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: ***Charles D. Nielson; Charles J. Nielson; Donald A. Lambert, III; Joseph P. Nielson; Jarrett Merlucci; David R. Hoover; Brett Rosenhaus; Laura D. Mosholder; Dale A. Belis; or Kevin R. Wojtowicz of Acrisure Southeast Partners Insurance Services, LLC of Leesburg, FL*** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.$100,000,000.00),** to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 2nd day of May, 2024.

Attest:
By _____
Philip S. Welt
Executive Vice President & Secretary

Berkley Insurance Company
By _____
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 2nd day of May, 2024, by Philip S. Welt and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

_____
Notary Public, State of Connecticut

MARIA C. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES 04-30-2029

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 21st day of August, 2025.

_____
Vincent P. Forte

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16425
Legal Request Number: 2025-267
Bid/Contract Number:

TITLE

School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida; and Lee Pedone, an Individual and Lee Kelso Pedone as Trustee of Lee Kelso Pedone Trust Dated June 24, 2021, as Amended, for Verona Hills Subdivision

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

INSTR #2025078075 BK: 4632 PG: 1247 Page 1 of 18
FILED & RECORDED 11/12/2025 3:11 PM TP Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $154.50

After recording return to:
Hernando County Public Schools
Attn: Facilities and Construction Department
8016 Mobley Road
Brooksville, Florida, 34601

SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

VERONA HILLS

THIS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT ("**Agreement**"), is made by and among **HERNANDO COUNTY,** a political subdivision of the State of Florida, whose address is 20 North Main St., Brooksville, Florida 34601, hereinafter referred to as **"Local Government"**; **THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA**, a body corporate of the State of Florida, hereinafter referred to as the "**School Board**", whose address is 919 North Broad St., Brooksville, FL 34601; and **LEE PEDONE, an individual, and LEE KELSO PEDONE AS TRUSTEE OF THE LEE KELSO PEDONE TRUST DATED JUNE 24, 2021, AS AMENDED,** hereinafter referred to as the "**Applicant**" whose address is **4335 KETTERING ROAD, BROOKSVILLE, FL 34602**; and

WHEREAS, **Applicant** is **LEE PEDONE, an individual, and LEE KELSO PEDONE AS TRUSTEE OF THE LEE KELSO PEDONE TRUST DATED JUNE 24, 2021, AS AMENDED**, of a **109.51** acre parcel of real property located in Hernando County and generally located at **4335 and 4347 KETTERING ROAD, BROOKSVILLE, FL 34602** ("**Project Site**"), the complete legal description for which is attached hereto as EXHIBIT "A." The Project Site is illustrated with a map appearing in EXHIBIT "B"; and

WHEREAS, the **Applicant** has applied for CONDITIONAL **PLAT** approval from the **Local Government** pursuant to Application No. **1500882** and to allow **302 SINGLE FAMILY DWELLING UNITS** to be constructed on the Project Site ("**Proposed Development**"); and

WHEREAS, the **Local Government** has determined the Proposed Development is consistent with the future land use designation of its Comprehensive Plan and pertinent portions of the Comprehensive Plan; and

WHEREAS, the **Local Government** and School Board utilize data and methodologies contained in Florida Statutes, Department of Education, and the Hernando County Educational Facilities Impact Fee, as periodically updated; and

WHEREAS, the **Local Government** and the **School Board** have adopted and implemented a public school concurrency management system to assure the future availability of public school

facilities to serve new development consistent with level of service standards, as defined in the Interlocal Agreement ("Standards" or "Level of Service" or "Level of Service Standards") and consistent with the terms of the current Interlocal Agreement for Public School Facility Planning between the School Board and the Local Governments, as may be amended from time to time (the "Interlocal Agreement") and the Local Government's public school facilities element, and capital improvement elements of the respective comprehensive plans; and

WHEREAS, at the adopted Level of Service Standards, adequate school capacity for **Twenty Eight (28) High** school students projected to be generated by the development is not available within the school Concurrency Service Area(s) ("Concurrency Service Area(s)")shall have the meaning as set forth in the Interlocal Agreement) in which the Proposed Development is located; Proposed Development within any contiguous school Concurrency Service Area(s); and adequate school capacity will not be in place or under actual construction within three (3) years after the Local Government's approval of the Proposed Development; and

WHEREAS, authorizing these new residential dwelling units without the mitigation provided for in this Agreement would result in a failure of the Level of Service Standard for public school facilities in one or more applicable school Concurrency Service Area(s); and

WHEREAS, the parties agree that public school concurrency shall be satisfied by the **Applicant's** execution of this legally binding Agreement and payment of a mitigation amount proportionate to the demand for public school facilities to be created by these new residential dwelling units ("**Proportionate Share Mitigation**"); and

WHEREAS, it is the policy of the State of Florida that public educational facilities and services needed to support new residential development shall be available concurrently with the impact of such new residential development; and

WHEREAS, an appropriate mitigation option necessary to satisfy public school concurrency is payment of a Proportionate Share Mitigation for the Proposed Development, as more specifically described herein; and

WHEREAS, the **Local Government** has authority to issue a Certificate of Concurrency ("COC") for the Proposed Development contingent upon the payment of Proportionate Share Mitigation being guaranteed in an enforceable development agreement; and

WHEREAS, the **Applicant** is eligible for Educational Facilities Impact Fee credits for the payment of the Proportionate Share Mitigation for the Proposed Development in such amounts as are authorized by Hernando County Ordinance 2024-10, § IV (Ex. A).

NOW, THEREFORE, in consideration of the foregoing described Proportionate Share Mitigation, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. **INCORPORATION OF RECITALS:** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. **PARTIES:** The **Local Government**, the **School Board** and the **Applicant** shall be collectively referred to as the "parties."

3. **LEGALLY BINDING COMMITMENT:** This Agreement constitutes a legally binding commitment by the **Applicant** to provide Proportionate Share Mitigation for the deficiency of school capacity needed for the number and type of new residential dwelling units on the Project Site for the Proposed Development sought to be approved by the **Local Government**.

4. **DESCRIPTION OF DEVELOPMENT USES:** The Proposed Development shall be developed to include a maximum of **302 SINGLE FAMILY DWELLING UNITS**. Construction of Dwelling Units within the Proposed Development is anticipated to begin in the year **2027**, and is anticipated to be complete in the year **2032**.

5. **PROPORTIONATE SHARE MITIGATION:**
   a. The **parties** agree the formula to calculate the total amount of the Proportionate Share Mitigation shall be: $p = (s - a) \times (c + (c \times f)$, where
      i. p = Proportionate Share Mitigation Amount, and
      ii. s = Students (by school type) that will be generated by the Proposed Development (by housing type), and
      iii. a = Available FISH capacity (by school type) or ***zero*** if no capacity is available, and
      iv. c = Total Facility Cost per Student Station for **high** school level, as published in the Educational Facilities Impact Fee Update Study adopted by the School Board and in effect at the time when the Proportionate Share Mitigation is accepted plus authorized ancillary facility costs per student, and
      v. f = Student Station Cost Adjustment Factor (indexed to 2022=100) for the year in which the Proportionate Share Mitigation is accepted, as published by the Florida Legislative Office of Economic and Demographic Research (EDR).

   b. The **parties** agree that the payment of a Proportionate Share Mitigation in the total amount of **$1,252,116.00** for the Proposed Development, is proportionate to the demand for public school facilities to be created by the actual development of the property and based on existing and actual school capacity deficit as determined pursuant to the Amended and Restated Interlocal Agreement.

6. **SCHOOL CONCURRENCY ANALYSIS:** Upon the final execution of this Agreement, the Superintendent shall provide the **Local Government** with a *Finding of Available School Capacity*, encumbering **Forty Two (42) elementary, Twenty One (21) Middle, and Twenty Eight (28) high** school capacity for the Proposed Development.

7. **TIMING:** The execution of this Agreement shall be a condition of the Conditional Plat approval, Site Plan approval, or its functional equivalent. The payment of the Proportionate Share Mitigation in full shall occur at the time of, and shall be a condition of the final plat approval, or its functional equivalent for the Proposed Development, but in no event later than the issuance of the first building permit. This payment shall be made directly to the **School Board**.

8. **EDUCATIONAL FACILITIES IMPACT FEE CREDIT:**
   a. In accordance with Section 163.3180(6)(h)(2)(b) and 163.31801(5)(a), Florida Statutes, as consideration for the payment of the Proportionate Share Mitigation as described in Section 5 above, the **Parties** agree that the **School Board** shall provide the **Applicant** a credit on a dollar-for-dollar credit basis at fair market value, in the amount of **$1,252,116.00** toward Educational Facilities impact fees ("Impact Fee Credits") in the form of the Hernando County Educational Facilities Impact Fee Voucher attached hereto as Exhibit "C" (the "Voucher"). The number of units set forth in the Voucher will be based upon the rate of Impact Fees at the time of the Proportionate Share Mitigation payment and shall be rounded down to the nearest unit. In no event will the dollar amount of the Proportionate Share Mitigation exceed the dollar amount of the Impact Fees due for the Proposed Development.
      i. As an example, the Educational Impact Fee as of July 1, 2025, is $6,135.00 per single family home. Assuming the payment is in the amount of $350,000.00, it would result in a voucher for 57.04 single family home units, which would be rounded down to 57 units and the actual payment would be $349,695. If the impact fee rate is increased after the issuance of the Voucher, the Voucher would nevertheless be valued at 57 single family residential units. The same calculation method would apply to other housing types, such as multi-family.
   b. **Applicant** may assign the Voucher, in whole or in part, pursuant to Section 163.31801(10). To accomplish said transaction, the School Board shall, within thirty (30) days of receipt of a written request from the Applicant, reassign the Voucher in whole or in part, to any other development or parcel within the school district. Should, at any time, the total number of units set forth in the Proposed Development exceed the number of units set forth in Voucher(s) issued, the **Applicant** shall pay the then current impact fee amount for each unit above the total amount of units in the issued vouchers. The **Applicant** shall provide the Voucher(s) to the **Local Government** at the time of impact fee payment.

9. **SCHOOL CAPACITY IMPROVEMENT:** The **School Board** agrees to apply the Proportionate Share Mitigation contributed by the **Applicant** toward a school capacity improvement identified in its 5-year Educational Facilities Work Program and if no project has been identified, the **School Board** shall set aside the funds, and not spend same until an improvement has been identified which satisfies the demands created by the Development Proposal in accordance with this Agreement.

10. **IMPACT FEES**. The payment of Educational Facilities impact fees shall be the responsibility of the **Applicant** for each dwelling unit constructed on the Property and shall be due at the time of building permit issuance. The **Applicant's** payment of Educational Facilities impact fees shall be collected, transmitted, and reported in conformance with and according to the Educational Facilities Impact Fee Ordinance, and as set forth on EXHIBIT "D" attached hereto and incorporated herein by reference.

    a. **IMPACT FEE SURCHARGES.** The County has adopted the Hernando County Impact Fee Surcharge and Planning Overlay For Greater I-75/SR-50 Planned Development District Ordinance (the "Impact Fee Surcharge Ordinance"), codified at Chapter 23, Article III, Division 6 of the Hernando County Code, to assure that new development which creates a need for educational facilities within the Greater I-75/SR-50 Planned Development District ("Greater I-75/SR-50 PDD") area bears a proportionate share of the cost of capital expenditures necessary to provide the educational facilities necessitated by such development ("Impact Fee Surcharge"). In accordance with the Impact Fee Surcharge Ordinance, the Impact Fee Surcharge is assessed in addition to the applicable impact fee for each new development within the Greater I-75/SR-50 PDD area. Payment of the Impact Fee Surcharge shall be the responsibility of the **Applicant** for each dwelling unit constructed on the Property within the Greater I-75/SR-50 PDD and shall be due at the time of building permit issuance. The Applicant's payment of Impact Fee Surcharges shall be collected, transmitted, and reported in conformance with and according to the Educational Facilities Impact Fee, as set forth on EXHIBIT "D".

11. **TERMINATION.** This Agreement shall terminate, and **Applicant** shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the **School Board** agrees to an extension of this Agreement, if one of the following occurs:
    a. Upon final approval of the conditional plat, the developer shall have two (2) years to be granted construction plan approval. In no case shall the conditional plat be valid for more than five (5) years from the original date of approval; or
    b. Applicant fails to fully pay the Proportionate Share Mitigation Payment when due hereunder and such breach remains uncured for a period of thirty (30) days; or
    c. The **Applicant** fails to obtain at least one building permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the site plan, or its equivalent. In such case, unless for good cause shown by the **Applicant**, this Agreement shall be terminated and, other than capacity associated with a payment of Proportionate Share Mitigation, any encumbered or reserved school capacity shall be returned to its applicable capacity bank.
    d. The **Applicant** shall not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement prior to termination.

12. **NO GUARANTEE OF LAND USE/ZONING:** Nothing in the Agreement shall require the **Local Government** to approve any land use amendment or rezoning application associated with the Project Site.

13. **EFFECTIVE DATE:** This Agreement shall become effective immediately upon the occurrence of all the following:
    a. Signatory execution by the **Applicant**
    b. Adoption and approval of this Agreement by the **Local Government**;
    c. Adoption and approval of this Agreement by the **School Board**;
    d. The recordation of a fully executed original of this Agreement in the official records of Hernando County, Florida, at the expense of **Applicant**; and
    e. The expiration of any and all appeal periods for any challenge to the approval of this Agreement.

14. **TERM:** This Agreement shall automatically terminate and expire upon the first occurrence of any of the following:
    a. The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Agreement.
    b. The execution of a written agreement by all **parties**, or their successors in interest, providing for the cancellation and termination of this Agreement.
    c. The expiration or termination of either the COC or permitted authorization of related horizontal or vertical construction.
    d. Ten (10) years from the Effective Date.

15. **DEFAULT:** If any party to this Agreement materially defaults under the terms hereof, then the **Local Government or School Board** shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the **Applicant** of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the COC, issued based upon payment and/or performance hereunder, this Agreement shall be voided and the **Applicant** and the property described herein shall lose their right to school concurrency under this Agreement and their right to any Educational Facilities Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property site dependent upon such COC shall cease and no further permits shall be issued by the Local Government, until and unless the agreement is reinstated or the default is cured or capacity becomes available and a new COC is issued. Should the **Local Government** or the **School Board** fail to timely cure a default in meeting their obligations set forth herein, **Applicant** may seek any and all remedies available to it by law.

16. **VENUE; CHOICE OF LAW:** Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the jurisdiction of the Circuit Court of Hernando County, Florida, and shall be governed by the laws of the State of Florida.

17. **RELEASE**. Upon the performance of all obligations of all Parties hereto, the School Board and the Local Government shall release the Applicant from this Agreement, and the Applicant shall release the School Board and the Local Government from all future claims, costs or liabilities arising out of the provision of Proportionate Share Mitigation in accordance with this Agreement. These releases shall be recorded at the Applicant's expense in the Official Records of Hernando County, Florida, evidencing such performance.

18. **CAPTIONS AND PARAGRAPH HEADINGS:** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

19. **NO WAIVER:** No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

20. **EXHIBITS:** All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

21. **FURTHER ASSURANCES:** The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.

22. **AMENDMENTS:** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective, unless contained in a written document prepared with the same or similar formality as this Agreement and executed be all the parties to this Agreement.

23. **ASSIGNMENT:** This Agreement runs with the land. The **Applicant** may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property. Any such assignment shall be in writing and shall require the prior acknowledgement of all of the parties. At the election of the **School Board**, such acknowledgement may be conditioned upon the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the parties with a copy of the written assignment within ten (10) days of the date of execution of same.

24. **NO THIRD-PARTY BENEFICIARIES:** This Agreement is made for the sole benefit and protection of the parties, their successors and assigns, and no other persons shall have any right of action hereunder.

25. **COUNTERPARTS:** This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.

26. **RECORDING OF THIS AGREEMENT:** The **Applicant** shall record this Agreement, at its expense in the Hernando County Public Records. The Applicant shall provide a copy to the **Local Government** and the **School Board**.

27. **MERGER CLAUSE:** This Agreement sets forth the entire agreement among the parties, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the parties.

28. **SEVERABILITY:** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of this Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

29. **STATUTORY COMPLIANCE:** This Agreement satisfies the requirements for a binding Proportionate Share Mitigation Agreement in Section 163.3180(6)(h), Florida Statutes (2024), as amended from time to time.

30. **NOTICES:** Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for who it is intended at the place last specified, delivered via overnight mail signature required (FEDEX), or via electronic mail with delivery receipt provided. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the parties designate the following as the respective places for giving notice:

FOR HERNANDO COUNTY: 20 North Main St.	County Administrator Brooksville, FL 34601
With a Copy to: Hernando County	County Attorney 20 North Main St. Brooksville, FL 34601
FOR SCHOOL BOARD:	Superintendent Hernando County School District 919 North Broad Street Brooksville, FL 34601
With a Copy to:	School Board Attorney School Board of Hernando County 919 North Broad Street Brooksville, FL 34601

School Planner

Hernando County School District
8016 Mobley Road
Brooksville, FL 34601

FOR APPLICANT:

LEE PEDONE, an individual, and LEE KELSO PEDONE AS TRUSTEE OF THE LEE KELSO PEDONE TRUST DATED JUNE 24, 2021, AS AMENDED
4335 KETTERING ROAD, BROOKSVILLE, FL 34602

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates above each signature:

SCHOOL DISTRICT

Signed, witnessed, executed, and acknowledged on this 23 **day of** Sept. , 2025.

WITNESSES:	**SCHOOL DISTRICT OF HERNANDO COUNTY, FLORIDA, a body corporate and politic existing under the laws of the State of Florida**
Print Name: Ray Pinder Address 919 N. Broad St. Brooksville, FL 34601 Print Name: Kelly Padilla Address 919 N. Broad St. Brooksville, FL 34601	Shannon Rodriguez Title: School Board Chair

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical present or ☐ online notarization, this 23 day of Sept. , 2025, by Shannon Rodriguez Board Chair

{AFFIX NOTARY STAMP}

KELLY A. POGUE NOTARY PUBLIC MY COMMISSION EXPIRES 7-7-2027 STATE OF FLORIDA COMMISSION NUMBER HH 371221

Notary Public of Florida

PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known ✓

OR Produced Identification _____

Type of Identification Produced _____

APPLICANT

Signed, witnessed, executed, and acknowledged on this 28 day of August, 2025

WITNESSES:

Elena Sutton
Print Name: Elena Sutton
Address 966 Candlelight Blvd
Brooksville, FL 34601

Print Name: Ford Manuel
Address 966 Candlelight Blvd
Brooksville, FL 34601

APPLICANT:

LEE KELSO PEDONE

LEE KELSO PEDONE AS TRUSTEE OF THE LEE KELSO PEDONE TRUST DATED JUNE 24, 2021, AS AMENDED

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical present or ☐ online notarization, this 28th day of August, 2025, by LEE KELSO PEDONE, individually and LEE KELSO PEDONE AS TRUSTEE OF THE LEE KELSO PEDONE TRUST DATED JUNE 24, 2021, AS AMENDED.

{AFFIX NOTARY STAMP}

NOTARY PUBLIC STATE OF FLORIDA
LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

Notary Public of Florida

Lindsay N. Ollier
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known ✓
OR Produced Identification N/A
Type of Identification Produced N/A

LOCAL GOVERNMENT

LOCAL GOVERNMENT

Signed, witnessed, executed, and acknowledged on this 7th day of October, 2025.

HERNANDO COUNTY,
a political subdivision of the
State of Florida

ATTEST:

By: Heidi Krause, Deputy Clerk
for **Douglas A. Chorvat, Jr., Clerk**

By: _____
Jerry Campbell, Vice Chairman

WITNESSES:	**Approved as to form and legal sufficiency by County Attorney's Office with LR 25-267.**
Colleen Conko **Print Name:** Colleen Conko **Address** 15420 Flight Path Brooksville, FL 34604 Paige Jeffreys **Print Name:** Paige Jeffreys **Address** 20 N. Main St Brooksville FL 34601	

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical present or ☐ online notarization, this 7th day of October, 2025, by Jerry Campbell as Vice Chairman of the Hernando County Board of County Commissioners..

{AFFIX NOTARY STAMP}

COLLEEN CONKO
Notary Public - State of Florida
Commission # HH 281269
My Comm. Expires Jun 27, 2026
Bonded through National Notary Assn.

Notary Public of Florida

Colleen Conko
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known X
OR Produced Identification _____
Type of Identification Produced _____

Exhibit "A"
Parcel ID# and Description

Project Information	
Project Name	Verona Hills
Project Jurisdiction	Hernando County
Parcel ID Number	R08 423 21 0000 0010 0000, R08 423 21 0000 0010 0040
Parcel Key Number	00394585, 01357971
Location/Address of Property	Kettering Road

LEGAL DESCRIPTION

PARCEL 1:

Commence at the Southeast corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida, and go thence North 01° 03' 54" East along said East line of Section 8, 1361 89 feet for a Point of Beginning; continue North 01° 03' 54" East along said East line 300 00 feet, thence North 88° 39' 22" West, 700 feet, thence North 01° 03' 53" East, 200 feet, thence North 88° 39' 22" West, 469.21 feet, thence South 01° 03' 54" West, 500 feet, thence South 88° 39' 22" East, 1169 21 feet to the Point of Beginning LESS the East 30 feet thereof for road right-of-way

PARCEL 2

Begin at the Southeast corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida; go thence North 01° 03' 54" East, along the East line of Section 8, 949.49 feet; thence North 88° 40' 31" West, 2665 35 feet to the West line of the Southeast 1/4 of said Section 8, thence South 01° 23' 27" West along said West line 948 60 feet to the South line of said Southeast 1/4, thence South 88° 39' 22" East, 2670.75 feet to the Point of Beginning, LESS the South and East 30 feet thereof for road right-of-way

AND

PARCEL 3:

Commence at the Southeast corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida, go thence North 01° 03' 54" East along said East line of Section 8, 949 49 feet for a Point of Beginning, continue North 01° 03' 54" East along said East line, 712.40 feet, thence North 88° 39' 22" West, 700 feet, thence North 01° 03' 53" East, 200 feet, thence North 88° 39' 22" West, 1260.91 feet, thence North 01° 03' 54" East, 200 feet, thence North 88° 39' 22" West, 698 11 feet to the West line of the Southeast 1/4 of aforesaid Section 8, thence South 01° 23' 27" West along said West line, 1113 28 feet, thence South 88° 39' 22" East, 2665.35 feet to the Point of Beginning, LESS the East 30 feet thereof for road right-of-way, and

LESS AND EXCEPT Commence at the Southeast corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida, and go thence North 01° 03' 54" East along said East line of Section 8, 1361 89 feet for a Point of Beginning, continue North 01° 03' 54" East along said East line 300 00 feet, thence North 88° 39' 22" West, 700 feet, thence North 01° 03' 53" East, 200 feet, thence North 88° 39' 22" West, 469.21 feet, thence South 01° 03' 54" West, 500 feet, thence South 88° 39' 22" East, 1169.21 feet to the Point of Beginning LESS the East 30 feet thereof for road right-of-way

OVERALL DESCRIPTION

THE FOLLOWING DESCRIPTION IS OF THE OVERALL PROPERTY BOUNDARY. THIS DESCRIBES ONE AND THE SAME PROPERTY AS LISTED IN THE TITLE COMMITMENT #12214246, DATED 01/17/2025, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WHICH CONTAINS THREE SEPARATE PARCELS

Beginning at the Southeast corner of Section 8, Township 23 South, Range 21 East, Hernando County, Florida; thence along the east line of said section 8, run N00°19'43"E, 949 49 feet, thence continue along the East line of said section 8, N00°19'43"E, 412 51 feet, thence continue along the East line of said section 8, N00°19'43"E, 300 01 feet, thence leaving said section line, run S89°57'01"W, 699.90 feet; thence N00°16'48"W, 199 68 feet; thence S89°57'20"W, 1260.54 feet; thence N00°03'37"E, 200 00 feet, thence S89°57'23"W, 698 11 feet to the West line of the Southeast 1/4 of said Section 8, thence along said West line, run S00°00'31"W, 1113.28 feet, thence continue along the West line of the Southeast 1/4 of said section 8, S00°00'31"W, 898 11 feet to the South line of the Southeast 1/4 of said section 8, thence along said South line, run S89°35'56"E, 2669 01 feet to the Point of Beginning

LESS AND EXCEPT the South 30 feet and the East 50 feet thereof for road right-of-way

Containing a NET area of 109 51 acres, more or less

Exhibit "B"

Map or Plan Identifying Property

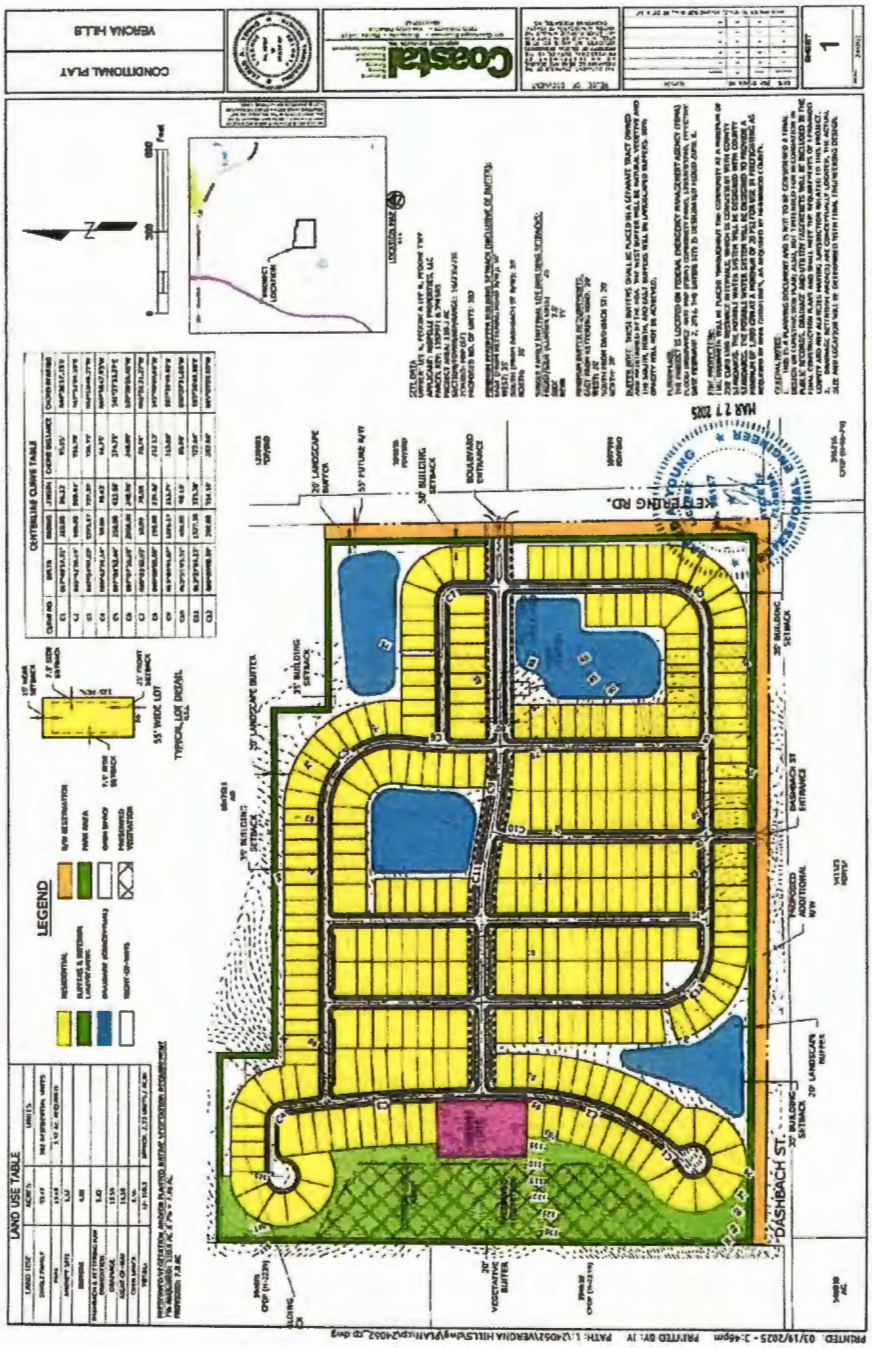


Exhibit "C"

Hernando County School Board
Educational Facilities Impact Fee Credit Voucher
VERONA HILLS

1. Date of Finding of Available School Capacity: _____
   Number of dwelling units associated with application: _____
   Type of dwelling units associated with application: _____
2. Name of Developer/Applicant: _____
3. Address of Developer/Applicant: _____
4. Legal description of subject property: **See Exhibit "A" - Attachment 1.**
5. Subdivision or Master Development Plan name: _____
6. Local Government Development Application Number:

The undersigned School Board Official confirms that it has received from the Developer/Applicant named above, Proportionate Share Mitigation for **[elementary] [middle] [high]** school capacity on the ____ day of _____, 2025, as shown below.

The School Board Official gives notice to Local Government that the following sums should be credited towards the Educational Facilities Impact Fee obligations of the Developer/Applicant.

1. Date of Proportionate Share Payment	
2. Amount of Proportionate Share Payment	
3. Impact Fee per unit at Time of Proportionate Share Payment	
4. Impact Fee Credits issued (Line 2 divided by line 3.)	

By: _____

Print: _____

Title: _____

Impact Fee Credit Redemption Ledger
VERONA HILLS

Date Credits Redeemed	Available Credits	Credits Redeemed	Remaining Credits	County/City Staff Accepting Credits	Signature of County/City Staff Accepting Credits

Exhibit "D"

EDUCATIONAL FACILITIES IMPACT FEE

1. **Impact Fees Established.** The County has adopted the Hernando County Educational Facilities Impact Fee Ordinance (the "Impact Fee Ordinance"), codified at Chapter 23, Article III, of the Hernando County Code, to assure that new development which creates a need for educational facilities bears a proportionate share of the cost of capital expenditures necessary to provide the educational facilities necessitated by such development ("Impact Fee"). The Impact Fee amount is established pursuant to the Impact Fee Ordinance and is due and payable upon the issuance of a building permit by the respective Local Governments except as otherwise provided in the Impact Fee Ordinance.

    a. **Impact Fee Surcharges Established.** The County has adopted the Impact Fee Surcharge Ordinance for the Greater I-75/SR-50 PDD area. The Impact Fee Surcharge amount is established pursuant to the Impact Fee Ordinance and is due and payable upon the issuance of a building permit by the respective Local Governments except as otherwise provided in the Impact Fee Ordinance. Notwithstanding anything else to the contrary contained in the Impact Fee Surcharge Ordinance, the Applicant shall receive credits for the amount of Impact Fee Surcharges paid on a dollar-for-dollar basis. All Impact Fee Surcharge amounts paid, and all credits issued on the basis of Impact Fee Surcharge fees paid, are non-refundable. The Local government shall follow the same practices and procedures for the collection and transmission of the Impact Fee Surcharges, as are specified by Ordinance and EXHIBIT "D" for the collection and transmission of the Impact Fees.

2. **Collection of Impact Fees.** Each Local Government shall collect the Impact Fee for each building permit resulting in a new impact generated by ordinance or resolution. The ultimate calculation of the Impact Fee amount shall be based on the timing of the submittal of a complete building permit application, with the Impact Fee payable at the time of building permit issuance. The permitting Local Government shall be solely responsible for determining the amount of any Impact Fee due at the time of building permit issuance.

3. **Administrative Costs.** In accordance with the Florida Impact Fee Act, it is agreed by the Parties that the Local Governments may retain the actual costs incurred in collecting the Impact Fees. Each Local Government is responsible for providing for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund and providing same to the School Board on an annual basis.

4. **Remittance of Impact Fees.** The Local Governments shall remit the collected Impact Fees minus the administrative fee, as described above, to the School Board pursuant to

Hernando County Code of Ordinance, Chapter 23, Article III, Section 23-71, as prescribed by Ordinance or Resolution. Remittance may be through wire transfer to the School Board, through check payable to the Hernando County School Board, or through other method mutually agreed to between the Local Government as payor and the School Board as payee.

5. **Reporting.** Each Local Government shall, in addition to the monthly transfer of the Impact Fees, remit to the School Board a report accounting for the total Impact Fees collected for the month and the administrative fees retained by the Local Government. The reports shall specify the dates the fees were paid, Parcel Identification Number, Impact Fee paid per parcel, total Impact Fee paid including allocations, applicant's name, property description, use code, and the financial payment history (including date of payment to the School Board and check number). Should no Impact Fees be collected for the month, the Local Government shall report to the School Board that no Impact Fees are to be remitted because no Impact Fees were collected by the Local Government.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16433
Legal Request Number: 08-768
Bid/Contract Number:

TITLE

Verification of University of Florida, Bureau of Economic and Business Research 2025 Preliminary Population Estimates for Hernando County

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

UF UNIVERSITY of FLORIDA

College of Liberal Arts and Sciences
Bureau of Economic and Business Research

720 SW 2nd Ave. Ste. 150
PO Box 117148
Gainesville, FL 32611-7148
352-294-9150
888-534-2404 Fax

August 17, 2025

Dear Sir or Madam:

Enclosed is the preliminary estimate of the resident[1] population of your jurisdiction as of **April 1, 2025**. This estimate was produced by our office under contractual agreement with the Florida Legislature, and it is a factor used in determining the distribution of state revenue sharing funds (Section 186.901, Florida Statutes, Revenue Sharing Act, 1972).

We ask that you evaluate this estimate carefully and mark the appropriate response on the enclosed form. Please complete the enclosed form and email it in PDF format to RichardLDoty@ufl.edu (preferred method) or mail it back in the postage-paid envelope. If future correspondence to your office should be directed toward a different title or address than the one on the envelope, please indicate that change on the form.

These 2025 estimates are based on the April 1, 2020 Census population counts.[2] The Bureau of Economic and Business Research (BEBR) has estimated population change between the Census counts and April 1, 2025. You have the right to challenge the population change between the April 1, 2020 Census count and the April 1, 2025 estimate if you believe that change is not reasonably accurate. You may do so by providing an alternative estimate along with data to support the revision. This challenge must be received by our office by **September 5, 2025**. We will review your challenge thoroughly and objectively, and we will notify you of our response to your challenge.

Thank you very much; your assistance is greatly appreciated. If you have any questions regarding the preliminary estimate or the challenge process, please contact me.

Sincerely,

Richard L. Doty

RichardLDoty@ufl.edu | 352-294-9150

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[1] The residence criteria are based on the Census Bureau's concept of "usual residence", which is defined as the place where a person lives and sleeps most of the time. Consequently, seasonal and temporary residents whose usual place of residence is in another jurisdiction are not included.

[2] The 2020 Census counts are now final and cannot be challenged. However, any official population count that is conducted through a Special Census with the Census Bureau will be used as a new base for future estimates during the decade. A Special Census is a basic enumeration of population, housing units, group quarters and transitory locations, conducted by the U.S. Census Bureau at the request of a governmental unit. They are conducted on a cost-reimbursable basis. The Special Census Program continues through May 2027 for cost estimates, while the data collection will occur through September 2028. See https://www.census.gov/programs-surveys/specialcensus/about.html.

Have You Had an Annexation Lately?
If So, Your Population Estimate Needs Your Help

Your population estimate is important because it is a factor in determining the amount of state and federal dollars that your community receives. It is essential to notify the state of your annexations in order to include annexed areas into your population estimate.

Where to Report:

Report your annexations to the State of Florida contacts below to ensure that you qualify for all benefits available under the law.

Report to the Following 3 Contacts:

Alexandra LaTorre Executive Office of the Governor RE: Annexations The Capitol, Room 1601 Tallahassee, FL 32399-0001 Phone: 850-717-9506 Alexandra.LaTorre@laspbs.state.fl.us	Pam Schenker Florida Legislature, Office of Economic and Demographic Research 111 W. Madison St., Suite 574 Tallahassee, FL 32399-6588 Phone: 850-487-1402 DenseUrbanLandArea@leg.state.fl.us	Suzanne Roulston-Doty University of Florida, Bureau of Economic & Business Research PO Box 117148 Gainesville, FL 32611-7148 Phone: (352) 392-0171 x337 SRDoty@ufl.edu

What to Send:

- Annexation ordinance including:
  - ☑ Ordinance number
  - ☑ Legal description
  - ☑ Parcel number
  - ☑ Map with acreage denoted
  - ☑ Annexed land area (acres)
  - ☑ Effective date of the annexation
- Number of housing units by type of unit (single-family, multifamily, or mobile home) at the time of annexation

Other Essential Parties to Notify:

- Population estimates are typically based on the number of active residential electric meters in your area. So, please remember to **let your electric utility company/companies know of the annexation** to ensure the data that drive your population estimate will correctly reflect your current boundaries, both today and in the future. This also ensures that any franchise fees paid by your utility are paid to the correct jurisdiction.
- Annexations also must be reported to the **U.S. Census Bureau** through its annual Boundary and Annexation Survey (BAS). For more information, see https://www2.census.gov/geo/pdfs/partnerships/bas/BAS-Flyer.pdf.

Statutory Authority:

- FS186.901(3): *In cases of annexation or consolidation, local governments shall be required to submit to the Executive Office of the Governor, within 30 days following annexation or consolidation, a statement as to the population census effect of the action.*
- FS171.091: ***Recording.***— *Any change in the municipal boundaries through annexation or contraction shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within 30 days. A copy of such revision must be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.*
- In addition to the above, please remember to file your annexation in accordance with Florida Statues 171.044(3): *An ordinance adopted under this section shall be filed with the clerk of the circuit court and the chief administrative officer of the county in which the municipality is located and with the Department of State within 7 days after the adoption of such ordinance. The ordinance must include a map which clearly shows the annexed area and a complete legal description of that area by metes and bounds.*

Official Population Estimate (Permanent Residents): April 1, 2025

Prepared by the University of Florida, Bureau of Economic & Business Research

JURISDICTION: **Unincorporated** COUNTY: **Hernando County**

CENSUS POPULATION 4/1/2020	TOTAL POPULATION CHANGE	PRELIMINARY POPULATION ESTIMATE 4/1/2025	INMATE POPULATION 4/1/2025	PRELIMINARY POPULATION ESTIMATE LESS INMATES 4/1/2025
185,609	17,098	202,707	433	202,274

185,609 ⟸ Your 2020 Census count from the U.S. Census Bureau (CANNOT be challenged here)

17,098 ⟸ Your preliminary estimate of population change since 2020 (CAN be challenged)

202,707 ⟸ Your preliminary population estimate for 2025 (including any inmates)

202,274 ⟸ The preliminary population estimate for state revenue-sharing use (FY 2026-2027)

Please check the appropriate box below and return a copy of this form in time to be received by our office by **September 5, 2025** and retain a copy for your files. Please return this form via **one** of the following methods:

- Email PDF to **RichardLDoty@ufl.edu** (preferred method), or
- Postal mail using the postage paid envelope.

☐ I have reviewed this preliminary population estimate and consider the estimated population **change** since the 2020 Census to be reasonably accurate. (Unless new information is presented to us which would affect your jurisdiction, this will become your official estimate on October 15, 2025.)

☐ I have reviewed this preliminary population estimate and do not consider the estimated population **change** since the 2020 Census to be reasonably accurate. I believe a more accurate estimate of population **change from 4/1/2020 to 4/1/2025** would be _____. I request that you reconsider your estimate, and I am **providing data and/or documentation (required)** supporting the requested revision.

_____ _____ _____

Name *Signature* *Date*

_____ _____ _____

Title *Email* *Phone*

We mail these estimates to titles rather than names. If it should be mailed to a **different contact title or address** in the future, please print that information below. **Otherwise, please leave this blank**.

Title: _____

Street Address: _____

City, State Zip _____

Bureau of Economic and Business Research
University of Florida
PO Box 117148
Gainesville, FL 32611-7148

EMAIL: RichardLDoty@ufl.edu
TEL: 352-294-9150
FAX: 888-534-2404
www.bebr.ufl.edu

THIS DATA SHEET PROVIDES PRELIMINARY COUNTY POPULATION TOTALS. IT IS FOR INFORMATION PURPOSES ONLY AND CANNOT BE CHALLENGED

Official Population Estimate (Permanent Residents): April 1, 2025
Prepared by the University of Florida, Bureau of Economic & Business Research

JURISDICTION: **Hernando County** COUNTY: **Hernando County**

CENSUS POPULATION 4/1/2020	TOTAL POPULATION CHANGE	PRELIMINARY POPULATION ESTIMATE 4/1/2025	INMATE POPULATION 4/1/2025	PRELIMINARY POPULATION ESTIMATE LESS INMATES 4/1/2025
194,515	18,334	212,849	433	212,416

194,515 ⟸ The county total 2020 Census count from the U.S. Census Bureau

18,334 ⟸ The county total preliminary estimate of population change since 2020

212,849 ⟸ The county total preliminary population estimate for 2025 (including any inmates)

212,416 ⟸ The county total preliminary population estimate for state revenue-sharing use (FY 2026-2027)

This is the county total preliminary population estimate. It is for information purposes only and **cannot be challenged**. If the preliminary estimates of any of the cities, towns, villages or unincorporated area within the county change, the county total will change accordingly. Please do **not** return this page to us.

Bureau of Economic and Business Research
University of Florida
PO Box 117148
Gainesville, FL 32611-7148

EMAIL: RichardLDoty@ufl.edu
TEL: 352-294-9150
FAX: 888-534-2404
www.bebr.ufl.edu

Meeting: 10/07/2025
Department: Administration
Prepared By: Colleen Conko
Initiator: Jeffrey Rogers
DOC ID: 16407
Legal Request Number:
Bid/Contract Number:

TITLE

Notice of Conditional Use Permit Action Taken by Planning and Zoning Commissioner on September 8, 2025

September 8, 2025

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffrey Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director

SUBJECT: **Conditional Use Actions by the Planning and Zoning Commission on September 8, 2025**

For the Board's information, on September 8, 2025, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is (are) the staff report(s) and action(s) of the P&Z on the Conditional Use Permit request(s) at that scheduled public hearing.

A notification letter was sent on Wednesday, September 10, 2025, to inform the petitioner(s) of the P&Z action(s). According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, October 8, 2025, (calculated from the date of the P&Z decision), the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, November 4, 2025, (calculated from the date of the P&Z decision). "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in the hearing. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing.

The Board may affirm, modify or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025

APPLICANT: Blaire Hottinger

FILE NUMBER: CU-25-04

REQUEST: Conditional Use Permit for a Temporary Structure

GENERAL LOCATION: North side of Ridge Road approximately 382 feet from Nightwalker Road

PARCEL KEY NUMBER: 983984

APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary residence. This request arises from unforeseen complications with the delivery and installation of a mobile home. Initially, the petitioner contracted with a mobile home company to place a home on the vacant lot. Despite multiple communications and assurances, the company dismantled the mobile home but failed to deliver it to the intended site. The mobile home remained on the contractor's lot and was never transported as agreed. To resolve the situation, the petitioner hired a second mobile home company to retrieve the home; however, upon arrival, the mobile home was no longer present on the contractor's lot. The petitioner had already paid a deposit to the original company and was unable to obtain a refund. As a result, financial constraints prevented the immediate purchase of another mobile home. In the interim, the petitioner secured an RV to serve as temporary housing while a long-term solution was pursued. The RV was initially intended for short-term use until a new mobile home was delivered, but due to the ongoing circumstances, it is now needed as a residence until a new unit can be acquired and installed.

SITE CHARACTERISTICS

Site Size: 0.56 acres

Surrounding Zoning;
Land Uses:
North: R1A (Residential) / Lake
South: R1A (Residential)

East: R1A (Residential)
West: R1A (Residential)

Current Zoning: R1A (Residential)

Future Land Use Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD). does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to allow resident to reside in RV on parcel until a mobile home is placed on the parcel.

Comment: The parcel has onsite well and septic, which is permitted through the Hernando County Health Department

ENGINEERING REVIEW

The site is located on the North side of Ridge Road approximately 382 feet from Nightwalker Road. The Engineering Department has reviewed the request and indicated that a driveway apron is required to be installed at Indian Trail Road. Driveway apron must meet the requirements of Hernando County Facility Design Guideline IV-26. The petitioner must obtain a Right of Way Use permit to install driveway apron.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1A (Residential) District:

- Front: 25'
- Side: 10'
- Rear: 20'

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

NOTICE OF APPLICANT RESPONSIBILITY

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

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

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

STAFF RECOMMENDATION:
It is recommended that the Planning and Zoning Commission determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a **Error! Reference source not found.** for a period of up to two (2) year with the following performance conditions:

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

2. No attachments or other structures shall be erected on the property or attached to the RV.

3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
   - Front: 25'
   - Side: 10'
   - Rear: 20'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

6. The Conditional Use Permit shall expire on September 8, 2027.

PLANNING AND ZONING COMMISSION ACTION
On September 8, 2025, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a for a period of up to two (2) year with the following performance conditions:

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

2. No attachments or other structures shall be erected on the property or attached to the RV.

3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
   Front: 25'
   Side: 10'
   Rear: 20'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

6. The Conditional Use Permit shall expire on September 8, 2027.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Zoning
Prepared By: Stephanie Rose
Initiator: Omar DePablo
DOC ID: 16410
Legal Request Number: 2025-488-1
Bid/Contract Number:

TITLE

Variance Petition Submitted by Todd Gosk and Alexis Daniels for Property Located at 5442 Queen Avenue

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

OFFICE USE ONLY
DATE REC'D _____

FILE NO. _____

HERNANDO COUNTY ZONING DIVISION
ZONING APPEAL APPLICATION

This application must be completed and returned, with all documents and check specified on the instruction sheet, to this office before a board hearing will be scheduled. Please note that the petitioner or representative is required to be present at the hearing.

Applicant Name: Todd & Alexis Gosk Date: 8/6/2025

Mailing Address: 5442 Queen Ave Spring Hill, FL. 34609

Phone No. 727-364-7424-Todd 352-398-9988-Alexis Fax: N/A

E-Mail: tgosk3082@gmail.com

Representative Name (if applicable): _____

Mailing Address: _____

Phone No. _____ Fax: _____

E-Mail: _____

Address of Property: 5442 Queen Ave Spring Hill, FL 34609

Legal Description: Lot 3, Block 1260, Spring Hill unit 20, Accarding to the Plat thereof as recorded in Plat Book 9 Pages 65-80 inclusive of Public Records of Hernando County. Section 4, Township 23, Range 18

Key No.: 686403 Zoning District: Residential

Homeowners Association Yes____ No X If yes, name of HOA _____

Contact Name: _____

Contact Address: _____ City: _____ State____ Zip_____

Signature of applicant or representative: Todd Gosk / Alex Gosk

OWNER AFFIDAVIT

I, Todd Gosk / Alexis Gosk HEREBY STATE AND AFFIRM THAT:

X I am the owner of the property and am making this application OR

____ I am the owner of the property and am authorizing the entity below to submit an application on the described property. The entity shall complete the affidavit below.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

8/8/25 _____
Signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 8 day of August, 2025 by Todd Gosk and Alexis Gosk, who is (____)personally known to me or who (✓) has produced FL. I.D. as identification.

Notary Public State of Florida
Destiny Shea
My Commission HH 375098
Expires 3/16/2027

_____
Signature of Notary Public

_____
Stamp of Notary Public

****

AGENT/REPRESENTATIVE AFFIDAVIT

I, _____, HEREBY STATE AND AFFIRM THAT:

____ I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application. I have been authorized by the owner identified above to proceed with this application.

I have read the instructions for filing this application. All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief and are a matter of public record.

_____
Signature of representative

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this _____ day of _____, 2_____ by _____, who is (_____)personally known to me or who (_____) has produced _____ as identification.

_____
Signature of Notary Public

_____
Stamp of Notary Public

Todd & Alexis Gosk
5442 Queen Avenue
Spring Hill, FL. 34609
Tgosk3082@gmail.com
(727) 364-7424

Zoning Division
Hernando County
1653 Blaise Drive
Brooksville, FL. 34601

August 6, 2025

Subject: Request for Hearing Before the Board of Commissioners – Variance Appeal

To Whom It May Concern:

I am writing to respectfully request a hearing before the Board of Commissioners regarding an appeal for a variance at my property located at 5442 Queen Avenue, Spring Hill, FL. 34609 (Parcel ID: R32-323-17-5200-1260-0030).

On July 31, 2025, we received notice of the Zoning Division's decision regarding my application for a variance from certain zoning requirements. After careful consideration, I wish to appeal this decision as I believe that unique circumstances exist with respect to my property that merit further review and consideration.

A previous denial letter from the zoning department dated 3/10/25 specified the reasoning for permitting denial was due to the patio extension having a composite roof and therefore requiring the setback to be a minimum of 10' unless there was an approved variance. An application was submitted requesting a zoning variance to reduce the side setback from 10 feet to 7.10 feet. To accommodate the patio extension including the composite roof. Our Variance denial stated that one of our neighbors at the back of our property are reporting issues with drainage. This neighbor has property at the bottom of the hill where multiple properties including ours sit above. I believe this is a personal issue and that the drainage issue is nonrelated to the addition of the patio extension. Thus, granting this variance will not adversely affect the public interest including drainage in any way.

I kindly request that a hearing be scheduled before the Board of Commissioners at the earliest possible opportunity. Please inform me of any additional information or documentation required to proceed with this appeal. I am prepared to provide supporting materials and will be present at the hearing to answer any questions.
Thank you for your attention to this matter. I look forward to the opportunity to present my case before the Board.

Sincerely,

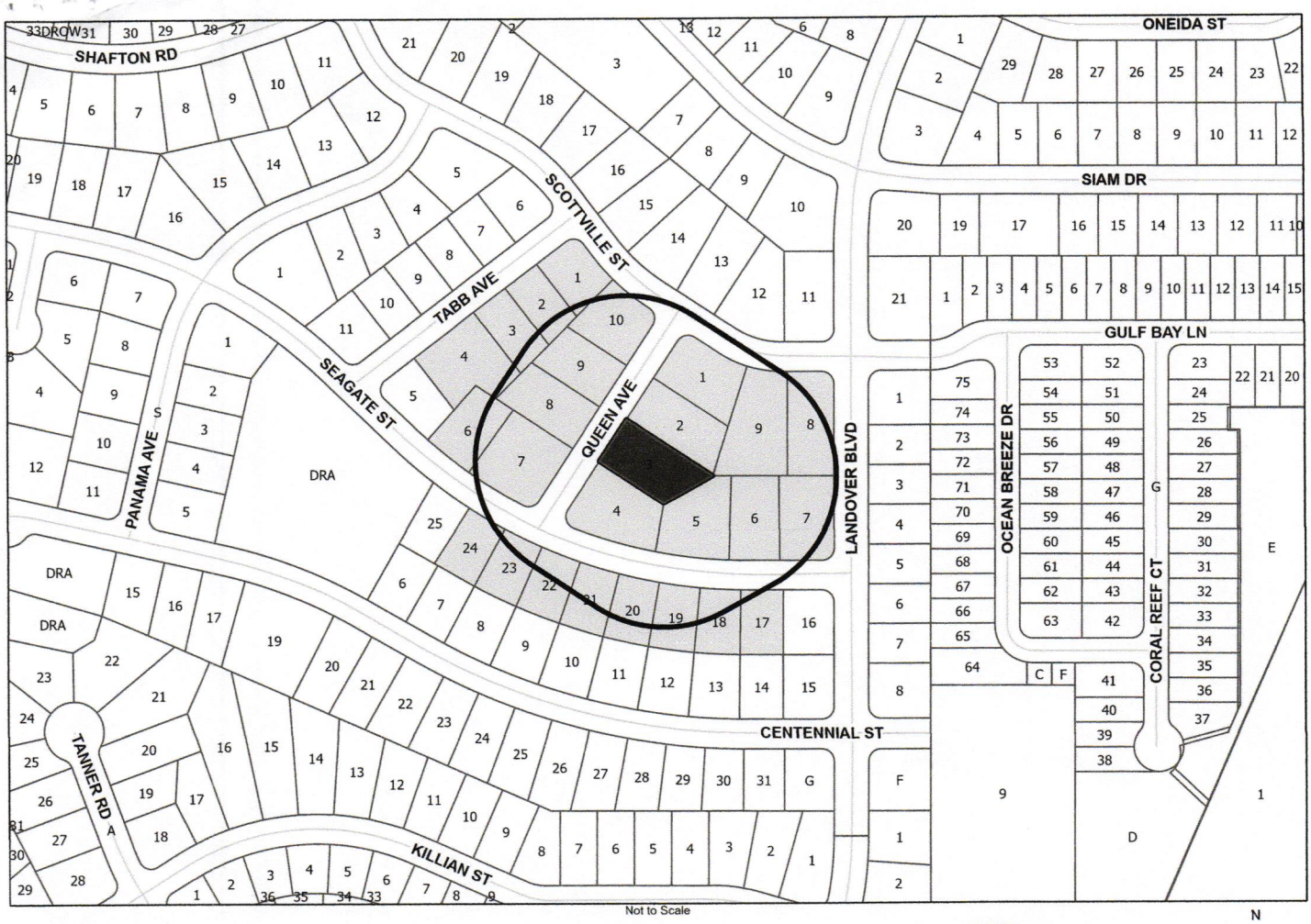
8/8/25

8/8/25

Todd Gosk / Alexis Gosk

Destiny Shea 8/8/25

Notary Public State of Florida
Destiny Shea
My Commission HH 375098
Expires 3/16/2027



HERNANDO COUNTY
CENTRAL GIS

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 06/25/2025.

TODD & ALEXIS GOSK
APO

Subject Parcels
250 ft Buffer
Parcels within 250 ft

N
W E
S

PARCEL_KEY	PARCEL_SHO	PARCEL_NUM
686234	17	R32 323 17 5200 1258 0170
686243	18	R32 323 17 5200 1258 0180
686252	19	R32 323 17 5200 1258 0190
686261	20	R32 323 17 5200 1258 0200
686270	21	R32 323 17 5200 1258 0210
686289	22	R32 323 17 5200 1258 0220
686298	23	R32 323 17 5200 1258 0230
686305	24	R32 323 17 5200 1258 0240
686396	2	R32 323 17 5200 1260 0020
686412	4	R32 323 17 5200 1260 0040
686421	5	R32 323 17 5200 1260 0050
686430	6	R32 323 17 5200 1260 0060
686449	7	R32 323 17 5200 1260 0070
686458	8	R32 323 17 5200 1260 0080
686467	9	R32 323 17 5200 1260 0090
686476	2	R32 323 17 5200 1261 0020
686485	3	R32 323 17 5200 1261 0030
686494	4	R32 323 17 5200 1261 0040
686519	6	R32 323 17 5200 1261 0060
686528	7	R32 323 17 5200 1261 0070
686537	8	R32 323 17 5200 1261 0080
686546	9	R32 323 17 5200 1261 0090
686555	10	R32 323 17 5200 1261 0100
302112	1	R32 323 17 5200 1260 0010
302121	1	R32 323 17 5200 1261 0010

OWNER_NAME	OWNER_NA_1
TADIC SLADANA, TADIC DAMIR	
HPA BORROWER 2016 ML LLC	
KIRBY BRIAN	
LOUX SUSAN A, MISKINIS JAMES, HARRIS	LEEANN
BARRIL OSMANY, BARRIL GUSTAVO, GONZALEZ	YAQUELIN ORAMA
LAURENT CINDY M	
ZAMOR JEANNE C CO-TTEE, LAURENT CINDY M	CO-TTEE
TRICHILO VICENZO	
REED PHILLIP, REED CHARLAINE	
KLIESEN NICHOLAUS, MARSH MARJORIE K	
MUSSULLI JOSEPH A, MUSSULLI MARY B	
CAMILLERI MARIE	
WARNKE NICHOLAS RYAN, ALTUVE EDELIN	JOELI
ROGERS TED A	
PROGRESS RESIDENTIAL BORROWER 23 LLC	
DESROSIERS BRITTNEY	
DULL BRIAN A, DULL CHRISTINA	
KOJIAN GREG, KOJAOGHLANIAN AZATOUI,	KOJAOGHLANIAN SARKIS
WHITING DON, WHITING GAIL	
PASTRANA HEATHER MICHELLE, PASTRANA MARK	F
SOPPA RICHARD H JR, SOPPA MARISOL V	
FIORENTINO CHARLES A TTEE	
CLAPS KATHLEEN J	
MAS JOSE	
OLIVA RODRIGUEZ JAIME E, QUINTANILLA DE	OLIVA MAYRA L

MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_ADDR4
13056 SEAGATE ST	SPRING HILL FL 34609-1360		
PO BOX 4900	SCOTTSDALE AZ 85261-4900		
176 E HIGHLAND AVE	CLERMONT FL 34711-2536		
13032 SEAGATE ST	SPRING HILL FL 34609-1360		
19821 SW 116TH AVE	MIAMI FL 33157-1046		
22857 MENTONE AVE	LAURELTON NY 11413-2930		
178 LUDLAM AVE	ELMONT NY 11003-2915		
1346 HIGH RIDGE RD	STAMFORD CT 06903-4904		
5452 QUEEN AVE	SPRING HILL FL 34609-1305		
5432 QUEEN AVE	SPRING HILL FL 34609-1305		
13045 SEAGATE ST	SPRING HILL FL 34609-1361		
13055 SEAGATE ST	SPRING HILL FL 34609-1361		
901 22ND AVE NW APT 10A	MINOT ND 58703-0837		
13122 SCOTTVILLE ST	SPRING HILL FL 34609-1347		
PO BOX 4090	SCOTTSDALE AZ 85261-4090		
5508 TABB AVE	SPRING HILL FL 34609-1374		
5500 TABB AVE	SPRING HILL FL 34609-1374		
5492 TABB AVE	SPRING HILL FL 34609		
2415 OLAR CT	SPRING HILL FL 34608-4571		
12507 SEAGATE ST	SPRING HILL FL 34609-1320		
5441 QUEEN AVE	SPRING HILL FL 34609-1340		
5451 QUEEN AVE	SPRING HILL FL 34609-1340		
5463 QUEEN AVE	SPRING HILL FL 34609-1340		
55 CHURCH ST	ELLENVILLE NY 12428-2620		
5516 TABB AVE	SPRING HILL FL 34609-1374		

Instr #2017036052 BK: 3481 PG: 1964, Filed & Recorded: 6/26/2017 1:03 PM TLM Deputy Clk, #Pgs:1
Don Barbee Jr,Clerk of the Circuit Court Hernando CO FL

Department of Health • Office of Vital Statistics

STATE OF FLORIDA
MARRIAGE RECORD

TYPE IN UPPER CASE
USE BLACK INK
This license not valid unless seal of Clerk, Circuit or County Court, appears thereon.

(STATE FILE NUMBER)

2017ML149478
(APPLICATION NUMBER)

APPLICATION TO MARRY

1. NAME OF SPOUSE (First, Middle, Last)		1b. MAIDEN SURNAME (If applicable)	2. DATE OF BIRTH (Month, Day, Year)
TODD EDWARD GOSK		GOSK	09/28/1971
3a. RESIDENCE - CITY, TOWN, OR LOCATION	3b. COUNTY	3c. STATE	4. BIRTHPLACE (State or Foreign Country)
SPRING HILL	HERNANDO	FLORIDA	NEW YORK
5a. NAME OF SPOUSE (First, Middle, Last)		5b. MAIDEN SURNAME (If applicable)	6. DATE OF BIRTH (Month, Day, Year)
ALEXIS ANN DANIELS		FYOCK	07/30/1983
7a. RESIDENCE - CITY, TOWN, OR LOCATION	7b. COUNTY	7c. STATE	8. Birthplace (State or Foreign Country)
SPRING HILL	HERNANDO	FLORIDA	FLORIDA

WE THE APPLICANTS NAMED IN THIS CERTIFICATE, EACH FOR HIMSELF OR HERSELF, STATE THAT THE INFORMATION PROVIDED ON THIS RECORD IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT NO LEGAL OBJECTION TO THE MARRIAGE NOR THE ISSUANCE OF A LICENSE TO AUTHORIZE THE SAME IS KNOWN TO US AND HEREBY APPLY FOR LICENSE TO MARRY.

9. SIGNATURE OF SPOUSE (Sign full name using black ink)	10. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)
Todd Edward Gosk	05/05/2017
11. TITLE OF OFFICIAL	12. SIGNATURE OF OFFICIAL (Use black ink)
DEPUTY CLERK	Lisa Truncale
13. SIGNATURE OF SPOUSE (Sign full name using black ink)	14. SUBSCRIBED AND SWORN TO BEFORE ME ON (DATE)
Alexis Ann Daniels	05/05/2017
15. TITLE OF OFFICIAL	16. SIGNATURE OF OFFICIAL (Use black ink)
DEPUTY CLERK	Lisa Truncale

LICENSE TO MARRY

AUTHORIZATION AND LICENSE IS HEREBY GIVEN TO ANY PERSON DULY AUTHORIZED BY THE LAWS OF THE STATE OF FLORIDA TO PERFORM A MARRIAGE CEREMONY WITHIN THE STATE OF FLORIDA AND TO SOLEMNIZE THE MARRIAGE OF THE ABOVE NAMED PERSONS. THIS LICENSE MUST BE USED ON OR AFTER THE EFFECTIVE DATE AND ON OR BEFORE THE EXPIRATION DATE IN THE STATE OF FLORIDA IN ORDER TO BE RECORDED AND VALID.

17. COUNTY ISSUING LICENSE	18. DATE LICENSE ISSUED	18a. DATE LICENSE EFFECTIVE	19. EXPIRATION DATE
HERNANDO	05/05/2017	05/08/2017	07/04/2017

20a. SIGNATURE OF COURT CLERK OR JUDGE	20b. TITLE	20c. BY D.C.
DON BARBEE JR	CLERK OF THE CIRCUIT COURT	LT

CERTIFICATE OF MARRIAGE

I HEREBY CERTIFY THAT THE ABOVE NAMED SPOUSES WERE JOINED BY ME IN MARRIAGE IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA.

21. DATE OF MARRIAGE (Month, Day, Year)	22. CITY, TOWN, OR LOCATION OF MARRIAGE
June 17 2017	Key West
23a. SIGNATURE OF PERSON PERFORMING CEREMONY (Use black ink)	23c. ADDRESS (Of person performing ceremony)
Rebecca Gleason	3 Kestral Way Key West FL 33040
23b. NAME AND TITLE OF PERSON PERFORMING CEREMONY (Or notary stamp)	24. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)
REBECCA GLEASON Notary Public - State of Florida My Comm. Expires Apr 20, 2018 Commission # FF 090108	25. SIGNATURE OF WITNESS TO CEREMONY (Use black ink)

INFORMATION BELOW FOR USE BY VITAL STATISTICS ONLY - NOT TO BE RECORDED

DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684-9955

CERTIFIED TO THE FOLLOWING ONLY:
TODD GOSK AND ALEXIS DANIELS
PARAMOUNT MORTGAGE COMPANY
WOLLINKA-WIKLE TITLE INSURANCE AGENCY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

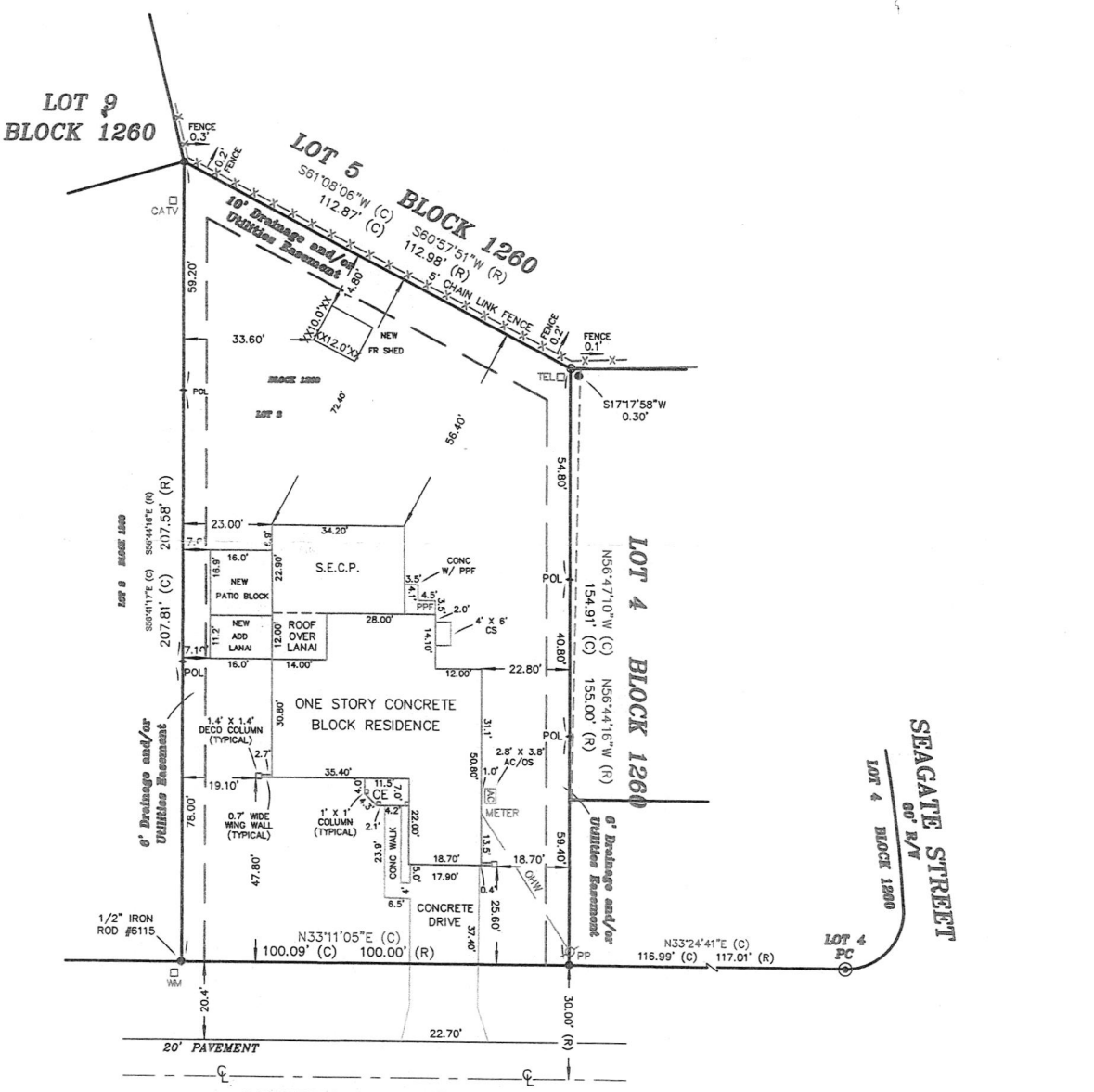
Party Chief: D. MOYLAN | W.O. 13-160
Drawn By: J. CALLERI | DATE: 06/13/13
Checked By: D. MOYLAN | F.B. 76 PG. 60

DESCRIPTION:
LOT 3, BLOCK 1260, SPRING HILL UNIT 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 65-80, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SECTION: 4 TOWNSHIP: 23 S, RANGE: 18 E #5442

MAP OF SURVEY - BOUNDARY SURVEY

30 15 0 30
SCALE:1"= 30



(SIGN) **QUEEN AVENUE**
(PLAT) **QUAIL AVENUE**
60' R/W

N33°13'44"E
BASIS OF BEARINGS ALONG WEST R/W

COPYRIGHT © 2013

Community Panel: 12053C-0169D Dated: 02/02/12 Flood Zone: "X" Base Flood Elevation:

Elevations Show Refer to: ☐ NAVD '88 or ☐ Assumed Datum.

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V MOYLAN
Digitally signed by DENNIS V MOYLAN
Date: 2025.02.12 16:18:27 -05'00'

DENNIS V. MOYLAN,
Florida Registration # 6115
Professional Surveyor & Mapper

LICENSE Number 6115 STATE OF FLORIDA

DATE OF LAST FIELD WORK 06/13/13

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

● Found	1/2"	Iron Rod	#5232
◉ Found	5/8"	Iron Rod	#7079
○ Set 1/2" Iron Rod # 6115			
○ Found		Iron Pipe	
▣ Found		C.M.	
▲ Found		Nail	
☐ Set 4" x 4" C.M. # 6115			
△ Set Nail & Disk			

REVISIONS	DATE

FRANK NELSON FYOCK JR
5332 BARCLAY AVE

SPRING HILL, FL 34609

Instr #2013040452 BK:3021 Pages:1979 - 1979
Filed & Recorded 7/17/2013 9:40:16 AM. Rec Fees: $10.00
Deed Doc Stamp: $462.00
Don Barbee Jr. HERNANDO County Clerk of Court
CAR Deputy Clk

Record and Return To:
Todd Gosk
5442 Queen Ave
Spring Hill, FL 34609

Prepared By:
Todd Gosk
5442 Queen Ave
Spring Hill, FL 34609

Parcel Id# R32-323-17-5200-1260-0030

$66,000

Quit Claim Deed

Made this 11th day of July, 2013 by Todd Gosk, a single man whose post office address is 5442 Queen Ave, Spring Hill, FL 34609, hereinafter called the grantor, to Todd Gosk, a single man and Alexis Daniels, a single woman as joint tenants with rights of survivorship, whose post office address is 5442 Queen Ave, Spring Hill, FL 34609, hereinafter called the grantees.

Witnesseth, that the grantor, for and in consideration of the sum of$ TEN AND N0/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Hernando County, Florida, viz:

Lot 3, Block 1260, SPRING HILL UNIT 20, a subdivision according to the plat thereof recorded at Plat Book 9, Page 65 through 80, in the Public Records of Hernando County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

TODD GOSK

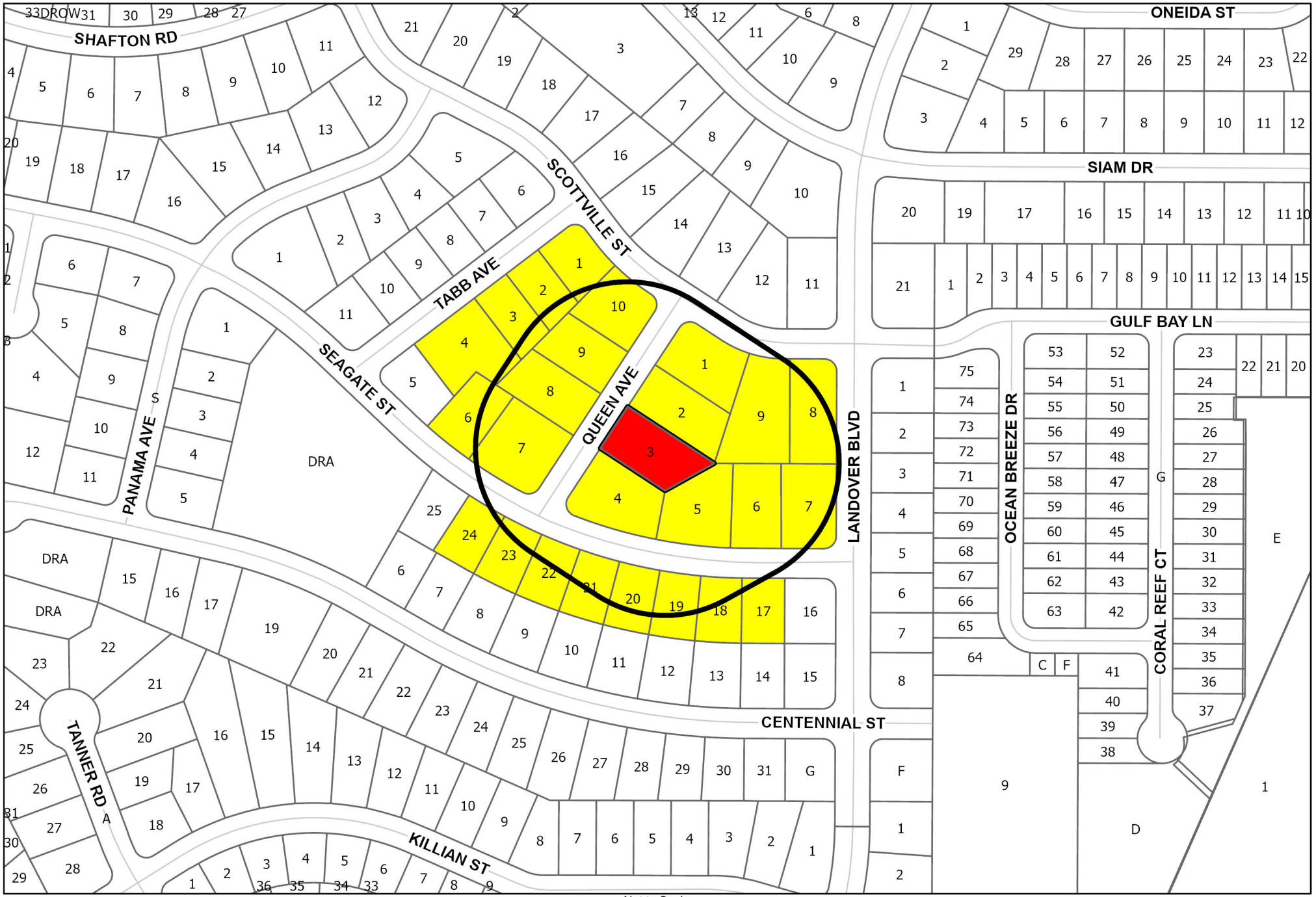
WITNESS

GLORIA R. LAKRITZ
MY COMMISSION # DD 928691
EXPIRES: January 27, 2014
Bonded Thru Notary Public Underwriters

Notary Public Print Name: GLORIA LAKRITZ
My Commission Expires: 1/27/2014

State of Florida
County of ~~Hernando~~ PASCO

The foregoing instrument was acknowledged before me this 15 day of July, 2013 by Todd Gosk, a single man, who has produced a driver License as identification.



HERNANDO COUNTY CENTRAL GIS

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 06/25/2025.

TODD & ALEXIS GOSK
APO

Subject Parcels
250 ft Buffer
Parcels within 250 ft

N
W E
S

82

PARCEL_KEY	PARCEL_SHO	PARCEL_NUM
686234	17	R32 323 17 5200 1258 0170
686243	18	R32 323 17 5200 1258 0180
686252	19	R32 323 17 5200 1258 0190
686261	20	R32 323 17 5200 1258 0200
686270	21	R32 323 17 5200 1258 0210
686289	22	R32 323 17 5200 1258 0220
686298	23	R32 323 17 5200 1258 0230
686305	24	R32 323 17 5200 1258 0240
686396	2	R32 323 17 5200 1260 0020
686412	4	R32 323 17 5200 1260 0040
686421	5	R32 323 17 5200 1260 0050
686430	6	R32 323 17 5200 1260 0060
686449	7	R32 323 17 5200 1260 0070
686458	8	R32 323 17 5200 1260 0080
686467	9	R32 323 17 5200 1260 0090
686476	2	R32 323 17 5200 1261 0020
686485	3	R32 323 17 5200 1261 0030
686494	4	R32 323 17 5200 1261 0040
686519	6	R32 323 17 5200 1261 0060
686528	7	R32 323 17 5200 1261 0070
686537	8	R32 323 17 5200 1261 0080
686546	9	R32 323 17 5200 1261 0090
686555	10	R32 323 17 5200 1261 0100
302112	1	R32 323 17 5200 1260 0010
302121	1	R32 323 17 5200 1261 0010

OWNER_NAME	OWNER_NA_1
TADIC SLADANA, TADIC DAMIR	
HPA BORROWER 2016 ML LLC	
KIRBY BRIAN	
LOUX SUSAN A, MISKINIS JAMES, HARRIS	LEEANN
BARRIL OSMANY, BARRIL GUSTAVO, GONZALEZ	YAQUELIN ORAMA
LAURENT CINDY M	
ZAMOR JEANNE C CO-TTEE, LAURENT CINDY M	CO-TTEE
TRICHILO VICENZO	
REED PHILLIP, REED CHARLAINE	
KLIESEN NICHOLAUS, MARSH MARJORIE K	
MUSSULLI JOSEPH A, MUSSULLI MARY B	
CAMILLERI MARIE	
WARNKE NICHOLAS RYAN, ALTUVE EDELIN	JOELI
ROGERS TED A	
PROGRESS RESIDENTIAL BORROWER 23 LLC	
DESROSIERS BRITTNEY	
DULL BRIAN A, DULL CHRISTINA	
KOJIAN GREG, KOJAOGHLANIAN AZATOUI,	KOJAOGHLANIAN SARKIS
WHITING DON, WHITING GAIL	
PASTRANA HEATHER MICHELLE, PASTRANA MARK	F
SOPPA RICHARD H JR, SOPPA MARISOL V	
FIORENTINO CHARLES A TTEE	
CLAPS KATHLEEN J	
MAS JOSE	
OLIVA RODRIGUEZ JAIME E, QUINTANILLA DE	OLIVA MAYRA L

MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_ADDR4
13056 SEAGATE ST	SPRING HILL FL 34609-1360		
PO BOX 4900	SCOTTSDALE AZ 85261-4900		
176 E HIGHLAND AVE	CLERMONT FL 34711-2536		
13032 SEAGATE ST	SPRING HILL FL 34609-1360		
19821 SW 116TH AVE	MIAMI FL 33157-1046		
22857 MENTONE AVE	LAURELTON NY 11413-2930		
178 LUDLAM AVE	ELMONT NY 11003-2915		
1346 HIGH RIDGE RD	STAMFORD CT 06903-4904		
5452 QUEEN AVE	SPRING HILL FL 34609-1305		
5432 QUEEN AVE	SPRING HILL FL 34609-1305		
13045 SEAGATE ST	SPRING HILL FL 34609-1361		
13055 SEAGATE ST	SPRING HILL FL 34609-1361		
901 22ND AVE NW APT 10A	MINOT ND 58703-0837		
13122 SCOTTVILLE ST	SPRING HILL FL 34609-1347		
PO BOX 4090	SCOTTSDALE AZ 85261-4090		
5508 TABB AVE	SPRING HILL FL 34609-1374		
5500 TABB AVE	SPRING HILL FL 34609-1374		
5492 TABB AVE	SPRING HILL FL 34609		
2415 OLAR CT	SPRING HILL FL 34608-4571		
12507 SEAGATE ST	SPRING HILL FL 34609-1320		
5441 QUEEN AVE	SPRING HILL FL 34609-1340		
5451 QUEEN AVE	SPRING HILL FL 34609-1340		
5463 QUEEN AVE	SPRING HILL FL 34609-1340		
55 CHURCH ST	ELLENVILLE NY 12428-2620		
5516 TABB AVE	SPRING HILL FL 34609-1374		

DEPARTMENT OF DEVELOPMENT SERVICES
ZONING DIVISION

1653 Blaise Drive • BROOKSVILLE, FLORIDA 34601
P 352.754.4048 • W www.HernandoCounty.us

*****You are receiving this notice because you own property located within 500 feet of property owned by the below-named applicant.*****

Date: July 9, 2025

NOTICE OF INTENT
APPROVAL OF REQUEST FOR ZONING VARIANCE
FILE NO. 1506017

This is to inform you that the Planning Division has received a petition from:

Name: Todd and Alexis Gosk
Location of Property: 5442 Queen Ave Spring Hill Fl 34609

The petitioner is requesting to allow a reduction in the left setback from 10' to 7' 10" for a patio addition. It is the intent of the Administrative Official to approve the requested variance fifteen (15) calendar days after the date of this mailing if no request for a review of the decision is filed. If you are opposed to the approval of this request, your response **must** be received in writing by this department no later than fifteen (15) calendar days from the date of this letter. Please fill in the form (see reverse side) and return to our office along with any additional data supporting your objection to this petition.

If no request for review is filed within fifteen (15) calendar days objecting to the Administrative Official's decision to approve the variance, the decision shall stand. If a request for review is filed by 4:30 p.m. on the fifteenth day, the Administrative Official shall schedule a public hearing for the Board of County Commissioners to hear the application for the variance. PLEASE NOTE THAT THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Should a hearing be necessary, a notice will be mailed at least ten (10) calendar days before the hearing to all property owners within 250 feet in any direction from the property lines of the land in question and shall be published in a newspaper of general circulation within the County no less than ten (10) days prior to the hearing. Those in favor or against the petition will have a chance to testify before the Board of County Commissioners. The Board will approve or deny the request for the petition.

If you have any questions regarding this matter, please feel free to contact the **Planning Division at (352) 754-4057, ext. 28011.**

Sincerely,

Omar DePablo
Digitally signed by Omar DePablo
Date: 2025.07.07 10:11:56 -04'00'

Omar DePablo
Development Services Director

****See reverse side for optional Public Hearing Form****

DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

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

RECEIVED
JUL 17 2025
HERNANDO COUNTY ZONING

REQUEST FOR REVIEW OF VARIANCE DECISION

APPLICATION FOR PUBLIC HEARING
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

This application must be completed and returned, along with any additional data supporting your request for review of this petition, to this office before advertisement may be made for a public hearing before the Board of County Commissioners.

THE PERSON REQUESTING THE REVIEW IS REQUIRED TO APPEAR IN PERSON AT THE PUBLIC HEARING.

Date: 7-17-2025

Variance File No.:_____ Petitioner Name: Todd Gask

1. Your name (please print) MARY + Joe MUSSCILLI

   Mailing Address 13045 Seagate St

   City Springhill State FL Zip 34609 Phone# 35-2584070

2. State your reasons for requesting a review of the variance decision:

   Having problems with the drainage since he has already put it on

Attach additional pages, if necessary, to explain the reason you are requesting a review of this variance decision. Submit this form along with any additional documentation which you deem necessary to support your request. **YOU will be notified in writing of the date and time scheduled for your appearance before the Board of County Commissioners.**

SIGNATURE: Mary B Mussulli

Joseph C Mussulli

RESOLUTION NO. 2025-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) will be conducting a duly advertised public hearing on Tuesday, October 7, 2025, to consider the requested dimensional variance on the specified parcel(s) in Hernando County, Florida, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

APPLICANT: **Todd Gosk and Alexis Daniels**

FILE NUMBER: 1506017

GENERAL LOCATION: 5442 Queen Ave., Spring Hill, FL 34609

LEGAL DESCRIPTION: Spring Hill Unit 20 Block 1260 Lot 3
Parcel ID# R32 323 17 5200 1260 0030

PARCEL KEY: 00686403

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow a reduction of the left side setbacks from 10' to 7'10" for an after-the-fact patio addition, in connection with the subject parcel located in zone PDP(SF). The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article VIII, Section 1B of the Hernando County Code of Ordinances.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the requested dimensional variance to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE <u>does</u> conform** with the following prerequisites set forth in Appendix A, Article V, Section 3, Hernando County Code of Ordinances:

   (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

   (b) That the special conditions and circumstances do not result from the actions of the applicant;

   (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district;

   (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant;

   (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

   (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. The requested **DIMENSIONAL VARIANCE** is consistent with the County's adopted Comprehensive Plan and land development regulations.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The requested **DIMENSIONAL VARIANCE** is consistent with the County's adopted Comprehensive Plan and land development regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **<u>APPROVES</u>** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of the Circuit Court and Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to form and Legal Sufficiency

By: Natasha López Perez
County Attorney's Office

RESOLUTION NO. 2025-_____

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) will be conducting a duly advertised public hearing on Tuesday, October 7, 2025, to consider the requested dimensional variance on the specified parcel(s) in Hernando County, Florida, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

APPLICANT: **Todd Gosk and Alexis Daniels**

FILE NUMBER: 1506017

GENERAL LOCATION: 5442 Queen Ave., Spring Hill, FL 34609

LEGAL DESCRIPTION: Spring Hill Unit 20 Block 1260 Lot 3
Parcel ID# R32 323 17 5200 1260 0030

PARCEL KEY: 00686403

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow a reduction of the left side setbacks from 10' to 7'10" for an after-the-fact patio addition, in connection with the subject parcel located in zone PDP(SF). The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article VIII, Section 1B of the Hernando County Code of Ordinances

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the requested dimensional variance to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE <u>does not</u> conform** with the following prerequisites set forth in Appendix A, Article V, Section 3, Hernando County Code of Ordinances:

   (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

   (b) That the special conditions and circumstances do not result from the actions of the applicant;

   (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district;

   (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant;

   (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

   (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. The requested **DIMENSIONAL VARIANCE** is **<u>not</u>** consistent with the County's adopted Comprehensive Plan and land development regulations.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The requested **DIMENSIONAL VARIANCE** is **<u>not</u>** consistent with the County's adopted Comprehensive Plan and land development regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **<u>DENIES</u>** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE ____ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of the Circuit Court and Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to form and Legal Sufficiency

By: Natasha López Perez
County Attorney's Office

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on **October 7, 2025, at 9:00 a.m.** in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Todd and Alexis Gosk

FILE NUMBER: 1506017

PURPOSE: To allow a reduction of the left side setbacks from 10' to 7'10" for an after the fact patio addition

GENERAL LOCATION: North of Scottville St., South of Seagate St., East side of Queen Ave

LEGAL: 5442 Queen Ave, Spring Hill, Unit 20, Block 1260, Lot 3

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

Any person wishing to be heard on this matter may be present to speak for or against this application.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact County Administration, 20 N. Main Street Room 460, Brooksville, FL 34601, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, telephone (TDD) 1-(800)-676-3777.

Development Services Administrator

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-122 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

in the matter of
BOCC Public Hearing on October 7, 2025

was published in said newspaper by print in the issue(s) of:
September 19, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on September 19, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 22nd day of September, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-122

NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners will hold a Public Hearing to consider variance request(s) on **October 7, 2025, at 9:00 a.m.** in the **John Law Ayers County Commission Chambers,** Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Todd and Alexis Gosk

FILE NUMBER: 1506017

PURPOSE: To allow a reduction of the left side setbacks from 10' to 7'10" for an after the fact patio addition

GENERAL LOCATION: North of Scottville St., South of Seagate St., East side of Queen Ave

LEGAL: 5442 Queen Ave, Spring Hill, Unit 20, Block 1260, Lot 3

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

Any person wishing to be heard on this matter may be present to speak for or against this application.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact County Administration, 20 N. Main Street Room 460, Brooksville, FL 34601, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, telephone (TDD) 1-(800)-676-3777.

Development Services Administrator

Published: September 19, 2025

RESOLUTION NO. 2025-1606

WHEREAS, Hernando County has adopted zoning and land development regulations pursuant to Chapter 163 and Section 125.01(1), *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) will be conducting a duly advertised public hearing on Tuesday, October 7, 2025, to consider the requested dimensional variance on the specified parcel(s) in Hernando County, Florida, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

APPLICANT: **Todd Gosk and Alexis Daniels**

FILE NUMBER: 1506017

GENERAL LOCATION: 5442 Queen Ave., Spring Hill, FL 34609

LEGAL DESCRIPTION: Spring Hill Unit 20 Block 1260 Lot 3
Parcel ID# R32 323 17 5200 1260 0030

PARCEL KEY: 00686403

REQUEST: The applicants are requesting a **DIMENSIONAL VARIANCE** to allow a reduction of the left side setbacks from 10' to 7'10" for an after-the-fact patio addition, in connection with the subject parcel located in zone PDP(SF). The representations contained in the applicant's variance application are incorporated herein by reference and made a part hereof. For purposes herein, it is presumed that all requisite notice and advertising requirements have been satisfied.

The **DIMENSIONAL VARIANCE** requests a deviation from the requirements of Appendix A, Article VIII, Section 1B of the Hernando County Code of Ordinances.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's action. The BOCC finds that the testimony and record supporting approval of the requested dimensional variance to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings:

1. The requested **DIMENSIONAL VARIANCE** **does** **conform** with the following prerequisites set forth in Appendix A, Article V, Section 3, Hernando County Code of Ordinances:

   (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

   (b) That the special conditions and circumstances do not result from the actions of the applicant;

   (c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same zoning district;

   (d) That literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant;

   (e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

   (f) That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

2. The requested **DIMENSIONAL VARIANCE** is consistent with the County's adopted Comprehensive Plan and land development regulations.

CONCLUSIONS OF LAW:

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*, and Appendix A, Article V, Section 3, Hernando County Code of Ordinances. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The requested **DIMENSIONAL VARIANCE** is consistent with the County's adopted Comprehensive Plan and land development regulations, subject to all conditions made a part of the public hearing in this matter and which conditions are incorporated herein by reference.

ACTION:

Based upon the record in this matter and all of the findings of fact and conclusions of law above, the BOCC hereby **APPROVES** the request for a **DIMENSIONAL VARIANCE**.

ADOPTED IN REGULAR SESSION THE 7th **DAY OF** October **, 2025.**

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Franz, Deputy Clerk

Douglas A. Chorvat, Jr.
Clerk of the Circuit Court and Comptroller

By: _____

Brian Hawkins
Chairman

(SEAL)

Approved as to form and Legal Sufficiency

By: Natasha López Perez

County Attorney's Office

SPRING HILL
UNIT 20

A SUBDIVISION IN SECTIONS 4, 5 & 6, T. 23 S., R. 18 E.
& SECTION 33, T. 22 S., R. 18 E.
HERNANDO COUNTY, FLORIDA
SHEET 1 OF 16 SHEETS

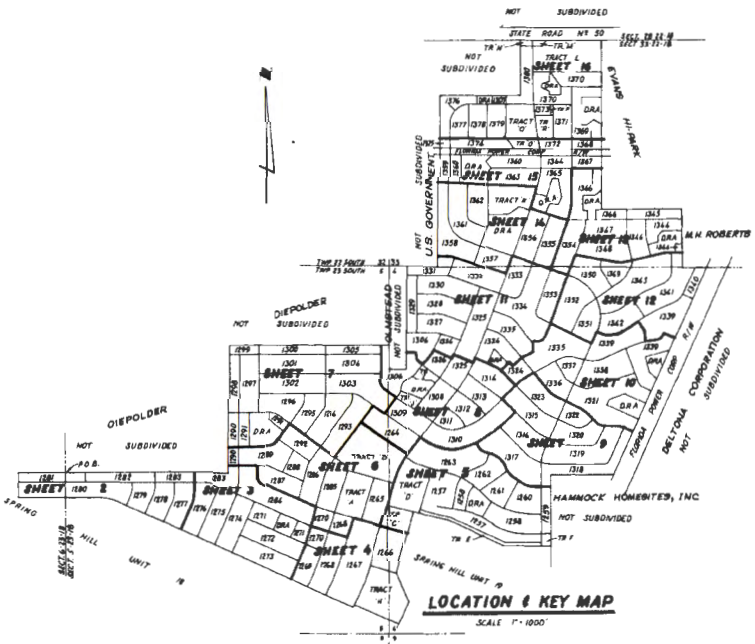
PLAT BOOK AND PAGE

Approved April 6, 1968
[illegible] County Engineer

DESCRIPTION :- Situated in Sections 4, 5, 6, Township 23 South, Range 18 East, and Section 33, Township 22 South, Range 18 East, Hernando County, Florida and more particularly described as follows :

Beginning at the East ¼ corner of Section 6, Township 23 South, Range 18 East, and the West ¼ corner of Section 5, Township 23 South, Range 18 East; proceed S89°36'57"E 2645.38 feet along the North line of the South ½ of said Section 5 to the center of said Section 5; thence N00°00'31"W 1087.86 feet along the West line of the East ½ of said Section 5; thence S 89°39'10"E 2639.76 feet to the East line of said Section 5; thence S00°08'39"W 381.05 feet along this line; thence S89°45'54"E 293.70 feet; thence N00°08'39"E 1705.89 feet to the North line of Section 4, Township 23 South, Range 18 East and the South line of Section 33, Township 22 South, Range 18 East, thence along this line S89°42'39"E 340.74 feet to the West line of said Section 33; thence along this line N00°00'43"W 1877.37 feet to the West ¼ corner of said Section 33; thence continue along the West line of said Section 33 N00°00'12"W 909.40 feet, thence N89°50'34"E 1323.56 feet; thence N00°02'58"W 916.82 feet to the North line of said Section 33 and the South R/W line of State Road No 50; thence along this line N89°31'17"E 1322.86 feet to the North ¼ corner of said Section 33; thence S00°05'48"E 1848.60 feet along the East line of the West ½ of said Section 33 to the center of said Section 33; thence continue on along the East line of the West ½ of said Section 33 S00°06'13"E 942.16 feet; thence S89°44'10"E 1324.27 feet; thence S00°07'10"E 944.51 feet to the South line of said Section 33 & the North line of Section 4, Township 23 South, Range 18 East; thence along this line S89°38'00"E 372.25 feet to the Westerly R/W line of a Florida Power Corp. R/W, thence along this line S 33°44'27"W 3708.16 feet to the South line of the North ½ of said Section 4; thence along this line N 89°49'12"W 1040.31 feet to the East line of the West ½ of said Section 4; thence along this line S00°13'54"W 1166.03 feet to the boundary of SPRING HILL UNIT 19 as recorded in P.B. , Pg thru , Public Records of Hernando County, Florida; thence along the boundary of said SPRING HILL UNIT 19 the following courses: N 89°46'06"W 775.94 feet; thence N66°15'33"W 995.04 feet; thence N74°00'39"W 588.26 feet; thence S 15°59'31"W 1047.58 feet; thence S32°45'50"W 507.27 feet; thence S 33°44'27"E 413.52 feet to the boundary of SPRING HILL UNIT 18 as recorded in P.B. 9, Pg. 47 thru 59, Public Records of Hernando County, Florida, thence along the boundary of said SPRING HILL UNIT 18 the following courses N 66° 15' 33"W 800.00 feet, thence S 23°44'27"W 13.00 feet; thence N 66°15'33"W 412.32 feet; thence Northwesterly along a curve to the left having a radius of 10.35.00 feet and a central angle of 23°16'21" a distance of 420.40 feet; thence N 89°31'54"W 1186.68 feet; thence Northwesterly along a curve to the right having a radius of 25.00 feet and a central angle of 90° a distance of 39.27 feet; thence N 00°28'06"E 410.00 feet to the North line of the South ½ of Section 6, Township 23 South, Range 18 East; thence along this line S 89°31'54"E 815.41 feet to the East ¼ corner of said Section 6 and the West ¼ corner of Section 5, Township 23 South, Range 18 East and the POINT OF BEGINNING, all lying and being in Hernando County, Florida, and containing 912.59 Acres, more or less

Included within the bounds of the above description but NOT INCLUDED as a part of this plat is that portion indicated as a 100' wide Florida Power Corp. R/W containing 6.08 Acres, more or less. This acreage is NOT INCLUDED as a part of the total acreage of this plat.



LOCATION & KEY MAP
SCALE 1" = 1000'

ENGINEER'S NOTES

All radii are 25 feet unless otherwise noted. Distances on corner lots are to the intersection of block lines extended unless otherwise noted. Bearings and coordinates shown are grid on the Florida Coordinate System - west Zone. D.D.R.W. - Indicates Drainage Right - of - Way. All lot lines are radial to the street right - of - way curves they intersect unless otherwise noted. ○ - Indicates Permanent Reference Monument at all street centerline intersections.

CLERK'S CERTIFICATE

I, Joseph Lane Hall, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 12th day of October, 1968, in Plat Book 7, Pages 45 thru 60, File Nº 47446.

Joseph Lane Hall
CLERK OF THE CIRCUIT COURT
Hernando County, Florida

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the THE DELTONA CORPORATION, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the thoroughfares, Drainage Rights of Way, and Drainage Retention Areas shown hereon to the perpetual use of the public. Unless otherwise indicated, an easement 10 feet wide at the rear of each lot and 6 feet wide at the sides of each lot is reserved to the THE DELTONA CORPORATION, its successors and assigns for the installation and maintenance of utilities and drainage facilities with the following exceptions: side lot lines lying adjacent to streets shall contain no easement and where more than one lot is intended as a building site or where parts of one or more lots are intended as a building site, the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by the officers named below and corporate seal to be affixed hereto on 23rd day of April, 1968.

By James E. Vensel
James E. Vensel Vice President

Attest: W. H. O'Dowd Jr.
Wm. H. O'Dowd Jr., Asst. Secretary

SEAL

STATE OF Florida COUNTY OF Dade

THIS IS TO CERTIFY, that on April 23, 1968 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James E. Vensel and Wm. H. O'Dowd Jr. respectively Vice President and Asst. Secretary of the above named Delaware Corporation authorized to do business in the State of Florida to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date

Molly Deegan Malcolm
NOTARY PUBLIC

My Commission expires _____

SEAL

SURVEYOR CERTIFICATE

I, James E. Meadows, hereby certify that I prepared this plat and that it is a correct representation of the lands platted; that this plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners of Hernando County, Florida on the 17th day of October, 1967.

James E. Meadows
Registered Land Surveyor
Florida Certificate Nº 1434
Date 4-26-68

ABSTRACTOR'S CERTIFICATE

I hereby certify that THE DELTONA CORPORATION is the apparent record owner of the lands hereby platted; that there are no delinquent taxes on such lands and that record title to all access roads is held by Hernando County or the State of Florida, this 16 day of May, 1968.

By [illegible]
Gulf Coast Abstract Company

RESOLUTION

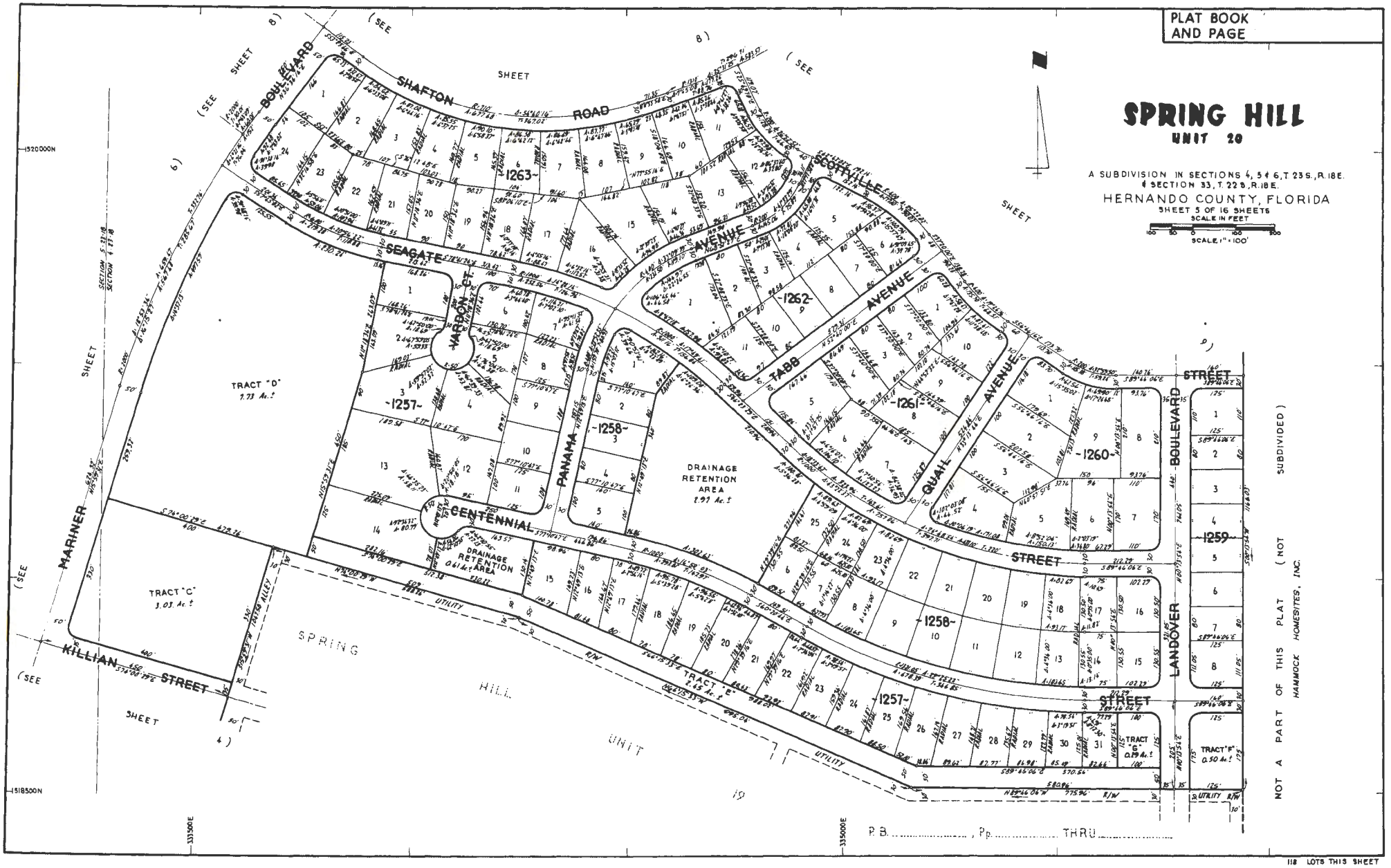
WHEREAS this plat was on this 16th day of September, 1968, submitted to the Board of County Commissioners of Hernando County for approval for record and has been approved by said Board, now therefore be it resolved by the Board of County Commissioners of Hernando County, Florida that said plat is hereby approved and shall be recorded in the Public Records of Hernando County, Florida, and the dedication of all thoroughfares, Drainage Rights-of-Way and Drainage Retention Areas thereon is hereby accepted by said Board for Hernando County and the Public, generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Joseph Lane Hall, Clerk By [illegible], Chairman

1999 TOTAL LOTS THIS PLAT

Item E1 - 1610


PLAT BOOK AND PAGE
SPRING HILL
UNIT 20
A SUBDIVISION IN SECTIONS 4, 5 & 6, T. 23 S., R. 18 E.
& SECTION 33, T. 22 S., R. 18 E.
HERNANDO COUNTY, FLORIDA
SHEET 5 OF 16 SHEETS
SCALE IN FEET
SCALE 1" = 100'
SHAFTON ROAD
SCOTTSDALE BOULEVARD
SEAGATE AVENUE
JACOBSON AVENUE
TABB AVENUE
QUAIL AVENUE
LANDOVER BOULEVARD
PANAMA STREET
CENTENNIAL STREET
MARINER BOULEVARD
KILLIAN STREET
TRACT "C" 3.03 Ac.±
TRACT "D" 7.73 Ac.±
TRACT "E" 2.45 Ac.±
TRACT "F" 0.50 Ac.±
DRAINAGE RETENTION AREA 2.97 Ac.±
DRAINAGE RETENTION AREA 0.61 Ac.±
SPRING HILL UNIT 15
NOT A PART OF THIS PLAT (NOT SUBDIVIDED)
HAMMOCK HOMESITES, INC.
P.B. ..... Pp. ..... THRU .....
118 LOTS THIS SHEET







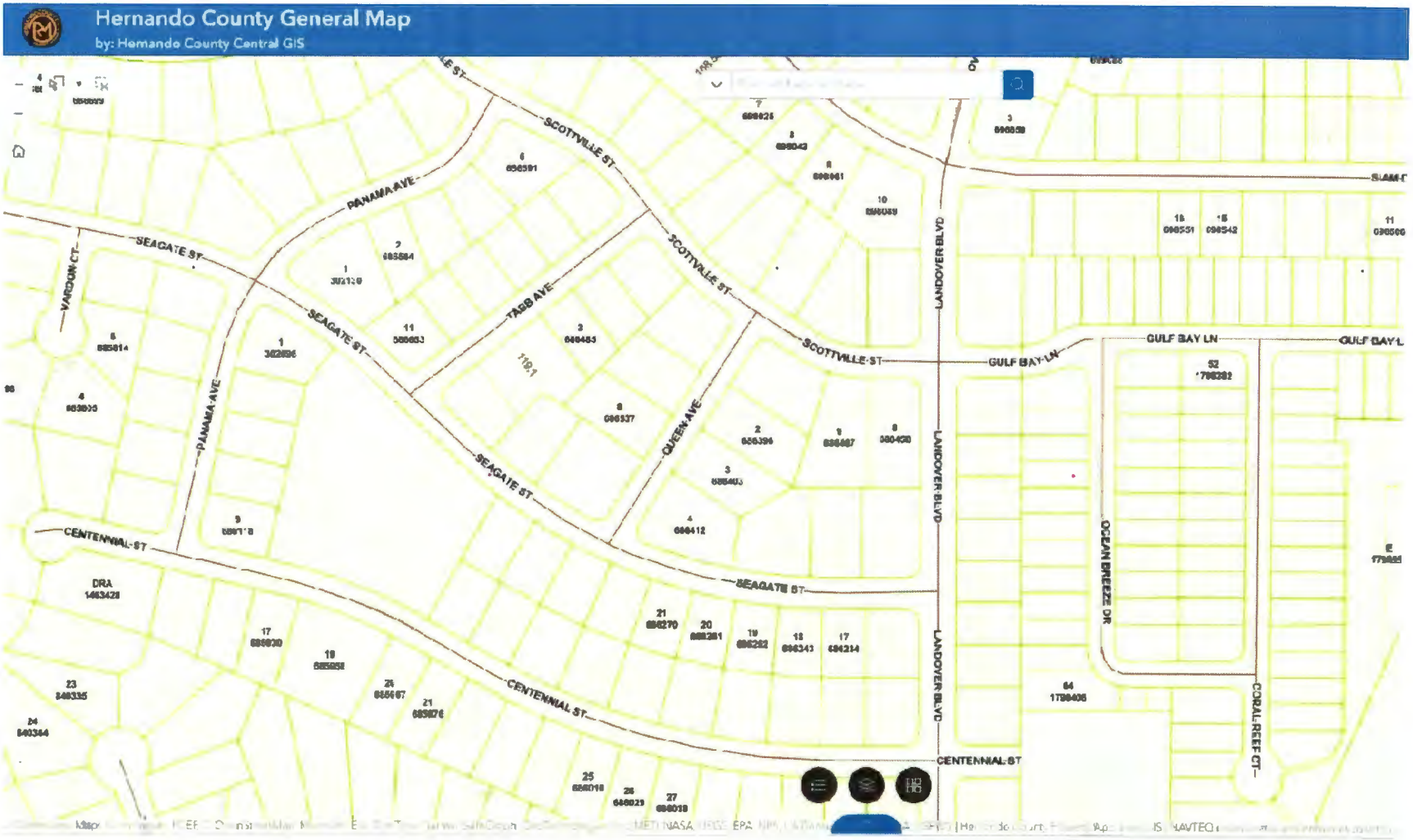


SEAGATE ST
QUEEN AVE
SCOTTVILLE ST
01/08/2025
1 of 2
Dec 2024 - Jan 2025
N

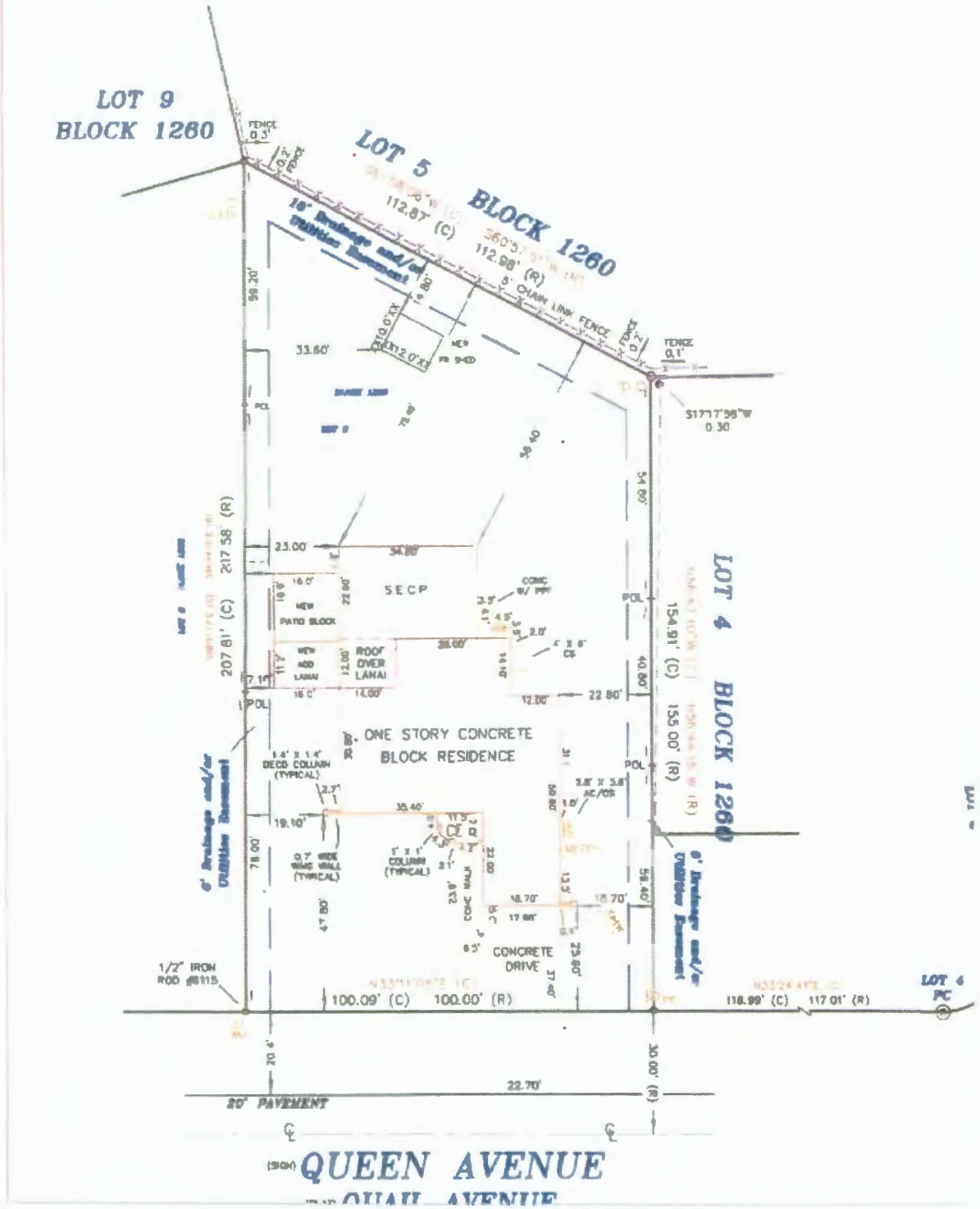
01/08/2025
2 of 2
Dec 2024 – Jan 2025
N
© 2025 EagleView


01/08/2025
1 of 2
Dec 2024 - Jan 2025
© 2025 Eagleview


5442 Queen Ave
5442 Queen Ave
Spring Hill, Florida
Google Street View
Jul 2024 See more dates
Google Maps


Hernando County General Map
by: Hernando County Central GIS
SCOTTVILLE ST
PANAMA AVE
SEAGATE ST
VARDON CT
TASSO AVE
QUEEN AVE
LANDOVER BLVD
GULF BAY LN
OCEAN BREEZE DR
CORAL REEF CT
CENTENNIAL ST
DRA

Queen Ave
5432


LOT 9
BLOCK 1260
LOT 5 BLOCK 1260
112.87' (C)
112.98' (R)
5' CHAIN LINK FENCE
16' Drainage and/or Utilities Easement
99.20'
33.60'
S17°17'58"W
0.30
207.81' (C) 217.58' (R)
23.00'
SECP
NEW PATIO SLOCK
NEW ADD LANAI
ROOF OVER LANAI
ONE STORY CONCRETE BLOCK RESIDENCE
DECO COLUMN (TYPICAL)
COLUMN (TYPICAL)
CONCRETE DRIVE
LOT 4 BLOCK 1260
154.91' (C) 155.00' (R)
6' Drainage and/or Utilities Easement
1/2" IRON ROD #5115
100.09' (C) 100.00' (R)
118.99' (C) 117.01' (R)
LOT 6
20' PAVEMENT
22.70'
30.00' (R)
QUEEN AVENUE

Queen Ave
Queen
5432


5442 Queen Ave
5442 Queen Ave
Spring Hill, Florida
Google Street View
Jul 2024 See more dates
Google Maps


01/08/2025
2 of 2
Dec 2024 – Jan 2025
© 2025 Eagleview

01/08/2025
1 of 2
Dec 2024 - Jan 2025
© 2025 Eagleview

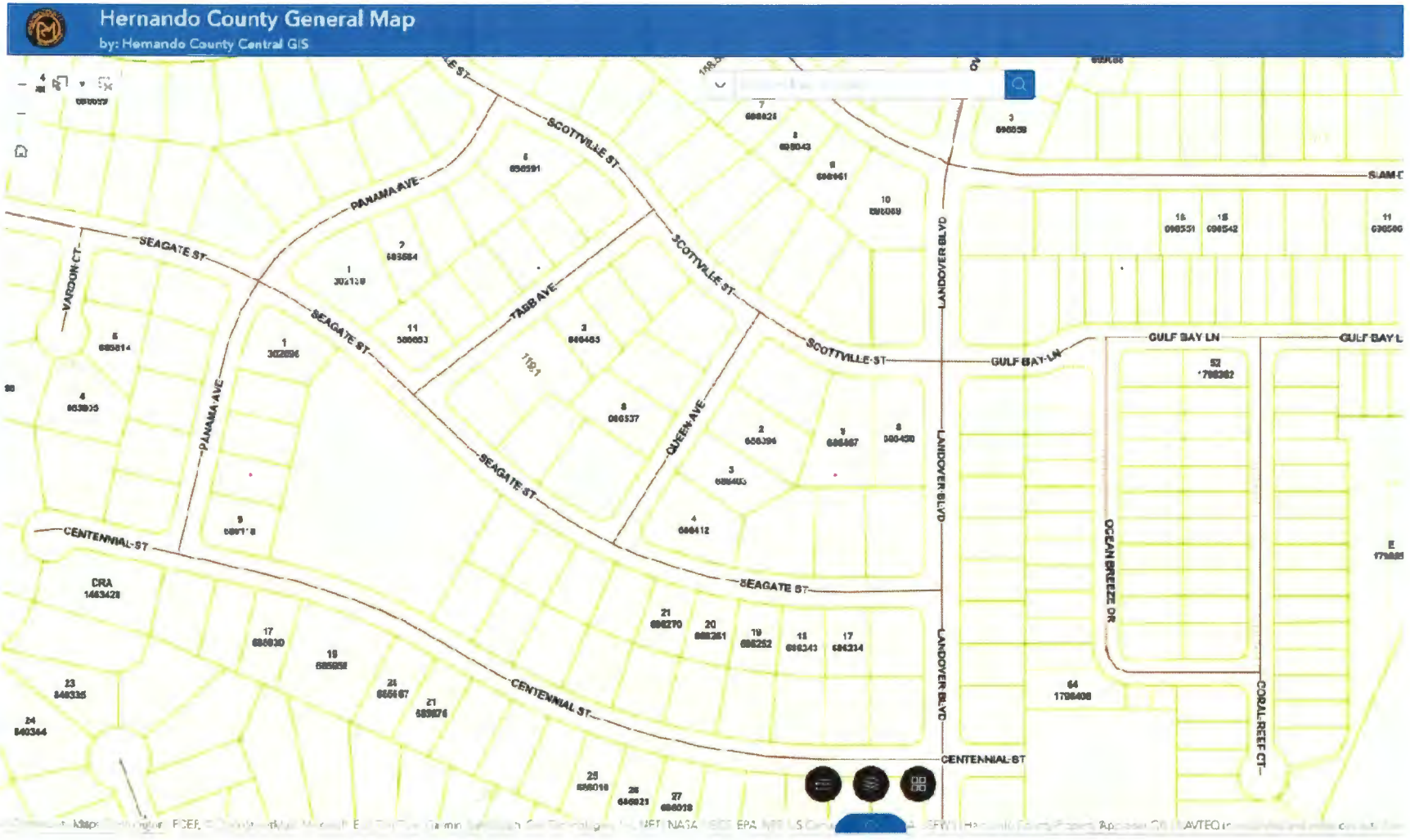
SEAGATE ST
QUEEN AVE
SCOTTVILLE ST
01/08/2025
1 of 2
Dec 2024 - Jan 2025
N










Hernando County General Map
by: Hernando County Central GIS
SCOTTVILLE ST
PANAMA AVE
SEAGATE ST
VARDON CT
TABB AVE
QUEEN AVE
LANDOVER BLVD
GULF BAY LN
OCEAN BREEZE DR
CORAL REEF CT
CENTENNIAL ST
CRA
1463428

DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684-9955

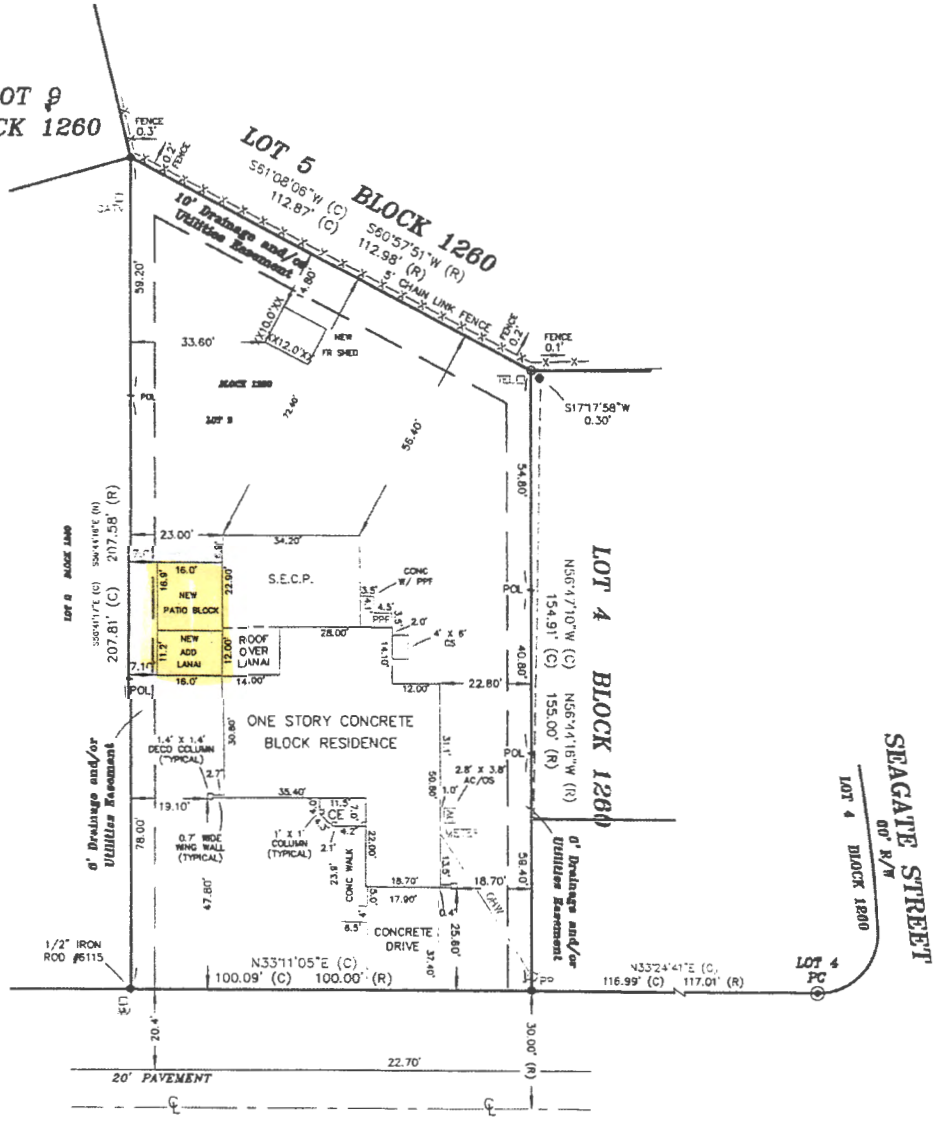
CERTIFIED TO THE FOLLOWING ONLY:
TODD GOSK AND ALEXIS DANIELS
PARAMOUNT MORTGAGE COMPANY
WOLLINKA-WIKLE TITLE INSURANCE AGENCY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DESCRIPTION:
LOT 3, BLOCK 1260, SPRING HILL UNIT 20, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 65-80, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Party Chief: D. MOYLAN | W.O. 13-160
Drawn By: J. CALLERI | DATE: 06/13/13
Checked By: D. MOYLAN | F.B. 76 PG. 60
SECTION: 4 TOWNSHIP: 23 S, RANGE: 18 E #5442

SURVEY - BOUNDARY SURVEY

30 15 0 30
SCALE:1"= 30



COPYRIGHT © 2013

Community Panel: 12053C-01690 Dated: 02/02/12 Flood Zone: "X" Base Flood Elevation:
Elevations Show Refer to: ☐ NAVD '88 or ☐ Assumed Datum.

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS ACCURATE AND CORRECT PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V MOYLAN
Digitally signed by DENNIS V MOYLAN
Date: 2013.06.13 14:18:27 -05'00'
6115 06/13/13
DENNIS V. MOYLAN,
Florida Registration # 6115
Professional Surveyor & Mapper
STATE OF FLORIDA
DATE OF LAST FIELD WORK

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

● Found	1/2"	Iron Rod	#5232
◉ Found	5/8"	Iron Rod	#7079
○ Set	1/2"	Iron Rod # 6115	
○ Found		Iron Pipe	
■ Found		C/L	
▲ Found		Nail	
□ Set	4" x 4"	C/L # 6115	
△ Set	Nail & Disk		

REVISIONS	DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

FRANK NELSON FYOCK JR
5332 BARCLAY AVE

SPRING HILL, FL 34609

Instr #2013040452 BK:3021 Pages:1979 - 1979
Filed & Recorded 7/17/2013 9:40:16 AM. Rec Fees: $10.00
Deed Doc Stamp: $462.00
Don Barbee Jr. HERNANDO County Clerk of Court
CAR Deputy Clk

Record and Return To:
Todd Gosk
5442 Queen Ave
Spring Hill, FL 34609

Prepared By:
Todd Gosk
5442 Queen Ave
Spring Hill, FL 34609

Parcel Id# R32-323-17-5200-1260-0030

$66,000

Quit Claim Deed

Made this 11th day of July, 2013 by Todd Gosk, a single man whose post office address is 5442 Queen Ave, Spring Hill, FL 34609, hereinafter called the grantor, to Todd Gosk, a single man and Alexis Daniels, a single woman as joint tenants with rights of survivorship, whose post office address is 5442 Queen Ave, Spring Hill, FL 34609, hereinafter called the grantees.

Witnesseth, that the grantor, for and in consideration of the sum of$ TEN AND N0/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Hernando County, Florida, viz:

Lot 3, Block 1260, SPRING HILL UNIT 20, a subdivision according to the plat thereof recorded at Plat Book 9, Page 65 through 80, in the Public Records of Hernando County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

TODD GOSK

WITNESS

GLORIA R. LAKRITZ
MY COMMISSION # DD 928691
EXPIRES: January 27, 2014
Bonded Thru Notary Public Underwriters

Notary Public Print Name: GLORIA LAKRITZ
My Commission Expires: 1/27/2014

State of Florida
County of ~~Hernando~~ Pasco

The foregoing instrument was acknowledged before me this 15 day of July, 2013 by Todd Gosk, a single man, who has produced a driver License as identification.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Zoning
Prepared By: Jacqueline Mays
Initiator: Omar DePablo
DOC ID: 16434
Legal Request Number:
Bid/Contract Number:

TITLE

Petition Submitted by Charles F. Long and Yenny M. Long to Vacate Utility and Drainage Easements Located in Tooke Lake Estates

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

1503390

APPLICATION FOR PETITION TO VACATE EASEMENTS

RECEIVED
MAY 19 2025
Hernando County Development Services
Zoning Division

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: CHARLES F. LONG YENNY M. LONG

Mailing Address: 13245 LAUREN DR.

City SPRING HILL State FL. Zip 34609 Phone 352-777-1876

Email Address: CHARLES@LONGLUMEN.COM

2. Name of Representative (if applicable): N/A

Mailing Address: _____

City _____ State _____ Zip _____ Phone _____

Email Address: _____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: PRIOR DEMISING LINE

Key Number of area(s) to be vacated: 1561474

Name of Subdivision: TOOKE LAKE ESTATES

Street Address: 9630 WILDERNESS TRL. WEEKI WACHEE, FL. 34613

4. Are any other applications pending? NONE

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

5. Is the proposed vacation platted X or an unrecorded subdivision _____?

6. What is the current zoning of the proposed vacation? RESIDENTIAL

7. Which companies provide the following?

Water/Sewer: HERNANDO Telephone: SPECTRUM

Electric: W.R.E.C. Cable TV: SPECTRUM

8. Is there a Homeowner's Association? YES

President's Name MARK STORER

Email Address: MSTORER9577@OUTLOOK.COM

Address: 9577 WILDERNESS TRL. WEEKI WACHEE FL. 34613

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

NEW STRUCTURE ANTICIPATED TO OVERLAP DIMISING LINE.

THE VACATION TO BE APPROVED WILL ALLOW A SINGLE FAMILY

RESIDENCE TO OVERLAP PRIOR UNUSED, NOW DATED DIMISING LINE.

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s): _____ Date: 5/7/2025

Signature(s): _____ Date: 5/7/2025

This application and documents submitted are public record pursuant to Ch119, F.S.

PETITION TO VACATE EASEMENT(S)

The **Petitioner(s)** CHARLES F. LONG YENNY M. LONG
who resides at 13245 LAUREN DR. SPRING HILL, FL. 34609 and whose telephone number is 352-777-1876 makes this application to the Board of County Commissioners to vacate the County's interest in that certain easement, alley, right-of-way, or plat as described as follows:

Legal description of the subject area to be vacated (or may insert "See Survey"):
SEE SURVEY

Petitioner will show that he/she has complied with the provisions and requirements in accordance with the Board of County Commissioners Policy No. 19-07 and Sections 177.101 and/or 336.10, Florida Statutes.

Petitioner would further show that the above-described property is not situated within the incorporated city limits of any municipality within Hernando County, Florida, and that the vacation of said area will not affect the ownership or right of convenient access of persons in anyway whatsoever.

Petitioner has further indicated that he/she intends to post signs on the subject property described above giving notice of intent to petition the Board of County Commissioners to vacate the subject area in accordance with Florida Statues, and the policies and procedures of the Board of County Commissioners.

Wherefore, Petitioner prays that the Board of County Commissioners of Hernando County accept the filing of this petition and set the same for a public hearing which will be advertised pursuant to the provisions of the Florida Statutes, at which time the Board may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject area.

Notice - This Petition is not deemed filed until receipt of applicable Petition fees upon notice by County of acceptance of a complete application.

Petitioner _____ Petitioner _____

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 7th day of May 2025, by Charles Long who is personally known to me or who has produced FLDL as identification.

Notary Public Brittney T Sikorski

BRITTNEY T. SIKORSKI
Notary Public, State of Florida
Commission# HH 447483
My comm. expires Sept. 25, 2027

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was acknowledged before me this 7th day of May 2025 by Yenny Long who is personally known to me or who has produced FLDL as identification.

Notary Public Brittney T Sikorski

BRITTNEY T. SIKORSKI
Notary Public, State of Florida
Commission# HH 447483
My comm. expires Sept. 25, 20[illegible]

Instr #2024079232 BK: 4504 PG: 1865, Filed & Recorded: 12/23/2024 3:56 PM CAS Deputy Clk, #Pgs:2
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $18.50 Deed Doc Stamp: $875.00

After Recording Return to:
Scotti Little
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601

This Instrument Prepared by:
Scotti Little
Gulf Coast Title Co., Inc.
111 North Main Street
Brooksville, FL 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R18 222 18 3691 0000 0180 and R18 222 18 3691 0000 0170
File No.: 24129998

WARRANTY DEED

This Warranty Deed, Made the 20th day of December, 2024, by **Ken Phillips and Kristy Phillips, husband and wife**, whose post office address is: **4432 Copper Hill Dr., Spring Hill, FL 34609**, hereinafter called the "Grantor", to **Charles F. Long and Yenny M. Long, a married couple,** whose post office address is: **13245 Lauren Dr., Spring Hill, FL 34609**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents ($125,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Hernando** County, Florida, to wit:

Parcel 1:

Lot 17, TOOKE LAKE ESTATES PHASE ONE, as per plat thereof as recorded in Plat Book 35, Pages 20-21, Public Records of Hernando County, Florida.

Parcel 2:

Lot 18, TOOKE LAKE ESTATES PHASE ONE, a Subdivision according to the plat thereof recorded in Plat Book 35, Pages 20 and 21, of the Public Records of Hernando County, Florida.

GRANTORS HEREBY CERTIFY that they were husband and wife at the time of taking title to the above described property on January 26, 2021 and have remained continuously married without interruption through the date herein.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2024, reservations, restrictions and easements of record, if any.
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness 1 Signature

Ken Phillips

Witness 1 Printed Name and Post Office Address:
Scotti Little
111 N Main St.
Brooksville, FL 34601

Kristy Phillips

Witness 2 Signature

Witness 2 Printed Name and Post Office Address:
Jennifer Schmidt
111 N Main St.
Brooksville, FL 34601

State of Florida
County of Hernando

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of December, 2024 by Ken Phillips and Kristy Phillips. He/She/They is/are ☐ Personally Known OR ☑ Produced drivers license(s) as Identification.

Notary Public Signature (SEAL)
Printed Name: Scotti Little
My Commission Expires: September 3, 2028
☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

SCOTTI LITTLE
MY COMMISSION # HH 569423
EXPIRES: September 3, 2028

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
www.hernandocounty.us/tc or www.hernandotax.us

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: May 7, 2025

I hereby certify that the property taxes on parcel key number 1561474

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Michelle Frasier
Print Name: Michelle Frasier
Title: Customer Service Rep

SEAL

HERNANDO COUNTY TAX COLLECTOR

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
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As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: May 7, 2025

I hereby certify that the property taxes on parcel key number 1561483

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Michelle Fraser
Print Name: Michelle Fraser
Title: Customer Service Rep

SEAL

HERNANDO COUNTY TAX COLLECTOR

REASON TO VACATE EASEMENT KEY #1561474

TWO LOTS HAVE BEEN PURCHASED AND COMBINED TO PROCEDE BUILDING A SINGULAR, SINGLE FAMILY RESIDENCE ON PARCEL 1561474

9630 WILDERNESS TRL. THE DEMISING LINE FALLS UNDER OWNERSHIP OF ONE MARRIED COUPLE CHARLES F. LONG & YENNY M. LONG

NO UTILITIES OR FENCING DOES OR SHALL NOT BE RAN OR DICTATED BY THE DATED DEMISING / EASEMENT LINE.

THE NEW STRUCTURE TO BE BUILT WILL OVERLAP THE DATED DIMISING / EASMENT LINE THAT IS OWNED ON BOTH SIDES BY ONE MARRIED COUPLE, CHARLES F. LONG & YENNY M. LONG

State of: Florida
County of: Hernando
The foregoing instrument was acknowledged before me 7th day of May, 2025
Brittney T Sikorski
Your Name Here, Notary Public
My Commission Expires 9-25-27

BRITTNEY T. SIKORSKI
Notary Public, State of Florida
Commission# HH 447483
My comm. expires Sept. 25, 2027

LIST OF OWNERS ADJACENT/ABUTTING KEY NUMBER 1561474 RE: EASMENT ABATE

- PATRICK & LUCY GILMARTIN 47-30 59TH ST. WOODSIDE, NY.11377-5547
- HERNANDO COUNTY 0 BAYWIND CT
- MICHAEL & HELAINE CIANCIMINO 11044 BAYWIND CT. WEEKI WACHEE, FL. 34613
- RICHARD & LINDA DRAKE 11066 BAYWIND CT. WEEKI WACHEE, FL. 34613
- COLLEEN TINARI 10033 WHISPER RIDGE CT. WEEKI WACHEE, FL. 34613
- STEVEN DAVIS, HELENA CAPO 9562 WILDERNESS TRL. WEEKI WACHEE, FL.34613

REASON TO VACATE EASEMENT KEY #1561474

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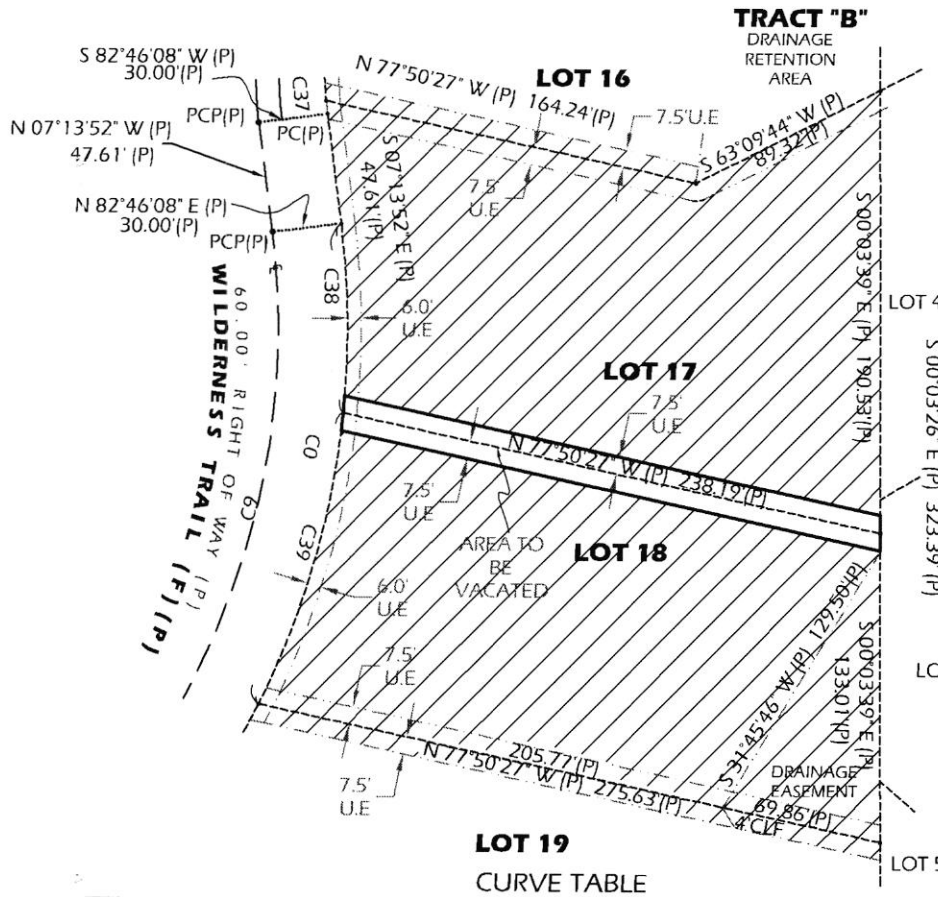
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The foregoing instrument was acknowledged before me 7th day of May, 2025
Brittney T Sikorski
Your Name Here, Notary Public
My Commission Expires 9-25-27

BRITTNEY T. SIKORSKI
Notary Public, State of Florida
Commission# HH 447483
My comm. expires Sept. 25, 2027

SKETCH AND DESCRIPTION **NOT A SURVEY**

SEC.18, TWP. 22 S, RNG 18 E.
HERNANDO COUNTY, FLORIDA



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	330.00' (P)	208.01' (P)	204.58' (P)	N 10°49'35" E (P)	36°06'53"
C37	170.00'(P)	5.62'(P)	5.62'(P)	S 06°17'01" E (P)	1°53'41"
C38	360.00'(P)	81.99'(P)	81.81'(P)	N 00°42'23" W (P)	13°02'55"
C39	360.00'(P)	131.05'(P)	130.33'(P)	N 16°14'49" E (P)	20°51'28"
C0	360.00'(P)	213.04'(P)	209.94'(P)	N 09°43'17" E (P)	33°54'21"

ABBREVATIONS

(P) = PLAT, (C) = CALCULATED, D.E = DRAINAGE EASEMENT, O.R. = OFFICIAL RECORDS, P.G = PAGE, PRM = PERMANENT REFERENCE MONUMENT, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, U.E = UTILITY EASEMENT, R.O.W = RIGHT OF WAY,

DESCRIPTION:

LEGAL DESCRIPTION:

A 7.50 FOOT PLATTED UTILITY EASEMENT AS SHOWN ON LOTS 17 AND 18, TOOKE LAKE ESTATES PHASE 1, AS RECORDED IN PLAT BOOK 35, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SAID UTILITY EASEMENT IS 7.50 FEET IN WIDTH BEING ADJACENT TO AND PARALLEL WITH THE COMMON PLATTED LOT LINE BETWEEN SAID LOTS 17 AND 18, OF PHASE 1, TOOKE LAKE ESTATES, SAID EASEMENT TERMINATES AT THE EAST AND WEST PLATTED BOUNDARY OF SAID LOTS 17 AND 18 BLOCK 1, SAID LANDS HAVING AN AREA OF 3573.5 SQUARE FEET, 0.082 ACRES ±

REVISIONS:

JEFF M. HARTLEY
License Number 7123
STATE OF FLORIDA
Professional Surveyor and Mapper

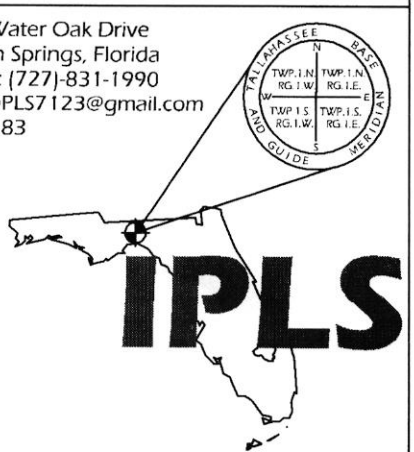
Jeff M. Hartley
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7123 LB#8183

Digitally signed by Jeff M Hartley
Date: 2025.05.15 11:13:46-04'00'

Date

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

1708 Water Oak Drive
Tarpon Springs, Florida
Phone: (727)-831-1990
FloridaPLS7123@gmail.com
LB# 8183



Initial Point Land Surveying, LLC.

HERNANDO COUNTY TAX COLLECTOR
AMY L. BLACKBURN, CFC
20 NORTH MAIN ST. ROOM 112 * BROOKSVILLE, FL 34601-2892
TELEPHONE (352) 754-4180 * FAX (352) 754-4189
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DATE: May 7, 2025

I hereby certify that the property taxes on parcel key number 1561474

have been paid through the current tax year of 2024.

Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Michelle Frasier
Print Name: Michelle Frasier
Title: Customer Service Rep

SEAL

HERNANDO COUNTY TAX COLLECTOR

HERNANDO COUNTY TAX COLLECTOR
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Amy L Blackburn, CFC
Hernando County Tax Collector
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: Michelle Fraser
Print Name: Michelle Fraser
Title: Customer Service Rep

SEAL

HERNANDO COUNTY TAX COLLECTOR

AT&T

6/30/25

Vacation of Easement KEY# 1561474 PERMIT# 1505390

To whom it may concern,

AT&T has received and reviewed your request to vacate the utility easements between lots 17 and 18 as shown on the survey included. Upon checking our records AT&T at this time does not have any facilities located in this easement and will approve the vacation of this easement.

If you have any further questions or concerns, or need to have facilities relocated, please feel free to contact me.

Respectfully,

Derrick Koenig

Sr. Specialist OSP Design Engineer

AT&T Wireline Access – Southeast Florida Engineering

Your Touchstone Energy® Partner

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

July 1, 2025

Jacqueline Mays
Hernando County Development Dept
789 Providence Blvd,
Brooksville, FL 34601

RE:Key 1561474

Dear Ms. Mays,

This is in response to your request to vacate the easement on parcel key listed above, Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted in the attached survey. If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

Brian Mauldin
Supervisor of Engineering Services

Jacqueline Mays

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Thursday, September 4, 2025 10:25 AM
To: Jacqueline Mays
Cc: MacDonald, Dawn M
Subject: KEY# 1561474 PERMIT# 1505390

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There should be no issues with this vacate.

Spectrum

David Parrish | Construction Coordinator | 352.302.3190
16209 Flight Path Dr | Brooksville, FL 34604

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Friday, June 27, 2025 3:00 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] KEY# 1561474 PERMIT# 1505390

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2 Survey

Please send your comments back to this email at your earliest convience.

Jacqueline M. Mays | Zoning Manager
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4048 ext. 29115
Email: jmays@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/zoning

*Effective **Monday, July 8th, 2024,** the Hernando County Development Services Department will resume normal business hours of **Monday – Friday 7:30am-3:30pm**. The lobby and call center will be open and*

Jacqueline Mays

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Monday, July 21, 2025 8:58 AM
To: Jacqueline Mays; lumen; jdomning@tecoenergy.com
Subject: Re: KEY# 1561474 PERMIT# 1505390
Attachments: Outlook-q5e00ibu

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Jacqueline,

This address is outside Lumen's service area.

Thank you,

Lacey Beier
Network Implementation Engineer II
819 W. Desoto St., Clermont FL 34711
Tel: 352-431-2214
Lacey.Beier@lumen.com
New - NI Organization

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Monday, July 21, 2025 8:38 AM
To: lumen <michel.t.leslie@lumen.com>; Beier, Lacey <Lacey.Beier@lumen.com>; jdomning@tecoenergy.com <jdomning@tecoenergy.com>
Subject: FW: KEY# 1561474 PERMIT# 1505390

Good morning,

Just a friendly reminder to review the attached documents at your earliest convenience and return you responses to me.

Best Regards,

Jacqueline Mays

From: Thompson, Cheyenne <CThompson2@tecoenergy.com>
Sent: Tuesday, July 8, 2025 1:42 PM
To: Jacqueline Mays
Subject: RE: KEY# 1561474 PERMIT# 1505390

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the KEY# 1561474 PERMIT# 1505390 at the above referenced location.
After reviewing the documents provided, TECO-PGS has NO objection to this request.
TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.
Sincerely,

Cheyenne Thompson
Admin Specialist SR.
Peoples Gas
Email: CThompson2@tecoenergy.com
Office Phone: 813-275-3710, ext.53710
Cell Phone: 813-743-7164



From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Friday, June 27, 2025 3:00 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: KEY# 1561474 PERMIT# 1505390

***** CAUTION! EXTERNAL SENDER *** STOP. EXAMINE. VERIFY!! Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? To report a suspicious email, use the Forward to Phishing button or forward the email to phishing@tecoenergy.com. Do not click links, open attachments, or enter your ID or password.**

Good afternoon,

Please find attached the following documents for your review of a vacation of easement:

1. Application

Requested by JMays - C20221
21 July 2025 at 08:30:27

COMMERCIAL REVIEW INQUIRY

Function: **DATA:** Menu | Return | BCCRM | BAPLT

ALT KEY 1561474 **Submit Date:** 07-14-2025 **STATUS:**
APPL: 1505390 **DATE:**06-18-25 **PERMIT #:** 0000000 **DATE:**
NAME: LONG CHARLES F **USE:** VAC VACATION PETITION 0

Review Agencies | **Notes**

Agency: CUTIL HERNANDO COUNTY UTILITIES Print Agencies Notes

Reported on: 07-14-2025 **PRINTED**

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 7.5-foot-wide drainage and utility side lot easements between lots 17 & 18 in Tooke Lake Estates Phase One. HCUD have no objections to this vacate request as shown.

Board of County Commissioners

Hernando County, Florida *Visit Us on the Internet: www.co.hernando.fl.us*

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 07-17-2025

Application: 1505390 LONG CHARLES F
Department: ENGINEERING

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:
(1)A written response letter addressing each comment
(2)Revised plans addressing any necessary changes.
(3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: ENGINEERING

Reviewed By: MCCORKEL KANDICE
KMCCORKEL@CO.HERNANDO.FL.US

Phone #: (352) 754-4060 Ext: 17030 **Fax #:** (000) 000-0000

Comments:

Reported on: 07-17-2025

Department of Public Works Engineering 1st Review Comments:

No objections to the vacation as requested.
Approved.

Jacqueline Mays

From: Kandi McCorkel
Sent: Friday, June 27, 2025 3:51 PM
To: Jacqueline Mays; VACATIONS
Subject: RE: KEY# 1561474 PERMIT# 1505390

Department of Public Works Engineering approves the vacation as submitted.
Thank you.

Kandi McCorkel
Engineering Development Coordinator
Hernando County Department of Public Works
1525 East Jefferson St. Brooksville, FL 34601
Office: 352-754-4062 ext 17030
Direct: 352-754-4826
Email: KMcCorkel@co.hernando.fl.us
Website: Public Works | Hernando County, FL

Hernando County Facility Design Guidelines can be found online at:
http://www.hernandocounty.us/departments/departments-n-z/public-works/facility-design-guidelines

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From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Friday, June 27, 2025 3:00 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: KEY# 1561474 PERMIT# 1505390

Good afternoon,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2 Survey

Please send your comments back to this email at your earliest convience.

Jacqueline Mays

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Monday, June 30, 2025 8:42 AM
To: Jacqueline Mays
Subject: 9630 Wilderness Trail, Weeki Weechee - Vacate Request -- FW: [EXTERNAL] KEY# 1561474 PERMIT# 1505390
Attachments: 001.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jacqueline,

Duke Energy does not serve this area, therefore, we have no objection to the vacate request 1561474 Permit #1505390.

Thank you,

Irma Cuadra
Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310

DUKE ENERGY. FLORIDA

From: Jacqueline Mays <JMays@co.hernando.fl.us>
Sent: Friday, June 27, 2025 3:00 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] KEY# 1561474 PERMIT# 1505390

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Good afternoon,

Please find attached the following documents for your review of a vacation of easement:

1. Application
2 Survey

Please send your comments back to this email at your earliest convience.

TOOKE LAKE ESTATES PHASE ONE

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 35
PAGE 20

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY.

LEGAL DESCRIPTION:

STATE OF FLORIDA
COUNTY OF HERNANDO

THE UNDERSIGNED OWNERS OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "TOOKE LAKE ESTATES PHASE ONE", A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA. CONTAINING 39.69 ACRES, MORE OR LESS.

DEDICATION

TOOKE LAKE ESTATES LLC, THE OWNERS OF THE LANDS DESCRIBED IN THIS PLAT, DOES HEREBY DEDICATE TO HERNANDO COUNTY ALL STREETS, RIGHTS OF WAYS AND DRAINAGE RETENTION AREAS (TRACTS "A", "B" AND "C"). THE EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, SUCCESSORS AND ASSIGNS AND GRANTS TO HERNANDO COUNTY AND PUBLIC SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE GROUND, AND BELOW GROUND INSTALLATIONS, MAINTENANCE, AND OPERATION OF SAID UTILITIES AND SERVICE INCLUDING DRAINAGE; AND FURTHER DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND HERNANDO COUNTY, FLORIDA, ALL LANDS UPON WHICH OR WITHIN WHICH WATER SYSTEM IMPROVEMENTS OR FACILITIES EXIST; AND FURTHER DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE HERNANDO COUNTY WATER AND SEWER DISTRICT, WATER SYSTEM IMPROVEMENTS AND FACILITIES INCLUDING, BUT NOT LIMITED TO WATER LINE PIPES, FIRE HYDRANTS OR OTHER WATER APPURTENANT FACILITIES, LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT; AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS HEIRS, SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ALL SUCH DEDICATED LANDS, STREETS, WATER SYSTEM IMPROVEMENTS OR FACILITIES AND APPURTENANCES UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID LANDS, IMPROVEMENTS, FACILITIES AND APPURTENANCES IS ASSUMED BY HERNANDO COUNTY, FLORIDA; AND FURTHER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS, ASSIGNS OR LEGAL REPRESENTATIVES, INCLUDING BUT NOT LIMITED TO THE PRIVATE UTILITY SERVICES AND APPURTENANCES THERETO, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY OR INVOLUNTARILY VOIDED OR INVALIDATED. TRACTS "D" AND "E" ARE FOR SIGNAGE AND ARE HEREBY DEDICATED TO THE TOOKE LAKE HOME OWNERS' ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION WHICH SHALL BE RESPONSIBLE TO MAINTAIN TRACTS "D" AND "E" AND ANY OTHER IMPROVEMENTS LOCATED ON SAID TRACTS. TRACT "F" IS FOR FUTURE ROAD RIGHT OF WAY.

WITNESS MY HAND AND SEAL AS DEDICATOR THIS 06th DAY OF January, 2005.

OWNERS : TOOKE LAKE ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY

H. Curtis Norman
H. CURTIS NORMAN, MANAGER

Michael J. Reimers
WITNESS

WITNESS

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY ON THIS 06th DAY OF JANUARY, 2005 A.D., BEFORE ME PERSONALLY APPEARED H. CURTIS NORMAN AS MANAGER OF TOOKE LAKE ESTATES LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THE EXECUTION TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Peggy E. Garrison
NOTARY PUBLIC

MY COMMISSION EXPIRES:

PEGGY E. GARRISON
MY COMMISSION # DD 084131
EXPIRES: September 8, 2005
Bonded Thru History Public Underwriters

JOINDER AND CONSENT TO DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THE THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1883, PAGE 218 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AND EASEMENT REFERENCE.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

James C. Haynes
JAMES C. HAYNES

Anthony E. Bore
WITNESS

Crystal Hamm
WITNESS

ACKNOWLEDGMENT:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I HEREBY CERTIFY ON THIS 7th DAY OF January, 2005 A.D., BEFORE ME PERSONALLY APPEARED JAMES C. HAYNES, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THE EXECUTION TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT MECKLENBURG COUNTY, NORTH CAROLINA THE DAY AND YEAR FORESAID.

Debra M. Yandell
NOTARY PUBLIC

MY COMMISSION EXPIRES June 25, 2006

OFFICIAL SEAL
DEBRA M. YANDELL
NOTARY PUBLIC-NORTH CAROLINA
COUNTY OF UNION
My Commission Expires June 25, 2006

JOINDER AND CONSENT TO DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THE THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1883, PAGE 218 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AND EASEMENT REFERENCE.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

H. Curtis Norman
H. CURTIS NORMAN

Michael J. Reimers
WITNESS

WITNESS

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY ON THIS 06th DAY OF JANUARY, 2005 A.D., BEFORE ME PERSONALLY APPEARED H. CURTIS NORMAN, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THE EXECUTION TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Peggy E. Garrison
NOTARY PUBLIC

MY COMMISSION EXPIRES:

PEGGY E. GARRISON
MY COMMISSION # DD 084131
EXPIRES: September 8, 2005
Bonded Thru History Public Underwriters

JOINDER AND CONSENT TO DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THE THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1883, PAGE 218 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION AND EASEMENT REFERENCE.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

James K. Olson
JAMES K. OLSON

Phyllis E. Omer
WITNESS

Margie K. Atkinson
WITNESS

ACKNOWLEDGMENT:

STATE OF MINNESOTA
COUNTY OF HENNEPIN

I HEREBY CERTIFY ON THIS 12 DAY OF Jan, 2005 A.D., BEFORE ME PERSONALLY APPEARED JAMES K. OLSON, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND HE ACKNOWLEDGED THE EXECUTION TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HENNEPIN COUNTY, MINNESOTA, THE DAY AND YEAR AFORESAID.

Phyllis E. Omer
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-31-10

PHYLLIS E. OMER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010

PREPARED BY :
W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 1 DAY OF FEBRUARY, 2005, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION; NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Patricia A. Hildebrandt
ATTEST: CLERK Deputy Clerk

Robert C. Schmidt
CHAIRMAN

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT TOOKE LAKE ESTATES LLC IS THE APPARENT RECORD OWNER OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA.

FOR : GULF COAST TITLE COMPANY, INC.
KENT EPPLEY

2/1/05
DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN REVIEWED AND APPROVED AS TO FORM.

COUNTY ATTORNEY

2/1/05
DATE

CLERK'S CERTIFICATE:

I, KAREN NICOLAI, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 4th DAY OF February, 2005 A.D., FILE NO. 2005008857 AND RECORDED IN PLAT BOOK 35, PAGES 20 - 21.

Patricia A. Hildebrandt, Deputy Clerk
CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I, WILLIAM D. GREENE, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED; THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 3903

CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

"I, J. ERIC CORRINGHAM, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND AM ACTING HERETO AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE, AND SHOULD NOT BE CONSTRUED AS, A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT."

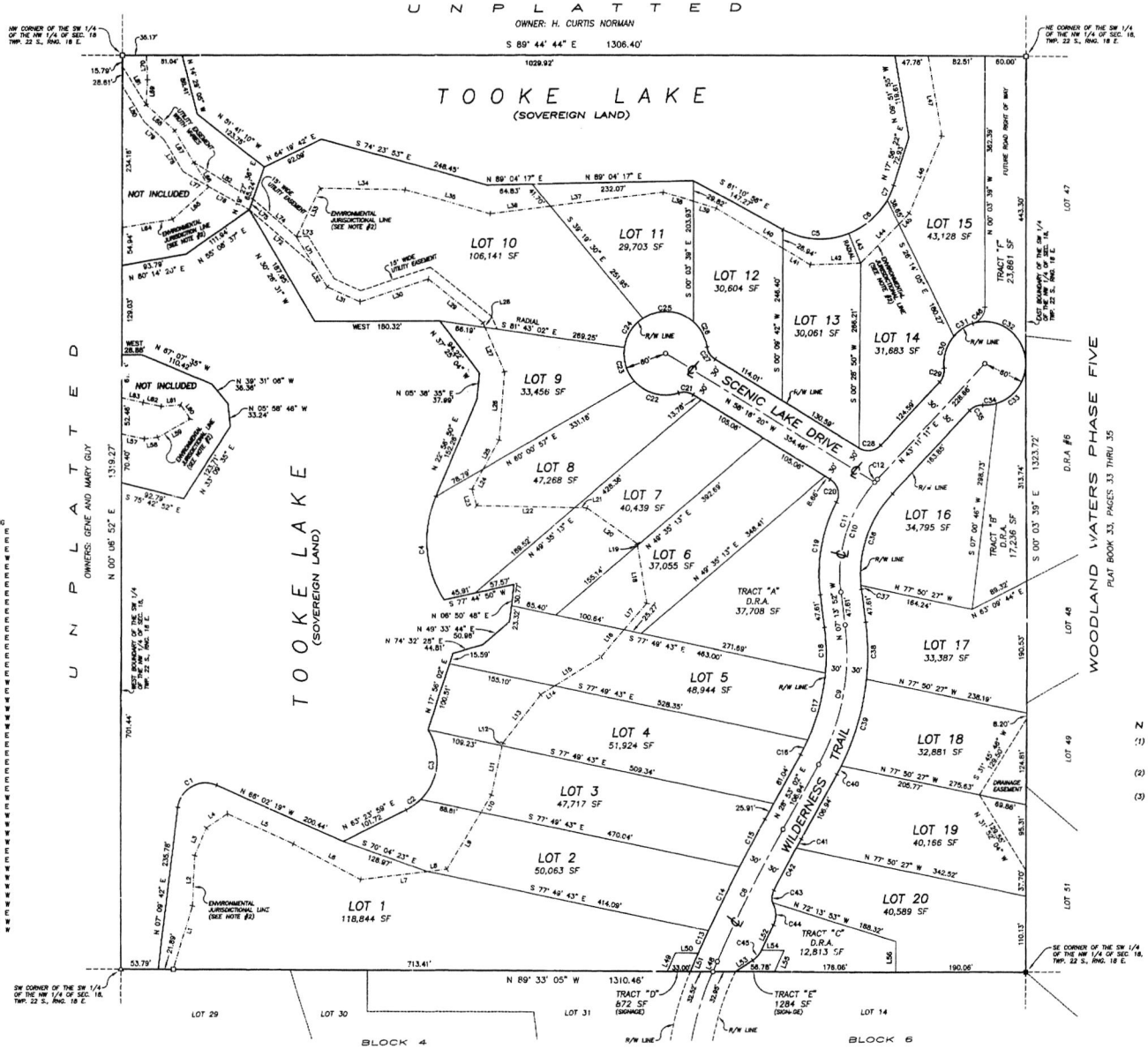
J. Eric Corringham
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5168

TOOKE LAKE ESTATES
PHASE ONE
SHEET 1 OF 2

PLAT BOOK 35
PAGE 21

TOOKE LAKE ESTATES PHASE ONE

A SUBDIVISION OF A PORTION OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.



LINE TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N 17° 06' 43" E	96.18'	L42	N 88° 24' 21" E	72.82'
L2	N 02° 42' 15" E	72.65'	L43	S 21° 44' 28" E	46.27'
L3	N 23° 03' 06" E	42.93'	L44	N 44° 32' 41" E	79.05'
L4	N 56° 05' 38" E	38.92'	L45	N 44° 32' 41" E	21.74'
L5	S 65° 21' 30" E	104.45'	L46	N 22° 50' 40" E	121.34'
L6	S 61° 56' 36" E	110.78'	L47	N 09° 51' 55" W	117.60'
L7	N 83° 14' 03" E	98.65'	L48	N 23° 58' 24" E	15.75'
L8	N 83° 14' 03" E	27.89'	L49	N 23° 36' 29" E	28.73'
L9	N 30° 59' 39" E	96.09'	L50	S 89° 33' 05" E	33.00'
L10	N 30° 59' 39" E	29.11'	L51	N 23° 36' 29" E	28.73'
L11	N 12° 33' 21" E	72.45'	L52	S 23° 23' 05" W	40.70'
L12	N 12° 33' 21" E	4.10'	L53	S 57° 28' 42" W	29.69'
L13	N 38° 20' 07" E	86.56'	L54	S 89° 33' 05" E	33.00'
L14	N 57° 59' 10" E	23.55'	L55	S 24° 35' 50" W	33.72'
L15	N 57° 59' 10" E	78.69'	L56	S 00° 26' 55" W	44.29'
L16	N 40° 42' 53" E	51.40'	L57	S 77° 21' 10" E	33.87'
L17	N 40° 42' 53" E	50.28'	L58	N 83° 55' 54" E	19.59'
L18	N 08° 51' 58" W	84.69'	L59	N 80° 28' 14" E	53.98'
L19	N 08° 51' 58" W	2.39'	L60	N 34° 23' 46" W	24.21'
L20	N 54° 30' 00" W	88.92'	L61	S 85° 18' 57" W	28.52'
L21	N 88° 38' 48" W	17.56'	L62	N 77° 24' 12" W	28.28'
L22	N 88° 38' 48" W	141.99'	L63	N 78° 50' 19" W	32.17'
L23	N 16° 12' 55" W	24.21'	L64	N 81° 10' 57" E	73.86'
L24	N 28° 57' 30" E	33.20'	L65	N 48° 12' 21" E	70.89'
L25	N 28° 57' 30" E	48.05'	L66	N 32° 28' 36" W	41.28'
L26	N 04° 33' 03" E	98.42'	L67	N 30° 41' 22" W	53.73'
L27	N 23° 40' 21" W	69.64'	L68	N 47° 52' 26" W	55.47'
L28	N 23° 40' 21" W	7.50'	L69	N 03° 08' 35" E	36.48'
L29	N 51° 07' 41" W	101.72'	L70	N 02° 18' 30" E	35.80'
L30	S 71° 32' 54" W	103.45'	L71	N 31° 35' 50" W	50.00'
L31	N 65° 40' 57" W	52.42'	L72	N 49° 03' 12" W	125.03'
L32	N 31° 35' 50" W	35.33'	L73	S 87° 16' 35" W	17.13'
L33	N 28° 09' 00" E	60.73'	L74	N 49° 03' 12" W	83.23'
L34	S 88° 39' 32" E	123.00'	L75	N 19° 27' 36" W	18.12'
L35	S 73° 52' 41" E	127.42'	L76	N 60° 01' 52" W	67.33'
L36	N 03° 08' 35" E	87.72'	L77	N 60° 01' 52" W	43.44'
L37	N 83° 05' 35" E	163.91'	L78	N 30° 41' 22" W	54.10'
L38	S 72° 31' 35" E	45.00'	L79	N 47° 52' 26" W	37.59'
L39	S 72° 31' 35" E	34.30'	L80	N 31° 30' 03" W	61.86'
L40	S 59° 00' 08" E	112.24'	L81	N 21° 30' 03" W	66.34'
L41	S 59° 00' 08" E	46.54'	L82	N 58° 11' 23" W	101.03'

CURVE DATA

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	106° 47' 59"	40.00'	74.56'	64.23'	N 60° 33' 41" E
C2	18° 18' 33"	80.00'	25.56'	25.46'	N 54° 14' 42" E
C3	77° 52' 25"	80.00'	108.73'	100.55'	N 06° 09' 12" E
C4	54° 53' 41"	182.00'	174.34'	167.80'	N 04° 30' 01" W
C5	50° 33' 32"	112.00'	98.83'	95.66'	S 86° 27' 42" E
C6	38° 15' 30"	112.00'	74.79'	73.40'	N 49° 07' 47" E
C7	12° 03' 40"	112.00'	23.58'	23.53'	N 23° 58' 18" E
C8	04° 54' 38"	2500.00'	214.27'	214.20'	N 25° 25' 43" E
C9	36° 08' 54"	330.00'	208.01'	204.58'	N 10° 49' 35" E
C10	50° 25' 03"	200.00'	175.99'	170.37'	N 17° 58' 40" E
C11	48° 47' 11"	200.00'	170.30'	165.20'	N 17° 09' 44" E
C12	01° 37' 52"	200.00'	5.69'	5.69'	N 42° 22' 18" E
C13	00° 48' 32"	2530.00'	35.72'	35.72'	N 24° 22' 40" E
C14	02° 19' 55"	2530.00'	102.97'	102.96'	N 25° 56' 53" E
C15	01° 46' 12"	2530.00'	78.15'	78.15'	N 27° 59' 56" E
C16	04° 25' 03"	300.00'	23.13'	23.12'	N 28° 40' 30" E
C17	19° 12' 34"	300.00'	100.58'	100.11'	N 14° 51' 41" E
C18	12° 29' 14"	300.00'	65.39'	65.26'	N 01° 58' 14" W
C19	34° 15' 57"	230.00'	137.55'	135.51'	N 09° 54' 07" E
C20	85° 18' 26"	25.00'	37.22'	33.85'	N 15° 37' 07" W
C21	49° 40' 47"	25.00'	21.68'	21.00'	N 83° 06' 44" W
C22	86° 18' 05"	80.00'	69.40'	67.58'	N 74° 49' 05" W
C23	49° 58' 00"	80.00'	52.32'	50.68'	N 16° 42' 02" W
C24	48° 31' 51"	80.00'	50.82'	49.32'	N 32° 32' 53" E
C25	74° 40' 40"	80.00'	78.80'	72.78'	S 85° 50' 52" E
C26	39° 54' 59"	80.00'	41.80'	40.95'	S 28° 33' 02" E
C27	49° 40' 47"	25.00'	21.68'	21.00'	S 33° 25' 57" E
C28	78° 32' 28"	25.00'	34.27'	31.65'	N 82° 27' 28" E
C29	49° 40' 47"	25.00'	21.68'	21.00'	N 18° 20' 48" E
C30	47° 11' 02"	80.00'	49.41'	48.03'	N 17° 05' 55" E
C31	32° 08' 35"	80.00'	33.66'	33.22'	N 58° 45' 45" W
C32	107° 06' 17"	80.00'	112.16'	96.53'	S 53° 38' 47" E
C33	73° 29' 58"	80.00'	76.97'	71.80'	S 36° 41' 21" W
C34	19° 25' 39"	80.00'	20.34'	20.25'	S 83° 09' 09" W
C35	49° 40' 47"	25.00'	21.68'	21.00'	S 68° 01' 35" W
C36	48° 31' 22"	170.00'	143.97'	139.71'	S 18° 55' 30" W
C37	01° 53' 41"	170.00'	5.62'	5.62'	S 06° 17' 01" E
C38	13° 02' 57"	360.00'	81.99'	81.81'	S 00° 42' 23" E
C39	20° 51' 28"	360.00'	131.05'	130.33'	S 16° 14' 49" W
C40	02° 12' 28"	360.00'	13.87'	13.87'	S 27° 45' 45" W
C41	00° 20' 39"	2470.00'	14.84'	14.84'	S 28° 42' 42" W
C42	01° 36' 20"	2470.00'	69.22'	69.22'	S 27° 44' 13" W
C43	41° 51' 59"	15.00'	18.27'	17.86'	S 06° 00' 03" W
C44	55° 44' 13"	35.00'	34.05'	32.72'	S 02° 29' 01" E
C45	32° 03' 36"	35.00'	19.58'	19.33'	S 41° 24' 54" W
C46	72° 53' 43"	25.00'	31.81'	29.70'	S 36° 23' 13" W

LEGEND

C1 = CURVE NUMBER (SEE CURVE DATA)
D.R.A. = DRAINAGE RETENTION AREA
L1 = LINE NUMBER (SEE LINE DATA)
SF = SQUARE FEET
SEC. = SECTION
TWP. = TOWNSHIP
RNG. = RANGE
R/W = RIGHT OF WAY
℄ = CENTERLINE
□ = FOUND OR SET 4" X 4" CONCRETE MONUMENT PRM (PLS 3903)
■ = FOUND 4" X 4" CONCRETE MONUMENT (PRM 3853)
○ = SET NAIL & DISK (PCP--PLS 3903)
△ = FOUND 2" IRON PIPE (NO ID)

SCALE : 1" = 80'

NOTES

(1) BEARINGS DEPICTED ARE BASED ON THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 18 EAST HAVING A BEARING OF N 00° 08' 52" E.

(2) THE LOT CORNERS ALONG TOOKE LAKE HAVE NOT BEEN SET, OFFSET CORNERS WERE SET ON THE ENVIRONMENTAL JURISDICTIONAL LINE.

(3) UNLESS OTHERWISE SHOWN ALL LOTS SHALL HAVE A 5.00 FOOT WIDE UTILITY EASEMENT ADJACENT TO FRONT LOT LINES AND A 7.50 FOOT UTILITY EASEMENT ADJACENT TO SIDE LOT LINES.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY.

PREPARED BY :
W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

TOOKE LAKE ESTATES
PHASE ONE
SHEET 2 OF 2

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail September 19, 2025

Ciancimino Michael & Helaine
11044 Baywind Ct
Weeki Wachee, FL 34613

Re: **VACATION OF INNER EASEMENTS, TOOKE LAKE ESTATES PHASE 1, LOTS 17 – 18**

To Mr. & Mrs. Ciancimino;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. & Mrs. Charles Long within the Tooke Lake Estates Phase 1 platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **October 7, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

A 7.50 FOOT PLATTED UTILITY EASEMENT AS SHOWN ON LOTS 17 AND 18. TOOKE LAKE ESTATES PHASE 1, AS RECORDED IN PLAT BOOK 35, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
SAID UTILITY EASEMENT IS 7.50 FEET IN WIDTH BEING ADJACENT TO AND PARALLEL WITH THE COMMON PLATTED LOT LINE BETWEEN SAID LOTS 17 AND 18 OF PHASE I, TOOKE LAKE ESTATES, SAID EASEMENT TERMINATES AT THE EAST AND WEST PLATTED BOUNDARY OF SAID LOTS 17 AND 18 BLOCK 1, SAID LANDS HAVING AN AREA OF 3573.5 SQUARE FEET, 0.082 ACRES±

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

GIS Map



State of Florida, Maxar, Microsoft

CIANCIMINO MICHAEL & HELAINE
11044 BAYWIND CT
WEEKI WACHEE, FL 34613
Key# 1494911

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail September 19, 2025

Davis Steven L. Life Estate & Capo Helena
9562 Wilderness Trail
Weeki Wachee, FL 34613

Re: **VACATION OF INNER EASEMENTS, TOOKE LAKE ESTATES PHASE 1, LOTS 17 – 18**

To whom it may concern;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. & Mrs. Charles Long within the Tooke Lake Estates Phase 1 platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **October 7, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

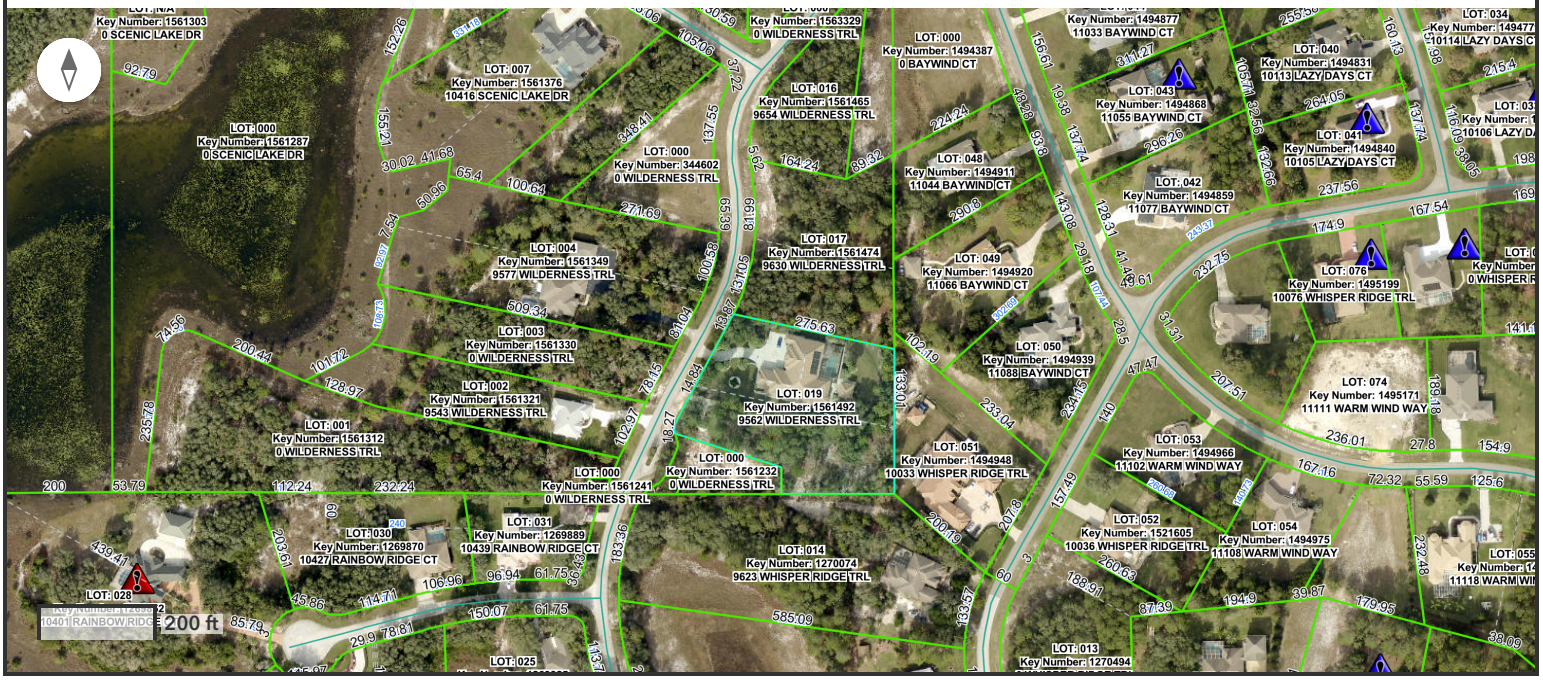
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SAID UTILITY EASEMENT IS 7.50 FEET IN WIDTH BEING ADJACENT TO AND PARALLEL WITH THE COMMON PLATTED LOT LINE BETWEEN SAID LOTS 17 AND 18 OF PHASE I, TOOKE LAKE ESTATES, SAID EASEMENT TERMINATES AT THE EAST AND WEST PLATTED BOUNDARY OF SAID LOTS 17 AND 18 BLOCK 1, SAID LANDS HAVING AN AREA OF 3573.5 SQUARE FEET, 0.082 ACRES±

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

GIS Map



State of Florida, Maxar, Microsoft

Davis Steven L Life Estate, Capo Helena
9562 Wilderness Trl
Weeki Wachee, FL 34613
Key# 1561492

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail September 19, 2025

Richard A. Jr. & Linda Drake
11066 Baywind Ct.
Weeki Wachee, FL 34613

Re: **VACATION OF INNER EASEMENTS, TOOKE LAKE ESTATES PHASE 1, LOTS 17 – 18**

To Mr. & Mrs. Drake;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. & Mrs. Charles Long within the Tooke Lake Estates Phase 1 platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **October 7, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

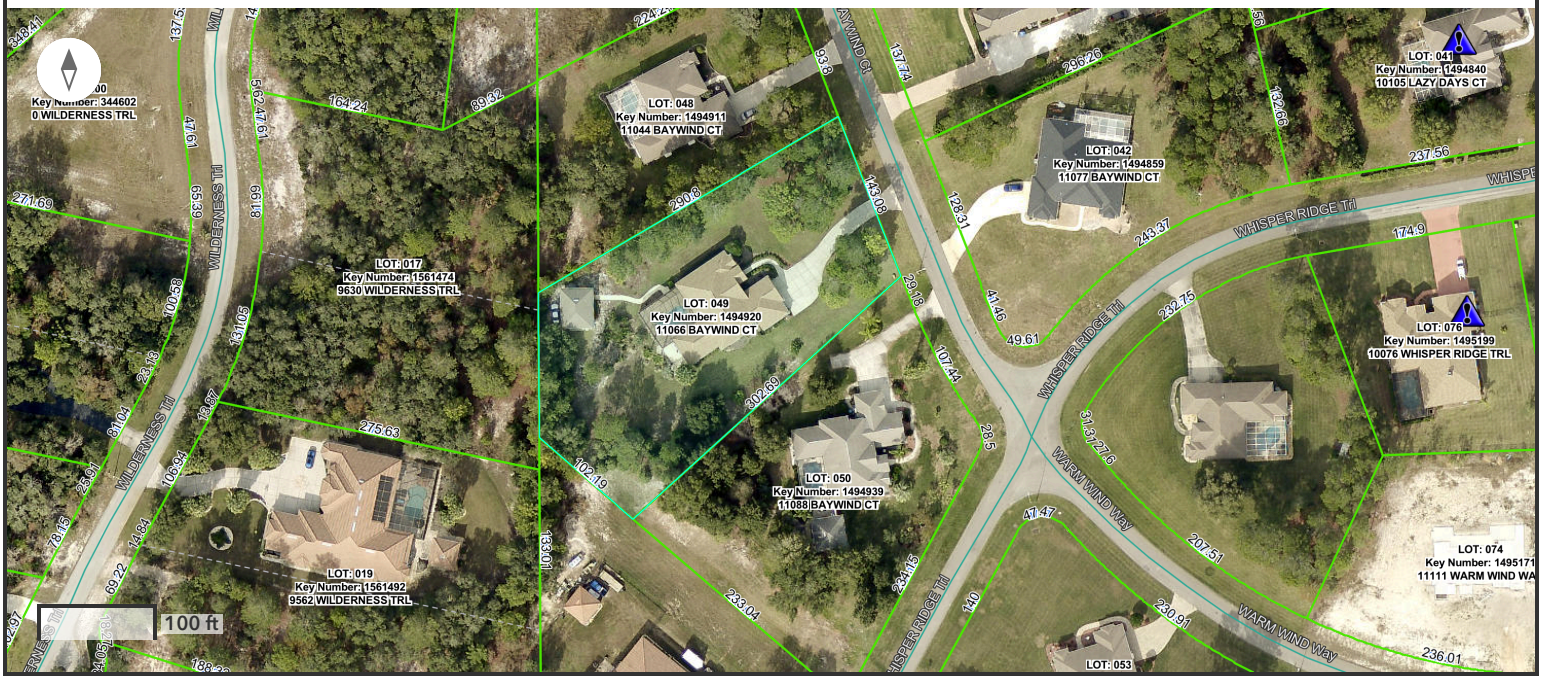
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You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

GIS Map



State of Florida, Maxar, Microsoft

Richard A. Jr. & Linda Drake
11066 Baywind Ct
Weeki Wachee, FL 34613
Key# 1494920

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

September 19, 2025

John & Anabel Moscato
13479 Westbridge Blvd.
Spring Hill, FL 34609

Re: **VACATION OF INNER EASEMENTS, TOOKE LAKE ESTATES PHASE 1, LOTS 17 – 18**

To Mr. & Mrs. Moscato;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. & Mrs. Charles Long within the Tooke Lake Estates Phase 1 platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **October 7, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

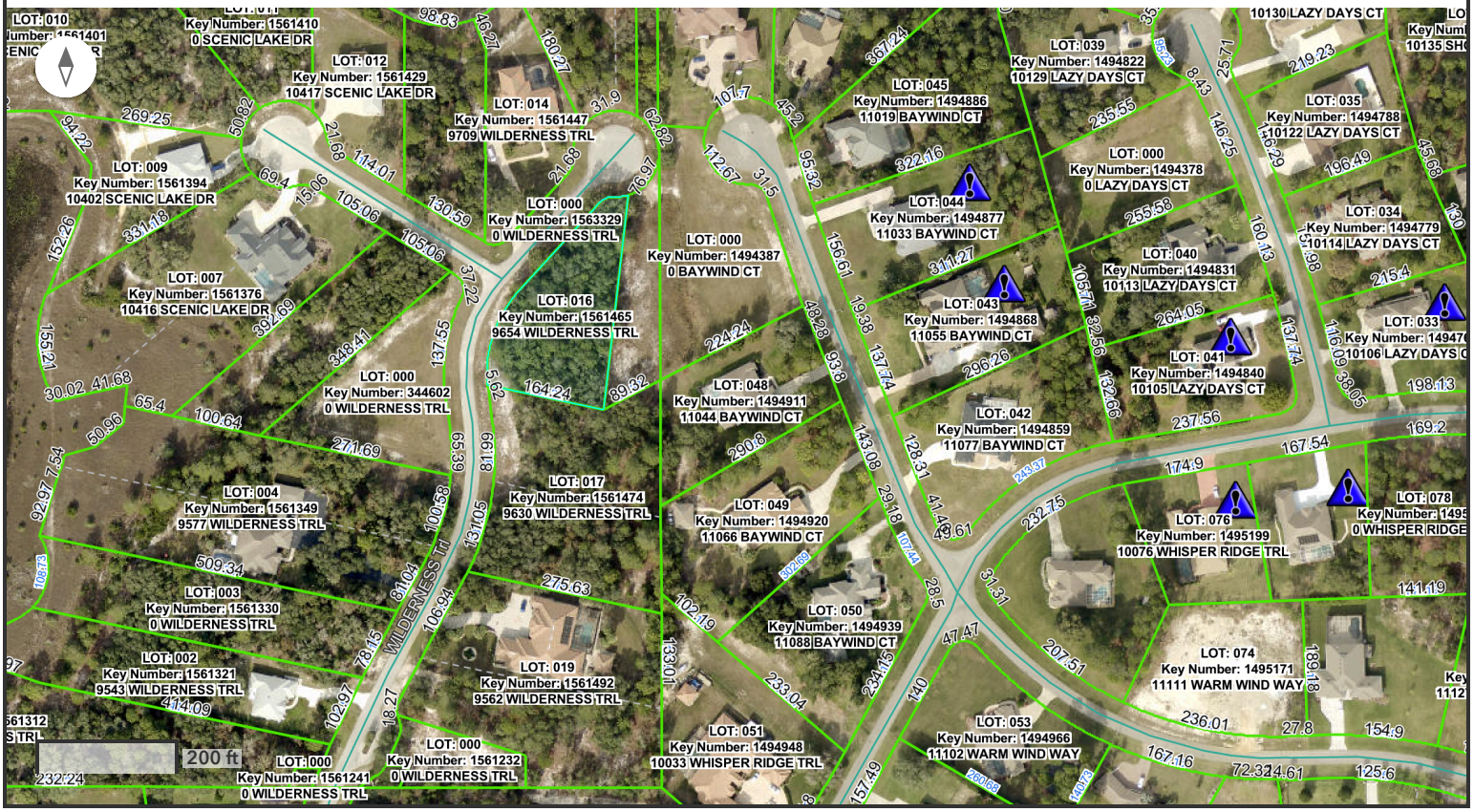
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Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us

GIS Map



State of Florida, Maxar, Microsoft

Moscato John A & Anabel L
13479 Westbridge Blvd.
Spring Hill, FL 34609
Key#1561465

DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail September 19, 2025

Colleen Tinari
10033 Whisper Ridge Trl
Weeki Wachee, FL 34613

Re: **VACATION OF INNER EASEMENTS, TOOKE LAKE ESTATES PHASE 1, LOTS 17 – 18**

To Ms. Tinari;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. & Mrs. Charles Long within the Tooke Lake Estates Phase 1 platted subdivision.** The petitioner is seeking this vacation for **construction of their home.** A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **October 7, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

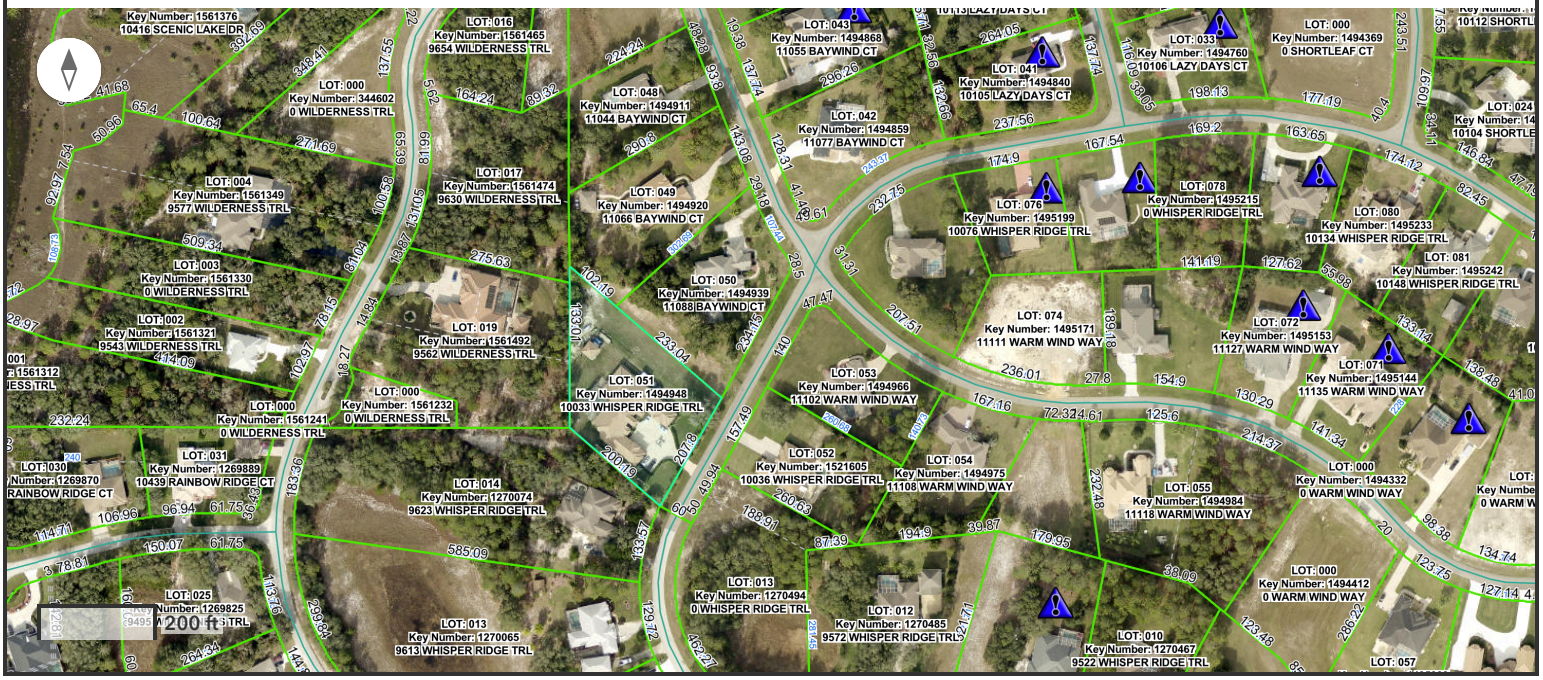
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You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

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GIS Map



State of Florida, Maxar, Microsoft

Colleen Tinari
10033 Whisper Ridge Trl
Weeki Wachee, FL 34613
Key# 1494939

RESOLUTION NO. 2025 - _____

WHEREAS, Charles F. Long and Yenny M. Long have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

A 7.50 FOOT PLATTED UTILITY EASEMENT AS SHOWN ON LOTS 17 AND 18. TOOKE LAKE ESTATES PHASE 1, AS RECORDED IN PLAT BOOK 35, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID UTILITY EASEMENT IS 7.50 FEET IN WIDTH BEING ADJACENT TO AND PARALLEL WITH THE COMMON PLATTED LOT LINE BETWEEN SAID LOTS 17 AND 18 OF PHASE 1, TOOKE LAKE ESTATES, SAID EASEMENT TERMINATES AT THE EAST AND WEST PLATTED BOUNDARY OF SAID LOTS 17 AND 18 BLOCK 1, SAID LANDS HAVING AN AREA OF 3573.5 SQUARE FEET, 0.082 ACRES±.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: Natasha López Perez
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-127 NOTICE OF INTENT TO VACATE EASEMENTS

in the matter of
BOCC Public Hearing on October 7, 2025

was published in said newspaper by print in the issue(s) of:
September 19, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on September 19, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 22nd day of September, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-127

NOTICE OF INTENT TO VACATE EASEMENTS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Hernando County Florida, will hold a public hearing on **October 7, 2025 at 9:00 a.m.,** in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, to consider and determine whether or not the County will renounce and disclaim any right of the County and public in and to the hereinafter described easements:

LEGAL DESCRIPTION:

A 7.50 FOOT PLATTED UTILITY EASEMENT AS SHOWN ON LOTS 17 AND 18. TOOKE LAKE ESTATES PHASE 1, AS RECORDED IN PLAT BOOK 35, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID UTILITY EASEMENT IS 7.50 FEET IN WIDTH BEING ADJACENT TO AND PARALLEL WITH THE COMMON PLATTED LOT LINE BETWEEN SAID LOTS 17 AND 18 OF PHASE I, TOOKE LAKE ESTATES, SAID EASEMENT TERMINATES AT THE EAST AND WEST PLATTED BOUNDARY OF SAID LOTS 17 AND 18 BLOCK 1, SAID LANDS HAVING AN AREA OF 3573.5 SQUARE FEET, 0.082 ACRES±

Petitioners: Charles & Yenny Long

YOU HAVE A RIGHT to appear and be heard at the public hearing in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, and/or to send a written objection to the Hernando County Zoning Department, 789 Providence Blvd, Brooksville, Florida 34601.

YOU ARE FURTHER ADVISED that if a person decides to appeal any decision made by the Board of County Commissioners, with respect to the subject matter of the hearing, that person will need a record of the proceedings, and that for such purposes, that person will need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act persons with disabilities needing special accommodations to participate in this proceeding should contact Colleen V. Conko, County Administration, 15470 Flight Path Dr., Brooksville, Florida 34604, Telephone 352-754-4002. If hearing impaired, please call 711 for assistance.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA
/s/ (SEAL)
Douglas A. Chorvat Jr., Clerk

Published: September 19, 2025

RESOLUTION NO. 2025 - 167

WHEREAS, Charles F. Long and Yenny M. Long have petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

A 7.50 FOOT PLATTED UTILITY EASEMENT AS SHOWN ON LOTS 17 AND 18. TOOKE LAKE ESTATES PHASE 1, AS RECORDED IN PLAT BOOK 35, PAGES 20 AND 21, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID UTILITY EASEMENT IS 7.50 FEET IN WIDTH BEING ADJACENT TO AND PARALLEL WITH THE COMMON PLATTED LOT LINE BETWEEN SAID LOTS 17 AND 18 OF PHASE 1, TOOKE LAKE ESTATES, SAID EASEMENT TERMINATES AT THE EAST AND WEST PLATTED BOUNDARY OF SAID LOTS 17 AND 18 BLOCK 1, SAID LANDS HAVING AN AREA OF 3573.5 SQUARE FEET, 0.082 ACRES±.

WHEREAS, the Petitioners have shown that they have complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

WHEREAS, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

WHEREAS, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

SECTION 1. The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

SECTION 2. This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

ADOPTED IN REGULAR SESSION THE 17th DAY OF October 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: for
Brian Hawkins
Chairman

(SEAL)

Approved as to Form and Legal Sufficiency

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16314
Legal Request Number: 2025-443-1
Bid/Contract Number:

TITLE

Request to Postpone Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms (H2420)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	John Allocco
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 9, 2024
Board of County Commissioners: October 22, 2024
Planning & Zoning Commission: January 13, 2025
Board of County Commissioners: February 25, 2025
Planning & Zoning Commission: April 14, 2025
Board of County Commissioners June 3, 2025
Planning & Zoning Commission: August 11, 2025
Board of County Commissioners: October 7, 2025

APPLICANT: Society Hill Capital Partners, LLC

FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a Public Service Facility Overlay District (PFSOD) for the future construction of a fire station

GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41

PARCEL KEY NUMBERS: 337399, 338423, 1355893

PUBLIC INQUIRY WORKSHOP: December 3, 2024

APPLICANT'S INITIAL REQUEST:
The petitioner initially submitted a rezoning request from from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations develop one (1) two (2) private golf courses with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 was proposed to be developed with a private golf club, complete with a golf course, clubhouse, resort style residential dwellings and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.). On-site lodging is anticipated for up to 120 guests. Several styles of lodging are being considered, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse.

The clubhouse was proposed to be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road), central to the parcel and set back sufficiently from Lake Lindsey Road, containing meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant were proposed be open only to members and will not be open to the public. The clubhouse and maintenance facility were proposed to not exceed 30,000 square feet. The maintenance facility was proposed to be located on either parcel key 337399 or parcel key 1355893 338423 (south of Lake Lindsey Road) and sufficiently setback from Lake Lindsey Road to shield from view.

The golf course was proposed to consist of an 18-hole course on the north side of Lake Lindsey Road (Phase 1), and a 12-hole short course on the south side of Lake Lindsey Road (Phase 2). A pedestrian and cart crossing at Lake Lindsey Road will either be constructed under the roadway or at surface level. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

APPLICANTS REVISED REQUEST:

Based on the Public Information Workshop and the comments from the Board of County Commissioners, the petitioner revised their request as follows:

- The number of units was reduced from 120 to 68.
- The petitioner has agreed to donate 5 acres for a future Fire Station.
- The remainder of the south side of Lake Lindsey Road will remain as open space with outdoor recreation activities.

Requested Deviations:

- Hernando County Land Development Regulations require all structures in the Resort Residential zoning districts to be on a central sewer system. Due to the rural nature of the subject site and no available sewer or water in the area, the petitioner is requesting that septic be permitted or the minimum requirements of the Hernando County Health Department.
- The applicant is requesting the Master Plan duration be extended from the County LDR PDP/Planned Development Project required 2 years to a maximum period of 5 years. Justification for the request are as follows:

    - Due to the nature of the project, a longer lead time will be required for the planning of the golf course and assembling of the club membership.

    - Proposed improvements will be constructed with private funding generated by the Lake Lindsey Field Club through club membership.

SITE CHARACTERISTICS:

Site Size:	262.2 acres
Surrounding Zoning & and Uses:	North: AG; Undeveloped South: AG; Undeveloped, Single Family East: AG; Single Family West: AG; Undeveloped

Current Zoning: AG (Agricultural)

Future Land Use Map Designation: Rural

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand, Flemington Fine Loamy, Arredondo Fine Sand, Sparr Fine Sand, Blichton Loamy Fine Sand and Micanopy Loamy Fine Sand.

Comments: Candler Fine Sand and Kendrick Fine Sands provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive floral survey shall be prepared by a qualified professional at the construction plan approval stage of development. The petitioner will be required to comply with all applicable FWC regulations and permitting.

Protection Features: There are no protection features (Wellhead Protection Areas (WHPAs) present on this parcel.

Hydrologic Features: There are two (2) isolated wetlands on the subject parcels (one in the north and another on the south). There are no hydrologic features Special Protection Areas (SPAs), sinkholes, karst sensitive areas, or wetlands) according to County records.

Flood Zone: C

Comments: The property has a natural drainage area associated with FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Golf Course Details: The proposed golf course shall be designed, constructed, certified, and managed in accordance with the Audubon International Signature Program for new golf courses or a similarly recognized golf course environmental certification program. Golf courses not so certified shall provide adequate documentation that the golf course meets or exceeds equivalent standards of such programs, including compliance monitoring. The following are equivalent minimum design and performance standards for new golf courses not certified by Audubon International:

a. Improve on-site natural habitats.
b. Identify, protect, and restore natural features.
c. Create wildlife corridors and wildlife habitat areas.
d. Utilize native species in landscaping.
e. Preserve native trees.
f. Create and enhance natural areas.
g. Remove exotic, nuisance and invasive plants.
h. Enhance wetland edges with aquatic plantings.
i. Create and preserve open spaces.
j. Minimize chemical use.
k. Minimize irrigation and irrigated areas.
l. Optimize organic fertilizers.

m. Minimize turf areas and provide natural "no-mow" areas.
n. Protect wetland hydrology and functions.

SCHOOL BOARD REVIEW:
The applicant is proposing a primarily resort residential, with limited transient residences. No subdivision is being considered. Schools will not be impacted by this project.

At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site. This will exempt the development from school concurrency requirements.

UTILITIES REVIEW:
The Hernando County Utilities Department has indicated that water and sewer service are not available to the subject site.

Comments: According to the petitioner's narrative, the proposed golf club/resort will be served by private well and septic unless an onsite alternative treatment system is required by the Department of Health. The Hernando County Utilities Department has no objection to this request.

ENGINEERING REVIEW:
The subject sites are located on the north and south side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41. The petitioner has indicated a single access to the north parcel which will contain the 18-hole golf course and clubhouse with amenities and another access to the southern 12-hole course. A pedestrian crossing is proposed for traversing between the three (3) parcels.

The County Engineer has reviewed the request and indicated the following:

- A Traffic Access Analysis along with a Queuing Analysis is required. A Traffic Signal Warrant Analysis will be required along with the Traffic Access Analysis. Refer to the Hernando County Facility Designs Guideline IV-18 and the Manual on Uniform Traffic Control Devices.
- Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
- Driveway(s), Parking and Layout will need to meet County Standards.
- The proposed Pedestrian Crossing will be reviewed at the time of site plan approval, it may create an issue at the proposed location. If a Traffic Signal and/or a pedestrian crossing signal is required, the cost of installation will be at the expense of the developer.

LAND USE REVIEW:
The petitioner is proposing two zoning districts to accommodate the golf course and resort units. County LDRs limit golf courses to PDP(REC)/ Planned Development Project (Recreation) and resort units to PDP(RR)/Planned Development Project (resort Residential). In addition, to set aside 5 acres for the construction of a future fire station, the petitioner is requesting to establish a Public Service Facility Overlay District (PSFOD).

Overall Project Requirements

Proposed Setbacks, Building Height:

Golf Course Setback: 50' from all property boundaries
Internal Building Setbacks: 10' between buildings

Building Height: 45' (Consistent with the current building height in the Agricultural District)

Proposed Perimeter Building Setbacks:

North:	50'
South:	50'
East:	50'
West:	50'
From Lake Lindsey ROW:	100'

Proposed Buffers:

Where adjacent to private property: 30' Vegetative Natural Buffer (supplemented where necessary)

Along Lake Lindsey ROW: 25' landscape buffer

Comments: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel Key 337399 (northern parcel), and adjacent to The Florida Audubon Society property on the West and South of parcel Key 338423. The petitioner has indicated no buffers will be provided in these areas.

Lighting:

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

Comments: The subject site is in a rural area. On site lighting shall be designed to be Dark Sky Compliant as to preserve the night sky.

Landscaping:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

Resort Residential Requirements

PDP (Resort Residential): All permitted uses and special exception uses allowed in the RR zoning district which have been specifically designated or specified in the narrative or on the master plan.

Permitted Uses in R-R Residential District:

(a) Resort dwellings.
(b) Single-family dwellings.
(c) Two-family dwellings.
(d) Multifamily dwellings containing up to twelve (12) dwelling units.
(e) Bed and breakfast establishments.
(f) Homes of six or fewer residents which meet the definition of a community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.

Special exception uses:

(a) Home occupation
(b) Lodging houses

(c) Boardinghouses
(d) Community centers
(e) Clubhouses
(f) Gift shops
(g) Recreational facilities
(h) Rental stores
(i) Restaurants

Comments: The petitioner has indicated On-site lodging for up to 68 guests, non-fee simple units which may vary in style from resort cottage dwellings, and/or bedroom units within the clubhouse. If approved, no permanent units shall be permitted.

Definition: Dwelling, resort: A single family, multi-family, or townhouse dwelling which is part of a resort development or project specifically designed and regulated under the Resort Residential (RR) District. These dwellings are leased or purchased, offered for lease or purchase or advertised for lease or purchase on a daily, weekly, monthly, or seasonal basis for tourist or resort usage. This definition does not apply to dwellings permitted in other residential zoning districts that are used as short-term vacation rentals specifically licensed and regulated by the State.

Minimum living area in R-R Residential District: The minimum living area of a single-family dwelling shall be nine hundred (900) square feet. The minimum living area for all other dwellings shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, garages, or terraces.

Comments: The petitioner has requested a deviation from the minimum dwelling unit area of 600 square feet to provide design flexibility based on the proposed unit types. Staff has reviewed the request and approves the deviation.

PDP Recreation Permitted uses

The Planned Development Project (REC) classification allows for the following uses if specifically identified in the master plan:

- Golf Courses • Miniature Golf Course
- Go-cart Tracks
- Tennis Complexes
- Baseball or golf driving ranges
- Bathing Beaches
- Swimming Facilities
- Picnic Grounds
- Amusements piers, mechanical riding devices, carnivals, circuses, animal displays, aquariums, menageries or exhibit museums
- Outdoor rifle, shotgun, pistol or archery ranges
- Natural Buffer areas
- All park districts, including private, mini park/tot lots, neighborhood, community and regional parks
- Recreational Airports
- Other outdoor uses of a recreational nature specifically approved by the Governing Body
- Private airstrips
- Clubhouses and restaurants as accessory use to a permitted use

- Pro Shops as accessory uses to a permitted use
- Concession stands accessory uses to a permitted use
- Zoological Gardens

Comments: The uses proposed for the Planned Development Project (Recreation) PDP(REC) area include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space. These activities are all permitted in the PDP(REC) district.

Public Service Facility Overlay District

The petitioner has requested to establish a Public Service Facility Overlay District (PSFOD) to set aside 5 acres for the construction of a future fire station on the site.

Permitted Uses

The following uses are permitted within a Public Service Facility Overlay District:

- Any use permitted in the underlying zoning district.
- Governmental uses and structures consistent with the PSF approval.
- Public service uses and structures consistent with the PSF approval.
- Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Comments: The proposed use is a government use and is consistent with the PSF approval and has been determined to be needed by the Hernando County Fire Rescue Department.

Special regulations:

The following special regulations apply to all Public Service Facility Overlay Districts

- No building, structure or use within a Public Service Facility Overlay District shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.
- No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

Comments: Upon construction of the fire station, Hernando County will ensure that the building is not placed within 50 feet of any residence or residentially zoned parcel. No odor or dust producing substance or use is proposed with the fire station.

Site Development Requirements:

All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The Board of County Commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and requires the approval of a deviation by the Board of County Commissioners.

Comments: The construction of the fire station will require a master plan revision to ensure that all appropriate setbacks, access, and buffering requirements are met for the use.

COMPREHENSIVE PLAN REVIEW

The subject site is within the Rural Land Use category according to the County's adopted Comprehensive Plan. The area is characterized by large agricultural parcels and conservation to the north, south and west.

The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and may be used to recognize properties with natural physical development limitations such as floodplains.

Rural Land Use Category

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

Comments: The requested golf course requires PDP(REC)/Planned Development Project (Recreation), an allowable use un the Rural Land Use Category. Furthermore, the petitioner's golf resort proposes approximately 68 PDP(RR)/Planned Development Project (Resort Residential) lodging units. The units are proposed as several lodging types, including resort cottage dwellings, and bedroom units within the clubhouse. The Rural Land Use category prohibits high density residential development and even though the overall subject site is 262.2 acres, no permanent residential dwelling units should be permitted and any future increase in resort units should require a master plan revision.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Comments: The development is proposed as a CPDP (Combined Planned Development Project) to accommodate both the golf course and its amenities and the 68 resort dwelling units.

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multimodal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide **environmental protection**, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Comments: Strict environmental considerations should be made as it pertains to the proposed golf courses and its proximity to conservation lands. Golf courses should be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent. A comprehensive Environmental Management Plan should be prepared for the golf courses based upon the principles of AISP with the objective of avoiding adverse environmental impacts and enhancing environmental benefits. An Environmental Management Plan (EMP) and Wildlife Management Habitat Plan (WHMP) should be conducted and reviewed/approved by the appropriate state and federal agencies as applicable. The EMP shall include an Integrated Pest Management Plan/Chemical Management Plan (IPMP/CMP) covering the Development's golf courses**.**

Infrastructure Services

GOAL 1.12 – Infrastructure Services In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, the provision of adequate facilities shall be ensured for new development through a variety of mechanisms. [F.S. 163.3177(3)(a)3., 163.3180(1), 163.3202(2)(g)]

Strategy 1.12A(1)a: A level of service standard shall be adopted for facilities and services. These standards shall be used for the purpose of implementing impact fees and for issuing development orders and are as follows:

a. Fire Protection: Maintain or exceed an overall ISO (Insurance Service Office) rating of Class 2/2Y for Hernando County Fire District.

FINDINGS OF FACT:

A rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/ (Resort Residential) with deviations is appropriate based on the following:

1. The proposed deviation for the ability to utilize septic or an alternative method as approved by the Heath Department, is not considered adverse to the public interest.

2. The extended duration of the master plan from 2 years to 5 years is appropriate based on the proposed phasing of the development.

3. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY:

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

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and

approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for rezoning from AG(Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with deviations and the following performance conditions:

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

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

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

4. Minimum Perimeter Building Setbacks (Inclusive of Buffers):
   a. North: 100'
   b. South: 100'
   c. East: 100'
   d. West: 100'
   e. From Lake Lindsey ROW: 100'

5. Minimum Setbacks and Building Height:
   a. Golf Course Setback: 100' from all property boundaries
   b. Internal Building Setbacks: 20' between buildings
   c. Building Height: 45'

6. The petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses.

7. Onsite lighting shall be designed to be Dark Sky Compliant to preserve the night sky.

8. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.

9. A Traffic Access Analysis along with a Queuing Analysis shall be required. A Traffic Signal Warrant Analysis shall be required along with the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.

10. The area identified as Planned Development Project (Recreation) South of Lake Lindsey Road shall include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space.

11. The proposed Pedestrian Crossing shall be reviewed at the time of site plan approval. If a Traffic Signal and/or a pedestrian crossing signal is required, the cost of installation shall be at the expense of the developer.

12. The development shall be permitted to be served by septic unless an onsite alternative treatment system is required by the Department of Health.

13. Resort units will consist of eight (8) privately owned, operated and maintained buildings containing up to 8 units each together with four (4) additional units in the clubhouse.

14. No permanent residential dwelling units shall be permitted.

15. The Public Service Facility Overlay District sets aside 5 acres for the construction of a future fire station on the site. Prior to the construction of the station, a master plan revision shall be required to identify specific setbacks, access, and buffering requirements for the station.

16. At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site.

17. The master plan duration shall be extended to 5 years.

18. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon notification by the Planning Department of the rendition of the resolution and the Board of County Commissioners performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.

19. The Developer shall dedicate a 5-acre site south of Lake Lindsey Road to Hernando County for a future Fire Station, with deed transfer completed before the first phase of development or on a date mutually agreed upon by the County and Developer. The Fire Station site shall be generally located as indicated on the master plan with the exact final location determined by the County. The Fire Station site shall be designated PDP/PSF (Public Service Facility).

20. The area designated as PDP(Rec) south of Lake Lindsey Road, excluding the potential Fire Station site, shall include a five-year purchase option for the Audubon Society; if the Audubon Society does not exercise this option, the property shall remain designated for outdoor recreation use for Club members, as outlined in the Narrative and on the Master Plan.

21. Approved Recreation uses shall be as indicated in the narrative and on the master plan.

22. The Master Plan PDD shall maintain a 100 foot wide defined “edge” around the

development (with the exception of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined "edge" shall be protected through a conservation easement granted to an acceptable entity. Any change to the defined "edge" shall require a major modification to the master plan.

23. All on-site wetlands shall be protected by a conservation easement in favor of the County.

24. Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.

25. The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.

26. Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:
H-24-20
Received
MAR 6 2024
Planning Department
Hernando County, Florida

Application to Change a Zoning Classification

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

Date: 01/10/2024

APPLICANT NAME: Society Hill Capital Partners LLC
Address: 109 N. Brush Street, Suite 500
City: Tampa State: FL Zip: 33602
Phone: 813-363-8151 Email: jjw@societyhillcapital.com
Property owner's name: *(if not the applicant)* Joe Mason-Gold Dust Farms

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering
Address: 906 Candlelight Blvd.
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: dlacey@coastal-engineering.com

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

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 337399, 338423, 1355893
2. SECTION 29/20, TOWNSHIP 21, RANGE 20
3. Current zoning classification: Agricultural
4. Desired zoning classification: Combined PDP with PDP(REC) and PDP (Resort Residential)
5. Size of area covered by application: 292.2 acres
6. Highway and street boundaries: East of US 41 and North/South of Lake Lindey RD
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8 Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

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

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

☑ I am the owner of the property and am authorizing *(applicant)*: Society Hill Capital Partners LLC and *(representative, if applicable)*: Coastal Engineering to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 5th day of March, 2024, by Joseph M. Mason, Jr. who is personally known to me or produced _____ as identification.

Christy S. Lucas
Signature of Notary Public

Notary Public State of Florida
Christy S Lucas
My Commission HH 436354
Expires 8/22/2027

Notary Seal/Stamp

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

Received
MAR 6 2024
Planning Department
Hernando County, Florida

LAKE LINDSEY FIELD CLUB
REZONING APPLICATION
PARCEL KEY NO. 337399, 338423, 1355893

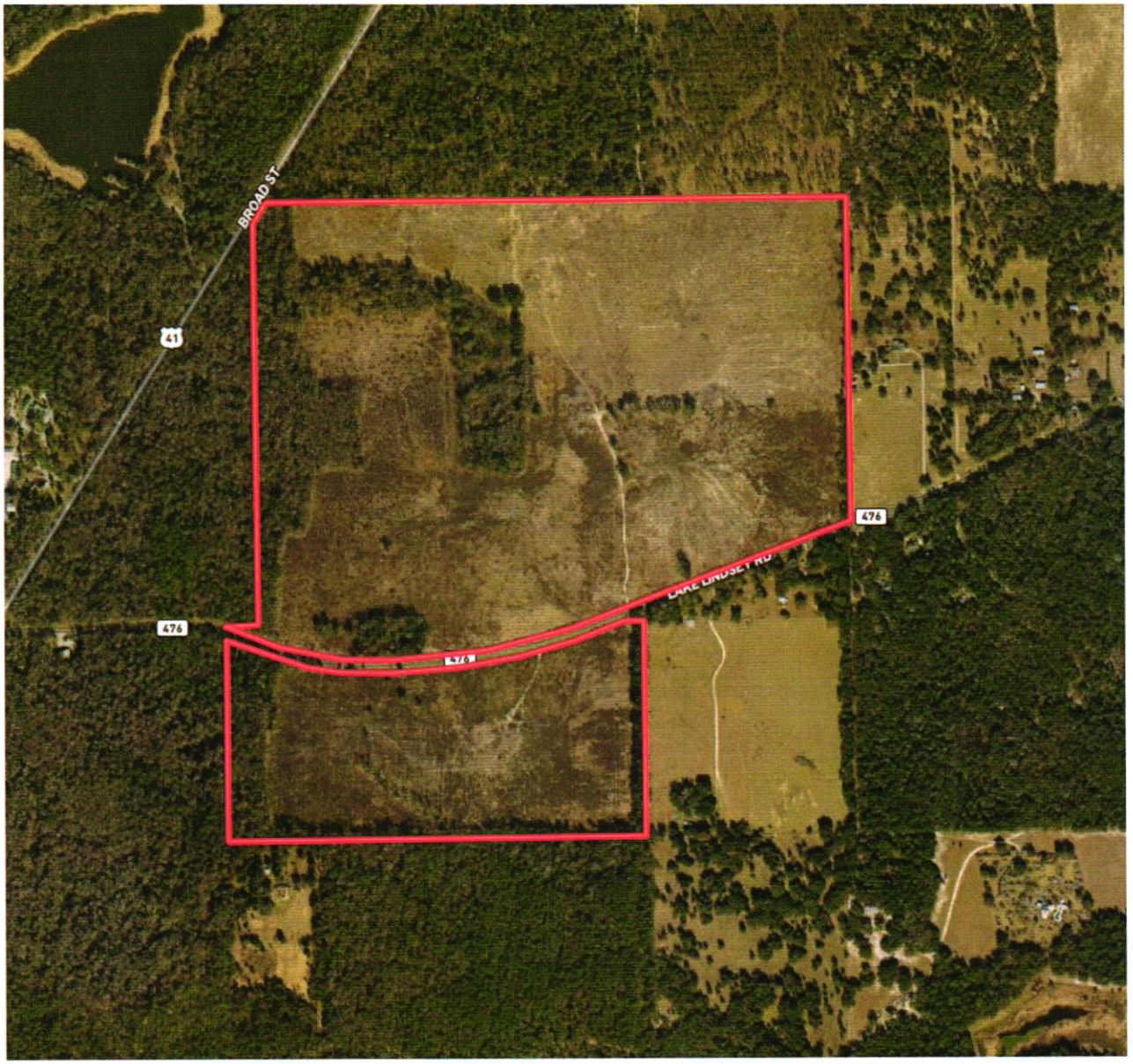


Figure 1. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Aerial & Location Map

General:

The subject property, consisting of approximately 292.2 acres, lies within the Sections: 29/20, Township: 21, Range: 20 and is located on the North and South side of Lake Lindsey Road, East of Broad ST (US 41). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key numbers 337399, 338423, 1355893.

Site Characteristics:

The site is primarily grassland, with a small portion heavily forested. The environmental portion of this narrative will provide more information.

Request:

The request is to change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) and Planned Development Resort Residential (PDP/RR) classifications.

Current Land Use:

The Site is currently designated Rural on the Hernando County 2040 Comprehensive Plan Future Land Use Map. (Figure 2)

The Comprehensive Plan contains the following Objective which summarizes the uses allowed in the Rural Category:

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

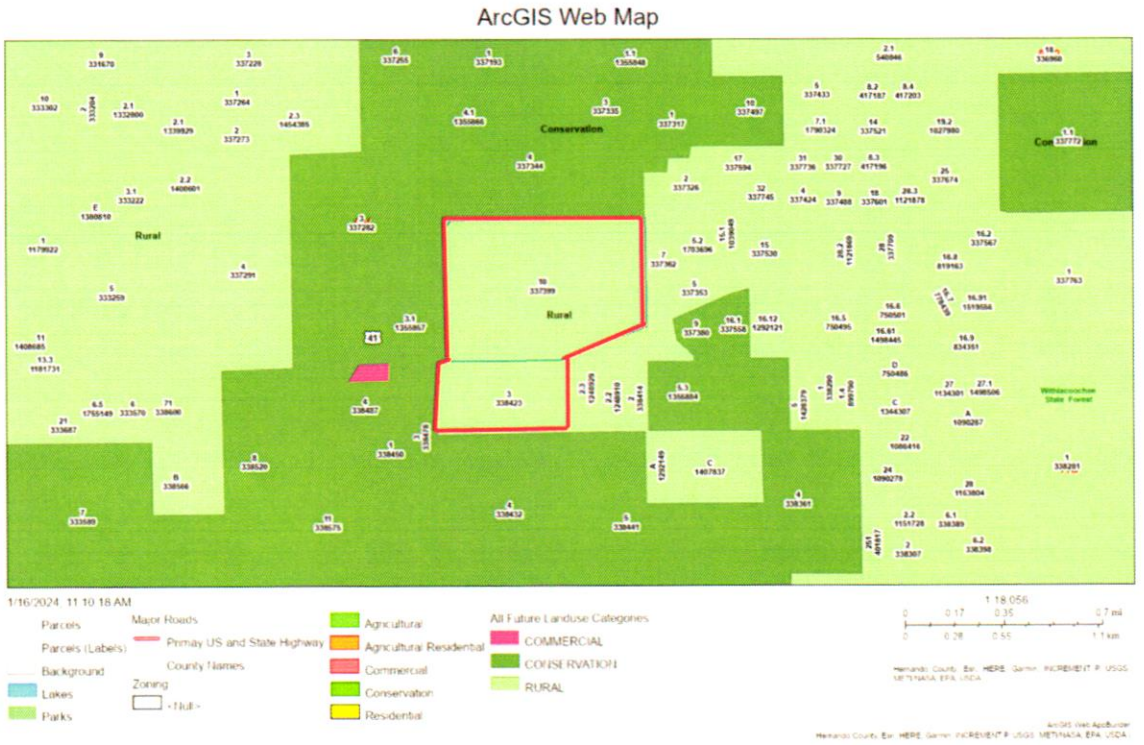


Figure 2. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Comprehensive Future Land Use Map

Current Zoning:

The site is currently zoned Agricultural. (Figure 3)

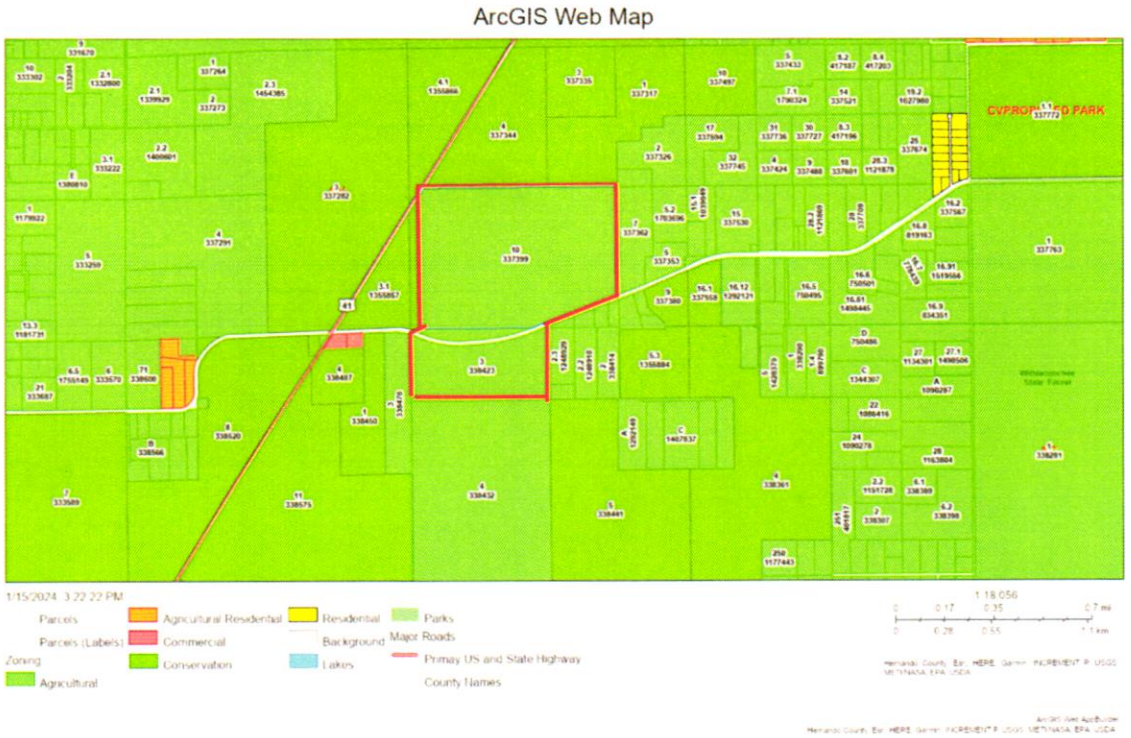


Figure 3. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Withlacoochee State Forest	Conservation	Conservation
South	Florida Audubon Society Lake Lindsey Road	Agricultural	Conservation
East	Acreage/Pasture/Single Family	Agricultural	Rural
West	Withlacoochee State Forest Florida Audubon Society	Agricultural/Conservation	Conservation

Summary Request:

The applicant is requesting a zoning change from Agricultural (AG) to Combined Planned Development Project (CPDP) with PDP-Rec and PDP Resort Residential. The project will be consistent with the Future Land Use designation of Rural.

The applicant intends to develop the property into a private golf club, complete with a golf course, clubhouse, resort style residential dwellings and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, parking, etc.).

On-site lodging is anticipated for up to 120 guests. Several types of lodging are being considered, including resort cottage dwellings, condominiums, hotel style rooms and bedroom units within the clubhouse. The lodging will be available only to members and guests, not the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel key 337399 in a south central location, setback sufficiently from Lake Lindsey Road. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be located in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet.

The maintenance facility will be located on either parcel key 337399 or parcel key 338423 and will be sufficiently setback from Lake Lindsey Road to shield the view. The maintenance facility may include a pole barn, cart barn, storage, workshop, etc.

The golf course will be private, open to members only, and will consist of an 18 hole course on the North side of Lake Lindsey Road (Phase 1), and a 12 hole short course on the South side of Lake Lindsey Road (Phase 2). A pedestrian and cart crossing at Lake Lindsey Road will either be constructed under the roadway or at surface level. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

All access to the property will be from Lake Lindsey Road. The main access will be just south of planned clubhouse. This location may also align with the access point to the property south of Lake Lindsey Road. A separate access point will likely be needed to provide ingress/egress to the maintenance area, to be located a significant distance from the clubhouse. The configuration and location of these access points will be worked out with the County Engineer.

Setbacks, Buffers, and Building Height:

Golf Course Setback – 50' from all property boundaries

Perimeter Building Setbacks
North: 50'
South: 50'
East: 50'
West: 50'
From Lake Lindsey ROW: 100'

Internal Building Setbacks: 10' between buildings

Buffers: As depicted on proposed Master Plan

Where adjacent to private property: 30' Vegetative Natural Buffer supplemented where necessary.

Where adjacent to public property: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel key 337399, and adjacent to The Florida Audubon Society property on the West and South of parcel key 338423. No buffers will be provided in these areas.

Along Lake Lindsey ROW – 25' landscape buffer

Maximum Building Height: 45' (Consistent with the current building height in the Agricultural District)

Development Schedule:

Phase 1: 18 hole golf course, maintenance facility clubhouse and cottages

Phase 2: 12 hole executive golf course, additional maintenance facilities as needed and Lake Lindsey Road cart crossing.

Proposed Improvements (public):

Access improvements along Lake Lindsey Road as required by County Engineer.

Environmental:

A preliminary environmental sit visit was conducted on February 23, 2024. The results of the site visit are listed below:

- The subject property is vacant and undeveloped.
- The majority of the property has been logged within the recent past and much of the property has been planted with pine seedlings.
- The remaining dominant trees species consist of live oak, laurel oak and sweetgum.
- The groundcover is made up of bare soil, various pasture grasses, ruderal vegetation, and Cogan grass (invasive).
- Trees 18-inch DBH and greater are confirmed on the property.
- Forested wetlands were detected on the northern parcel and the southern parcel.
- Gopher tortoise burrows are present.
- No other federal or state listed species were detected.

Topography

The subject parcel contains significant topographic relief, with ranges from approximately 210' MSL to around 110' along the northern and southeastern portion of the property. The high point is located in the southwest quadrant of parcel key 337399.

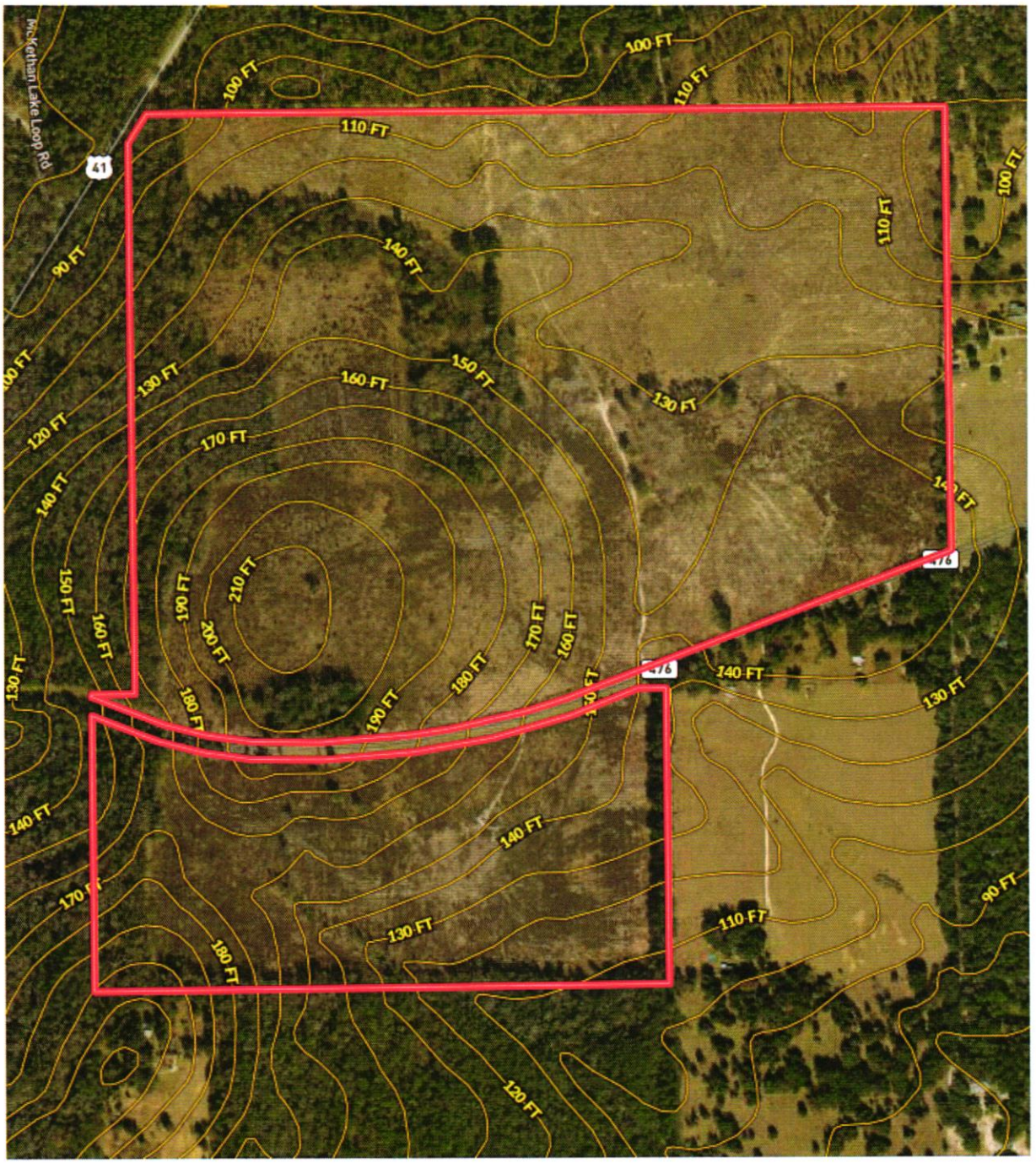


Figure 4. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) , Topography Map

Floodplain

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0089D, effective date February 2, 2012, the majority of property lies in Zone X, an area of minimal flood hazard. There is a small depression in the north/central portion of the property located in Zone AE, 107.8 elevation specified. Additionally, there is a miniscule part of the far northwest portion of the property in Zone AE, 84.7 elevation specified. (Figure 5)

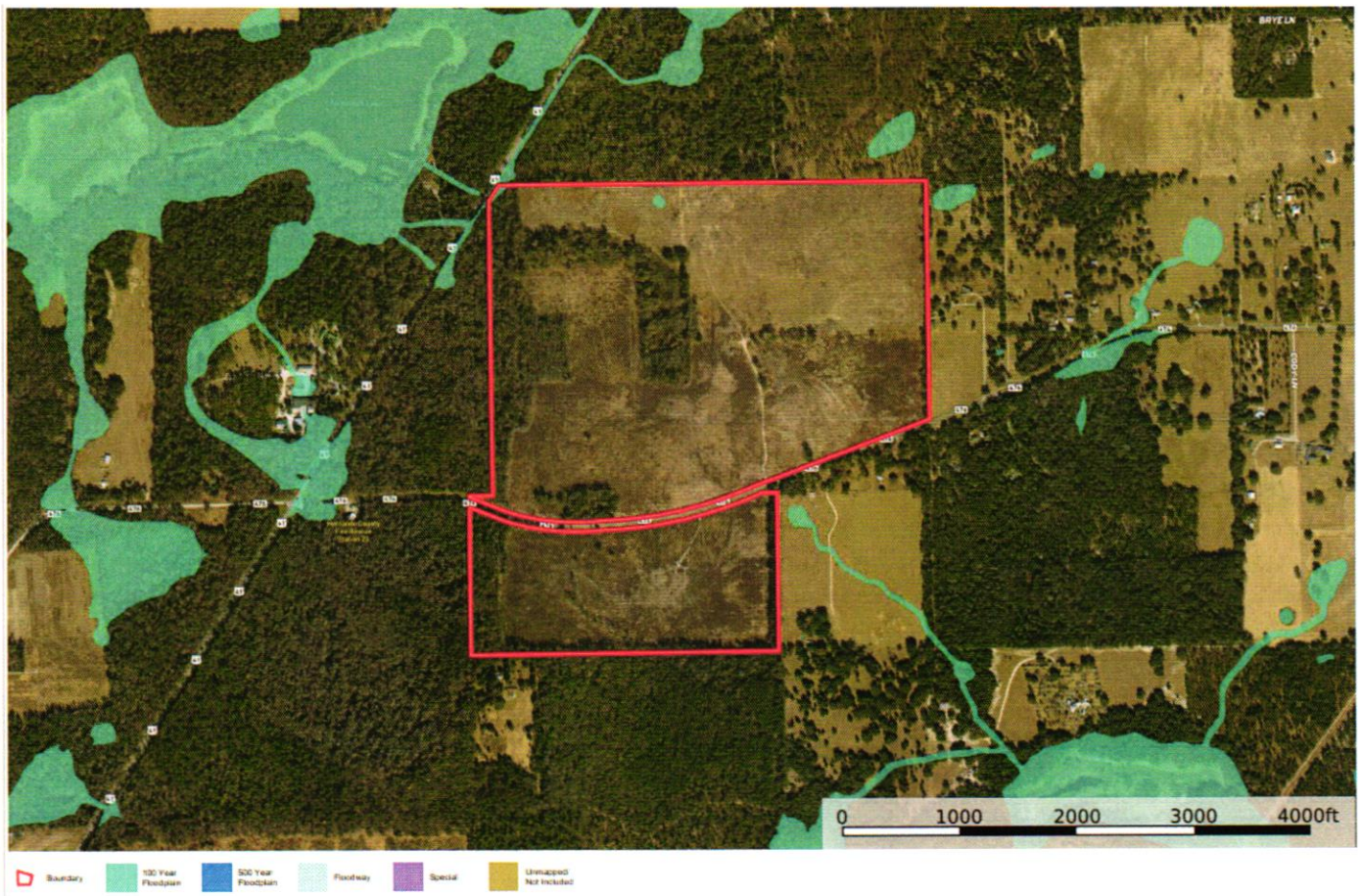


Figure 5. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Floodplain Map

Soils

The soil types located on the subject property consists of 23.3% Candler fine sand, 0 to 5 percent slopes, 20.9% Flemington fine loamy sand, 2 to 5 percent slopes, 20.6% Arredondo fine sand, 0 to 5 percent slopes, 12.1% Kendrick fine sand, 0 to 5 percent slopes, 5.9% Sparr fine sand, 0 to 5 percent slopes, 4.1% Flemington fine loamy sand, 8 to 12 percent slopes, 4.1% Blichton loamy fine sand, 2 to 5 percent slopes, 3.8% Arredondo fine sand, 5 to 8 percent slopes, 2.7% Candler fine sand, 5 to 8 percent slopes, and 2.5% Micanopy loamy fine sand, 2 to 5 percent slopes. All of the soil types on site are conducive to golf course development, residential development and drainage retention.

SOIL CODE	SOIL DESCRIPTION	ACRES	%
14	Candler fine sand, 0 to 5 percent slopes	68.11	23.27
21	Flemington fine sandy loam, 2 to 5 percent slopes	61.27	20.93
6	Arredondo fine sand, 0 to 5 percent slopes	60.14	20.55
29	Kendrick fine sand, 0 to 5 percent slopes	35.29	12.06
47	Sparr fine sand, 0 to 5 percent slopes	17.37	5.93
22	Flemington fine sandy loam, 8 to 12 percent slopes	12.13	4.14
12	Blichton loamy fine sand, 2 to 5 percent slopes	11.88	4.06
7	Arredondo fine sand, 5 to 8 percent slopes	11.09	3.79
15	Candler fine sand, 5 to 8 percent slopes	7.98	2.73
34	Micanopy loamy fine sand, 2 to 5 percent slopes	7.39	2.52
TOTALS		292.65(*)	100%



Figure 6. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Soil Map

Public Facility Impacts:

Utilities:

Public potable water and sanitary sewer service are not available to the site. Service will be by private well and septic tank unless an onsite alternative treatment system is required by the Department of Health.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage

The property has a natural drainage area associated with FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention ais required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Parks:

No impact upon the County park system is anticipated.

Schools:

The proposed use will not generate any students and will have no impact on the Hernando County School District.

Roads:

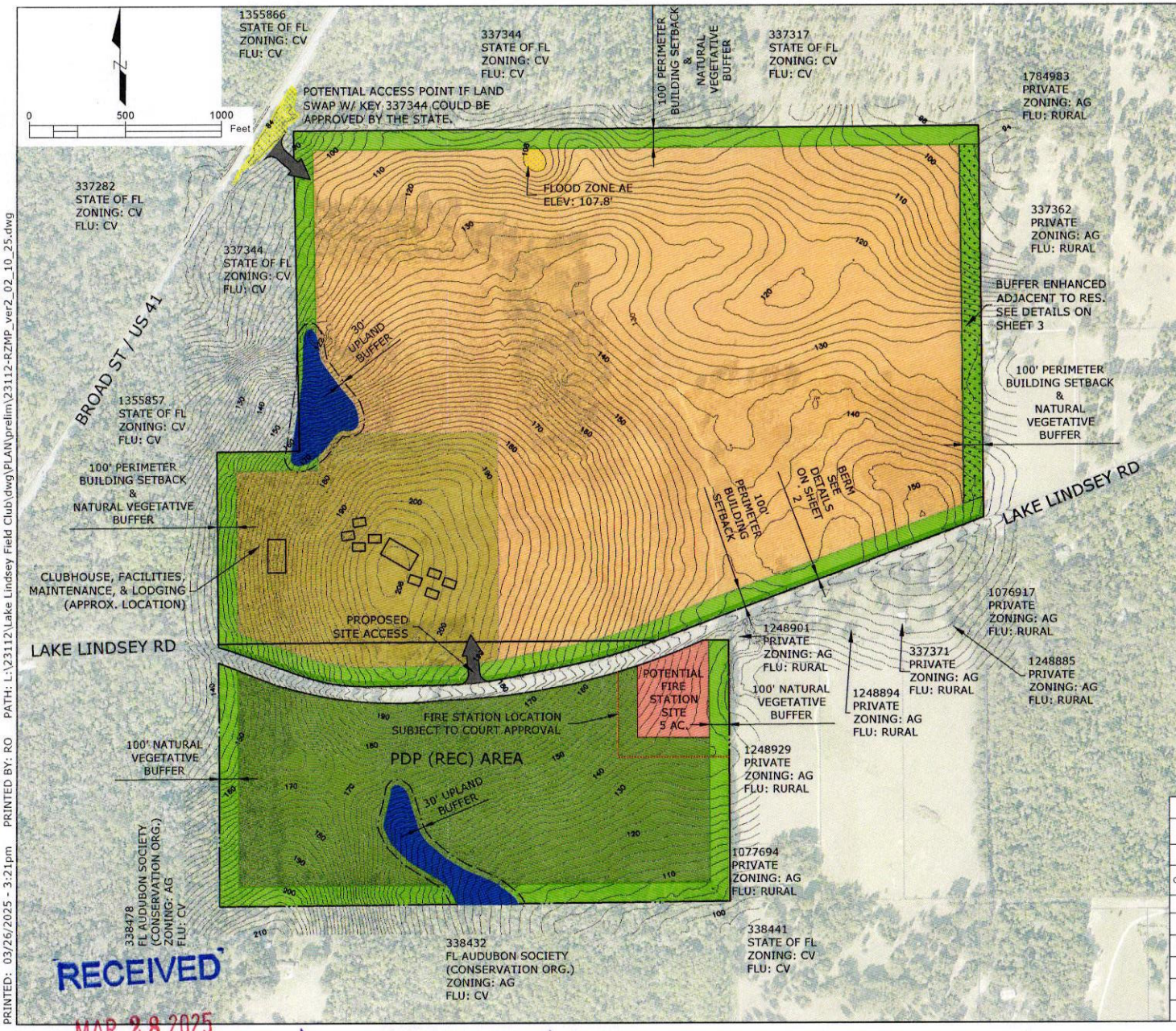
The site has access to Lake Lindsey Road, a two-lane rural collector roadway, with an excellent level of service. Any required right-of-way in accordance with the adopted Hernando County Facility Design Guidelines and adopted thoroughfare plan will be reserved for future use and/or purchase. If required by the County Engineer, a traffic impact study will be completed at the time of design and engineering.

Proposed Deviations:

Duration of Master Plan - Article VIII. Section 1. O.

The applicant is requesting a Master Plan duration period of 5 years instead of the standard 2 years. The justification for this request includes the following:

- Due to the nature of the project, a long lead time will be required for the planning of the golf course and assembling of the club membership
- No subdivision of the property is anticipated
- The project is not dependent on County utilities and will have no impact on schools or County recreation facilities
- All planned infrastructure improvements will be private



LEGEND:

- CLUBHOUSE, LODGING, MAINTENANCE & FACILITIES
- GOLF COURSE & OPEN SPACE
- APPROXIMATE WETLAND LOCATION
- 100' WIDE NATURAL VEGETATIVE BUFFER
- 25' WIDE LANDSCAPED BERM
- FEMA FLOODPLAIN
- PDP (REC)
- POTENTIAL FIRE STATION SITE
- PROPOSED GOLF COURSE

SITE DATA:

PARCEL KEY #: 337399, 338423, 1355893
PROJECT AREA: 292.2 +/- AC.
OWNER: GOLD DUST FARMS
APPLICANT: SOCIETY HILL PARTNERS LLC
CURRENT ZONING: AGRICULTURAL (AG)
PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (CPDP) WITH PDP-REC, PDP-PSF, AND PDP RESORT RESIDENTIAL
FUTURE LAND USE MAP DESIGNATION: RURAL

PROPOSED BUFFERS:

25' WIDE BERM ALONG LAKE LINDSEY RD.

100' NATURAL VEGETATIVE BUFFER ALONG REMAINING PERIMETER, ENHANCED WHERE ADJACENT TO RESIDENTIAL DEVELOPMENT

PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):

100' ALONG LAKE LINDSEY RD.

NORTH:	100'
EAST:	100'
WEST:	100'
SOUTH:	100'
FIRE STATION:	150'

INTERNAL BUILDING SETBACKS

MIN. 20' BETWEEN BUILDINGS
MAXIMUM BUILDING HEIGHT: 45'
GOLF COURSE SETBACK: 100' FROM ALL PROPERTY BOUNDARIES

UTILITIES:

A. WATER AND SEWER: ON-SITE UTILITIES
B. ELECTRIC: WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE
C. TELEPHONE: BELLSOUTH
D. FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:

ARREDONDO FINE SAND, BLICHTON LOAMY FINE SAND, CANDLER FINE SAND, FLEMINGTON FINE SANDY LOAM, KENDRICK FINE SAND, MICANOPY LOAMY FINE SAND, SPARR FINE SAND

NOTES:

1. THE MAINTENANCE FACILITY WILL MEET ALL REQUIRED PERIMETER SETBACKS AND BE LOCATED AT AN OPTIMUM LOCATION CONSISTENT WITH FINAL GOLF COURSE LAYOUT
2. THE PROPOSED MAINTENANCE ENTRANCE WILL TAKE ACCESS FROM EITHER THE MAIN ENTRANCE OR A SEPARATE ACCESS DRIVE.

LAND USE TABLE

LAND USE	ACRES	ENTITLEMENTS	# OF HOLES
LODGING	34.3	8 BUILDINGS / 64 UNITS	
CLUBHOUSE & FACILITIES		30,000 SF FOR CLUBHOUSE & 4 UNITS PLUS FACILITIES	
MAINTENANCE		MAINTENANCE BLDG.	
BUFFERS	43.6		
GOLF COURSE & OPEN SPACE	160.7		18
PDP (REC)	48.6		
FIRE STATION SITE	5.0		
TOTALS	±292.2		18

ZONING MASTER PLAN

LAKE LINDSEY FIELD CLUB

Coastal Engineering Consultants, Inc.
Engineering Surveying Environmental Construction Management
engineering | surveying | environmental
2858 Cantelevright Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax: (352) 799-8359
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, CONSISTING OF THE PLANS, IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF COASTAL ENGINEERING CONSULTANTS, INC. IT SHALL NOT BE USED, IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER, WITHOUT WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV.	BY	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 23" X 34"

SHEET 1

JOB No. 23112

PRINTED: 03/26/2025 - 3:21pm PRINTED BY: RO PATH: L:\23112\Lake Lindsey Field Club\dwg\PLAN\prelim\23112-RZMP_ver2_02_10_25.dwg

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MAR 28 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

H2420 Rev. Master Plan

SOCIETY HILL CAPITAL PARTNERS-LAKE LINDSEY FIELD CLUB/GOLD DUST FARMS

Public Information Workshop at Chinsegut Hill Conference Center

December 3, 2024, 5:30pm

The meeting commenced at 5:35 PM, with Cliff Manuel, President of Coastal Engineering Associates, as the presenter. Attendees included Ford Manuel from Coastal Engineering Associates, Justin Wilson from Society Hill Capital Partners, and Joe Mason, the property owner and Darryl Johnston client attorney.

Questions/Notes

1. How does this development benefit us?
    - ***Coastal response: The developer will provide a project edge with naturally vegetated buffers and a comprehensive plan compatible with recreation improvements that will enhance the property, which is currently being used for silviculture operations.***
2. Who is the Owner of the property?
    - ***Coastal response: Gold Dust Farms is the property owner.***
3. What is your part in this? Is anyone here from the board?
    - ***Coastal response: Coastal Engineering was contracted by Society Hill Capital Partners to provide Surveying, Land Use Planning, and Entitlements services. While Board members typically do not attend, one Planning & Zoning (P&Z) member is present today.***
4. Why would you consider putting something in the middle of nowhere?
    - ***Coastal response: The adopted Hernando County Comprehensive plan allows for recreation on this private property; the developer would like to build a private recreational golf course, for members only, in a reclusive area.***

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https://www.coastal-engineering.com/

5. What does the water study say about lowering the water table?
    - ***Coastal response: Hydrological Testing will be performed on the site to support SWFWMD Water Use Permitting requirements during final design and permitting for the proposed golf course.***
    - ***The golf course will use an estimated <u>68,488</u> gallons of water per day for irrigation purposes. The irrigation water will be a combination of permitted groundwater withdrawal and stormwater capture from the developed site in a common wet retention pond. The estimated amount is approximately 30% lower than typical golf courses in the Southeastern United States, as estimated by the USGA.***

6. Water supply.
    - ***Coastal response: Potable and irrigation water will be supplied by private wells regulated by SWFWMD, FDEP and Hernando County.***

7. Chemicals into the aquifer.
    - ***Coastal response: The Course will implement Integrated Pest Management (IPM) strategies to minimize chemical use by applying pesticides only when necessary and selecting lower-toxicity products using the Environmental Impact Quotient (EIQ) framework. Additionally, the course employs stormwater management techniques such as vegetative buffer zones, retention ponds, and bioswales to capture and filter runoff, preventing fertilizers and pesticides from leaching into groundwater. By utilizing slow-release fertilizers, organic matter recycling, and maintaining high-permeability soils, the course significantly reduces nutrient runoff, ensuring that chemicals do not compromise the Floridan aquifer consistent with FDEP AND SWFWMD regulations.***

8. Do you have additional slides to present?
    - ***Coastal response: No, just slides associated with the project.***

9. Traffic impact?
    - ***Coastal response: The private club will have minimal impact on road capacity for CR 476 and/or U.S. 41. The Zoning Performance Conditions will require a Traffic Analysis to be completed and submitted to the County Engineer for Review and Approval.***

10. Are the [golf club] members allowed guests?
    - ***Coastal response: Yes, the private members will be allowed to bring guests.***

11. Has SWFWMD done a water study to determine the aquifer levels?
    - ***Coastal response: SWFWMD has studied the Floridan aquifer and published significant documentation for water use and water conservation that will be used for our final golf course design; the following link can be used to access some of this valuable documentation.***
    - ***https://www.swfwmd.state.fl.us/resources/plans-reports/general-reports***
        - ***A printed copy can be requested at: 32Tinfo@watermatters.org Suggested citation: Ferguson, J. F.; 2024, Southwest Florida Water Management District, 2023 Estimated Water Use Report: Southwest Florida Water Management District, 210 p.***

12. If wells are put in, then our wells will start to go dry.
    - ***Coastal response: SWFWMD will require the developer to permit and monitor the proposed groundwater withdrawal to make sure the related drawdown will not create unanticipated impacts to adjacent wells.***

13. Where will the rainwater run?
    - ***Coastal response: The post development rainwater will be stored in new onsite retention ponds which have been designed to also provide irrigation water.***

14. Why do you need to sell to someone from Tampa?
    - ***Coastal response: The Hernando County private landowner has the right to sell their land to people from Tampa and develop the property for private recreational purposes.***

15. Septic systems?

- ***Coastal response: The project will utilize aerobic treatment unit (ATU) septic systems designed to effectively remove nitrates in compliance with state and local regulatory requirements. These systems introduce oxygen to enhance the breakdown of waste, significantly reducing nitrogen levels before effluent reaches the drain field. Nitrate removal technology will be incorporated to ensure environmental protection and groundwater quality preservation.***

16. Will you consider "plant" rescues?

- ***Coastal response: We will assess and analyze the site prior to development to identify key environmental areas and trees that should be preserved within the design. If certain vegetation cannot remain in place, we will evaluate the feasibility of a plant rescue effort, considering relocation options for native trees and beneficial plants where practical and sustainable.***

17. EMS response times.

- ***Coastal response: The Fire Chief expressed confidence in the department's ability to provide support for this area and noted that the project would not adversely impact their response times in the area. Additionally, the local fire station is being evaluated for potential expansion or relocation. To assist with this effort, we will dedicate 5 acres to the County as a potential site for a new fire station; the proposed location is shown on the Master Plan.***

18. Is SWFWMD part of the zoning decision?

- ***Coastal response: SWFWMD is not directly involved in the county zoning application; the county does require the developer to obtain all necessary regulatory permits prior to construction and this requirement will be memorialized in the Zoning Performance Conditions.***

19. Why does the entrance need to be on Lake Lindsey?
    - ***Coastal response: Currently there is no other option for the members or guests to enter the property. We are exploring other potential access points (i.e. at US 41), but this alternate access is subject to a land swap with the State and FDOT approval.***

20. Buffers?
    - ***Coastal response: Yes, 100' buffers are being proposed. The buffers will be enhanced where they are adjacent to residential properties.***

21. Is there a Tax benefit to County?
    - ***Coastal response: Yes, the recreational property will pay taxes to Hernando County.***

22. A concern was expressed about sinkholes.
    - ***Coastal response: Sinkhole activity in the Brooksville Clay Ridge area is much less prevalent than in Spring Hill. Geotechnical testing for development areas will be completed with construction plan approvals.***

23. How many employees will they have?
    - ***Coastal response: There are forty (40) estimated employees, with a potential of 15 full-time seasonal employees.***

24. Is there a limit on the number of guests a member may bring?
    - ***Coastal response: The members can bring guests; the exact number will be monitored by the club in order to maintain quality accommodation(s) for each guest. . It is anticipated that all guests will be accompanied by a member while on the property. Total overnight accommodation(s) will provide sleeping arrangements for up to 68 members/guests with an estimated 10,000 plays per year; it is noted that a typical golf course would accommodate about 3 times more plays a year than the estimated number of plays proposed for this private member golf course.***

25. How long is the grow in period for the golf course?
    - ***Coastal response: The golf course grow in period will take 6 to 7 months.***

26. Will pond liners be used to collect/store stormwater runoff?
    - ***Coastal response: The design of the stormwater ponds is still in progress; however, it is anticipated that one or more stormwater/irrigation ponds will be lined to enhance water retention. Lining these ponds will facilitate stormwater collection and storage, supplementing irrigation wells and reducing reliance on external water sources. This aligns with the project's sustainable water management strategy, which includes retention ponds, bio-swales, and vegetative buffers to improve stormwater quality and maximize resource efficiency.***

27. Will there be a place to fish or hunt with this golf course.
    - ***Coastal response: No fishing or hunting is planned on the golf course. Private member only hunting is contemplated on the parcel south of Lake Lindsey Road, as depicted on the Master Plan as PDP (Rec).***

28. What happens to the land if the golf course club fails?
    - ***Coastal response: The property owner would have the right to seek other uses for the property consistent with Florida Statutes and the Hernando County adopted comprehensive plan. Any changes that are not consistent with this Approved Zoning will have to go back to P&Z and BOCC.***

H24-20

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ZONING DIVISION

LAKE LINDSEY FIELD CLUB
AMENDED REZONING APPLICATION NARRATIVE
PARCEL KEY NO. 337399, 338423, 1355893



Figure 1. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Aerial & Location Map

General:

The subject property, consisting of approximately 292.2 acres, lies within the Sections: 29/20, Township: 21, Range: 20 and is located on the North and South side of Lake Lindsey Road, East of Broad ST (US 41). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key numbers 337399, 338423, 1355893.

Site Characteristics:

The site is an open pasture consisting primarily of grassland and planted pines for future harvest with a small portion heavily forested; the environmental portion of this narrative will provide additional site information on the proposed areas that will be preserved.

Request:

The request is to change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) Planned Development Resort Residential (PDP/RR) and Planned Development Public Service Facility Overlay (PDP/PSF) classifications.

Current Land Use and Comprehensive Plan Consistency:

The Site is currently designated Rural on the Hernando County 2040 Comprehensive Plan Future Land Use Map. (Figure 2)

The Comprehensive Plan contains the following Objective which summarizes the uses allowed in the Rural Category:

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

Analysis: Recreational uses are allowed in the Rural Category. Minor public facilities (fire station) are allowed in all land use categories.

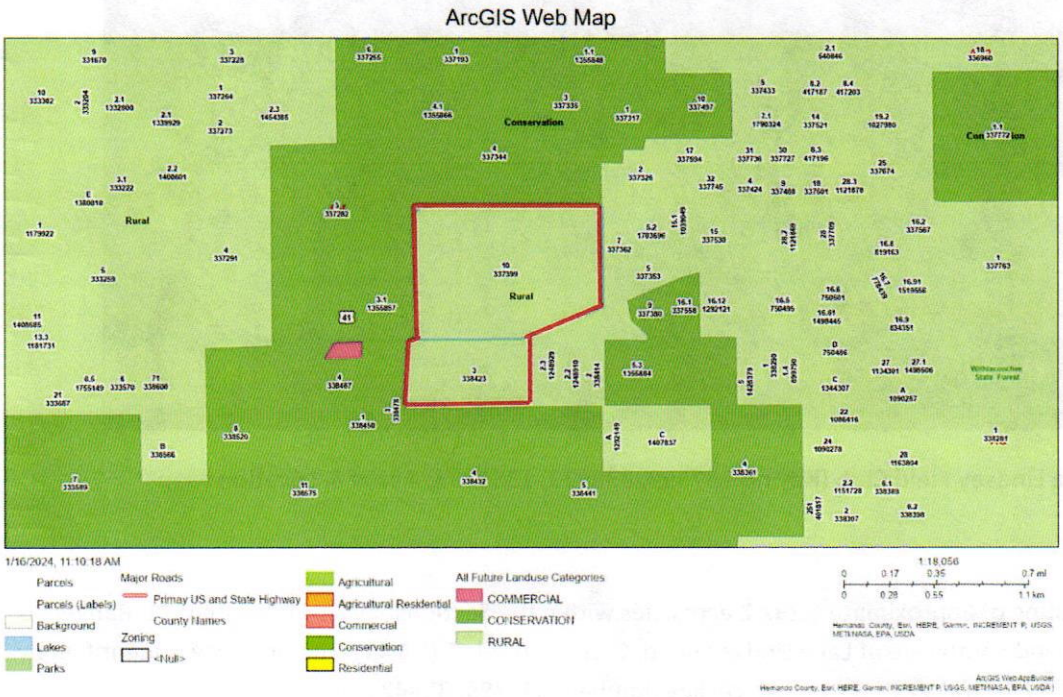


Figure 2. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Comprehensive Future Land Use Map

Current Zoning:

The site is currently zoned Agricultural. (Figure 3)

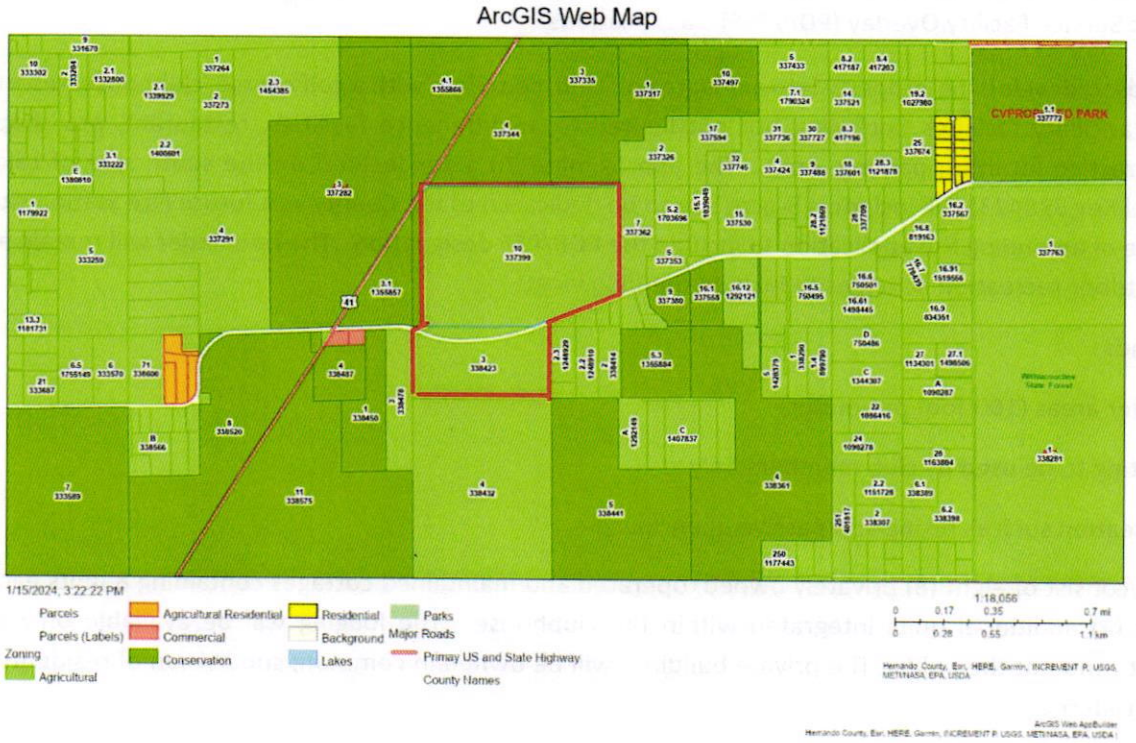


Figure 3. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Withlacoochee State Forest	Conservation	Conservation
South	Florida Audubon Society Lake Lindsey Road	Agricultural	Conservation
East	Acreage/Pasture/Single Family	Agricultural	Rural
West	Withlacoochee State Forest Florida Audubon Society	Agricultural/Conservation	Conservation

Summary Request:

The applicant is requesting a zoning change from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) Planned Development Resort Residential (PDP/RR) and Planned Development Public Service Facility Overlay (PDP/PSF) classifications.

The applicant intends to develop the property into a private golf club, complete with a golf course, clubhouse, resort-style cottages and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, parking, etc.). The approximate 70 acres located on the south side of Lake Lindsey Road (Parcel Key 338423) will include a 5-acre site to be dedicated to the County as a future Fire Station site which is the purpose of amending the application to include the PDP/PSF designation. The remainder will remain as open space with outdoor recreation activities to include the following:

- Picnic grounds
- Natural buffer areas (100-foot perimeter)
- Private hunting to be used by club members only
- Passive recreation such as hiking and passive open space

On-site lodging will consist of eight (8) privately owned, operated and maintained cottages containing 8 units each together with four (4) additional units integrated within the clubhouse. The lodging will be available only to members and guests and not the public. The private buildings will be owned in common; subdivision of residential lots is not being considered.

The clubhouse and maintenance area will be located on parcel key 337399 in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will include lodging, meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc. Lighting will be by full or semi-cutoff fixtures and be designed to be Dark Sky compliant.

The golf course will be private, open to members only, and will consist of an 18-hole course on the North side of Lake Lindsey Road (Parcel Key 337399). The golf course is anticipated to be maintained to Audubon International Signature Program or equivalent.

Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer; a potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry.

Setbacks, Buffers, and Building Height:

Golf Course Setback – 100' from all property boundaries

Perimeter Building Setbacks
North: 100'
South: 100'
East: 100'
West: 100'
From Lake Lindsey ROW: 100'

Internal Building Setbacks: 20' between buildings

Fire Station Site Setbacks:

Lake Lindsey Road:	75'
East:	150' (includes 100-foot natural buffer)
South:	35'
West:	20'

Buffers: As depicted on proposed Master Plan include the follow specific characteristics:

1.) Adjacent to private property: One hundred foot (100') Natural Vegetative Buffer enhanced where necessary with landscaping to provide a visual screen.

2.) Adjacent to public property: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel key 337399, and adjacent to The Florida Audubon Society property on the West and South of parcel key 338423; buffers in these areas will consist of 100 feet of natural vegetation.

3.) Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height to create a sound and visual buffer for the private golf course facility.

Maximum Building Height: 45' (Consistent with the current building height in the Agricultural District)

Development Schedule: The 18-hole golf course, maintenance facility clubhouse, cottages and ancillary facilities are anticipated to be complete in three years.

Proposed public road access Improvements:

Proposed access improvements along Lake Lindsey Road and/or US 41 as approved by the County Engineer, FDOT and the State of Florida or FWC (AHJ) will be completed for the private golf club, passive recreation site and public fire station.

Environmental:

A preliminary environmental site visit was conducted on February 23, 2024. The results of the site visit are listed below:

- The subject property is vacant and undeveloped.
- Most of the property has been logged within the recent past and much of the property has been planted with pine seedlings.
- The remaining dominant trees species consist of live oak, laurel oak and sweetgum.
- The groundcover is made up of bare soil, various pasture grasses, ruderal vegetation, and Cogan grass (invasive).
- Trees 18-inch DBH and greater are confirmed on the property.
- Forested wetlands were detected on the northern parcel and the southern parcel.
- Gopher tortoise burrows are present.
- No other federal or state-listed species were detected.

Topography

The subject parcel contains significant topographic relief, with ranges from approximately 210' MSL to around 110' along the northern and southeastern portion of the property; the high point is in the southwest quadrant of parcel key 337399.

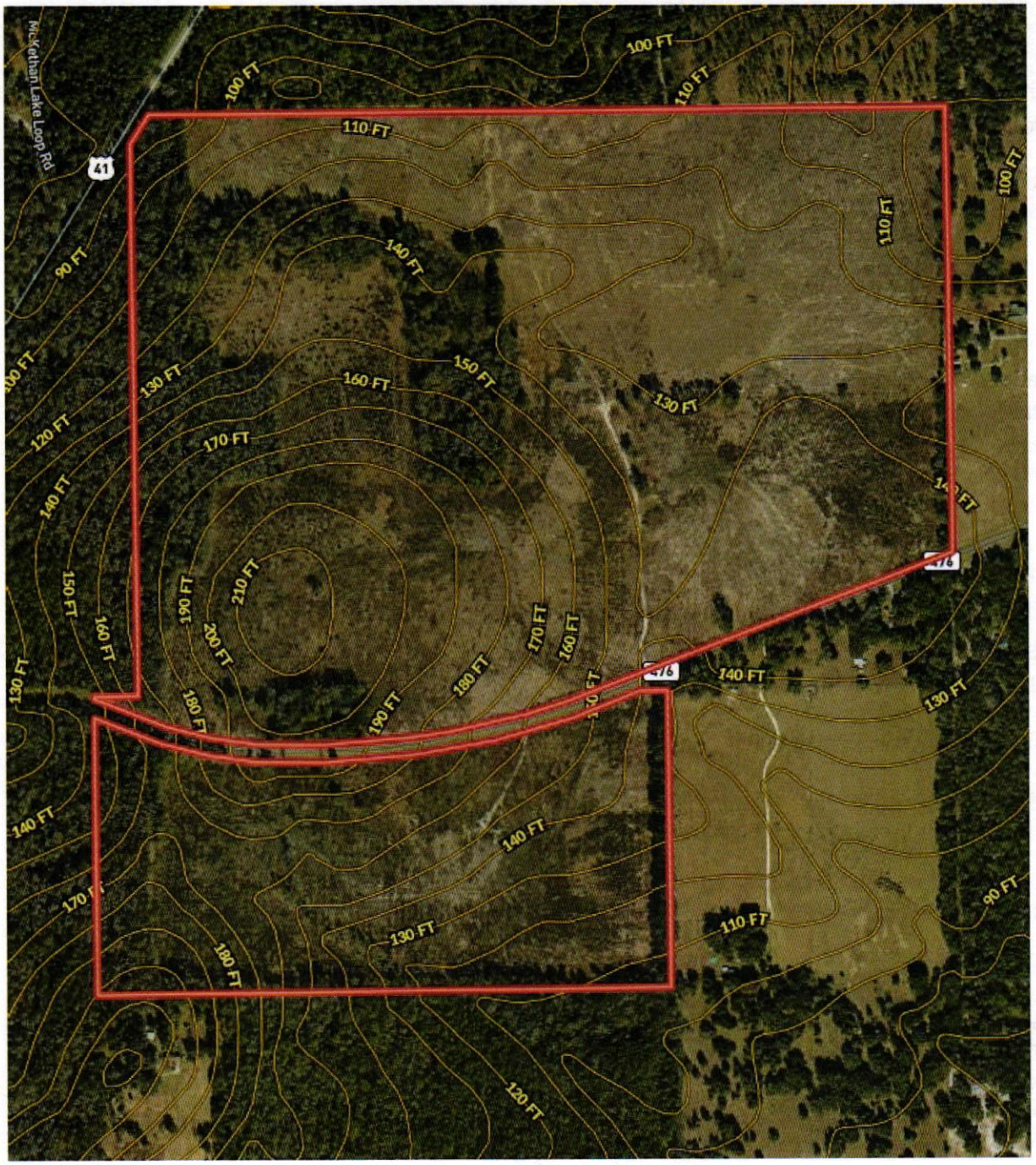


Figure 4. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) , Topography Map

Floodplain

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0089D, effective date February 2, 2012, most of the property lies in Zone X, an area of minimal flood hazard. There is a small depression in the north/central portion of the property located in Zone AE, 107.8 elevation specified. Additionally, there is a miniscule part of the far northwest portion of the property in Zone AE, 84.7 elevation specified. (Figure 5)

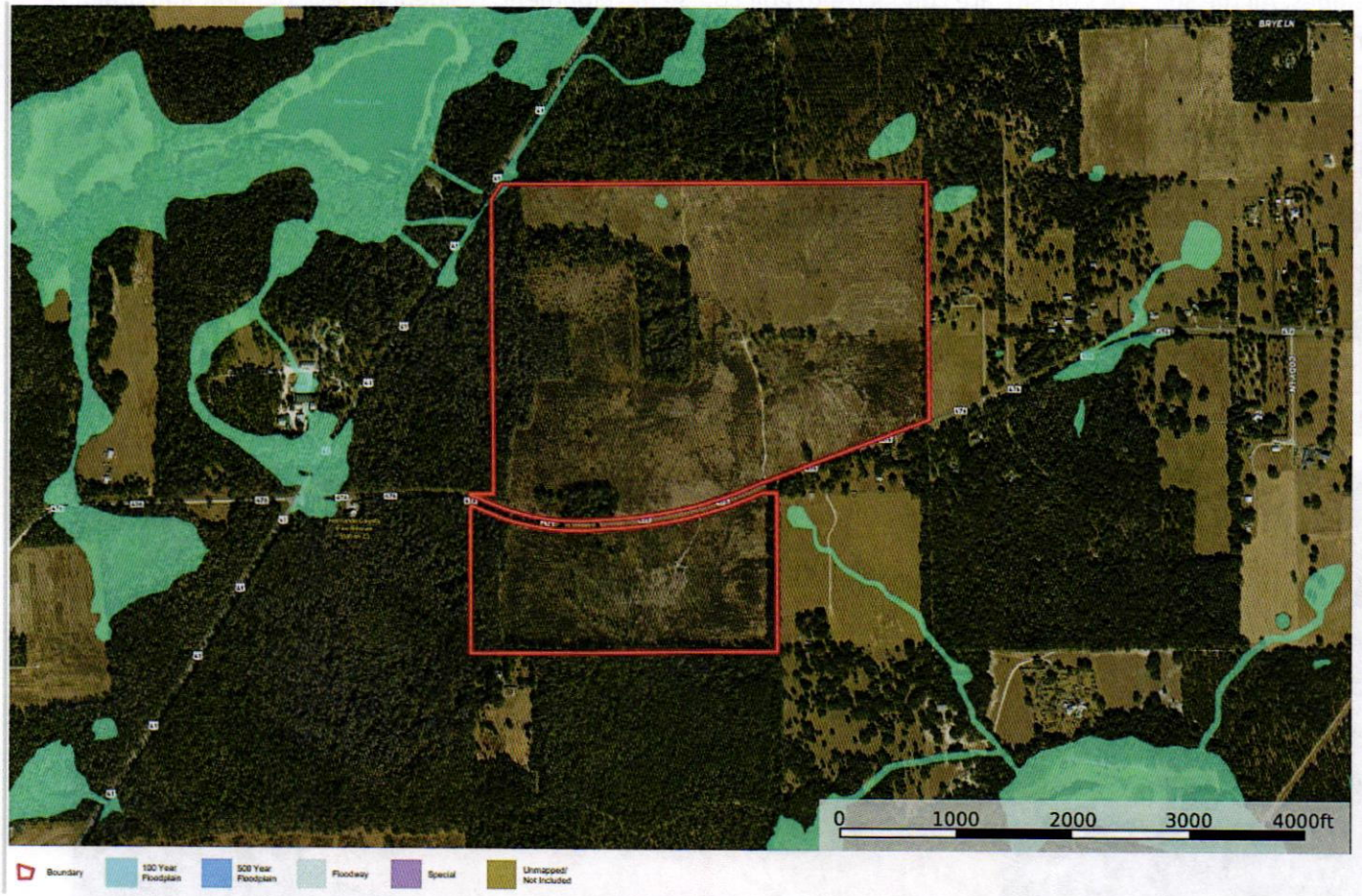


Figure 5. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Floodplain Map

Soils

The soil types located on the subject property consists of 23.3% Candler fine sand, 0 to 5 percent slopes, 20.9% Flemington fine loamy sand, 2 to 5 percent slopes, 20.6% Arredondo fine sand, 0 to 5 percent slopes, 12.1% Kendrick fine sand, 0 to 5 percent slopes, 5.9% Sparr fine sand, 0 to 5 percent slopes, 4.1% Flemington fine loamy sand, 8 to 12 percent slopes, 4.1% Blichton loamy fine sand, 2 to 5 percent slopes, 3.8% Arredondo fine sand, 5 to 8 percent slopes, 2.7% Candler fine sand, 5 to 8 percent slopes, and 2.5% Micanopy loamy fine sand, 2 to 5 percent slopes. All the soil types on site are conducive to golf course development, residential development and drainage retention.

SOIL CODE	SOIL DESCRIPTION	ACRES	%
14	Candler fine sand, 0 to 5 percent slopes	68.11	23.27
21	Flemington fine sandy loam, 2 to 5 percent slopes	61.27	20.93
6	Arredondo fine sand, 0 to 5 percent slopes	60.14	20.55
29	Kendrick fine sand, 0 to 5 percent slopes	35.29	12.06
47	Sparr fine sand, 0 to 5 percent slopes	17.37	5.93
22	Flemington fine sandy loam, 8 to 12 percent slopes	12.13	4.14
12	Blichton loamy fine sand, 2 to 5 percent slopes	11.88	4.06
7	Arredondo fine sand, 5 to 8 percent slopes	11.09	3.79
15	Candler fine sand, 5 to 8 percent slopes	7.98	2.73
34	Micanopy loamy fine sand, 2 to 5 percent slopes	7.39	2.52
TOTALS		292.65(*)	100%

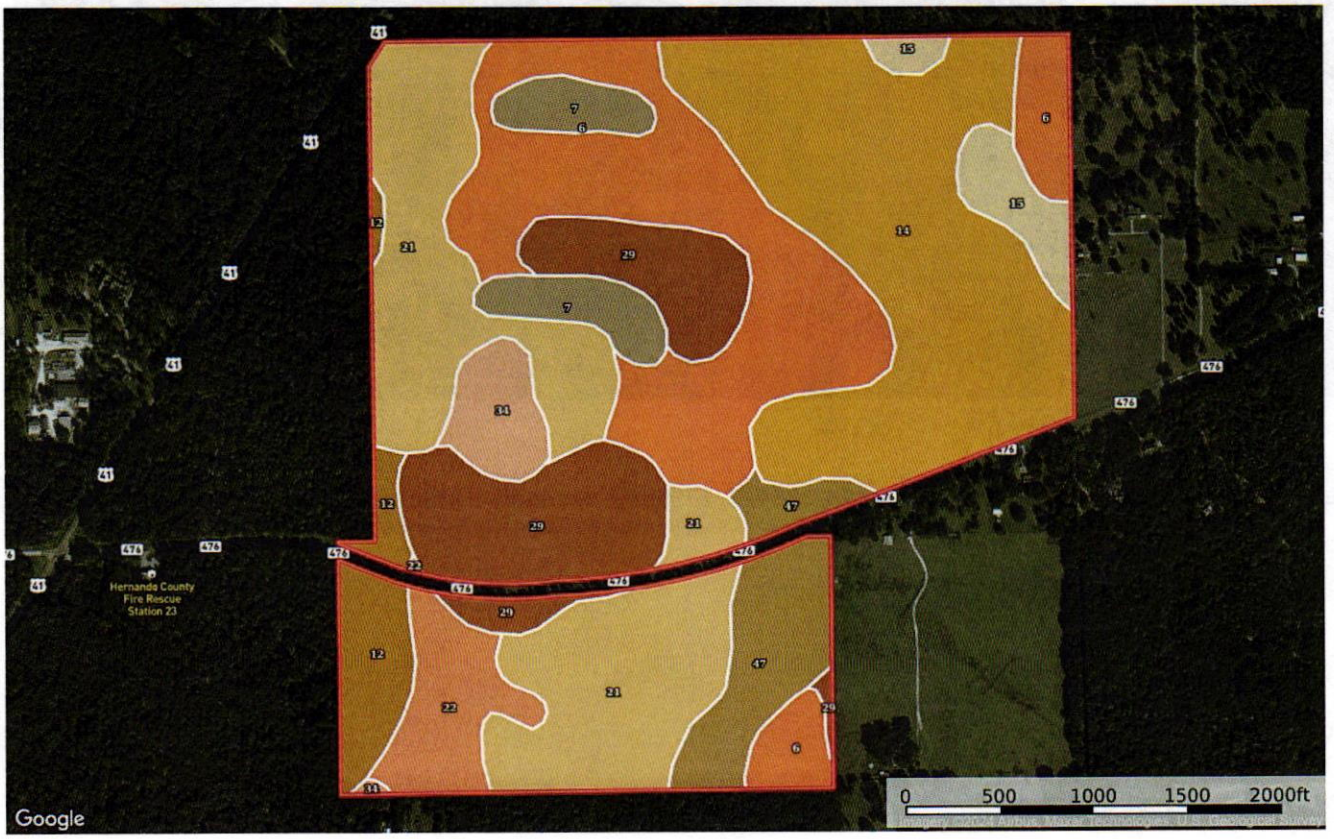


Figure 6. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Soil Map

Public Facility Impacts:

Utilities:

Public potable water and sanitary sewer service are not available to the site. Service will be by private well and septic tank unless an onsite alternative treatment system is required/approved by the Department of Health.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage:

Onsite existing and proposed drainage areas will be privately constructed, operated and maintained by the **Lake Lindsey Field Club;** drainage will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Parks:

The **Lake Lindsey Field Club will construct all onsite recreation facilities with n**o impact upon the County park system.

Schools:

The **Lake Lindsey Field Club** will not generate any students and therefor have no impact on the Hernando County School District.

Roads:

The site has access to Lake Lindsey Road, a two-lane rural collector roadway, with an excellent level of service. Any required right-of-way in accordance with the adopted Hernando County Facility Design Guidelines and adopted thoroughfare plan will be reserved for future use and/or purchase. If required by the County Engineer, a traffic impact study will be completed at the time of design and engineering. If approved by the State of Florida, a secondary access to US 41 will be designed and permitted in accordance with FDOT requirements.

Proposed Deviations:

Duration of Master Plan - Article VIII. Section 1. O.

The applicant is requesting one county standard deviation to extend the Master Plan duration from two (2) years to a period of 5 years; the justification for this request includes the following:

1.) Due to the nature of the project, a long lead time will be required for the master planning, design and permitting of the golf course and ancillary facilities.
2.) Proposed improvements will be constructed with private funding generated by the Lake Lindsey Field Club through club membership.

H-24-20

H-24-20 STAFF REPORT ADENDUM

HEARINGS:	Planning & Zoning Commission: September 9, 2024 Board of County Commissioners: October 22, 2024 Planning & Zoning Commission: January 13, 2025 Board of County Commissioners: February 25, 2025 Planning & Zoning Commission: April 14, 2025
APPLICANT:	Society Hill Capital Partners, LLC
FILE NUMBER:	H-24-20
UPDATED REQUEST:	Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation), PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with Deviations
GENERAL LOCATION:	North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41
PARCEL KEY NUMBERS:	337399, 338423, 1355893
PUBLIC INQUIREY WORKSHOP:	December 3, 2024

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ZONING DIVISION

APPLICANT'S REVISED REQUEST:

The petitioner is requesting a revised request to develop a private golf course with associated amenities and resort style lodging with a deviation to extend the duration of the Master Plan from 2 years to a maximum period of 5 years.

The petitioner is requesting a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation), PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with Deviations in order to develop one (1) private golf course with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 will be developed with a private golf club, complete with a golf course, clubhouse, 4-to-8-unit cottages owned by the Golf Club and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.). On-site lodging is anticipated for up to 68 guests. Several styles of lodging are being considered, including resort cottage dwellings, and bedroom units within the clubhouse. The lodging will be available only to members and their guests and will not be open to the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road) central to the parcel and will be setback sufficiently from Lake Lindsey Road. The clubhouse will contain common space, recreation space and a kitchen. The clubhouse and kitchen will be open only to members and will not be open to the public. The clubhouse and maintenance facility will not exceed 30,000 square feet. The proposed maintenance facility will be located on either parcel key 337399 or parcel key 1355893 and will be sufficiently setback from Lake Lindsey Road to shield from view.

The golf course will consist of an 18-hole course on the North side of Lake Lindsey. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

The following changes have been made to the Master Plan and narrative:

- The approximate 70 acres located on the south side of Lake Lindsey Road (Parcel Key 338423) will include a 5-acre site to be dedicated to the County as a future Fire Station site which is the purpose of amending the application to include the PDP/PSF designation. The final location to be determined by the County.
- The remainder of the south side of Lake Lindsey Road will remain as open space with outdoor recreation activities to include the following: Picnic grounds, Natural buffer areas (100-foot perimeter), Private hunting to be used by club members only, Passive recreation such as hiking and passive open space.

- The south side of Lake Lindsey Road, with the exception of the Fire Station site, will include a 5 year purchase option by an acceptable conservation entity; should the entity not purchase the property the area will remain as outdoor recreation for Club members as indicated.
- On-site lodging will consist of eight (8) privately owned, operated and maintained buildings containing 8 units each together with four (4) additional units in the clubhouse. The lodging will be available only to members and guests and not the general public. The private buildings will be owned in common; subdivision of residential lots is not being considered.
- The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.
- Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.
- The golf course will be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent. Consistent with AISP strategies.
- The development will maintain a100 foot wide defined "edge" around the development (exclusive of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined "edge" shall be protected through a conservation easement granted to an acceptable entity which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), Florida Statutes. Any change to the defined "edge" shall require a major modification to the master plan.

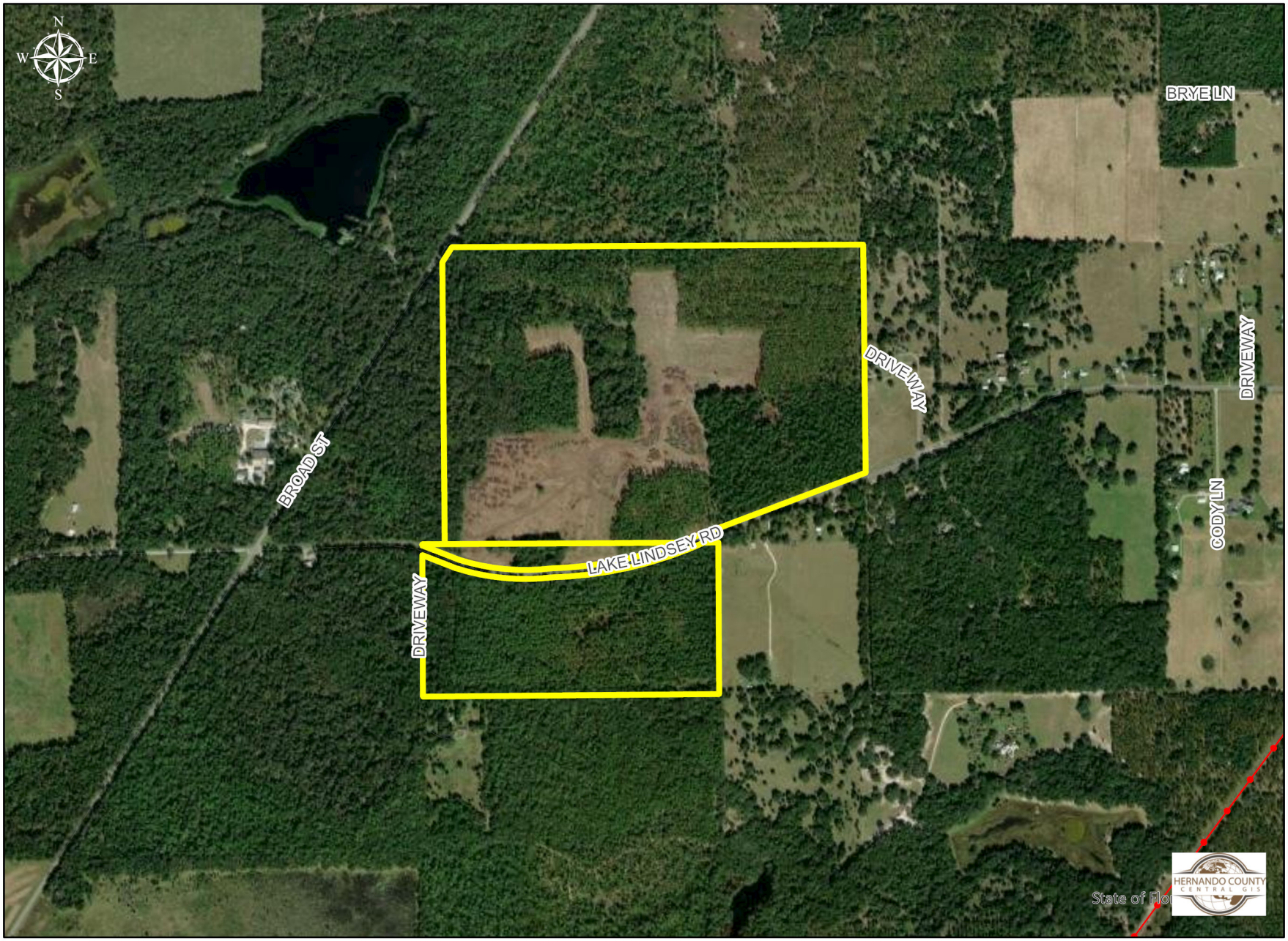
- All on-site wetlands will be protected through the use of a conservation easement.
- The perimeter and golf course setbacks will be 100 feet.
- Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.
- The Fire Station site will maintain a 150 foot setback from the east property line inclusive of the 100 foot buffer and a 75 foot setback from Lake Lindsey Road. Internal setbacks will be 35feet to the south and 20 feet to the west.
- A pedestrian crossing of Lake Lindsey Road will not be required, however if the developer desires to have pedestrian access to the recreational space on the south side of Lake Lindsey Road the crossing will meet all requirements of the County Engineer and be the sole cost of the developer.
- Onsite lighting shall be designed to be Dark Sky Compliant or Similar to preserve the night sky; specifically, the petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses

Ford Manuel
General Manager
Coastal Engineering Associates, Inc.

H-24-20

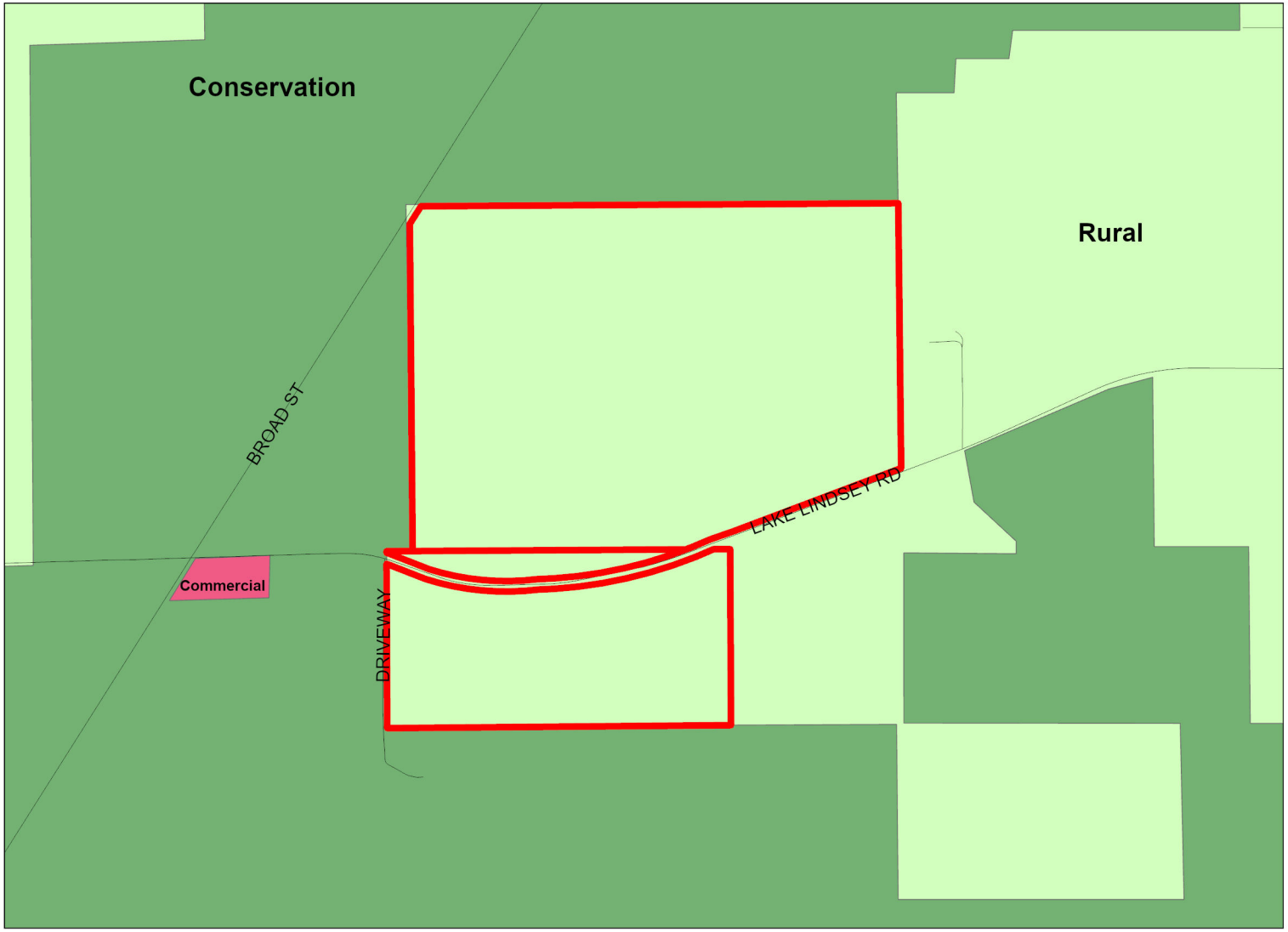
Photo date: 2023

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



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-20
Version Date: 12/09/2022



H-24-20
FLU Riverine District
Regional Commercial

FLU

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

Future Land Use Map

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

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

0 0.1 0.2 0.4 0.6 0.8 Miles

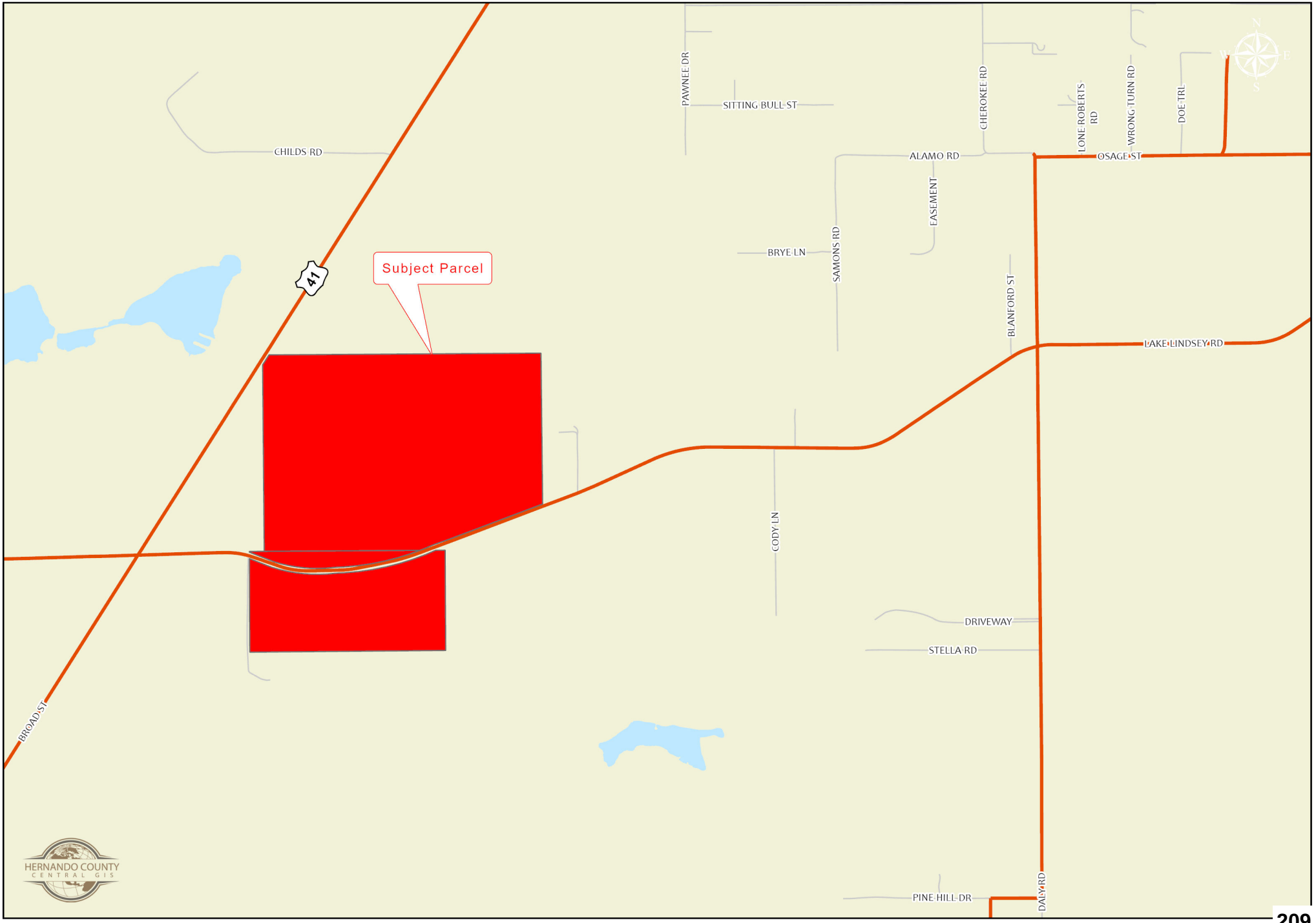
N W E S

Date of mapping: 05/31/2024

HERNANDO COUNTY CENTRAL GIS

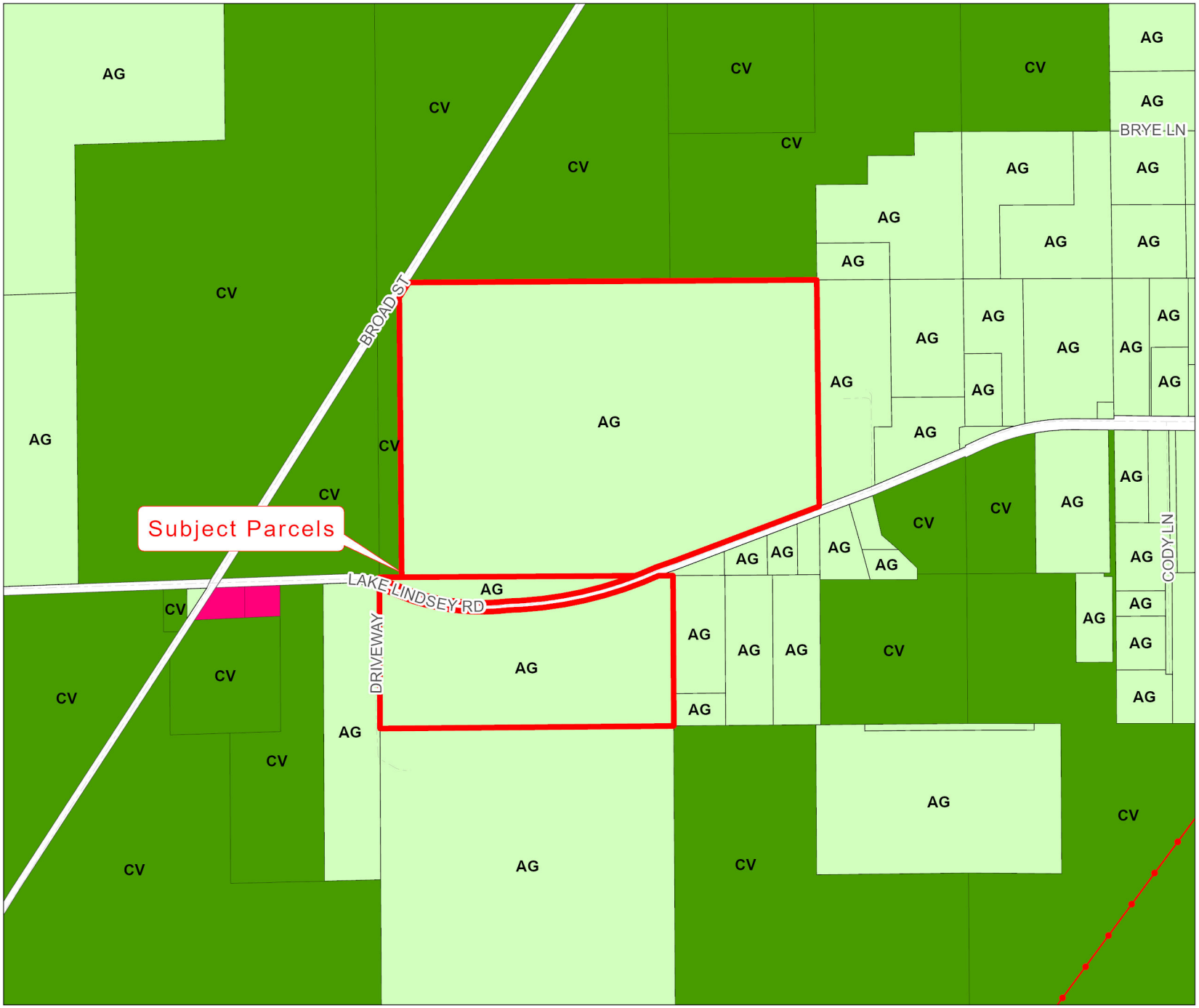
H-24-20 AREA MAP

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



H-24-20

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

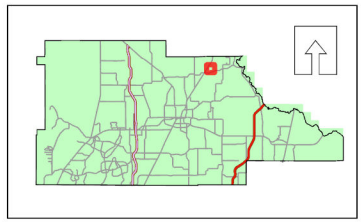


HERNANDO COUNTY
CENTRAL GIS

Zoning:

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

City Zoning Pending



Hernando County Planning Department
Project date: 05/31/2024

0 0.1 0.2 0.4 0.6 0.8 Miles

Audubon FLORIDA

April 11, 2025

1101 Audubon Way
Maitland, Florida 32751
Cell (407) 620-5178
chlee2@earthlink.net

To: Hernando County Planning & Zoning Commission

RE: Rezoning Petition Submitted by Society Hill Capital Partner LLC (H-24-20)

(Please include this in the record of the April 14th Planning and Zoning Commission)

These comments are based upon the most recent Master Plan revision submitted by the applicant received by Hernando County Development Services on March 28, 2025.

Audubon Florida, Florida Audubon Society, Inc reiterates its position regarding this rezoning stated in our testimony at the September 9, 2024 meeting of the Commission. In sum, we believe that the project is substantially out of character with the existing land uses that surround it, which include the Withlacoochee State Forest, large lot rural homesteads, and the Florida Audubon Society's Ahhochee Hill Sanctuary. Conversion of these lands historically in forestry to a golf course does not "(fit) development harmoniously into the existing natural environment…" (See: Ord. No. 72-3, Art. II, § 5, 4-28-72)

The 292.2 acres of property that are the subject of the proposed rezoning are essentially a "hole in the doughnut" within the Florida Wildlife Corridor (See 259.1055, Florida Statutes).

The most compatible use for the property would be retention in private forestry, or even more appropriately, retention in forestry under a conservation easement purchased by the State of Florida under the Rural and Family Lands Protection Program (See: Section 570.70, Florida Statutes, and Chapter 5I-7, Florida Administrative Code).

Recent Master Plan Changes

The revised Master Plan for the project received by Hernando County from the applicant on March 28, 2025 does make substantial and important improvements in the project from an environmental standpoint. The following changes are notable:

1. Inclusion of a 100' building setback and natural vegetative buffer on all project boundaries;

2. Reduction of the golf course component of the project to one 18 hole golf course located entirely north of Lake Lindsey Rd.

3. The number of resort guest rooms is reduced from 120 to 68. Lodging would be in 8 cabin type buildings, and 4 rooms in the clubhouse.

4. Utilization of the approximate 70+- acres south of Lake Lindsey Rd. For a potential fire station replacement site (5 acres) with the remainder used for picnic grounds, natural buffer area, private hunting by club members only, passive recreation such as hiking and passive open space.

5. Inclusion of a potential access point to Highway US 41 from the northwest corner of the project north of Lake Lindsey Rd.

6. Specification of “Dark Sky Compliant” lighting throughout the project.

In the event that this project is approved, our primary position stated at the September 9, 2024 Planning & Zoning Commission hearing notwithstanding, we believe that the following additional components of design are essential:

A. The property south of Lake Lindsey Road should be placed under a perpetual conservation easement, permitting only the uses specified in the modified master plan (see #4 above) along with continued forest management.

B. The property south of Lake Lindsey Road should be restored in managed longleaf pine habitat. Member only hunting should be restricted to archery and shotgun only.

C. The 100’ Perimeter setbacks/buffer around the entire project boundary should be planted in longleaf pine and other species that prevail in adjacent state forest lands.

D. The potential access point to Highway US 41 should become the primary entrance to the private club facility if access rights can be obtained from the state. While a gated entrance intended for maintenance uses only to Lake Lindsey Rd. may be acceptable, general member, employee, and guest access should not occur through a Lake Lindsey Road access point. Any land exchange with the state/Florida Forest Service should be significantly leveraged in favor of a substantial expansion of state forest land or conservation easements proximate to this part of the Withlacoochee State Forest. Deeding a portion of the land in the applicant’s possession within the project boundary, in fee or easement to the state, including reforestation of such land to appropriate state forest conditions with an emphasis on longleaf pine habitat is recommended.

Sincerely,



Charles Lee
Director of Advocacy

From: Planning Resource Object
To: Danielle Nigro
Subject: FW: Opposition to Society Hill Rezoning Proposal H-24-20
Date: Monday, April 14, 2025 9:12:47 AM

From: Hernando Chapter Florida Native Plant Society <hcfnps@gmail.com>
Sent: Monday, April 14, 2025 8:00 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Society Hill Rezoning Proposal H-24-20

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SUBJECT: Opposition to Society Hill Rezoning Proposal H-24-20

Dear Planning and Zoning members,

On behalf of the Hernando Chapter of the Florida Native Plant Society (the Chapter), I am writing to express our serious concerns regarding the Society Hill Rezoning Proposal H-24-20 and its potential impacts on sensitive plant communities and rare plant species. Our Chapter, a non-profit founded in 1998, is dedicated to the preservation, conservation, and restoration of native plants and native plant communities in Hernando County.

Impact on Native Plant Communities

The proposed development borders the Headquarters Tract of the Withlacoochee State Forest, which contains a variety of plant communities—most notably, the Upland Hardwood Forest. This forest type is increasingly rare in Hernando County, having been historically threatened by clearing, invasive species, and other disturbances. The Florida Natural Areas Inventory (FNAI) has identified the Upland Hardwood Forest within the Headquarters Tract as an *exemplary* natural community (FNAI Report).

This forest is particularly vulnerable to changes in hydrology. According to the United States Golf Association, golf courses in the Southeast use an average of **2.4 acre-feet** (over **782,000 gallons**) of water per irrigated acre annually (USGA report). Although the petitioner plans to use reclaimed water, Florida DEP data shows reclaimed water systems typically meet only **47%** of irrigation demand (FDEP report). This implies more than **1.1 acre-feet per acre** may still be withdrawn from the Floridan Aquifer.

The Upland Hardwood Forest requires consistent soil moisture, especially during the growing season. Reducing aquifer levels could tip the balance of this mesic habitat toward drier (xeric) conditions. This would threaten uncommon species found there, such as *Sapindus marginatus* (soapberry) and *Ostrya virginiana* (eastern hophornbeam), which are not well represented elsewhere in Hernando County.

Rare and Endangered Plant Species

At the public comment meeting at Chinsegut Hill on December 3, a Chapter representative shared that a federally endangered plant—*Cooley's water-willow* (*Justicia cooleyi*)—had

been observed on the proposed site. The Chapter urges that a thorough, expert-led survey be conducted **before** any rezoning is approved. If rare or endangered species are confirmed, plant rescue efforts should be organized prior to site disturbance.

We understand the petitioner may include such a survey as part of the development proposal. To ensure scientific rigor and impartiality, we recommend the developer consult the Florida Natural Areas Inventory (FNAI website) for potential assistance or recommendations for qualified botanists. The Hernando Chapter is also willing to support any authorized plant rescue operations, bringing local expertise and commitment to conservation.

Conclusion

This rezoning proposal poses significant ecological risks to one of Hernando County's most valuable and vulnerable natural assets. We respectfully request that Planning and Zoning give full consideration to these concerns before approving any changes to the land use designation.

Thank you for your time and attention to this matter.

Sincerely,

Renee Holcomb

President, Hernando Chapter
Florida Native Plant Society

--

Hernando Chapter of the Florida Native Plant Society, www.hcfnps.org, hcfnps@gmail.com

Robin Reinhart

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, January 8, 2025 8:20 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose this project. We do not need another golf course or housing development. And we certainly do not need to destroy anymore of our wildlife's habitats.
You may put my email on the public record.

Thank you,
Stacy Hatcher

Robin Reinhart

From: jim wise <jimwise12@hotmail.com>
Sent: Sunday, January 12, 2025 8:56 PM
To: Planning Resource Object
Subject: Opposed to H-24-20

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to express my concerns over the proposed Society Hill Capital Partners plans to rezone the area near the intersection of 41 and 476. This agricultural area should remain agricultural until future plans to upgrade the infrastructure is in place. The roads are not conducive to added traffic and as a nearby resident on a potable water well for the village of Lake Lindsey, we are concerned about the water usage from groundwater to support a golf course and additional housing. We as nearby residents cannot afford to redrill wells to find adequate water supplies as our wells may run dry. Our pockets are limited and our future plans of retirement lie in the existing plan when I purchased my property to retire in. I'm getting too old to "start over" and have my perfectly good plan in place. This will effect my future plans. I would like to remain humble and retire in peace without added traffic, expenses related to the water supply and safety/security of the dwelling I currently reside in in the Village of Lake Lindsey.
Thank you for reading this and expressing my thoughts to others.
Sincerely
Jim Wise

Robin Reinhart

From: Jodi <jwittd@aol.com>
Sent: Sunday, January 12, 2025 6:24 PM
To: Planning Resource Object
Subject: Disapproval H24-20 Society Hill Capital Lake Lindsey Rd.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am emailing the board as I will not be able to make it to the Planning & Zoning hearing Monday January 13th at 9am due to scheduling conflicts. I ask that you strongly consider rejecting the rezoning request of Society Hill Capital Partners project on Lake Lindsey Rd, H24-20 and I would like to ask you to include this email in the official agenda packet.

This project entails 2 golf courses, clubhouse and restaurant and on-site resort style residential dwellings for 120 guests. Located approx 4500ft east of US 41 on Lake Lindsey Road, adjacent to the Withlacoochee State Forest.

It includes 262 acres currently zoned AG (agricultural) with proposed zoning of CPDP (Combined Planned Development), PDPREC (Recreation) and PDPRR (Resort Residential).

This project is not supported by current comp plan and zoning and a change in zoning should not be allowed. Florida including Hernando County is a mess; pollution, depleted vital resources, failing & dated infrastructure, service worker shortages, threatened keystone wildlife species and habitat, major inland flooding issues due to dams and structures being utilized for water conservation efforts, etc.

Please deny this request and protect rural Hernando County, its residents, wildlife, existing remaining healthy ecosystems, habitat, and vital resources. Thank you so much for your time and consideration.

Sincerely,

Jodi Brantley

From:	Planning Resource Object
To:	Danielle Nigro
Subject:	FW: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Date:	Wednesday, January 29, 2025 3:51:39 PM
Attachments:	Development takes a toll on Florida's precious springs _ NPR.html how-much-water-does-golf-use.pdf Nat GEO Article.pdf Letter to BOCC PNZ.docx Developement Springs.pdf

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From: Sandra Jones <sandyjonesrn@gmail.com>
Sent: Wednesday, January 29, 2025 1:11 PM
To: Steve Champion <SChampion@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 29, 2025
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Attention:
Hernando County Board of County Commission SChampion@HernandoCounty.us
Planning and Zoning Commission planning@co.hernando.fl.us

Good day,
My name is Sandra Jones, my husband Timothy and I reside at 25115 Evaline Street, Brooksville, FL 34601. We purchased our home in Hernando County in 2020 in anticipation of retirement in 2024. We did an extensive search all over the State of Florida for a place to retire having lived in South Florida my entire life. What set Brooksville apart from any other area was the natural beauty of the rolling hills landscape along with the wildlife and wide-open spaces. We even felt Brooksville was safe for our daughter to live alone until we moved here full time.
Homestead and South Miami Dade were once peaceful just like Brooksville until the traffic, noise, and daily life became unbearable to live. The county commission allowed developers to build on every empty lot and destroyed what was once beautiful farmland. As a citizen of Hernando County, we are now faced with similar challenges and ask you to be prudent and selective regarding requested zoning changes on agricultural land. Hernando County will benefit from decisions for smart growth that will affect current and future generations to come.
The zoning request from Society Hill Capital Partner LLC, does not match the current land use. I did a simple statistical analysis of the property owners within 1000 feet of the proposed golf course community that were invited to the public information workshop. More than 45 people attended however, I was out of town and therefore unable to attend and only had hearsay as to what was discussed and/or agreed upon.

Property Owner(s)	**Address**	**Parcel Size**	**Notes**
Barry, Thomas and Linda	25260 Lake Lindsey Road	2.5 acres	
Bodiford, Alice, Ryan & Robert	25307 Lake Lindsey Road	10.4 acres	
Bodiford, Robert & Tiffany	25259 and 25263 Lake Lindsey	27.0 acres	Property is not owned by

	Road		Nancy Gronda
Hall, Udell & Nancy	O Lake Lindsey Road	2.5 acres	Pastureland
Hall, Udell & Nancy	O Lake Lindsey Road	13.0 acres	Pastureland
King, Kristina	25066 Lake Lindsey Rd	2.9 acres	
Ness, Frida	25250 Lake Lindsey Rd	5.2 acres	
Palmer, Debra	25270 Lake Lindsey Rd	2.5 acres	
Renz, Scott & Cindy	25180 Lake Lindsey Rd	2.5 acres	
Vance Oma	0 Lake Lindsey Rd	11.3 acres	Pastureland
Vance Oma	0 Lake Lindsey Rd	1.3 acres	Pastureland

Mean: 7.37 acres
Median 2.9 acres
Mode 2.5 acres
Maximum 27.0 acres
Range 25.7 acres
***Other Properties on the list are owned by the State of Florida, Audubon Society, Hernando Fire and FAMU. These are not personal property.

My husband and I frequently hike through Chinsegut, Croom trails as well as the Perry Oldenberg WEA and we encounter many wildlife such as deer, owls, wild turkeys, sandhill cranes, and gopher tortoises. The threat risk to these animals has not been mentioned regarding the proposed property usage. Also, there are many best practice questions that should be asked prior to approval of the zoning changes as per a 2021 article titled *Land-use and Energy Practices on US Golf Courses*. I have highlighted and commented throughout the article and have attached a copy of this report for your review.
I will also point to another article regarding water usage. Even though city water is not accessible to the requested land use, it is well known that golf courses use A LOT of water. The average 18-hole golf course in the Southeast region alone irrigates 29 inches/acre; however, only 12% use recycled water according to a 2012 article titled, *Golf's Use of Water* which I have also attached for review. All this water comes from the same Floridan aquifer that the citizens of Hernando County need for personal use as well as farms, equine and agricultural business owners who need water to sustain their livelihood. A 2020 article from National Geographic titled, *The Floridan aquifer: Why one of our rainiest states is worried about water*. They cite freshwater levels will continue to fall which lead to saltwater intrusion and thereby contaminating our usable drinking water.
There are so many reasons not to allow another golf course in Hernando County. This proposed business venture will not benefit the citizens who live and pay taxes here 365 days/year. The wealthy who use the golf course will not contribute to the well-being of our residents. This project only profits the developer and not the wonderful people of Hernando County. Society Hill's website states they are *a boutique real estate capital advisory firm specializing in the placement of capital within the commercial real estate sector and a steadfast dedication to hands on asset management*. All they care about is increasing the wealth of their constituents and then move on to the next property. Please understand that once a precedent is set, others will soon follow. I respectfully object to this zoning request. Please ensure this letter and any attachments are placed in the official record.

Sincerely,
Timothy and Sandra Jones

2511 Evaline Street
Brooksville, FL 34601
786-295-7509

Robin Reinhart

From: Kim Winker <kimwinker@yahoo.com>
Sent: Friday, January 10, 2025 11:16 AM
To: Planning Resource Object
Subject: Opposition to H2420 Society Hill Project

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hernando County Planning & Zoning Department,

I am writing to express my strong opposition to the proposed project H2420 Society Hill, which will be considered on January 13th. I request that this email be included in the public record for this matter.

The development proposal for two golf courses, a clubhouse, a restaurant, and resort-style residential dwellings for 120 guests is concerning. This project is proposed for an area that is currently agricultural and forest land and is home to abundant wildlife that serves as an essential ecological corridor.

Allowing this type of large-scale development would:

1. Disrupt the natural habitat for wildlife.
2. Increase traffic and infrastructure demands in a rural area not designed to accommodate such activity.
3. Set a concerning precedent for further urbanization of agricultural and conservation lands.

Preserving the character of this area is critical not only for its residents but also for the broader environmental health of our region. Once we lose our natural spaces, they cannot be replaced.

I urge the Commission to deny this application and prioritize the preservation of Hernando County's rural and natural heritage.

Thank you for considering my concerns.

Sincerely,

Kim Winker

Mossy Oak Court, Brooksville

Robin Reinhart

From: Michelle Curtis <mmcurtis53@gmail.com>
Sent: Wednesday, January 8, 2025 7:40 PM
To: Planning Resource Object
Subject: Ref: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm asking you to include this email into the public record.

I'm writing this email in OPPOSITION of H2420 Society Hill. Florida has more golf resorts than we need and the way ya'll are selling off all this land there will not be any green area left for the wild life that need it. Hernando County doesn't need another golf course let alone one that is so EXCLUSIVE that only the wealthy from around the country will be flying in to use. Crowding our roads and polluting our county with their planes which again will ruin our wildlife and our waters. Look into the MANY golf courses in Florida that are out of business and REBUILD those back‼

THIS TIME I HOPE YOU LISTEN TO THE PEOPLE OF *THIS* COUNTY AND *NOT* APPROVE THIS BACAUSE NOBODY WANTS IT‼

Sincerely,
Michelle Curtis
10157 Gamewell Street
Spring Hill, FL 34608

Robin Reinhart

From: machon keith <machonkeith@gmail.com>
Sent: Wednesday, January 8, 2025 8:25 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to share my concern over the proposed golf course on Lake Lindsay Road. This area is situated next to a state forest in rural Hernando County, it is home to a rich diversity of wildlife. Building a new golf course here would severely interfere with the local ecosystem and increase the number of traffic accidents, endangering both animals and people. Further, the citizens of our community chose this place to reside precisely due to its peaceful, rural nature and proximity to natural landscapes, away from the hustle and bustle of urban life. The planned golf course will undeniably disrupt this serenity.

Moreover, it is worth noting that many golf courses in this county have been unsuccessful in the past and there's another one nearby that was gifted ample land by the state. Hence, another golf course is not only unnecessary but a potential financial liability for our community. Stop the needless destruction of our natural resources and preserve the charm of Hernando County. Let's prioritize our community's needs and environment over unwanted development.

Thank you for your attention to this matter I would like this email to be included in the public record.

Robin Reinhart

From: TRAVIS EVANS <travisdevans@gmail.com>
Sent: Thursday, January 9, 2025 10:50 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I am a tax paying property owner in Hernando county.
I would like to officially go on record as being against any zoning change to the property referenced in the subject line of this email.
The proposed rezoning request goes against the wishes of many local residents, myself included, and is not a good change for the rural area of our county.

Sincerely,
Travis Evans

Robin Reinhart

From: Claudia Amsler <camsler36@gmail.com>
Sent: Friday, September 6, 2024 2:56 PM
To: Planning Resource Object
Subject: Golf Resort at Lake Lindsey

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a 20 year resident of Hernando County, I ask that you not change the Zoning for this project on Lake Lindsey Road.This is not the place to put a Golf Resort. Closer to more poulated areas would be preferable. Lake Lindsey is one of the few still rural areas in Hernando County and should stay that way. I moved here because it was a rural county. If you start rezoning this area it will go by the way of Ridge Manor very quickly. Please do what we resident's want. Keep as much Agricultural Areas as possible and don't rezone this!! Claudia Amsler, 16309 Sacramento Ave. Brooksville.

Robin Reinhart

From: Tony smith <tonyalvelo@yahoo.com>
Sent: Thursday, January 9, 2025 1:37 PM
To: Planning Resource Object
Subject: H24-20 Opposition

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in opposition H24-20, the Society Hill Capital Partners project, for the rezoning of 292.2 acres for two golf courses, resort, clubhouse, restaurant, and on-site resort-style residential dwellings for 120-plus guests. The infrastructure on the 2-lane Lake Lindsey Road is incompatible with the additional traffic that a 120-room golf course resort would bring to this agriculturally zoned area. Many fatal accidents and close calls have occurred at the intersection of Lake Lindsey and 41 and additional traffic would make the situation worse.

Additionally, the small fire station at the southeast corner of Lake Lindsey and 41 does not have an ambulance. Therefore, residents must wait until an ambulance can be dispatched from another area. A resort in this area, with precious resources going to invitation-only guests (which Hernando County residents cannot even utilize), would prove very detrimental to the health and safety of our residents.

I urge the P&Z Committee to consider the safety of Hernando County residents and recommend denial of this request to the BOCC. Please include my email in the official agenda packet.

Thank you,

Andre Alvelo,
Brooksville

Robin Reinhart

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, January 8, 2025 8:20 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose this project. We do not need another golf course or housing development. And we certainly do not need to destroy anymore of our wildlife's habitats.
You may put my email on the public record.

Thank you,
Stacy Hatcher

Robin Reinhart

From: jim wise <jimwise12@hotmail.com>
Sent: Sunday, January 12, 2025 8:56 PM
To: Planning Resource Object
Subject: Opposed to H-24-20

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to express my concerns over the proposed Society Hill Capital Partners plans to rezone the area near the intersection of 41 and 476. This agricultural area should remain agricultural until future plans to upgrade the infrastructure is in place. The roads are not conducive to added traffic and as a nearby resident on a potable water well for the village of Lake Lindsey, we are concerned about the water usage from groundwater to support a golf course and additional housing. We as nearby residents cannot afford to redrill wells to find adequate water supplies as our wells may run dry. Our pockets are limited and our future plans of retirement lie in the existing plan when I purchased my property to retire in. I'm getting too old to "start over" and have my perfectly good plan in place. This will effect my future plans. I would like to remain humble and retire in peace without added traffic, expenses related to the water supply and safety/security of the dwelling I currently reside in in the Village of Lake Lindsey.
Thank you for reading this and expressing my thoughts to others.
Sincerely
Jim Wise

Robin Reinhart

From: Jodi <jwittd@aol.com>
Sent: Sunday, January 12, 2025 6:24 PM
To: Planning Resource Object
Subject: Disapproval H24-20 Society Hill Capital Lake Lindsey Rd.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am emailing the board as I will not be able to make it to the Planning & Zoning hearing Monday January 13th at 9am due to scheduling conflicts. I ask that you strongly consider rejecting the rezoning request of Society Hill Capital Partners project on Lake Lindsey Rd, H24-20 and I would like to ask you to include this email in the official agenda packet.

This project entails 2 golf courses, clubhouse and restaurant and on-site resort style residential dwellings for 120 guests. Located approx 4500ft east of US 41 on Lake Lindsey Road, adjacent to the Withlacoochee State Forest.

It includes 262 acres currently zoned AG (agricultural) with proposed zoning of CPDP (Combined Planned Development), PDPREC (Recreation) and PDPRR (Resort Residential).

This project is not supported by current comp plan and zoning and a change in zoning should not be allowed. Florida including Hernando County is a mess; pollution, depleted vital resources, failing & dated infrastructure, service worker shortages, threatened keystone wildlife species and habitat, major inland flooding issues due to dams and structures being utilized for water conservation efforts, etc.

Please deny this request and protect rural Hernando County, its residents, wildlife, existing remaining healthy ecosystems, habitat, and vital resources. Thank you so much for your time and consideration.

Sincerely,

Jodi Brantley

From:	Planning Resource Object
To:	Danielle Nigro
Subject:	FW: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Date:	Wednesday, January 29, 2025 3:51:39 PM
Attachments:	Development takes a toll on Florida's precious springs _ NPR.html how-much-water-does-golf-use.pdf Nat GEO Article.pdf Letter to BOCC PNZ.docx Developement Springs.pdf

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From: Sandra Jones <sandyjonesrn@gmail.com>
Sent: Wednesday, January 29, 2025 1:11 PM
To: Steve Champion <SChampion@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 29, 2025
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Attention:
Hernando County Board of County Commission SChampion@HernandoCounty.us
Planning and Zoning Commission planning@co.hernando.fl.us

Good day,
My name is Sandra Jones, my husband Timothy and I reside at 25115 Evaline Street, Brooksville, FL 34601. We purchased our home in Hernando County in 2020 in anticipation of retirement in 2024. We did an extensive search all over the State of Florida for a place to retire having lived in South Florida my entire life. What set Brooksville apart from any other area was the natural beauty of the rolling hills landscape along with the wildlife and wide-open spaces. We even felt Brooksville was safe for our daughter to live alone until we moved here full time.
Homestead and South Miami Dade were once peaceful just like Brooksville until the traffic, noise, and daily life became unbearable to live. The county commission allowed developers to build on every empty lot and destroyed what was once beautiful farmland. As a citizen of Hernando County, we are now faced with similar challenges and ask you to be prudent and selective regarding requested zoning changes on agricultural land. Hernando County will benefit from decisions for smart growth that will affect current and future generations to come.
The zoning request from Society Hill Capital Partner LLC, does not match the current land use. I did a simple statistical analysis of the property owners within 1000 feet of the proposed golf course community that were invited to the public information workshop. More than 45 people attended however, I was out of town and therefore unable to attend and only had hearsay as to what was discussed and/or agreed upon.

Property Owner(s)	Address	Parcel Size	Notes
Barry, Thomas and Linda	25260 Lake Lindsey Road	2.5 acres	
Bodiford, Alice, Ryan & Robert	25307 Lake Lindsey Road	10.4 acres	
Bodiford, Robert & Tiffany	25259 and 25263 Lake Lindsey	27.0 acres	Property is not owned by

	Road		Nancy Gronda
Hall, Udell & Nancy	O Lake Lindsey Road	2.5 acres	Pastureland
Hall, Udell & Nancy	O Lake Lindsey Road	13.0 acres	Pastureland
King, Kristina	25066 Lake Lindsey Rd	2.9 acres	
Ness, Frida	25250 Lake Lindsey Rd	5.2 acres	
Palmer, Debra	25270 Lake Lindsey Rd	2.5 acres	
Renz, Scott & Cindy	25180 Lake Lindsey Rd	2.5 acres	
Vance Oma	0 Lake Lindsey Rd	11.3 acres	Pastureland
Vance Oma	0 Lake Lindsey Rd	1.3 acres	Pastureland

Mean: 7.37 acres
Median 2.9 acres
Mode 2.5 acres
Maximum 27.0 acres
Range 25.7 acres
***Other Properties on the list are owned by the State of Florida, Audubon Society, Hernando Fire and FAMU. These are not personal property.

My husband and I frequently hike through Chinsegut, Croom trails as well as the Perry Oldenberg WEA and we encounter many wildlife such as deer, owls, wild turkeys, sandhill cranes, and gopher tortoises. The threat risk to these animals has not been mentioned regarding the proposed property usage. Also, there are many best practice questions that should be asked prior to approval of the zoning changes as per a 2021 article titled *Land-use and Energy Practices on US Golf Courses*. I have highlighted and commented throughout the article and have attached a copy of this report for your review.
I will also point to another article regarding water usage. Even though city water is not accessible to the requested land use, it is well known that golf courses use A LOT of water. The average 18-hole golf course in the Southeast region alone irrigates 29 inches/acre; however, only 12% use recycled water according to a 2012 article titled, *Golf's Use of Water* which I have also attached for review. All this water comes from the same Floridan aquifer that the citizens of Hernando County need for personal use as well as farms, equine and agricultural business owners who need water to sustain their livelihood. A 2020 article from National Geographic titled, *The Floridan aquifer: Why one of our rainiest states is worried about water*. They cite freshwater levels will continue to fall which lead to saltwater intrusion and thereby contaminating our usable drinking water.
There are so many reasons not to allow another golf course in Hernando County. This proposed business venture will not benefit the citizens who live and pay taxes here 365 days/year. The wealthy who use the golf course will not contribute to the well-being of our residents. This project only profits the developer and not the wonderful people of Hernando County. Society Hill's website states they are *a boutique real estate capital advisory firm specializing in the placement of capital within the commercial real estate sector and a steadfast dedication to hands on asset management*. All they care about is increasing the wealth of their constituents and then move on to the next property. Please understand that once a precedent is set, others will soon follow. I respectfully object to this zoning request. Please ensure this letter and any attachments are placed in the official record.

Sincerely,
Timothy and Sandra Jones

2511 Evaline Street
Brooksville, FL 34601
786-295-7509

Robin Reinhart

From: Kim Winker <kimwinker@yahoo.com>
Sent: Friday, January 10, 2025 11:16 AM
To: Planning Resource Object
Subject: Opposition to H2420 Society Hill Project

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hernando County Planning & Zoning Department,

I am writing to express my strong opposition to the proposed project H2420 Society Hill, which will be considered on January 13th. I request that this email be included in the public record for this matter.

The development proposal for two golf courses, a clubhouse, a restaurant, and resort-style residential dwellings for 120 guests is concerning. This project is proposed for an area that is currently agricultural and forest land and is home to abundant wildlife that serves as an essential ecological corridor.

Allowing this type of large-scale development would:

1. Disrupt the natural habitat for wildlife.
2. Increase traffic and infrastructure demands in a rural area not designed to accommodate such activity.
3. Set a concerning precedent for further urbanization of agricultural and conservation lands.

Preserving the character of this area is critical not only for its residents but also for the broader environmental health of our region. Once we lose our natural spaces, they cannot be replaced.

I urge the Commission to deny this application and prioritize the preservation of Hernando County's rural and natural heritage.

Thank you for considering my concerns.

Sincerely,

Kim Winker

Mossy Oak Court, Brooksville

Robin Reinhart

From: Michelle Curtis <mmcurtis53@gmail.com>
Sent: Wednesday, January 8, 2025 7:40 PM
To: Planning Resource Object
Subject: Ref: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm asking you to include this email into the public record.

I'm writing this email in OPPOSITION of H2420 Society Hill. Florida has more golf resorts than we need and the way ya'll are selling off all this land there will not be any green area left for the wild life that need it. Hernando County doesn't need another golf course let alone one that is so EXCLUSIVE that only the wealthy from around the country will be flying in to use. Crowding our roads and polluting our county with their planes which again will ruin our wildlife and our waters. Look into the MANY golf courses in Florida that are out of business and REBUILD those back‼

THIS TIME I HOPE YOU LISTEN TO THE PEOPLE OF *THIS* COUNTY AND *NOT* APPROVE THIS BACAUSE NOBODY WANTS IT‼

Sincerely,
Michelle Curtis
10157 Gamewell Street
Spring Hill, FL 34608

Robin Reinhart

From: machon keith <machonkeith@gmail.com>
Sent: Wednesday, January 8, 2025 8:25 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to share my concern over the proposed golf course on Lake Lindsay Road. This area is situated next to a state forest in rural Hernando County, it is home to a rich diversity of wildlife. Building a new golf course here would severely interfere with the local ecosystem and increase the number of traffic accidents, endangering both animals and people. Further, the citizens of our community chose this place to reside precisely due to its peaceful, rural nature and proximity to natural landscapes, away from the hustle and bustle of urban life. The planned golf course will undeniably disrupt this serenity.

Moreover, it is worth noting that many golf courses in this county have been unsuccessful in the past and there's another one nearby that was gifted ample land by the state. Hence, another golf course is not only unnecessary but a potential financial liability for our community. Stop the needless destruction of our natural resources and preserve the charm of Hernando County. Let's prioritize our community's needs and environment over unwanted development.

Thank you for your attention to this matter I would like this email to be included in the public record.

Robin Reinhart

From: TRAVIS EVANS <travisdevans@gmail.com>
Sent: Thursday, January 9, 2025 10:50 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I am a tax paying property owner in Hernando county.
I would like to officially go on record as being against any zoning change to the property referenced in the subject line of this email.
The proposed rezoning request goes against the wishes of many local residents, myself included, and is not a good change for the rural area of our county.

Sincerely,
Travis Evans

Robin Reinhart

From: Claudia Amsler <camsler36@gmail.com>
Sent: Friday, September 6, 2024 2:56 PM
To: Planning Resource Object
Subject: Golf Resort at Lake Lindsey

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a 20 year resident of Hernando County, I ask that you not change the Zoning for this project on Lake Lindsey Road.This is not the place to put a Golf Resort. Closer to more poulated areas would be preferable. Lake Lindsey is one of the few still rural areas in Hernando County and should stay that way. I moved here because it was a rural county. If you start rezoning this area it will go by the way of Ridge Manor very quickly. Please do what we resident's want. Keep as much Agricultural Areas as possible and don't rezone this!! Claudia Amsler, 16309 Sacramento Ave. Brooksville.

Robin Reinhart

From: Tony smith <tonyalvelo@yahoo.com>
Sent: Thursday, January 9, 2025 1:37 PM
To: Planning Resource Object
Subject: H24-20 Opposition

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in opposition H24-20, the Society Hill Capital Partners project, for the rezoning of 292.2 acres for two golf courses, resort, clubhouse, restaurant, and on-site resort-style residential dwellings for 120-plus guests. The infrastructure on the 2-lane Lake Lindsey Road is incompatible with the additional traffic that a 120-room golf course resort would bring to this agriculturally zoned area. Many fatal accidents and close calls have occurred at the intersection of Lake Lindsey and 41 and additional traffic would make the situation worse.

Additionally, the small fire station at the southeast corner of Lake Lindsey and 41 does not have an ambulance. Therefore, residents must wait until an ambulance can be dispatched from another area. A resort in this area, with precious resources going to invitation-only guests (which Hernando County residents cannot even utilize), would prove very detrimental to the health and safety of our residents.

I urge the P&Z Committee to consider the safety of Hernando County residents and recommend denial of this request to the BOCC. Please include my email in the official agenda packet.

Thank you,

Andre Alvelo,
Brooksville

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF HERNANDO

Before me, the undersigned authority, personally appeared **JOSEPH M. MASON, JR.**, hereinafter referred to as **AFFIANT**, who, after being duly sworn, deposed and said as follows:

1. GOLD DUST FARMS, a Florida general partnership (**GOLD DUST FARMS**), is a general partnership that has not filed a *Partnership Registration Statement*, under §620.8105, *Fla. Stat.*, with the Florida Department of State, Division of Corporations (also known as Sunbiz).

2. Pursuant to the *Gold Dust Farms General Partnership Agreement*, AFFIANT is the managing partner of GOLD DUST FARMS, with full authority to execute documents on its behalf.

3. In that regard, AFFIANT, as managing partner of GOLD DUST FARMS, has executed, for GOLD DUST FARMS as the applicant, the *Hernando County Zoning Amendment Petition* to which a copy of this *Affidavit* is attached.

FURTHER AFFIANT SAYETH NAUGHT.

By:_____
JOSEPH M. MASON, JR., Affiant, individually and as the Managing Partner of Gold Dust Farms
Date Signed: March 04, 2024

STATE OF FLORIDA
COUNTY OF HERNANDO

BEFORE ME, the undersigned authority, on March 04, 2024, personally appeared JOSEPH M. MASON, JR., who, after being duly sworn, verified that: he is the Managing General Partner for GOLD DUST FARMS; he has read and signed the above *Affidavit*, both individually, and as the said Managing Partner; the allegations thereof are true and correct to the best of his information, belief, and knowledge. Said person is either (X) personally known to me, or (___) has produced identification satisfactory to me (if said person produced identification, same is described as follows: _____.

My Commission Number
and its Expiration Date is:

Notary Public State of Florida
Susan J Cribbs
My Commission HH 414503
Expires 7/20/2027

_____
(Print name) Susan J. Cribbs
Notary Public, State of Florida

JMM/lls\GOL030424-AFF.wpd

VERIFIED DECLARATION OF
JOSEPH M. MASON, JR., AS MANAGING PARTNER OF
GOLD DUST FARMS, A FLORIDA GENERAL PARTNERSHIP

The undersigned, JOSEPH M. MASON, JR. (the "**Declarant**") under penalty of perjury, declares, deposes, and says:

1. Gold Dust Farms, a Florida general partnership ("**Gold Dust Farms**" and/or the "**Partnership**"), was formed pursuant to that certain *Gold Dust Farms General Partnership Agreement* dated effective as of August 31, 1987 (the "**Partnership Agreement**").

2. Pursuant to Paragraph 8., of the Partnership Agreement, the undersigned, Joseph M. Mason, Jr., was designated as, and continues to be, the Managing Partner of Gold Dust Farms.

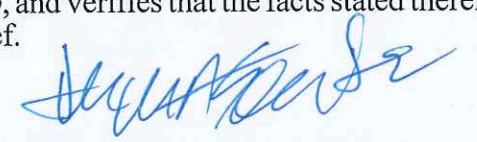
3. As its Managing Partner, the undersigned had, and continues to have, full and complete authority to sign, on behalf of the Partnership, the *Hernando County Zoning Amendment Petition* (the "**Petition**") filed by Society Hill Capital Partners LLC, Hernando County Department of Development Services File Nº H-24-20, both confirming ownership by Partnership of the lands subject to the Petition, and authorizing the filing of the Petition.

4. A true and correct copy both of the first page of the Partnership Agreement, confirming the formation of Gold Dust Farms, and of Page 5 thereof, confirming the designation of the undersigned as the Managing Partner of Gold Dust Farms, are attached hereto, with irrelevant and proprietary information redacted therefrom.

5. The averments of this Verified Declaration are made based upon the personal knowledge of Declarant.

VERIFICATION

The undersigned, JOSEPH M. MASON, JR. (the "**Declarant**"), on September 12, 2025, does HEREBY DECLARE, pursuant to §92.525(1)(b), *Fla. Stat.*, and under penalties of perjury, that the Declarant has read the foregoing *Verified Declaration of Joseph M. Mason, Jr., as Managing Partner of Gold Dust Farms, a Florida General Partnership*, and verifies that the facts stated therein are true, to the best of the Declarant's knowledge and belief.



JOSEPH M. MASON, JR., Declarant
101 South Main Street
Brooksville, Florida 34601-3336

JMM/csl\GDF091025-DEC.wpd

GOLD DUST FARMS GENERAL PARTNERSHIP AGREEMENT

This is a General Partnership Agreement (the "Agreement") dated as of the 31st day of August, 1987, among those persons who become signatories to a duly executed counterpart of this Agreement.

1. Formation, Name and Office.

A. Formation. The signatories to the Agreement organize a General Partnership (the "Partnership") under the Uniform Partnership Act of the State of Florida (the "Act"). The rights and obligations of the Partners will be determined by the Act, except as otherwise provided in the Agreement.

B. Name. The Partnership shall operate under the name of Gold Dust Farms.

C. Office. The office of the Partnership shall be located at 101 South Main Street, Brooksville, Florida 34601, or at such other place as shall be determined by the Executive Committee from time to time.

2. Term. The Partnership shall commence on August 31, 1987, and shall continue until terminated as provided in this Agreement.

3. Principal Business. The principal business of the Partnership will be the owning, developing, operating, leasing and otherwise dealing with real and personal property of any kind or description. In this connection, the Partnership may engage in any and all other activities as may be necessary, incidental or convenient to carry out the principal business of the Partnership.

4. Partners. The names and addresses of the Partners are listed on Exhibit A to this Agreement. Further, the Partners are divided into Groups One, Two and Three for purposes of selections of members of the Executive Committee, and such groups are reflected in Exhibit A.

8. Powers and Duties of the Partners.

A. Managing Partner. The day-to-day affairs of the Partnership shall be handled by the Managing Partner, Joseph M. Mason, Jr. If at any time Joseph M. Mason, Jr. is unable or unwilling to serve as Managing Partner, the successor Managing Partner shall be the individual appointed by the Executive Committee.

B. Removal of Managing Partner. The Executive Committee may remove the Managing Partner at any time. In such event, the successor Managing Partner shall be the person appointed by the Executive Committee.

C. Record Keeping. The Managing Partner shall keep or cause to be kept full records of each transaction of the Partnership and shall maintain such records in the manner set forth in paragraph 11.

D. Bank Accounts. The Managing Partner shall cause the funds of the Partnership to be deposited in one or more of such bank accounts as he shall designate and withdrawals in the day-to-day affairs of the Partnership shall be made upon his signature, or upon such other signature as the Executive Committee shall authorize.

E. Liability of the Managing Partner. The Managing Partner shall not be liable to the Partnership or to any Partner for any mistake or error in judgment or for any act or omission believed in good faith to be within the scope of authority conferred by this Agreement. The Managing Partner shall be liable only for acts and/or omissions involving intentional wrongdoing.

F. Compensation. The Managing Partner shall receive no compensation for his services, but shall be reimbursed by the Partnership for out-of-pocket expenses incurred on behalf of the Partnership.

September 8,2025

Via U.S. Mail

[redacted]

Re: Notice of Postponement Request – BOCC Hearing

Applicant: Society Hill Capital Partners, LLC
County File No.: H-24-20
Location: North side of Lake Lindsey Road, approximately 4,500 feet east of US Hwy 41
Request: Rezoning from AG to CPDP (PDP-REC and PDP-RR) and establishment of a PSFOD for a future fire station

Dear [redacted],

This letter is to notify you that the Applicant will not present the above-referenced application at the Hernando County Board of County Commissioners (BOCC) meeting scheduled for Tuesday, October 7, 2025, at 9:00 a.m. in the John Law Ayers Commission Chambers, Room 160.
In coordination with Hernando County Planning Department staff, the Applicant has formally requested a postponement of this item to the next BOCC Land Use meeting date of Tuesday, November 4, 2025, at 9:00 a.m. at the same location (John Law Ayers Commission Chambers, Room 160).

What this means for you

- On **October 7, 2025**, the Applicant will **formally** request the BOCC to continue the item to **November 4, 2025.**
- Presentation on the project merits will not be made at the October 7, 2025 BOCC hearing.
- The County will post the **November 4** agenda and staff materials when available.

Why the postponement is being requested

The request for continuance is being made to allow for additional updates and revisions based on the input received during the Planning & Zoning Commission hearing, as well as to ensure that all presenting members are able to attend and participate in the Board of County Commissioners meeting. The additional time will also allow the Applicant to continue working closely with County staff on coordination items prior to the BOCC's consideration.

The continuance will further provide the opportunity to refine the presentation so that it more clearly addresses questions and misconceptions raised during the Planning & Zoning process.

Questions or comments

If you have questions for the applicant, please use the contacts below:

- **Applicant's Representative** – Concetta Cook – Ccook@Coastal-Engineering.com – 352-796-9423

Sincerely,

Ford Manuel
General Manager
Coastal Engineering Associates, Inc.

On behalf of **Society Hill Capital Partners, LLC**

Meeting Details (for reference):

- *Continuance sought from: Tuesday, October 7, 2025, 9:00 a.m., John Law Ayers Commission Chambers, Room 160 (BOCC Land Use Meeting)*
- *Requested new date: Tuesday, November 4, 2025, 9:00 a.m., John Law Ayers Commission Chambers, Room 160 (BOCC Land Use Meeting)*

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION & BOARD OF COUNTY COMMISSIONERS

in the matter of
APPLICANT: Society Hill Capital Partner LLC

was published in said newspaper by print in the issue(s) of:
August 1, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 1, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 4th day of August, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on August 11, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on October 7, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Society Hill Capital Partner LLC
FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station

GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500 feet east of US Hwy 41
PARCEL KEY NUMBER: 337399, 338423, 1355893

APPLICANT: Ady Garcia Rabeiro and Samuel Medina Rivera
FILE NUMBER: H-25-19
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION: Northeast corner of Riverview Drive and Elaine Drive
PARCEL KEY NUMBER: 749159, 32645, 749140

APPLICANT: The Home Depot U.S.A., Inc.
FILE NUMBER: H-25-21
REQUEST: Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial)
GENERAL LOCATION: Northeast Corner of County Line Road and Oak Chase Boulevard
PARCEL KEY NUMBER: 1712800, 1712819, 1712891, 1712882, 1712828, 1712837, 1712846

APPLICANT: Hernando County on behalf of YouThrive
FILE NUMBER: H-25-30
REQUEST: Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily)
GENERAL LOCATION: South side of Spring Hill Drive, approximately 453 feet West of Acorn Circle
PARCEL KEY NUMBER: 230315

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: August 1, 2025

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16476
Legal Request Number: 2025-315-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Arsany 66th Street, LLC, for Property Located on County Line Road (H2501)

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

From: Lashaundra Ellison
To: Michelle Miller
Subject: FW: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs
Date: Thursday, September 18, 2025 3:48:44 PM

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Thursday, September 18, 2025 3:22 PM
To: Victoria Via <VVia@co.hernando.fl.us>; Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: 'Alan Garman' <agarman@procivil360.com>; frontdesk@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We just had a conference call with the owner and want to postpone our item for October. Not sure who I need to reach out to. There fore we will not be picking up the signs. Please call me if you have any questions or concerns.

Thank you,
Holly

From: Victoria Via <VVia@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 3:40 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; permitting@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Good afternoon,

The signs have to be posted by Friday September 26, 2025, with the sign affidavit returned no later than Monday September 29, 2025.
The signs can be picked up starting Monday.

Thank you,

Victoria Via | Agenda Coordinator
Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057
Email: vvia@hernandocounty.us
Website: http://www.hernandocounty.us

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 3:30 PM
To: Victoria Via <VVia@co.hernando.fl.us>
Subject: FW: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Hi Victoria,

See below.. can you advise of the pickup date?

Thank you,

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit

number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 2:51 PM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Cc: frontdesk@procivil360.com; helliott@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What day next week can we pick up the signs?

Holly

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 11:41 AM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Holly,

Yes, you can bring the check when picking up the signs.

See the requirements for sign posting below:

Section 7. - Required notices for public hearing.

B. Required sign notice:

The applicant shall, upon fixing a date for public hearing on a proposed zoning amendment involving a change in Zoning district classification and **not less than ten (10) days prior to the date set for the first public hearing**, provide sign notice by posting sign(s) on the parcel of land for which the change in Zoning district classification is proposed.

https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTVIAM_S7RENOPUHE

Thank you,

Lashaundra Ellison | Concurrency Planner II
Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019

Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 11:18 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

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Can I bring the check when I pick up the signs? Also, do they have to be posted 10 business days prior of just 10 days?

Holly

From: Lashaundra Ellison <LEllison@hernandocounty.us>
Sent: Wednesday, September 17, 2025 8:31 AM
To: PERMITTIN <permitting@procivil360.com>
Subject: RE: October BOCC Meetings H-25-01 Arsany 66th, LLC Advertising Costs

Good Morning Holly,

See attached the invoice associated with the advertising cost of H-25-01.

Payment must be received prior to signs being released.

Thank you,

Lashaundra Ellison | Concurrency Planner II

Planning and Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28019
Email: Lellison@hernandocounty.us
Website: http://www.hernandocounty.us/plan

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 8:23 AM
To: Lashaundra Ellison <LEllison@hernandocounty.us>; Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: FW: October BOCC Meetings

Can you help with this one.

Thank you,

Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Wednesday, September 17, 2025 8:11 AM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: RE: October BOCC Meetings

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H-25-01; this is the one that keeps getting postponed

From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 8:10 AM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings

Hi Holly,

The owner or their representative is responsible. What is your file number?

Thank you,

Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Tuesday, September 16, 2025 3:21 PM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: RE: October BOCC Meetings

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Thank you; if I remember correctly, the owner is responsible for the advertising. What do I need to do?

Holly

From: Nichole Street <nstreet@co.hernando.fl.us>
Sent: Tuesday, September 16, 2025 2:46 PM
To: permitting@procivil360.com
Subject: RE: October BOCC Meetings

October land use meeting is October 7, 2025

Thank you,



Nichole Street | Planner II
Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28033
Fax: (352) 754-4420
Email: NStreet@hernandocounty.us
Website: https://www.hernandocounty.us/departments/departments-n-z/planning
Office Hours: 7:30AM-4:00PM- Lobby Closes at 3:30pm

**Please Note: For Subdivision Intake Submittals, please use the new SubdivisionIntake@hernandocounty.us email address. For resubmittals, please reference the permit number and subdivision name in the subject line. **

From: permitting@procivil360.com <permitting@procivil360.com>
Sent: Tuesday, September 16, 2025 11:34 AM
To: Nichole Street <nstreet@co.hernando.fl.us>
Subject: October BOCC Meetings

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm not sure if I'm supposed to reach out to and if not maybe you can direct me in the right direction. We have project that was postponed to October; do you know which date is the Land Use Hearing?

Thank you,
Holly

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a Zoning Classification

File No. 04/25 Official Date Stamp:
H- 25-01
RECEIVED
JAN 02 2025
Hernando County Development Services
Zoning Division

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

Date: 01/02/2025

APPLICANT NAME: Arsany 66th Street, LLC
Address: 2801 Leprechaun Lane
City: Palm Harbor State: FL Zip: 34683
Phone: ~~321-732-1086~~ 201-602-4813 Email: ~~renee_booker19@yahoo.com~~ Haledimetry@Gmail.com
201-400-7223
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: Frank DiCaro
Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.com

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 189940 & 189959
2. SECTION 35, TOWNSHIP 23S, RANGE 17E
3. Current zoning classification: AR2
4. Desired zoning classification: Combined PDP (Mixed Use)
5. Size of area covered by application: 18.89 Acres
6. Highway and street boundaries: County Line Road and Pot O' Gold Lane
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

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

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

☑ I am the owner of the property and am authorizing *(applicant)*: Hale Dimetry and *(representative, if applicable)*: ProCivil 360, LLC to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 30 day of December, 20 24, by Hale Dimetry who is personally known to me or produced as identification.

Signature of Notary Public

FRANK DICARO, JR.
MY COMMISSION # HH 260877
EXPIRES: August 6, 2026

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

PRINT FORM CLEAR FORM

Notary Seal/Stamp

NARRATIVE

FOR

Dimetry Combined PDP

Rezoning

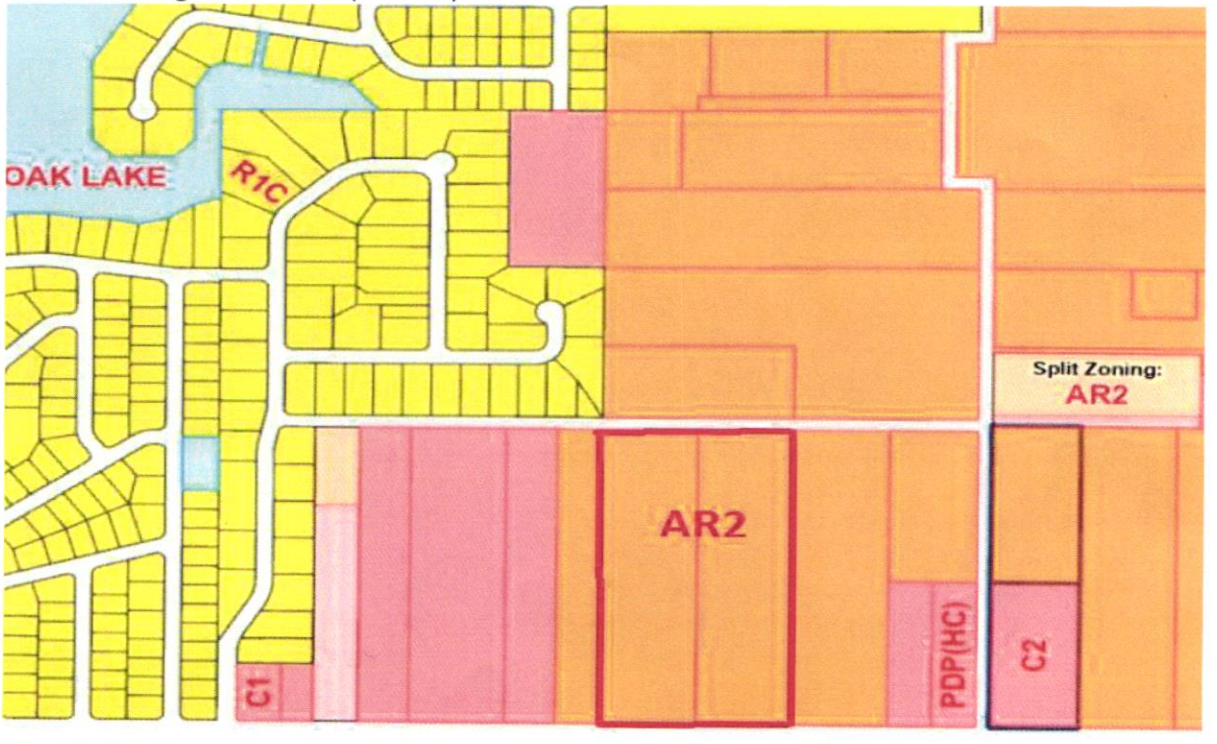
January 2025

RECEIVED
APR 01 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

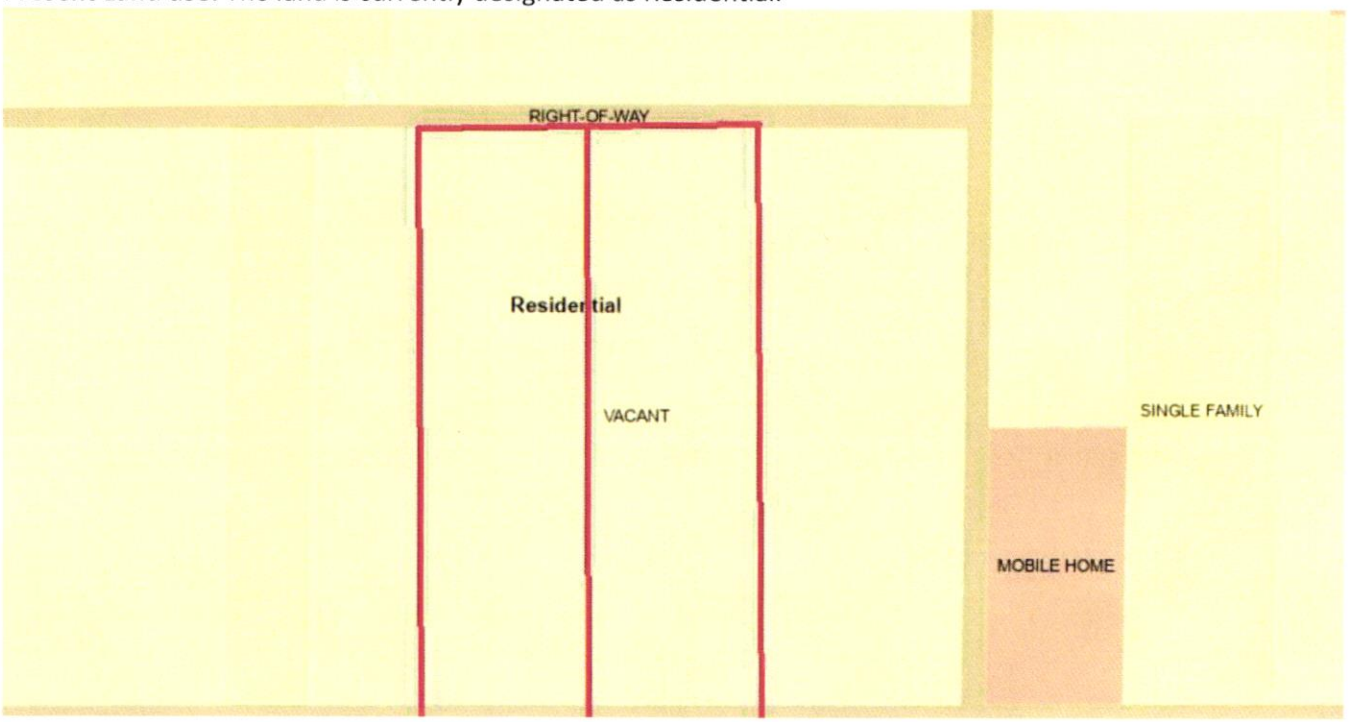
Project Location: The property in question is 18.89 acres. It is located on the North side of County Line Road, and the South side of Pot O' Gold Lane. It is west of Suncoast Blvd, and east of Oak Lake Drive. The area is knows as El Pico. For the most part, El Pico is an old, unrecorded subdivision.



Present Zoning: The land is presently zoned AR2.



Present Land use: The land is currently designated as Residential.



Desired Zoning: The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF). The mixed use would incorporate General Highway Commercial along County Line Road, 0.5 acre single family lots on the north (accessing Pot O' Gold Lane), and multifamily townhomes in between. There will be 15 Units of Apartments above the Commercial pieces.
The residential homes on the north side of the project are to blend the intensity against the land to the north.

Summary of Request: The applicant is desirous to rezone the property to PDP(MF), PDP(GC), PDP(SF).

Proposed External Setbacks: Front: 75'
Sides: 20'
Rear: 35'

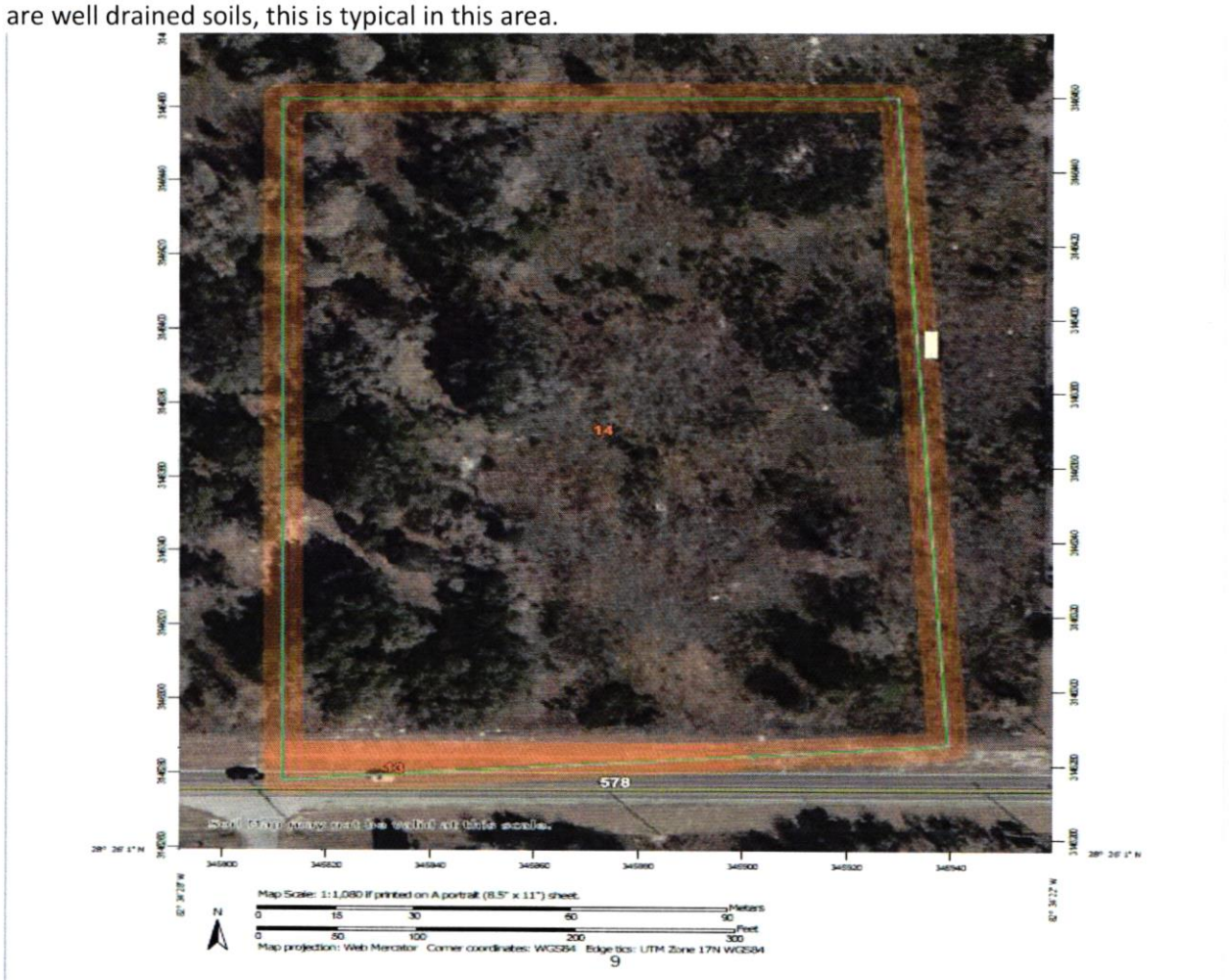
Commercial Setbacks: Front: 75' (Deviation from 125') due to reverse frontage road**

Setback Deviation: Front setback to be 75'; this is a deviation from the 125' setback due to the reverse frontage road.

**** : The plan depicts a reverse frontage road from West to East through the project. The townhomes and commercial will both abut the proposed frontage road. A round-about is proposed for the intersection of the reverse frontage road and the main roadway through the project.**

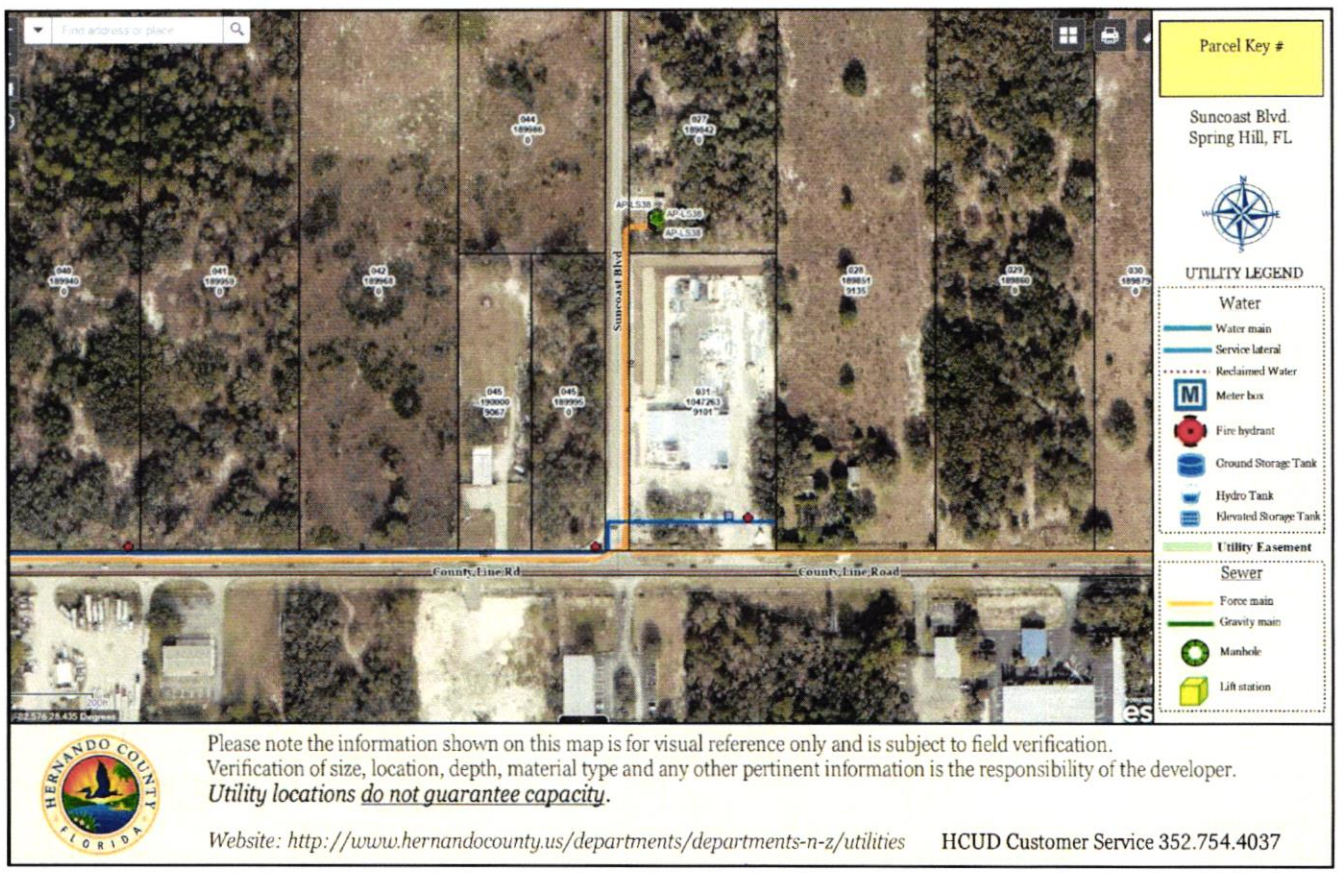
Buffers: The buffers on the project would be a 20' Right-of-Way Enhanced Natural buffer along County Line Road. The east and west sides would have a six foot vinyl fence with enhanced vegetation within the 10' buffer. There will be internal buffering between the project's changes in use. Buffers will be maintained by the proposed HOA.

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.



Sanitary Sewer: County line Road has an existing 16" Force Main located on the North Side of its right of way. The infrastructure for the complete build-out would be designed with a master pumping station to connect to the existing HCUD 16" forcemain. A sewer analysis would be completed for connection to the HCUD system during the Construction Permitting.

Potable Water: County Line Road also has an existing 8" water main along the northern side of the Right-Of-Way. The infrastructure for the complete build out would be designed with a connection to the existing 8" water line. A water Analysis would be completed for connection to the HCUD system during the Construction Permitting. It is planned that this connection would be routed to the north through the project and available to connect in the future to County water on Pot O' Gold Lane.



Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer shall, prior to any construction, conduct a wildlife assessment. Available mapping and site inspection ensure there are no wetlands or surface waters on-site.

Floodplain: According to FEMA mapping as well as SWFWMD Basin research, there are no flood plains existing on or adjacent to the project area. The entire Project area is located in Flood zone "x".

Drainage: The master plan includes ample provision for an on-site retention areas to meet the following requirements:

1. Water Quality
2. 25 Year – 24 hour event
3. 100 Year – 24 hour event.

Streets: County Line Road is an existing Roadway which will provide connection to the project. Pot O' Gold Lane on the north side of the project is an existing lime rock County owned roadway, which can be utilized as an emergency exit if needed. Due to the volumes of traffic expected, the Developer will consider improving Pot O' Gold Lane from his connection, east to Suncoast Blvd.

Access: The site is accessed from County Line Road and Pot O' Gold Lane.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 310 Peak PM Trips. A traffic study will be completed and be further addressed at the time of concurrency. The Developer understands off-site traffic improvements which may be recommended by the traffic study, may be at his sole expense.

Dedicated Public Improvements: Under the discretion of Hernando County, an independent traffic study and the water/sewer analysis, future improvements may be necessary for this project. The full length of requirements to this point are unknown until all reports are completed.

It is assumed Hernando County will request an additional 60 feet of right-of-way along County Line Road. The Developer is aware of this due to researching other zoning requests in the area. The Developer will request traffic impact fee credits in lieu of payment from Hernando County for this land. The Developer may also request traffic impact fee credits for work performed on Pot O' Gold Lane, since land-owners to the north and west will also be utilizing this roadway if improved.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: June 9, 2025 Board of County Commissioners: August 5, 2025
APPLICANT:	Arsany 66th Street, LLC
FILE NUMBER:	H-25-01
REQUEST:	Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION:	North of County Line Road, South of Pot O' Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard.
PARCEL KEY NUMBER(S):	189940, 189959

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations. The petitioner proposes developing single-family lots on the northern portion of the site, accessed via Pot O' Gold Lane, with multi-family townhomes in the central area and commercial uses on the southern end. The single-family homes on the north will provide a gradual transition in intensity to the adjacent land.

The total proposed development density and intensity is as follows:

Development Type	Number of Units	Square Footage
Single-Family Homes	4	
Townhomes	170	
Commercial		23,500 square feet
Apartments **(**Based on R-3 Development Standards)	15	

Deviations Requested:

- Setback Deviation (County Line Road): 75' (Deviation from 125')
- Maximum Lot Coverage (Single Family): 60% (Deviation from 35%)

SITE CHARACTERISTICS

Site Size:	18.89 acres	
Surrounding Zoning; Land Uses:	North:	AR-2(Agricultural/Residential); Single family Residence
	South:	Pasco County
	East:	AR-2 (Agricultural/Residential); Undeveloped
	West:	AR-2 (Agricultural/ Residential); Undeveloped
Current Zoning:	AR-2 (Agricultural/ Residential 2)	
Future Land Use Map Designation:	Residential	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable FWC (Florida Fish and Wildlife Conservation Commission) permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD does not currently supply water or sewer service to the subject site.
- Water and sewer service are available via 8" water main and 16" force main that runs along County Line Road.
- The proposed project will be subject to a utility capacity analysis and connection to the central water and sewer system at time of vertical construction.
- HCUD has no objection to the requested zoning change from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations.

ENGINEERING REVIEW

The subject property is located north of County Line Road, south of Pot O' Gold Lane, approximately 1,000' west of the intersection of County Line Road and Suncoast Boulevard. The petitioner is proposing a bisecting access drive from north to south from Pot O' Gold to County Line Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The project lies within the Spring Hill Lakes watershed, within three basins. The BFE ranges from 30.4' to 34.0 NAVD 88.
- The petitioner shall provide a Traffic Access Analysis as per the Hernando County Facility Design Guidelines.

- Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- The petitioner shall be required to improve Pot O' Gold Lane in accordance with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western boundary property line.
- The driveway connections, parking spaces and overall parking lot layout shall be designed and constructed to comply with current Hernando County Facility Design Guideline standards.
- A dedication of 60' of right-of-way along County Line Road shall be required.
- Traffic impact fee credits shall only be in accordance with the Traffic Impact Fee Ordinance.
- Traffic impact fee credits for work performed on Pot O' Gold Lane shall be in accordance with the Traffic Impact Fee Ordinance.
- The County Engineer's office has expressed concerns about the requested setback reduction along County Line Road, citing potential issues related to future road widening plans

Comments: Due to the County Engineer's concern about the setback reduction along County Line Road, Planning staff will not support this deviation request. Details on this request and the Planning staff recommendation are located within the Land Use Review section.

Note: Subsequent to the County Engineer's initial comments, the petitioner discussed the setback reduction along County Line Road with Department of Public Works staff. The County Engineer updated his comments to state that the setback distance of 75' is adequate with the required right of dedication of 60' and a provided 50' reverse frontage road. Planning staff recommendation has been revised to incorporate these updated comments.

LAND USE REVIEW

The petitioner is proposing a mixed-use development incorporating multi-family, general commercial, and residential single-family components. The plan would include general commercial along County Line Road, four (4) half acre single family lots on the northern portion of the site with access via Pot O' Gold Lane, and 120 multi-family townhomes situated between the commercial and single-family areas. The commercial component will consist of 23,500 square feet of space, including 2,500 square feet designated for restaurant use, with 15 residential apartments proposed above the commercial units.

GENERAL PROJECT REQUIREMENTS

Proposed Perimeter Setbacks:

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

Perimeter Setback	Setback Width
North/ Rear (Pot O' Gold Lane	35'
South /Front (County Line Road)	75' (Deviation from 125')
West & East Sides	20'

Comments: The County Engineer has approved the setback deviation request submitted by the petitioner, if 60' along County Line Road is dedicated for right of way and the reverse frontage road is constructed to County standards.

Buffers:

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

Buffer Location	Buffer Width
South (County Line Road)	20'
East & West	10'

Comments: The east and west buffers shall be supplemented with a 6' vinyl fence with on the inside buffer.

RESIDENTIAL REQUIREMENTS

The petitioner has proposed single-family residential units along the north end of the project, with townhome units in the center portion of the site. At the front of the site, above commercial uses, apartments are proposed.

Proposed Single Family Setbacks:

The petitioner has proposed the following setbacks and lot coverage for the single-family homes.

Unit Type/Setback	Single Family
Front Setback	25'
Side Setback	10'
Rear Setback	20'
Lot Coverage	60% (Deviation from 35%)

Townhomes Unit Parameters:

The petitioner has not provided minimum setback criteria for the townhomes. Should the master plan receive approval, the petitioner shall be obligated to meet the minimum R-3 setback requirements as follows:

Unit Type/Setback	Townhomes
Front Setback	25'
Side Setback	10'
Rear Setback	20'

The petitioner shall be limited to 120 townhome units with a density of 10.25 unit per acre.

Apartment Parameters:

The petitioner has not specified unit sizes for the apartments proposed above the commercial uses at the front of the site. If the master plan is approved and apartments are constructed, the

apartments shall be required to meet the unit size requirements in accordance with the R-3 Residential zoning district.

Access:

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

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

Comments: The petitioner shall provide a treed entranceway into the development; this entranceway must be shown on the master plan and conditional plat.

Neighborhood Park:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: If approved, the petitioner shall provide appropriate recreation amenities for the townhomes and apartments. These amenities shall be specified at the time of site development/construction drawings for the site. Additionally, the site shall be designed to provide multipurpose pathways to integrate the neighborhood parks within the development and provide for bicycle/pedestrian access throughout neighborhood. The multipurpose pathways shall be a minimum of eight (8) feet wide with an appropriate landscape buffer on both sides based upon the scale and intensity of adjoining uses. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

Natural Vegetation:

Projects two (2) to twenty (20) acres must designate an area of at least five (5) percent of the total project area as preserved natural vegetation and no construction activity can occur in this area.

Preserved natural vegetation areas must be a minimum of two thousand (2,000) square feet and no more than two (2) non-contiguous areas shall be allowed.

Comments: No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

Fire Protection Plan:

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

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

Parking

Multi-Family County Land Development Regulations (LDRs) require a minimum of 1.5 spaces per unit for (1) one and (2) two bedrooms and (2) two spaces for (3) three or more bedrooms.

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

COMMERCIAL REQUIREMENTS:

Proposed Commercial Building Setbacks:

The petitioner has proposed the following setbacks for the commercial buildings:

Commercial Setback Location	Setback Width
North/Rear	35'
South /Front (County Line Road)	75' (Deviation from 125')
West & East Sides	20'

Retail Development Standards:

The petitioner has indicated that the proposed project will consist of 23,500 square feet of commercial which will be integrated with the proposed multifamily. Although the project does not meet the Large Retail development square footage of 65,000, specific standards are being applied from the Large Retail Development Standards due to the mixed-use complexity and size of the project.

- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.

Comment: Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) for the commercial outparcels shall be placed on the

roof and screened by a parapet wall with a similar architectural style as the building.

- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- County LDRs require lighting that enhances the visual impact of the project on the community and specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage

- All on-site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.

Comments: The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. All on-site advertising signs, including outparcels and the subdivision entrance signs, shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. Size sizes and location shall meet the minimum requirements of the County LDR's.

Parking

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use, and 0.5 parking spaces per seat for restaurant and fast-food establishments. The petitioner is proposing 23,500 square feet of commercial, which requires 94 parking spaces. In addition, 2,500 square feet of restaurant space with 48 seats require 24 parking spaces, totaling 118 parking spaces including 5 spaces allocated to handicapped parking.

Comments: The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations (LDRs) at the time of site plan approval. If the commercial use has changed the parking calculations shall be required to meet the LDRs***.***

Buffering

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

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

Comments: The petitioner proposes a 20' right-of-way enhanced natural buffer along County Line Road. On both the east and west sides of the site, a six-foot vinyl fence is proposed, accompanied by a 10' enhanced vegetation buffer. The petitioner is requesting a deviation from the required 5' landscaped buffer to 0'. The buffers will be owned and maintained by the proposed HOA.

Landscaping

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

Residential Protection Standards

This property is within 100' of a residential zoning district which requires the implementation of the residential protection standards. Those standards are as follows:

- There shall be no speakers or other sound equipment located within 100' of any single-family residential district property line.

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

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100' of any single-family residential district property line.

- No building within 100' of any single-family residential district property line shall be more than 20' in height.

- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences, or walls.

- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls.

Comments: The residential protection standards are included in the performance conditions.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. Neighborhood Commercial is a consistent land use in the Residential Category.

Residential

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

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

Objective 1.08B: County Line Road is recognized as a principal arterial roadway where transportation level of service and efficiency may be compromised by the intensification of land uses. Planning for this corridor is intended to manage development for transportation efficiency and to protect residential neighborhoods.

Comments: The proposed rezoning is consistent with the Comprehensive Plan as the Residential Land Use classification allows for residential and commercial uses to be developed through a mixed-use community. The commercial uses are located immediately adjacent to County Line Road transitioning in multi-family units with large single-family lots adjacent to agricultural residential uses. The uses proposed are consistent with the objectives and strategies for County Line Road.

NOTICE OF APPLICANT RESPONSIBILITY

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

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

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations, with the following performance conditions:

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

2. The petitioner shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission permitting requirements.

3. The developer shall provide a water and sewer capacity analysis at the time of Conditional Plat in accordance with the requirements of the Hernando County Utilities Department.

4. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.

5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.

6. A connection to the central water and sewer system shall be made at the time of vertical construction.

7. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.

8. The developer shall be responsible for the improvement of Pot O' Gold Lane to comply

with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western property line.

9. All driveway connections, parking stalls, and overall parking layout shall be designed and constructed to comply with the current Hernando County Facility Design Guideline standards.

10. A dedication of 60' of right of way along County Line Road shall be required.

11. **Planning**
    A. Allowable uses: Single Family, Multi-Family, General Commercial
    B. Maximum number of multi-family units: 120
    C. Maximum number of apartment units: 15
    D. Maximum number of single-family units: 4
    E. Maximum square footage of commercial use: 26,000 square feet
    F. Single Family Lot Coverage: 60% (Deviation from 35%)
    G. Single Family Setbacks:
        - Front: 25'
        - Side: 10'
        - Rear: 20'
    H. Townhomes Setbacks:
        - Front :25'
        - Side: 10'
        - Rear: 20'
    I. Perimeter Setbacks:
        - North/Rear (Pot O' Gold Lane): 35'
        - South/Front (County Line Road): 75' (Deviation from 125')
        - West & East Sides: 20'

12. **Buffers and Permanent Screening**
    A. Buffer Location & Width
        - South/Front (County Line Road): 20'
        - West & East Sides: 10'
        - North: 10'
        - Buffers along the eastern and western perimeters shall be supplemented with a 6' opaque fence, interior to the landscaping.
    B. Internal Commercial Landscape Buffers
        - Internal: 0' (deviation from 5')

13. The petitioner shall meet the minimum requirements for neighborhood parks for multi-family development.

14. The petitioner shall provide a treed entrance into the development; this entranceway must be shown on the master plan and conditional plat.

15. The petitioner shall be required to provide a minimum of 5% of the total project as preserved natural vegetation. No multipurpose pathways shall be placed within the vegetated buffers along the perimeter of the development or within those areas reserved for the preservation of natural vegetation.

16. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
17. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulation at the time of site plan approval.

18. Residential Protection Standards shall be adhered to (*Appendix A, Article 7, Section 6*):
    - There shall be no speakers or other sound equipment located within 100' of any single-family residential district property line.
    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100' of any single-family residential district property line.
    - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
    - No building within 100' of any single-family residential district property line shall be more than 20' in height.
    - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences, or walls.
    - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls.

19. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)

20. The petitioner shall dedicate 60’ along County Line Road for right-of-way for the future expansion of the roadway.

21. The petitioner shall construct the reverse frontage road within the development in accordance with the Hernando County Facility Design Guidelines.

22. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Planning and Zoning Commission:

On June 9, 2025, meeting the Planning and Zoning Commission voted 3-2 to approve the recommendation to rezone from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations.

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

2. The petitioner shall be required to comply with all applicable Florida Fish and Wildlife Conservation Commission permitting requirements.

3. The developer shall provide a water and sewer capacity analysis at the time of Conditional Plat in accordance with the requirements of the Hernando County Utilities Department.

4. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.

5. A comprehensive floral and faunal (wildlife) survey shall be performed and provided with the construction plans. Invasive species shall be included in this survey. Invasive plant species shall be removed during the development process.

6. A connection to the central water and sewer system shall be made at the time of vertical construction.

7. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any improvements identified and required by the Traffic Access Analysis, which could include off-site public improvements, will be the responsibility of the developer.

8. The developer shall be responsible for the improvement of Pot O' Gold Lane to comply with the current Hernando County Facility Design Guideline standards, extending from Suncoast Boulevard to the western property line.

9. All driveway connections, parking stalls, and overall parking layout shall be designed and constructed to comply with the current Hernando County Facility Design Guideline standards.

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11. **Planning**
    J. Allowable uses: Single Family, Multi-Family, General Commercial
    K. Maximum number of multi-family units: 120
    L. Maximum number of apartment units: 15
    M. Maximum number of single-family units: 4

N. Maximum square footage of commercial use: 26,000 square feet
O. Single Family Lot Coverage: 60% (Deviation from 35%)
P. Single Family Setbacks:
    - Front: 25’
    - Side: 10’
    - Rear: 20’
Q. Townhomes Setbacks:
    - Front :25’
    - Side: 10’
    - Rear: 20’
R. Perimeter Setbacks:
    - North/Rear (Pot O’ Gold Lane): 35’
    - South/Front (County Line Road): 75’ (Deviation from 125’)
    - West & East Sides: 20’

12. **Buffers and Permanent Screening**
    C. Buffer Location & Width
        - South/Front (County Line Road): 20’
        - West & East Sides: 10’
        - North: 10’
        - Buffers along the eastern and western perimeters shall be supplemented with a 6’ opaque fence, interior to the landscaping.
    D. Internal Commercial Landscape Buffers
        - Internal: 0' (deviation from 5')

13. The petitioner shall meet the minimum requirements for neighborhood parks for multi-family development.

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16. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
17. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulation at the time of site plan approval.

18. Residential Protection Standards shall be adhered to (*Appendix A, Article 7, Section 6*):
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    - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100' of any single-family residential district property line.
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- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls.

19. The development shall meet the minimum LDR design standards for Large Retail Development in Article III, Appendix A (Zoning)

20. The petitioner shall dedicate 60’ along County Line Road for right-of-way for the future expansion of the roadway.

21. The petitioner shall construct the reverse frontage road within the development in accordance with the Hernando County Facility Design Guidelines.

22. The petitioner shall provide a master plan in compliance with all performance conditions within 30 calendar days of receiving staff comments related to the county BOCC approval. Failure to submit the revised plan will result in no further development permits being issue

H-25-01

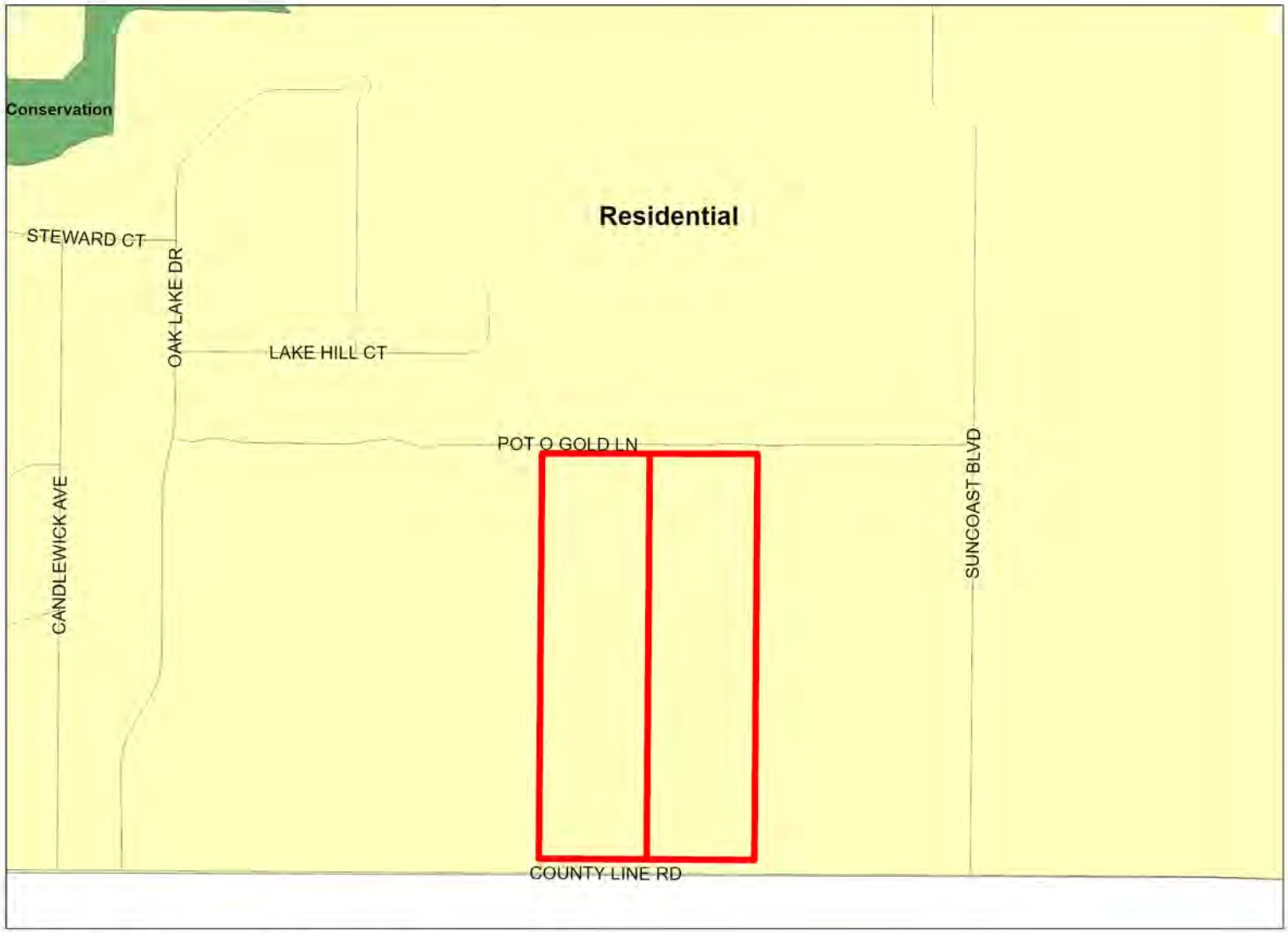
Photo date: 2023

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



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-01
Version Date: 12/09/2022



H-25-01
FLU Riverine District
Regional Commercial

FLU

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

Future Land Use Map

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

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

0 0.04 0.08 0.16 0.24 0.32 Miles

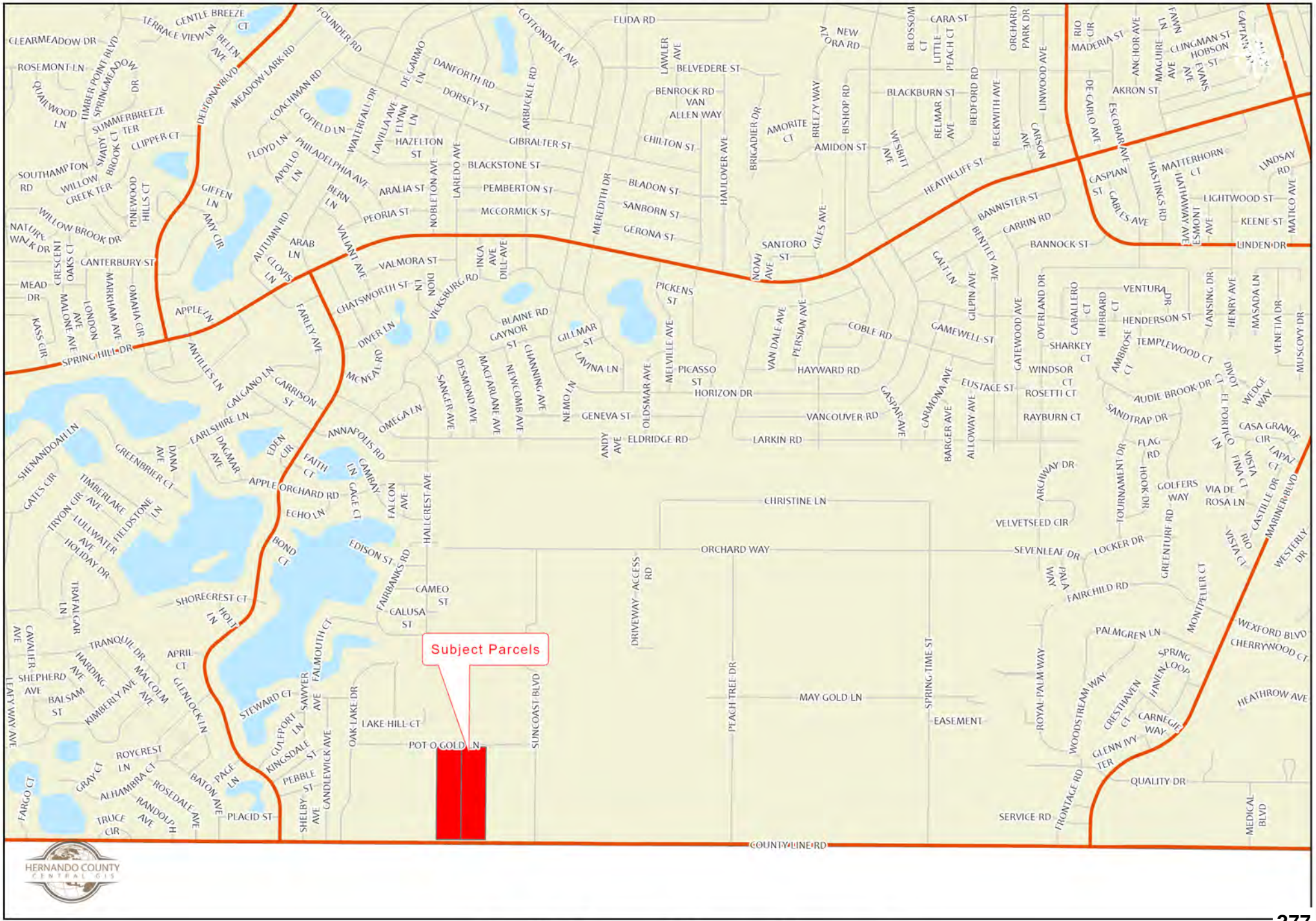
N W E S

Date of mapping: 02/05/2025

HERNANDO COUNTY CENTRAL GIS

H-25-01 AREA MAP

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



HERNANDO COUNTY CENTRAL GIS

0 0.13 0.25 0.5 0.75 1 Miles

H-25-01

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



HERNANDO COUNTY
CENTRAL GIS

Zoning:

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

City Zoning Pending



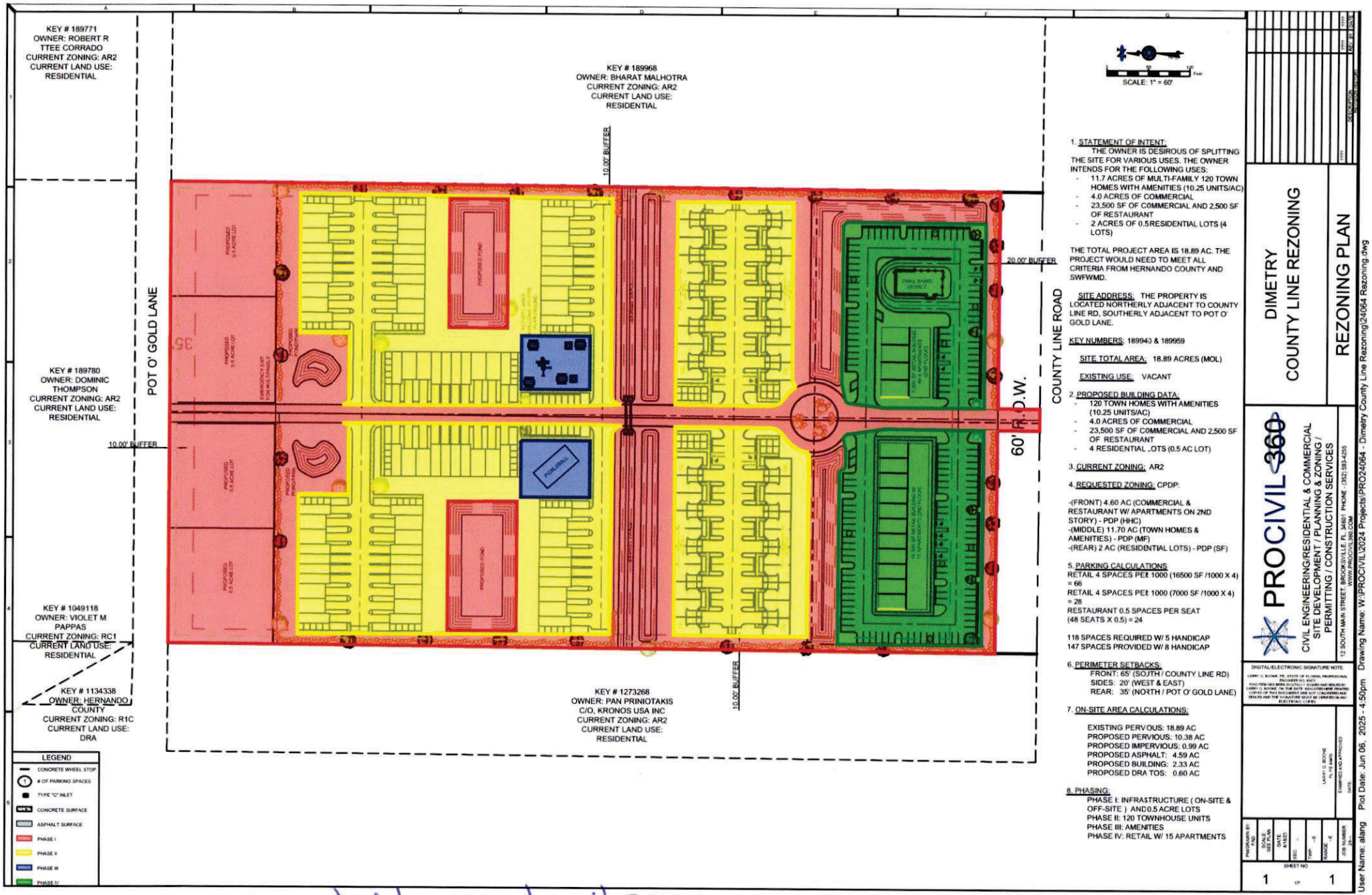
Hernando County Planning Department
Project date: 02/05/25

0 0.03 0.07 0.13 0.2 0.26 Miles

RECEIVED

APR 01 2025

HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION



SCALE: 1" = 60'

1. STATEMENT OF INTENT:
THE OWNER IS DESIROUS OF SPLITTING THE SITE FOR VARIOUS USES. THE OWNER INTENDS FOR THE FOLLOWING USES:
- 11.7 ACRES OF MULTI-FAMILY 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT
- 2 ACRES OF 0.5RESIDENTIAL LOTS (4 LOTS)

THE TOTAL PROJECT AREA IS 18.89 AC. THE PROJECT WOULD NEED TO MEET ALL CRITERIA FROM HERNANDO COUNTY AND SWFWMD.

SITE ADDRESS: THE PROPERTY IS LOCATED NORTHERLY ADJACENT TO COUNTY LINE RD, SOUTHERLY ADJACENT TO POT O' GOLD LANE.

KEY NUMBERS: 189940 & 189959

SITE TOTAL AREA: 18.89 ACRES (MOL)

EXISTING USE: VACANT

2. PROPOSED BUILDING DATA:
- 120 TOWN HOMES WITH AMENITIES (10.25 UNITS/AC)
- 4.0 ACRES OF COMMERCIAL
- 23,500 SF OF COMMERCIAL AND 2,500 SF OF RESTAURANT
- 4 RESIDENTIAL LOTS (0.5 AC LOT)

3. CURRENT ZONING: AR2

4. REQUESTED ZONING: CPDP:

-(FRONT) 4.60 AC (COMMERCIAL & RESTAURANT W/ APARTMENTS ON 2ND STORY) - PDP (HHC)
-(MIDDLE) 11.70 AC (TOWN HOMES & AMENITIES) - PDP (MF)
-(REAR) 2 AC (RESIDENTIAL LOTS) - PDP (SF)

5. PARKING CALCULATIONS
RETAIL 4 SPACES PER 1000 (16500 SF /1000 X 4) = 66
RETAIL 4 SPACES PER 1000 (7000 SF /1000 X 4) = 28
RESTAURANT 0.5 SPACES PER SEAT (48 SEATS X 0.5) = 24

118 SPACES REQUIRED W/ 5 HANDICAP
147 SPACES PROVIDED W/ 8 HANDICAP

6. PERIMETER SETBACKS:
FRONT: 65' (SOJTH / COUNTY LINE RD)
SIDES: 20' (WEST & EAST)
REAR: 35' (NORTH / POT O' GOLD LANE)

7. ON-SITE AREA CALCULATIONS:

EXISTING PERVOUS: 18.89 AC
PROPOSED PERVIOUS: 10.38 AC
PROPOSED IMPERVIOUS: 0.99 AC
PROPOSED ASPHALT: 4.59 AC
PROPOSED BUILDING: 2.33 AC
PROPOSED DRA TOS: 0.60 AC

8. PHASING:
PHASE I: INFRASTRUCTURE (ON-SITE & OFF-SITE) AND 0.5 ACRE LOTS
PHASE II: 120 TOWNHOUSE UNITS
PHASE III: AMENITIES
PHASE IV: RETAIL W/ 15 APARTMENTS

DIMETRY
COUNTY LINE REZONING

REZONING PLAN

PROCIVIL 360
CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT / PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
12 SOUTH MAIN STREET, BROOKSVILLE, FL. 34601 PHONE: (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

LARRY G. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 49471
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE, ON THE DATE ADJACENT TO THE STAMP. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOONE FL PE 49471
EXAMINED AND APPROVED
DATE

PROGRESS BY: FAP
SCALE: AS SHOWN
DATE: 4/18/23
SEC: -
TWP: -S
RANGE: -E
JOB NUMBER: 24-

SHEET NO.
1 OF 1

User Name: alang Plot Date: Jun 06, 2025 - 4:50pm Drawing Name: W:\PROCIVIL\2024 Projects\PRO24064 - Dimetry County Line Rezoning\24064 Rezoning.dwg

H2501- Presented by applicant@P&Z

Submitted @ PEZ H6501
Public Comment

1 of 1

File #
H-25-01

Steven & Raysa Anderson

8390 Lake Hill Ct.
Spring Hill, FL 34608
andesol@yahoo.com

June 9, 2025

Hernando County Development Services Department
1653 Blaise Dr.
Brooksville, FL 34601

To whom it may concern,

When we decided to move to FL in 2022, we made an important list of "must have" features that our future home should have. We did not want to compromise on the inclusion of any of the "must have" items because we believed this would be our final home purchase. Having the property overlook a natural setting was one such "must have" on our list. Raysa took on the huge task of finding some properties that checked off all the "must haves", and we were lucky enough to find our current home at 8390 Lake Hill Ct.

Changing the zoning on the land behind our home from AR-2 to PDP(GC) and PDP(SF) would completely eliminate what is one of the finest features of our home: the beautiful back yard that's bounded only by nature. Once we saw it, we knew we had found our home.

To eliminate that feature of our home is to eliminate the feature that drew us there in the first place. It was so difficult to find, and it would be a shame for it to be gone so shortly after our purchase. Virtually every day of the week, we enjoy the beautiful views

of nature from our backyard. Among the trees and bushes just beyond our yard, we have seen gopher tortoises, rabbits, coyotes, and wild turkeys and numerous other species who also call this small, wooded area home. For the peace and safety of us all, please reconsider this proposed zoning change.

Sincerely yours,

Steven and Raysa Anderson
8390 Lake Hill CT
Spring Hill, FL 34608

Lynne E summers
199 Oak Lake Drive
Spring Hill FL 34608



Hernando County Planning Department
1653 Blaise Drive
Brooksville FL 34601

June 9, 2025

To the Zoning Department,

I attended the June 9th zoning hearing regarding File Number H-25-01 and took the opportunity to speak about the alarming traffic conditions on County Line Road and the serious environmental impact this development will bring. I fully understand that development is inevitable—but what I strongly object to is the lack of thoughtful, proactive planning from the county when it comes to these large-scale projects.

It's no secret that Hernando County has been trying for years to transfer jurisdiction of County Line Road to the state, but those efforts have been unsuccessful, leaving the road in what's still referred to as "yellow." What's more concerning is learning that essential infrastructure—such as fire departments—has not even been allocated for these expansive developments.

Where is the common sense? In many counties across the country, developers are required to share the burden of infrastructure. They must install turn lanes, additional road capacity that aligns with future highway plans, and even contribute to—or build—fire stations when developments exceed a certain size. That's just responsible planning, especially in a disaster-prone state like Florida.

Unfortunately, at the hearing, I was not permitted to offer rebuttal after my three minutes. So I'll offer it here. A representative for the zoning request stated that residents of this new community could make left turns onto County Line Road either from the new development's entrance or via Suncoast Blvd. That suggestion is not only naive—it's dangerous. It makes no difference what road you use to take a left onto County Line; it's a daily hazard.

Currently, residents in Rainbow Hills Estates cut through neighboring subdivisions just to reach Waterfall Road and access a traffic light. But even that is no solution—Waterfall is a narrow two-lane road with an inadequate turn lane. Drivers impatiently swerve onto the shoulder to pass left-turning vehicles, often without slowing down. This is already a recipe for disaster, and we haven't even added the volume from the proposed development.

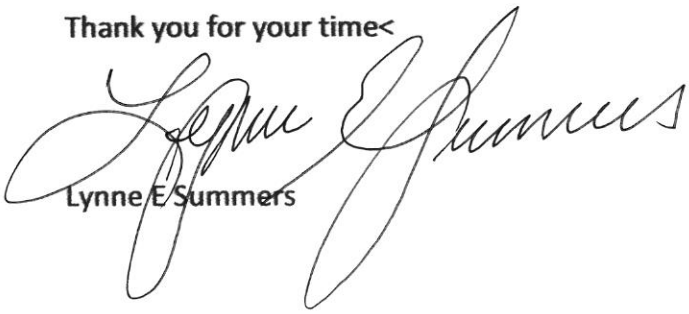
It was also mentioned that a portion of the undeveloped dirt road, "Pot of Gold," will be paved to the east. Even if the developer attempts to block access through the remaining undeveloped

section, people will find a way through. We already see drivers going off-road to bypass traffic—they won't hesitate to go around a blockade.

Without Hernando County taking a lead role in planning critical infrastructure, we are paving the way to chaos. Traffic collisions, delayed emergency responses, and preventable tragedies will follow. It doesn't have to be this way. With real planning and true partnerships—where developers contribute to the infrastructure they benefit from—growth can happen in a responsible, community-first manner.

Let's not wait for a catastrophe to act. Let's plan like our safety depends on it—because it does.

Thank you for your time<



Lynne E Summers

Opposition to proposal based on planning and zoning standards

I am here today representing the Rainbow Hills Estates HOA which is a community on the northwest corner on the proposal.

I respectfully ask that you vote 'NO' on the proposed development on County Line Rd.

This plan conflicts with Hernando's Future Land Use Element, specifically strategies 1.10B4 and 1.11B4, which prioritize controlled, low-intensity growth to preserve rural character and address urban sprawl prevention. This area known as El Pico is largely rural/agricultural, or single family homes . Many of its residents came to the area to escape exactly this type of development. Adjacent AR-zoned properties lack adequate buffers to manage the abrupt shift to this high-density urban use. The proposed six-foot vinyl fencing fails to protect the rural visual character, violating buffering standards meant to soften such transitions. No wetland study or environmental impact assessment has been conducted, leaving potential ecological harm unaddressed, which is reckless given the area's natural features. The high density and impervious surface coverage will strain storm water management systems, heightening flood risks and damaging wildlife habitats

critical to local biodiversity. Noise and light pollution from this intense development will disrupt the quiet, rural lifestyle of nearby residents. Surrounding property values will likely decline due to this incompatible use, as it clashes with the area's established character. Strategies 1.04B4 and 1.04B5 of the Future Land Use plan emphasize protecting rural zones and ensuring compatible development, but this project disregards those principles, pushing an urbanized footprint that erodes the community's identity. This fits the definition of 'urban sprawl' that the county's own plan tries to prevent. Approving this would set a precedent for ignoring the county's own planning framework. This development, as proposed, must be rejected to uphold Hernando's land use standards.

Thank You,

Signed,

Robert Weaver

Residential Category

Objective 1.04B: **The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.**

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Multi-Family Housing

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

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall

CPAM2202 - Proposed Revisions to the Future Land Use Element

Land Use Compatibility

Strategy 1.10 B (4): Review all land use applications for compatibility to include:

a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities;
b. Consideration of existing development patterns and approved development in the area;
c. Evaluation of existing proposed and anticipated transitions between land uses;
d. Consideration of environmental and cultural features and community characters;
e. Appropriate timing based on the availability of adequate public facilities/services;
f. Consistency with applicable specific area plans, corridor plans and redevelopment plans;
g. Limitations on building height and/or use of increased setbacks; and
h. Transition of density and intensity.

Strategy 1.10B (5): To promote compatible lot size and design and to mitigate potential incompatibilities, residential Master Plan applications will be reviewed for the following:

a. Use of undisturbed native vegetation as a suitable buffer;
b. Use of enhanced buffers to include supplemental trees and shrubs and/or perimeter fencing/walls;
c. Requirements for increased opacity of screening on the site perimeter;
d. Increased setbacks on the site perimeter;
e. The placement of smaller lots internal to the site;
f. The placement of larger lots, similar in size to adjoining lots, on the site perimeter;
g. Increased width of buffers on the site perimeter;
h. Limitations on density consistent with adjoining land uses;
i. Gradual transition of density and lot size; and
j. Proposed residential developments adjacent to residential uses shall demonstrate compatibility through the creation of a similar lot pattern, enhanced screening/buffering or other means. Maintenance and enhancement of rural, scenic, or natural view corridors shall also be a consideration in evaluating compatibility in this area.

Urban Sprawl Prevention

Strategy 1.11 B (4): The following information shall be required when considering rezoning requests in Rural neighborhoods:

a. A narrative describing how the proposed development will maintain and/or protect the existing rural neighborhood, to include:
    1. An analysis of adjacent conditions and proposed development which illustrates protection of the rural character;
    2. An analysis of the existing roadway network and other infrastructure which demonstrates minimal impact;
    3. The applicant shall conduct one (1) neighborhood meeting prior to the Planning and Zoning Commission hearing for citizen input on the proposed petition.

4. A description of the methods proposed protecting rural neighborhoods from the impacts upon adjacent uses that may affect the long-term viability of those neighborhoods. The impacts to be analyzed include unwanted light, noise, physical access, odor, and other disruptions;
5. An analysis of the impact upon, and compatibility with adjoining agricultural uses.; and
6. The need to include a homeowners or deed restriction for lots in the development that the development is adjacent to agricultural uses

Good afternoon Commissioners. My name is Brett LaFreniere...*(spell last name)*, and I have been sworn in.

As a voice for 61 families of Rainbow Hills Estates, I'm here to express strong opposition to the proposed rezoning petition on County Line Road.

While the residents of Rainbow Hills understand the importance of economic growth, this proposal is incompatible with both current infrastructure realities and the county's long-term planning documents.

First, as identified by the Florida Senate's Local Funding Initiative Request #2528 for FY24-25, County Line Road is not just another roadway...it's a major east-west artery linking US-19 to the Suncoast Parkway to US-41. It serves a critical role in our regional transportation network and also functions as a designated emergency evacuation route. As indicated in the last Florida Department of Transportation Traffic Engineering Analysis in 2000, this section of road is already strained. FDOT identified it is operating at a Level-D and projected it would decline to a Level-F by 2025, the lowest rating on their scale. Significant traffic congestion, further wear-and-tear, and increased accidents will be a certainty if this project moves forward.

Second, the Metropolitan Planning Organization's Long Range Transportation Plan specifically calls for widening this section of County Line into four lanes with a sidewalk. However, the proposed development directly conflicts. As an example, the developer is requesting a setback deviation of 75 feet, reducing the County's planning setback by 50 feet. Approving this would either compromise that expansion or force costly redesigns, placing an unnecessary burden on taxpayers and further delaying necessary improvements.

Third, the county's Future Land Use Element, Section 1.08B, explicitly requires that new development along this stretch produce low to moderate trip generation rates. This policy is not just a suggestion-it's a guideline intended to protect the long-term functionality and safety of County Line Road. Currently, there are two segments of County Line that are only 2 lanes, one of those is directly in front of the proposed development! The total development's density and intensity of 170 townhomes, 15 apartments, etc. which brings a minimum planning factor of 378 more vehicles to this stretch of road, which will amplify an already congested roadway, worsen commuter travel time, and increase evacuation times. This level of density is completely out of scale with what is currently appropriate for the area.

Finally, approving this development would set a dangerous precedent: allowing incompatible projects to override long-term planning, public safety concerns, and existing land use policy. We owe it to our

residents-and our first responders-to make decisions that are not only forward-looking, but grounded in the principles we've already agreed to as a community.

We strongly urge you to deny this proposal and ask the applicant to bring forward a plan that aligns with both our infrastructure capacity and our long-term vision for the area.

Thank you for your time and consideration.

FDOT Tampa Bay
Florida Department of Transportation

CR 578 (County Line Road) from east of East Road to Spring Time Street 257298-3-52-01

Project Details	
Work Type	Reconstruction
Phase	Design
Limits	From east of East Rd. to Spring Time St.
Length	2.6 miles
City	Spring Hill
County	Hernando Pasco
Road	County Line Rd
Design Cost	$3.6M
ROW Cost	$7M



About

This project will reconstruct CR 578 (County Line Road) from east of East Rd. to Spring Time St. from a two-lane road to a four-lane divided roadway along the border of Pasco and Hernando counties. A new sidewalk will be built on the north side and a shared-use path will be built on the south side of the road.

Right of way acquisition will be required for the roadway and drainage ponds.

The project is currently under design. Construction is not funded at this time.

Contact Information

Design Manager
Mary Lou Godfrey
813-981-3811
Marylou.Godfrey@dot.state.fl.us

Media Contact
Kris Carson
813-975-6060
Kristen.Carson@dot.state.fl.us

FDOT design 257298-3-52-01



RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Arsany 66th Street, LLC

FILE NUMBER: H-25-01

REQUEST: Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF) Planned Development Project (Single Family) with deviations

GENERAL LOCATION: North of County Line Road, South of Pot O' Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard

PARCEL KEY NUMBERS: 189940, 189959

REQUEST: Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AR-2 (Agricultural/Residential 2) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Jon Jouben
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
APPLICANT: Southern Valley Homes, LLC

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 2nd day of June, 2025.

(Signature of Notary Public) LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on June 9, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on August 5, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Southern Valley Homes, LLC
FILE NUMBER:	H-24-71
REQUEST:	AR-2(Agricultural Residential 2) to AC(Agricultural Commercial)
GENERAL LOCATION:	North side of Wiscon Road, approximately 670' east of California Street
PARCEL KEY NUMBER:	345736
APPLICANT:	Lance Lowery
FILE NUMBER:	H-24-81
REQUEST:	Rezoning from R1-A (Residential) and C-2 (Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage
GENERAL LOCATION:	Approximately 175' north of Cortez Boulevard, bounded by Mondon Hill Road and Raley Road.
PARCEL KEY NUMBER:	1181090, 1181081, 1181125, 822872
APPLICANT:	Meridien Development LLC Mark Keschl
FILE NUMBER:	H-24-82
REQUEST:	Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations
GENERAL LOCATION:	Northeast corner of Commercial Way and Spring Hill Drive
PARCEL KEY NUMBER:	411931
APPLICANT:	Arsany 66th Street, LLC
FILE NUMBER:	H-25-01
REQUEST:	Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION:	North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER:	189940, 189959

Notice Continues on Page 2

APPLICANT:	Alton B. Wingate
FILE NUMBER:	H-25-05
REQUEST:	Rezoning from AG (Agricultural) to PD-P(GC) Planned Development Project with a Special Exception for an Educational Facility
GENERAL LOCATION:	Northwest corner of Citrus Way and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	332367

APPLICANT:	Sunny Pines of Hernando LLC
FILE NUMBER:	H-25-07
REQUEST:	Re-Establish Master Plan on Property Zoned Combined Planned Development Project with C2 and R1MH Uses and deviations
GENERAL LOCATION:	Northwest corner of SR 50 and Mondon Hill Road
PARCEL KEY NUMBER:	370360

APPLICANT:	Britton and Kayla Cox
FILE NUMBER:	H-25-11
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Double frontage on Yellow Frog Ave and Palmdale Road
PARCEL KEY NUMBER:	610173

APPLICANT:	Jorge Sabater
FILE NUMBER:	H-25-12
REQUEST:	Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial)
GENERAL LOCATION:	North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd.
PARCEL KEY NUMBER:	998870

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: May 30, 2025

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

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NOTICE OF PUBLIC HEARING

in the matter of
APPLICANT: Southern Valley Homes, LLC

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 2nd day of June, 2025.

(Signature of Notary Public) LISA M. MACNEIL
NOTARY PUBLIC STATE OF FLORIDA
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

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FILE NUMBER:	H-25-07
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APPLICANT:	Britton and Kayla Cox
FILE NUMBER:	H-25-11
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
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/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: May 30, 2025

Board of County Commissioners:

On August 5, 2025, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a postponement to the October 7, 2025, hearing date to allow the petitioner the opportunity to discuss impacts of County Line Road on the proposed development. All readvertising costs shall be the burden of the applicant.

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-128 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

in the matter of
BOCC Public Hearing on October 7, 2025

was published in said newspaper by print in the issue(s) of:
September 26, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on September 26, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 29th day of September, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-128

NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on October 7, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Arsany 66th Street, LLC
FILE NUMBER: H-25-01
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GENERAL LOCATION: North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER: 189940, 189959

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: September 26, 2025

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16325
Legal Request Number: 2025-446-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Ady Garcia Rabeiro and Samuel Medina Rivera for Property Located on Riverview Drive (H2519)

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

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	July 14,2025
	Board of County Commissioners:	September 2, 2025
	Planning and Zoning Commission:	August 11, 2025
	Board of County Commissioners:	October 7, 2025
APPLICANT:	Ady Garcia Rabeiro, Samuel Medina Rivera	
FILE NUMBER:	H-25-19	
REQUEST:	Rezoning from R-1C (Residential) to AR(Agricultural/Residential)	
GENERAL LOCATION:	Northeast corner of Riverview Drive and Elaine Drive	
PARCEL KEY NUMBER(S):	749159, 32645, 749140	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of this property from R-1C (Residential) to AR (Agricultural/Residential) to allow a small hobby farm. The petitioner has not indicated a time frame for development.

SITE CHARACTERISTICS

Site Size: 6.5 acres

Surrounding Zoning & Land Uses:

Nouth:	R-1C	Undeveloped
South:	R-1C	Undeveloped
East:	R-1C	Undeveloped
West:	R-1C	Undeveloped

Current Zoning: R-1C (Residential)

Future Land Use Map Designation: Rural

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater service are not available. HCUD has no objection to the zoning change from R-1C (Residential) to AR (Agricultural/Residential) to allow a small hobby farm.

Comment: The parcels shall be subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW
The subject parcels are located on the northeast corner of Riverview Drive and Elaine Drive. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The subject parcels will be limited to one (1) driveway.
- Site development must comply with Hernando County Facility Design Guideline standards and meet all Land Development Code requirements.

LAND USE REVIEW
Minimum AR (Agricultural/Residential) Building Setbacks:

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

The AR (Agricultural/Residential) district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR (Agricultural/Residential) zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:
   (1) Permitted uses:
      (a) All agricultural/residential districts:
         i. Aquaculture
         ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
         iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
         iv. Horticultural specialty farms, including the cultivation of crops.
         v. Accessory structures related to the principal use of the land.
         vi. Pigeon aviaries with a maximum of one thousand five hundred (1,500) square feet of area devoted to housing pigeons per acre.
         vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.
      (b) Agricultural/Residential:
         i. Single-family dwellings

COMPREHENSIVE PLAN REVIEW
The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

Future Land Use Map, Rural Category

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

Strategy 1.04C(2): The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

Strategy 1.04C(3): Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy.

***Comments*:** The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

FINDING OF FACTS

The request for AR (Agricultural/Residential) zoning is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

NOTICE OF APPLICANT RESPONSIBILITY

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

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

STAFF RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION:
On August 11, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-19 Official Date Stamp:

RECEIVED
APR 23 2025
Hernando County Development Services
Zoning Division

Application to Change a Zoning Classification

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

Date: _____

APPLICANT NAME: Ady GARCIA Rabeiro - Samuel Medina Rivera
Address: Riverview DR Webster
City: Webster Hernando County State: FL Zip: 33597
Phone: (727)565-7612 Email: adelarabeiro@gmail.com
Property owner's name: *(if not the applicant)* Ady GARCIA RABEIRO - SAMUEL Medina Rivera

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

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

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): #749159 #32645 #749140
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: RMC
4. Desired zoning classification: AR
5. Size of area covered by application: _____
6. Highway and street boundaries: Elaine DR
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: none)

PROPERTY OWNER AFFIDIVAT

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

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

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

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of April, 2025, by Ady Garica Rabeiro/Samuel Medina Rivera who is ☐ personally known to me or ☑ produced FLDL as identification.

Robin Reinhart
Signature of Notary Public

ROBIN ANDREA REINHART
MY COMMISSION # HH 309051
EXPIRES: September 6, 2026

Notary Seal/Stamp

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

MEDINA RIVERA SAMUEL, GARCIA RABEIRO ADY

Parcel Key 749159(1.2 Acres), 749140(1.20 Acres), and 32645 (4.1 Acres)

Request to rezone our property from R1C to AR(Agricultural Residential) for all 6.5 acres. So that we can have a small hobby farm.


RIVERVIEW DR
ELAINE DR
44
31432
45
31441
46
31450
1
32645
2
856498
18
856568
17
856559
16
749159
15
749140
18
834253
17
31860
3
692156
4
692165
5
856504
1
32690
2
611065
3
611083
1
32716
13
32681
30
31423

H-25-19

Photo date: 2023

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



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-19
Version Date: 12/09/2022



H-25-19
FLU Riverine District
Regional Commercial

FLU

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

Future Land Use Map

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

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

0 0.04 0.08 0.16 0.24 0.32 Miles

N W E S

Date of mapping: 05/12/2025

HERNANDO COUNTY CENTRAL GIS

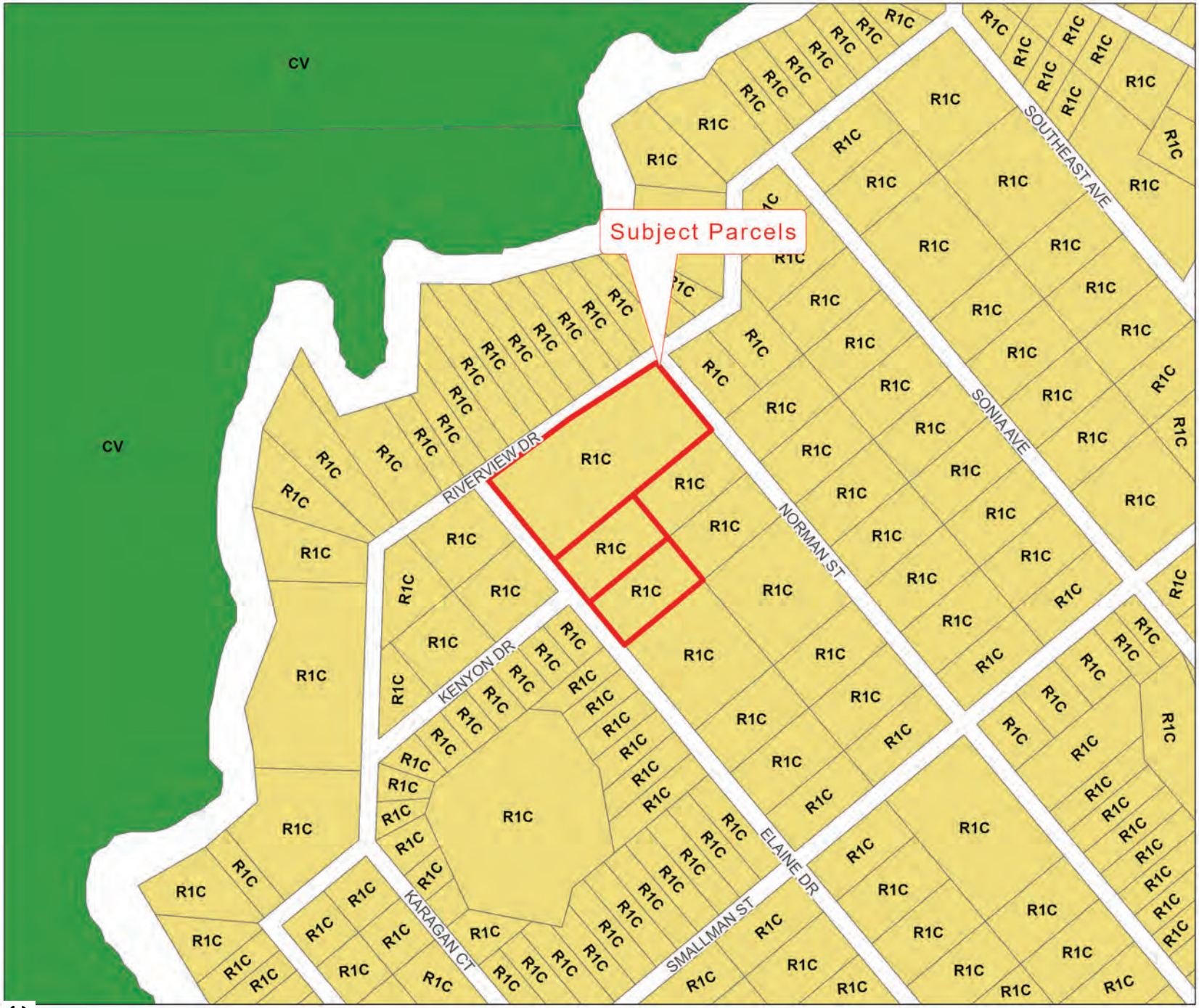
H-25-19 AREA MAP

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



H-25-19

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



HERNANDO COUNTY
CENTRAL GIS

Zoning:

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

City Zoning Pending



ando County Planning Department
Project date: 05/12/25

0 0.03 0.07 0.13 0.2 0.26 Miles

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Ady Garcia Rabeiro and Samuel Medina Rivera

FILE NUMBER: H-25-19

REQUEST: Rezoning from R-1C (Residential) to AR(Agricultural/Residential)

GENERAL LOCATION: Northeast corner of Riverview Drive and Elaine Drive

PARCEL KEY NUMBERS: 749159, 32645, 749140

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Michael Cowan
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION & BOARD OF COUNTY COMMISSIONERS

in the matter of
APPLICANT: Society Hill Capital Partner LLC

was published in said newspaper by print in the issue(s) of:
August 1, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 1, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 4th day of August, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on August 11, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on October 7, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Society Hill Capital Partner LLC
FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station

GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500 feet east of US Hwy 41
PARCEL KEY NUMBER: 337399, 338423, 1355893

APPLICANT: Ady Garcia Rabeiro and Samuel Medina Rivera
FILE NUMBER: H-25-19
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION: Northeast corner of Riverview Drive and Elaine Drive
PARCEL KEY NUMBER: 749159, 32645, 749140

APPLICANT: The Home Depot U.S.A., Inc.
FILE NUMBER: H-25-21
REQUEST: Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial)
GENERAL LOCATION: Northeast Corner of County Line Road and Oak Chase Boulevard
PARCEL KEY NUMBER: 1712800, 1712819, 1712891, 1712882, 1712828, 1712837, 1712846

APPLICANT: Hernando County on behalf of YouThrive
FILE NUMBER: H-25-30
REQUEST: Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily)
GENERAL LOCATION: South side of Spring Hill Drive, approximately 453 feet West of Acorn Circle
PARCEL KEY NUMBER: 230315

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: August 1, 2025

BOCC ACTION

On August 7, 2025, the Board of County Commissioners voted 4-0 to adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

INSTR #2025084835 BK: 4644 PG: 1122 Page 1 of 2
FILED & RECORDED 12/10/2025 8:50 AM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2025 - 168

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Ady Garcia Rabeiro and Samuel Medina Rivera

FILE NUMBER: H-25-19

REQUEST: Rezoning from R-1C (Residential) to AR(Agricultural/Residential)

GENERAL LOCATION: Northeast corner of Riverview Drive and Elaine Drive

PARCEL KEY NUMBERS: 749159, 32645, 749140

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from R-1C (Residential) to AR (Agricultural/Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 7th DAY OF October 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prouse, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: for
Brian Hawkins
Chairman

(SEAL) BOARD OF COUNTY COMMISSIONERS SEAL HERNANDO COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Michael Cowan
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16327
Legal Request Number: 2025-446-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Hernando County Board of County Commissioners for Property Located on Spring Hill Drive (H2530)

RESULT:	**ADOPTED**
MOVER:	Steve Champion
SECONDER:	Ryan Amsler
ABSENT:	Hawkins

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	August 11, 2025
	Board of County Commissioners:	October 7, 2025
APPLICANT:	Hernando County Board of County Commissioners	
FILE NUMBER:	H-25-30	
REQUEST:	Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily)	
GENERAL LOCATION:	South side of Spring Hill Drive, approximately 453 feet West of Acorn Circle	
PARCEL KEY NUMBER(S):	230315	

APPLICANT'S REQUEST

The Hernando County Board of County Commissioners voted to donate the subject parcel to YouThrive for the construction of a duplex as part of its House to Home affordable housing program. Following the donation, it was discovered that the current zoning designation does not permit duplexes. As a result, a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) is required.

SITE CHARACTERISTICS

Site Size	0.2 acres	
Surrounding Zoning; Land Uses	North:	PDP(GHC) with C-2 uses; Existing Retail Development
	South:	PDP(SF); Existing Residential Development
	East:	PDP(SF); Existing Residential Development
	West:	PDP(SF); Existing Residential Development
Current Zoning:	PDP(SF) Planned Development Project (Single Family)	
Future Land Use Map Designation:	Residential	

ENVIRONMENTAL REVIEW

The site is a single parcel within the existing Kass Circle community. No environmental issues are anticipated with the construction of a duplex on the subject site.

LAND USE REVIEW

The petitioner will be required to meet all applicable setbacks in accordance with the R-3 (Residential) zoning district standards. A preliminary site plan has been submitted to the Planning Division, and no deviations are needed to construct the proposed duplex.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Kass Circle Center Neighborhood

Objective 1.06C: The Kass Circle Center Neighborhood is identified by and encompassed within the adopted Kass Circle Vision Plan.

Comments: The requested rezoning is consistent with the Residential category of the Future Land Use Map. Additionally, the request aligns with the Kass Circle Vision Plan and the adopted Kass Circle Community Redevelopment Area Plan.

FINDINGS OF FACT

The rezoning request from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) is appropriate based on its consistency with the Comprehensive Plan, the Kass Circle Community Redevelopment Area Plan, and the Kass Circle Vision Plan. The proposed use is compatible with surrounding land uses and does not require any deviations from the Land Development Regulations.

NOTICE OF APPLICANT RESPONSIBILITY

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

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

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend that the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily), subject to the following performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable agencies, comply with all applicable land development regulations, and complete all required development review processes prior to construction or use of the property.
2. The petitioner shall comply with all required setbacks in accordance with the R-3 (Residential) zoning district standards.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 11, 2025, the Planning and Zoning Commission voted 3-0 to recommend that the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily), subject to the following unmodified performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable agencies, comply with all applicable land development regulations, and complete all required development review processes prior to construction or use of the property.
2. The petitioner shall comply with all required setbacks in accordance with the R-3 (Residential) zoning district standards.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

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

Date: 07/08/2025

APPLICANT NAME: Hernando County Board of County Commissioners
Address: 15470 Flight Path Drive
City: Brooksville State: FL Zip: 34601
Phone: _____ Email: jrogers@hernandocounty.us
Property owner's name: *(if not the applicant)* _____

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

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 230315
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: PDP(SF)
4. Desired zoning classification: PDP(MF)
5. Size of area covered by application: 0.17 acres
6. Highway and street boundaries: Spring Hill Drive
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☑ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

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

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

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

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 9 day of July, 2025, by Jeffrey Rogers who is personally known to me or produced _____ as identification.

_____
Signature of Notary Public

JESSICA WRIGHT
Notary Public - State of Florida
Commission # HH 206564
My Comm. Expires Dec 12, 2025
Bonded through National Notary Assn.

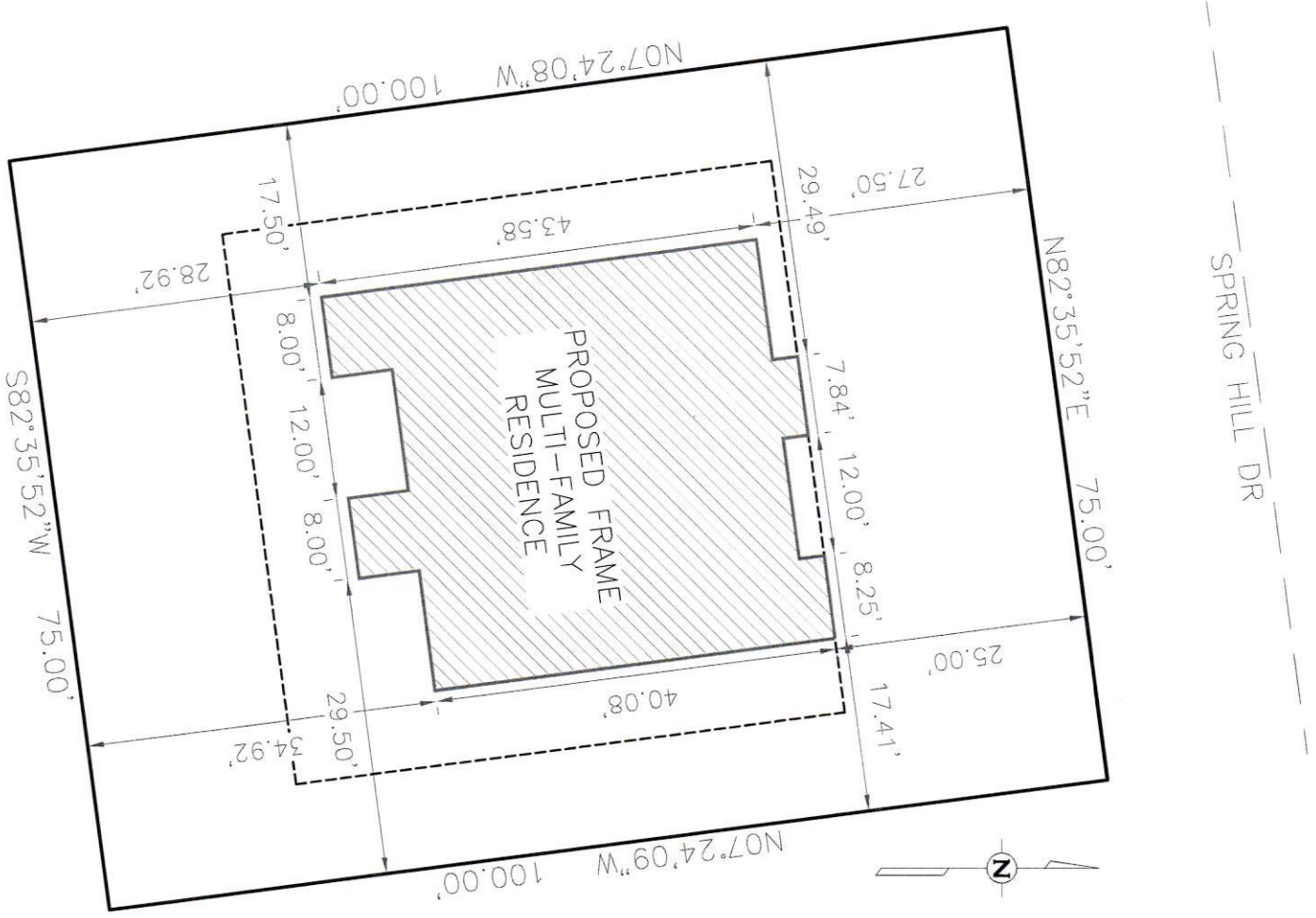
Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

Rezoning Narrative – H2530

The Hernando County Board of County Commissioners donated the subject site (Key No. 230315) to YouThrive to allow them to develop a duplex for affordable housing. The property is currently zoned PDP(SF) Planned Development Project (Single Family) and must be rezoned to PDP(MF) Planned Development Project (Multifamily) for the duplex to constructed.

The site plan as provided meets all required setbacks; no deviations are required for this rezoning action.



HOLMES DRAFTING SERVICES, LLC EXPRESSLY RESERVES THE EXCLUSIVE COMMON LAW COPYRIGHT AND PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN CONSENT.

FILE LOCATION: C:\USERS\LWS\DESKTOP\SMITH\SMITH.DWG PROJECT DWG THAT WE FURNISH/SPRING HILL DR/SPRING HILL DR

DRAWN BY: LWS	SCALE: 1/8" = 1'-0"	CUSTOMER: SPRING HILL DR	Holmes Drafting Services, LLC 4542 COMMERCIAL WAY SPRING HILL, FL. (352) 701-2637	DATE / REVISION DESCRIPTION / INITIAL
CHECKED BY:	SAVED DATE: 5/27/2025 09:48	PARCEL #: 32-23-17-5020-0119-0040		
PAGE: L1	SITE PLAN	ADDRESS: 7320 & 7322 SPRING HILL DR SPRING HILL 34606		

THESE PLANS HAVE BEEN DESIGNED FOR OWNER-BUILDER USE.

H0530

H-25-30

Photo date: 2023

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

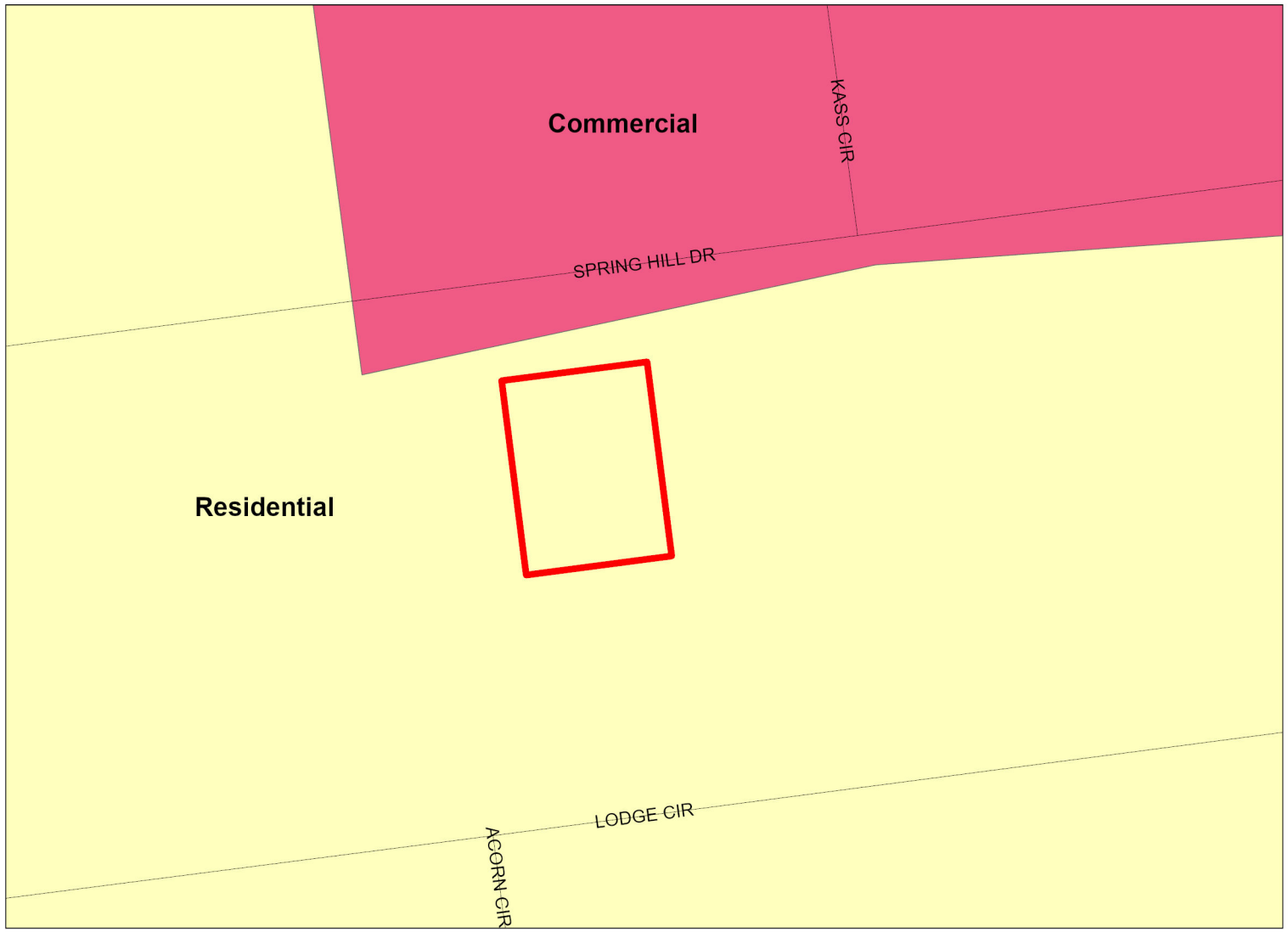


0 0.01 0.01 0.02 0.03 0.04
Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-30

Version Date: 12/09/2022



H-25-30
FLU Riverine District
Regional Commercial

FLU

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

Future Land Use Map

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

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

0 0.01 0.01 0.02 0.03 0.04 Miles

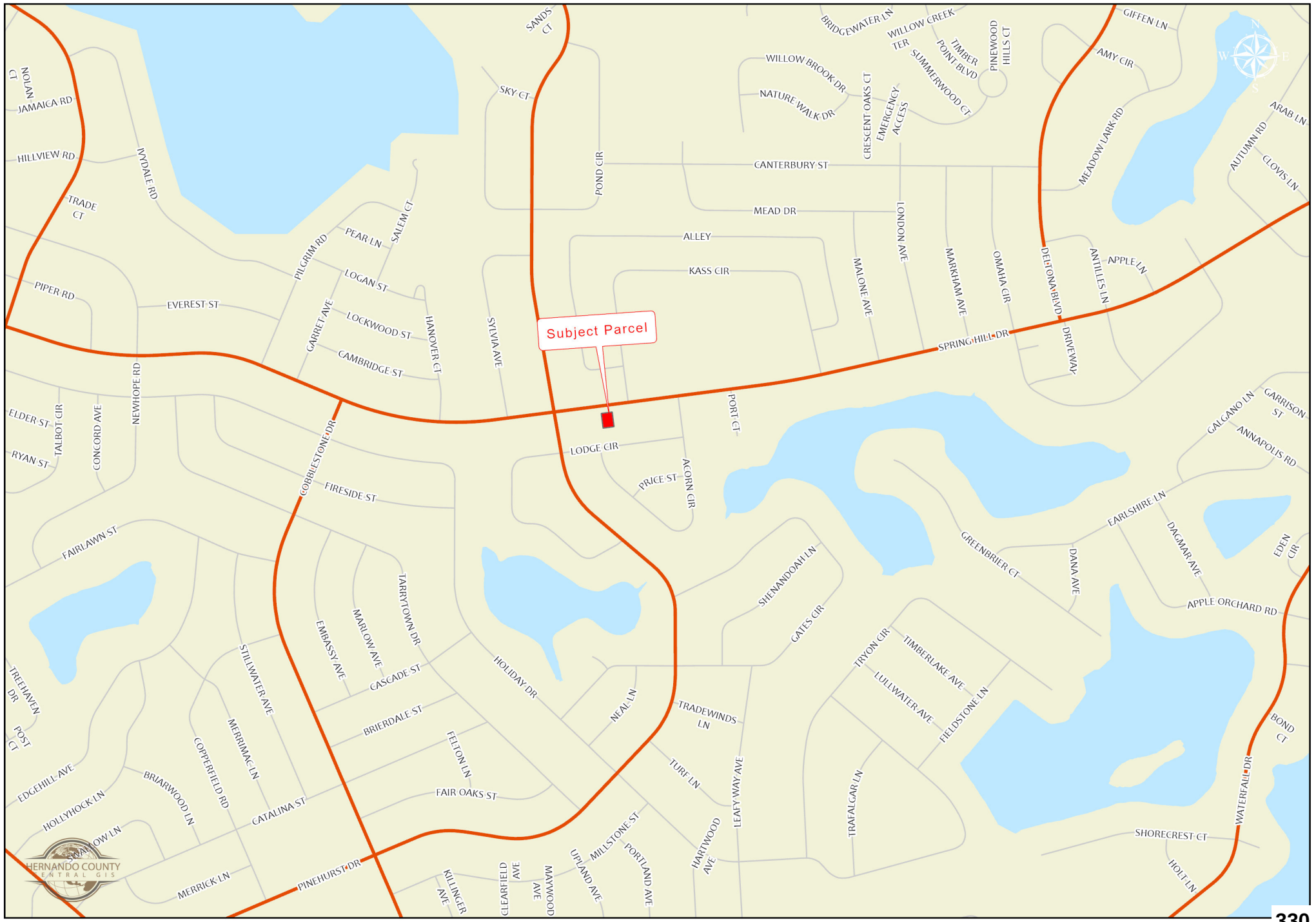
N W E S

Date of mapping: 07/29/2025

HERNANDO COUNTY CENTRAL GIS

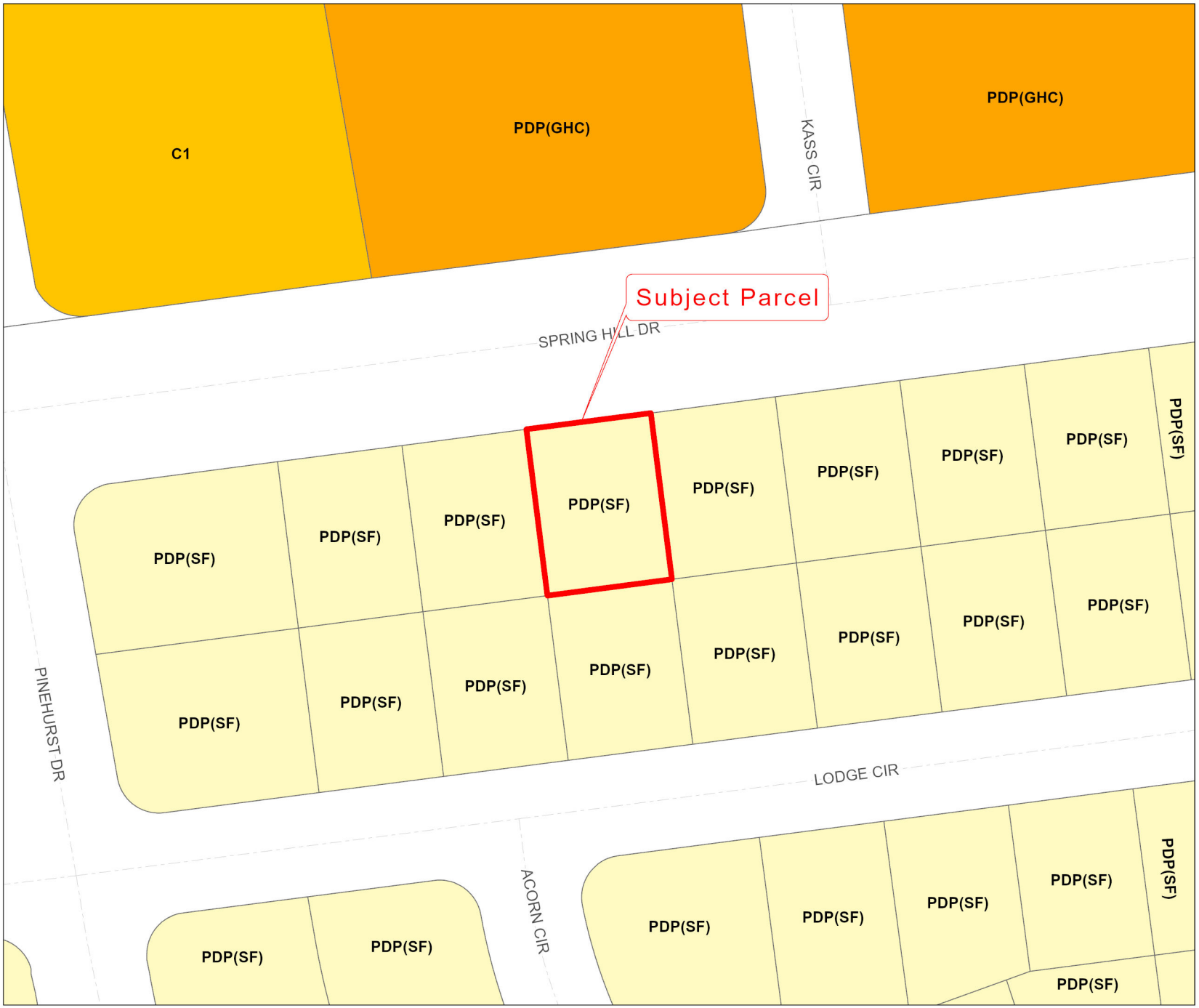
H-25-30 AREA MAP

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



H-25-30

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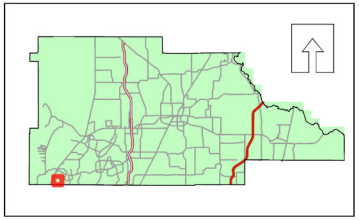


HERNANDO COUNTY
CENTRAL GIS

Zoning:

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

City Zoning Pending



Hernando County Planning Department
Project date: 07/29/2025

0 0.01 0.01 0.02 0.03 0.04 Miles

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Nicholas R. Hermes, hereby disclose that on August 11th, 20 25:

(a) A measure came or will come before my agency which (check one or more)

X inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

H-25-30
REZONING OF PROPERTY FROM SINGLE FAMILY TO MULTI-FAMILY.
A COMPANY I HAVE A 90% INTREST IN IS UNDER CONTRACT TO BUILD THE PROPOSED STRUCTURE.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

8/11/25
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
HOLMES NICHOLAS RYAN	PLANNING + ZONING COMMISSION
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
2392 COMMERCIAL WAY #194	☐ CITY ☒ COUNTY ☐ OTHER LOCAL AGENCY
CITY / COUNTY	NAME OF POLITICAL SUBDIVISION:
SPRING HILL / HERNANDO	COUNTY COMMISSION
DATE ON WHICH VOTE OCCURRED	MY POSITION IS
AUGUST 11 2025	☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: H2530
Date:	Friday, August 8, 2025 1:21:19 PM

From: C Kelly <kelly.doncheryl@gmail.com>
Sent: Friday, August 8, 2025 12:15 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: H2530

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing for a few reasons about the upcoming P&Z meeting on August 11, H2530. I would also like this to be included the records for discussion.
I noticed that Holmes Drafting Services drew up the plans for this project. I assume this is Nick Holmes business and Nick is also on the P & Z commission.
Shouldn't he recuse himself in the vote for this rezoning request? This rezoning request is surrounded by single family homes and should remain that way.
I would also like to share pictures of two specimen trees and hope this commission will help enforce the correct permitting as listed in Chapter 10, Community Appearance, Article ll Landscaping. Especially section 10–23 through 10-36. Some county officials are aware of at least one of the trees but there are two. If this is rezoned why wouldn't the builder want to provide some natural shade, history and protection to these trees that have survived all these years in two lucky families backyards. If not and the size requirements can't be met they should be paying into the landscape fund. One tree is -26" and the other is 28". A specimen tree is 18" and less than 36". Cheryl Kelly

From:	Planning Resource Object
To:	Michelle Miller; Victoria Via
Subject:	FW: Legal Issue with rezoning Acorn Circle
Date:	Tuesday, August 5, 2025 10:57:58 AM

From: Hope Americo Tinsley <hatinsley@hatmgt.com>
Sent: Tuesday, August 5, 2025 10:14 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Legal Issue with rezoning Acorn Circle

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received the Notice of Public Hearing regarding rezoning located on the south side of Spring Hill Drive,453 feet west of Acorn Circle.

We own a property on Pinehurst and we have a individual there who is classified in Florida as a "Sex Offender". He lives in our home with family on Pinehurst and has for a long time. We believe the "You Thrive" community would incorporate children.
We wanted the county to be aware of the circumstances prior to moving forward with the zoning change.
Below please find the relevant Statute I am referring to.

Kind Regards

Hope Tinsley

In Florida, certain sex offenders are restricted from living within 1,000 feet of schools, child care facilities, parks, playgrounds, or other places where children regularly congregate. This restriction is specifically outlined in Florida Statute 948.30(1)(b). The distance is measured in a straight line from the offender's residence to the nearest boundary of the designated area.

Hope Americo Tinsley hatinsley@hatmgt.com 973.985.9199


Future
Home
Site





RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Hernando County Board of County Commissioners

FILE NUMBER: H-25-30

REQUEST: Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily)

GENERAL LOCATION: South side of Spring Hill Drive, approximately 453 feet West of Acorn Circle

PARCEL KEY NUMBERS: 230315

REQUEST: Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Michael Cowan
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING PLANNING AND ZONING COMMISSION & BOARD OF COUNTY COMMISSIONERS

in the matter of
APPLICANT: Society Hill Capital Partner LLC

was published in said newspaper by print in the issue(s) of:
August 1, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 1, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 4th day of August, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on August 11, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on October 7, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: Society Hill Capital Partner LLC
FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station

GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500 feet east of US Hwy 41
PARCEL KEY NUMBER: 337399, 338423, 1355893

APPLICANT: Ady Garcia Rabeiro and Samuel Medina Rivera
FILE NUMBER: H-25-19
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION: Northeast corner of Riverview Drive and Elaine Drive
PARCEL KEY NUMBER: 749159, 32645, 749140

APPLICANT: The Home Depot U.S.A., Inc.
FILE NUMBER: H-25-21
REQUEST: Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial)
GENERAL LOCATION: Northeast Corner of County Line Road and Oak Chase Boulevard
PARCEL KEY NUMBER: 1712800, 1712819, 1712891, 1712882, 1712828, 1712837, 1712846

APPLICANT: Hernando County on behalf of YouThrive
FILE NUMBER: H-25-30
REQUEST: Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily)
GENERAL LOCATION: South side of Spring Hill Drive, approximately 453 feet West of Acorn Circle
PARCEL KEY NUMBER: 230315

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: August 1, 2025

BOCC ACTION

On October 7, 2025, the Board of County Commissioners voted 4-0 to adopt a resolution approving the petitioner's request for a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily), subject to the following unmodified performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable agencies, comply with all applicable land development regulations, and complete all required development review processes prior to construction or use of the property.
2. The petitioner shall comply with all required setbacks in accordance with the R-3 (Residential) zoning district standards.

Gmail [redacted]

H2530

C Kelly <[redacted]> Fri, Aug 8, 2025 at 12:15 PM
To: planning@co.hernando.fl.us

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I noticed that Holmes Drafting Services drew up the plans for this project. I assume this is Nick Holmes business and Nick is also on the P & Z commission.
Shouldn't he recuse himself in the vote for this rezoning request? This rezoning request is surrounded by single family homes and should remain that way.
I would also like to share pictures of two specimen trees and hope this commission will help enforce the correct permitting as listed in Chapter 10, Community Appearance, Article II Landscaping. Especially section 10–23 through 10-36. Some county officials are aware of at least one of the trees but there are two. If this is rezoned why wouldn't the builder want to provide some natural shade, history and protection to these trees that have survived all these years in two lucky families backyards. If not and the size requirements can't be met they should be paying into the landscape fund. One tree is -26" and the other is 28". A specimen tree is 18" and less than 36". Cheryl Kelly

3 attachments



IMG_5808.jpeg
4665K



IMG_5809.jpeg
6400K



IMG_5812.jpeg
8546K

H2530



H6530

INSTR #2025083114 BK: 4641 PG: 1430 Page 1 of 2
FILED & RECORDED 12/3/2025 1:40 PM LS Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50

RESOLUTION NO. 2025 - 169

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Hernando County Board of County Commissioners

FILE NUMBER: H-25-30

REQUEST: Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily)

GENERAL LOCATION: South side of Spring Hill Drive, approximately 453 feet West of Acorn Circle

PARCEL KEY NUMBERS: 230315

REQUEST: Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 7th DAY OF October 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Rhuse, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: Jay Ayshell for
Brian Hawkins
Chairman

(SEAL) BOARD OF COUNTY COMMISSIONERS SEAL HERNANDO COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Michael Cowan
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16383
Legal Request Number: LR2022-051
Bid/Contract Number:

TITLE

Ordinance Amending Ordinance No. 2022-12, Expanding Boundaries of Waterford Community Development District

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Ryan Amsler
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

Board of County Commissioners

AGENDA ITEM

Meeting: 05/10/22 09:00 AM
Department: Planning
Prepared By: Ronald Pianta

Initiator: Ronald Pianta
DOC ID: 19575
Legal Request Number: LR 22-051
Bid/Contract Number:

TITLE

Ordinance Establishing Waterford Community Development District

BRIEF OVERVIEW

The County has received a petition to establish the Waterford Community Development District (CDD) on approximately 296 acres. The Board of County Commissioners is required to hold a public hearing and make the following findings to grant the petition to establish the CDD:

1. The statements in the petition have been found to be true and correct.
2. The establishment of the CDD is consistent with the local comprehensive plan.
3. The area of land proposed for the CDD is of sufficient size, sufficiently compact, and sufficiently contiguous to be developed as a functional community.
4. The CDD is the best alternative for delivering CDD services and facilities to be served by the district.
5. The CDD services and facilities are compatible with the capacity and uses of the existing local and regional services and facilities.
6. The area to be served is amenable to the establishment of the CDD.

In addition, the petitioner is requesting the authority under Chapter 190.012, F.S. to provide the following special services allowed subject to Board approval:

1. Parks and recreation powers in accordance 190.12(2)(a), F.S.
2. Security powers in accordance with 190.12(2)(d), F.S.

The Board will need to review the request in accordance with the standards and requirements contained in Chapter 190, Florida Statutes, conduct a public hearing on the request, and determine whether to adopt the associated ordinance establishing the Waterford Community Development District (CDD).

FINANCIAL IMPACT

LEGAL NOTE

The Board has the authority to consider this item under Chapters 125 and 190, Florida Statutes.

RECOMMENDATION

It is recommended that the Board consider the statutory criteria in Section 190.005(1)(e), F.S. and the request for additional authority under Section 190.012(2), F.S., conduct a public hearing, and determine whether to adopt the ordinance creating the Waterford Community Development District (CDD).

REVIEW PROCESS

Ronald Pianta	Completed	04/18/2022 3:11 PM
Toni Brady	Completed	04/27/2022 8:27 PM
Pamela Hare	Completed	04/13/2022 9:44 AM
Kyle J. Benda	Completed	04/13/2022 10:41 AM
Jenine Wimer	Completed	04/28/2022 9:28 AM
Tobey Phillips	Completed	04/29/2022 9:10 AM
Jeffrey Rogers	Completed	05/01/2022 8:47 PM
Colleen Conko	Completed	05/02/2022 12:20 PM
Board of County Commissioners	Pending	05/10/2022 9:00 AM

ORDINANCE NO. 2022 - 12

AN ORDINANCE ESTABLISHING THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Oak Hill Land LLC, a Florida limited liability company ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County, Florida ("County") adopt an Ordinance establishing the Waterford Community Development District pursuant to Chapter 190, *Florida Statutes* ("District"), and designating the real property described in **EXHIBIT A**, attached hereto, as the area of land for which the District is authorized to manage and finance applicable service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **EXHIBIT A**, attached hereto, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:

Section 1. Findings of Fact.

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance.

2. All statements contained in the Petition are true and correct.

3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan.

4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.

5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.

6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*.

2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*.

3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes.*

Section 3. Creation, Boundaries, and Powers. There is hereby created the Waterford Community Development District for the area of land described in **EXHIBIT A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006 through 190.041, *Florida Statutes.*

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

1. Ron Bastyr
2. Shane O'Neil
3. Cheri O'Neil
4. Cole Bastyr
5. Ryan O'Neil

Section 5. Severability. It is the intention of the Board of County Commissioners of Hernando County, Florida, that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made part of Article II, Chapter 10.5, of the Code of Ordinances, Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall be effective immediately upon receipt of

acknowledgment from the office of the Secretary of State that this Ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, in Regular Session this 10th day of May, **2022**.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Kruppe, D.C.
for DOUGLAS A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA SEAL

By: _____
STEVE CHAMPION
Chairman

Approved for Form and Legal Sufficiency
Shannon Ellis
County Attorney's Office

EXHIBIT A

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION FOR WATERFORD CDD BOUNDARY:

TRACT-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00'00"W, 302.12 FEET; THENCE N00°00'00"W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING. CONTAINING 187.01 ACRES MORE OR LESS.

TRACT-2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E, 72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W,145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF

65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 109.38 ACRES MORE OR LESS.

TOTAL ACRES 296.39 MORE OR LESS.

Petition to Expand the Boundaries of the

Waterford
Community Development District

June 4, 2025

Submitted by:
STRALEY ROBIN VERICKER
Attorneys at Law
1510 West Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400
Cari A. Webster, Esq.
CWebster@srvlegal.com
Lynn A. Carver, Paralegal
lcarver@srvlegal.com

Petition

PETITION TO EXPAND THE BOUNDARIES OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Waterford Community Development District (the "District"), petitions the Board of County Commissioners of Hernando County, Florida ("Hernando County"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to amend Ordinance No. 2022-12 adopted by the Board of County Commissioners of Hernando County, Florida on May 10, 2022 (the "Ordinance"), for purposes of expanding the boundaries of the District, and designating the area for which the District is authorized to manage and finance the delivery of basic community infrastructure services. The District desires to include a previously identified parcel that was a proposed addition to the District at the time of its establishment, pursuant to Florida Statutes, 190.046(1)(h).

Section 190.046(1)(h), Florida Statutes, authorizes the District to file this petition to expand its boundaries to bring into the District a previously identified parcel, which is known as the "Casitas Parcel". Accordingly, the Petitioner states as follows:

1. Petitioner is Waterford Community Development District.

2. Resolution Number 2025-08 authorizing the boundary amendment of the District and the submittal of a petition to amend the boundaries of the District by the Board of Supervisors of the District is attached as **Exhibit A**.

3. The current land area contained in the District consists of approximately 296.39 acres, more or less, and is located entirely within the unincorporated portion of Hernando County, Florida. A map showing the general location of the project and an aerial photograph are attached as **Composite Exhibit B**.

4. The District is petitioning to expand its boundaries by adding a parcel of land into the District, which is approximately 27.58 acres, more or less, as described in **Exhibit C** (the **"Casitas Parcel"**). After the boundary has been expanded, the District will be approximately 323.97 acres.

5. A metes and bounds legal description of the proposed expanded boundaries of the District is attached as **Exhibit D.** Sections 190.005(1)(a)1.; 190.046(1)(h)1.b., Florida Statutes.

6. The written consent to the expansion of the boundaries of the District by the landowners, as defined in section 190.003(13), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit E.** Sections 190.005(1)(a)2. and 190.046(1)(h)1.c., Florida Statutes.

7. There are currently five persons who presently serve as members of the Board of Supervisors of the District and they are identified below. All of the Supervisors are residents of the State of Florida and citizens of the United States of America.

Seat 1 Ron Bastyr
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Seat 2 Shane O'Neil
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Seat 3 Cheri O'Neil
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Seat 4 Lynette Bastyr
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Seat 5 Cole Bastyr
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

8. The estimates of cost and timetable to construct services and facilities within the overall District, including, but not limited to, the Casitas Parcel, based upon available data, are attached as **Composite Exhibit F.** Sections 190.005(1)(a)6.; 190.046(1)(a), Florida Statutes. The developer proposes to add approximately 180 townhome units on the Casitas Parcel.

9. Attached is a copy of the Petition to Establish the Waterford Community Development District in **Composite Exhibit G.**

10. The future general distribution, location, and extent of public and private uses of land proposed for the area within the Casitas Parcel are incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Hernando County Future Land Use Element was included in the original Petition to Establish. Sections 190.005(1)(a)7.; 190.046(1)(a), Florida Statutes.

11. The property within the Casitas Parcel, when added to the remaining existing lands within the District, is amenable to operation as an independent special district for the following reasons:

(a) The expansion to the District boundaries and all land uses and services planned within the District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Hernando County Comprehensive Plan.

(b) The area of land within the expanded District boundaries, when added to the remaining existing lands within the District, is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities for the Casitas Parcel. The expansion to the District boundaries promotes development of the land within the District by providing for a more efficient use of resources. Such development benefits Hernando County and its residents outside the District by increasing the ad valorem tax base of Hernando County and generating water and wastewater impact fees which will assist Hernando County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the expanded District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District is a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

Respectfully submitted on the 23 day of May, 2025.

Attest:

Name: SHANE P. O'NEIL
Title: VICE CHAIR

Waterford Community Development District

Ron Bastyr
Chair of the Board of Supervisors

Exhibit A

RESOLUTION NO. 2025-08

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Waterford Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Developer designated a parcel of land, hereinafter referred to as the Casitas Parcel, to be brought into the District within 10 years of the establishment of the District.

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Waterford Community Development District ("**Petition**") to bring in the Casitas Parcel into the District. The District shall be amended by expanding the District by adding the Casitas Parcel as described in **Exhibit A** ("**Property**"), which is attached hereto, and incorporated herein.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves of the boundary amendment of the District and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the petition to Hernando County, Florida.

2. The Board hereby authorizes and directs the Chair, the Vice Chair, or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the petition from Hernando County, Florida.

3. This Resolution shall be effective as of April 2, 2025.

PASSED AND ADOPTED ON APRIL 2, 2025.

ATTEST:

Name: Wesley Ellis
Title: Secretary/Assistant Secretary

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

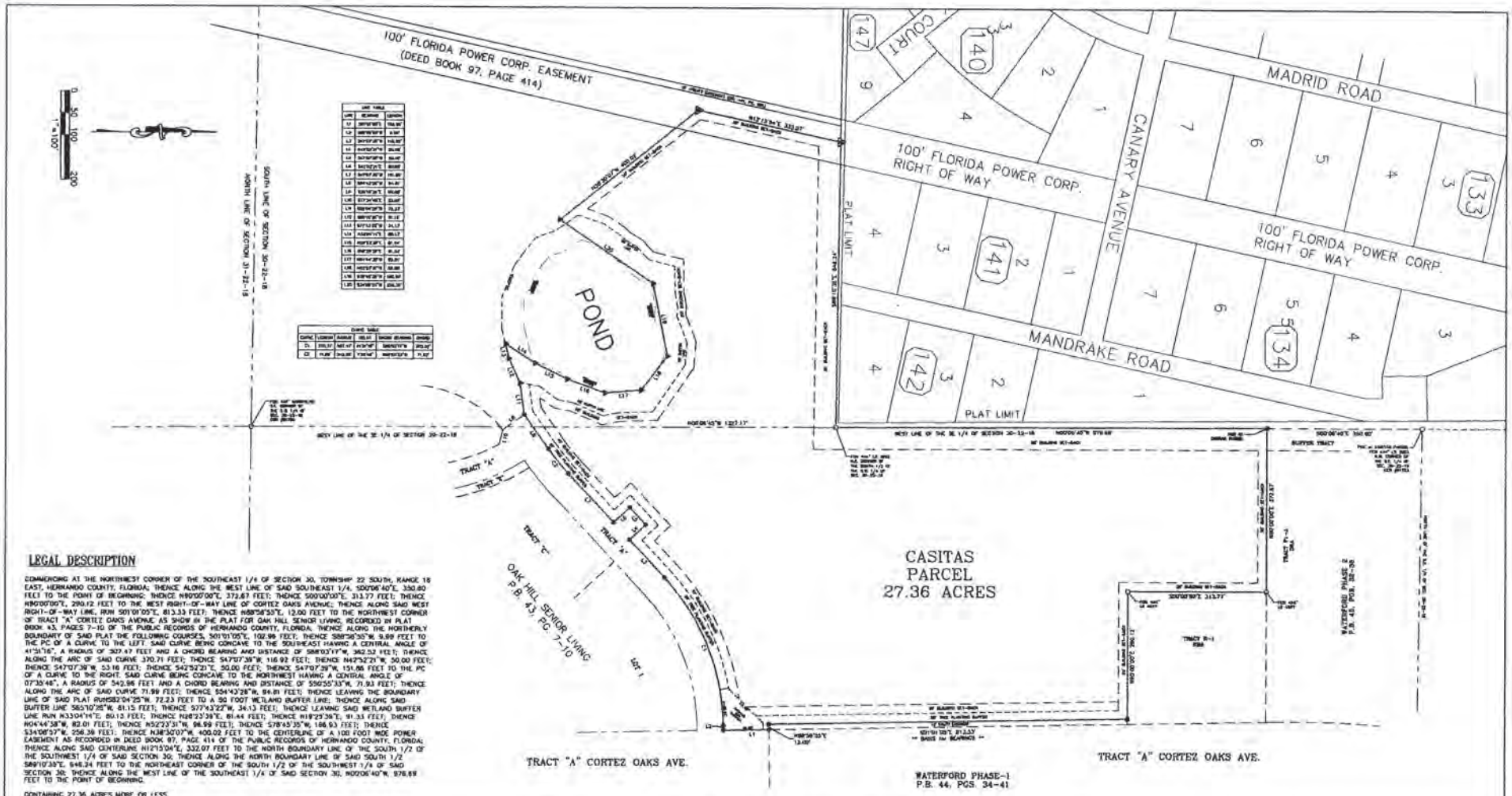
Ron Bastyr
Chair of the Board of Supervisors

4930-4162-1038, v. 1

LEGAL DESCRIPTION OF THE CASITAS PARCEL

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, RUN S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 372.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 290.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S01°01'05"E, 813.33 FEET; THENCE N88°58'55"E, 12.00 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOW IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.47 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'33"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.99 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUNS82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.36 ACRES MORE OR LESS.



LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, S00°06'40"E, 330.80 FEET TO THE POINT OF BEGINNING; THENCE N89°00'00"E, 373.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N89°00'00"E, 290.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S01°01'05"E, 813.33 FEET; THENCE N88°58'55"E, 12.00 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE, AS SHOW IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.99 FEET; THENCE S88°58'55"W, 9.88 FEET TO THE PC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°31'16", A RADIUS OF 307.47 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.65 FEET TO THE PC OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'33"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'28"W, 84.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUN S82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'35"W, 81.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N18°23'39"E, 81.44 FEET; THENCE N19°29'36"E, 81.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 186.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'39"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 978.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.36 ACRES MORE OR LESS

(C) = SEE CURVE TABLE
(L) = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
FIP = FOUND IRON PIN NO ID
FIPC = FOUND IRON PIN AND CAP
FNAD = FOUND NAIL AND DISK
FCM = FOUND CONCRETE MONUMENT
SIPC = SET IRON PIN AND CAP

SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK

R/W = RIGHT-OF-WAY
SEC = SECTION
WES = WITNESS END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POP = Permanent Control Point
DRA = Drainage Retention Area
(100.0') = EXISTING ELEVATION

= SIGN
= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= SANITARY MANHOLE

= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (3/8"Ø LB #7200)
= FOUND NAIL AND DISK (AS SHOWN)
= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4"Ø LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SUBJECT PARCEL, ESTABLISHING AN ASSUMED BEARING OF S01°01'05"E, AS SHOWN ON THE PLAT OF RECORD FOR WATERFORD PHASE-1. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES, AND ARE NOT GRID BEARINGS
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SUFT DIG TO CONFIRM SAID LOCATIONS. NOTE: NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, EAVES, SILLS, OR UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT SHOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS, REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE, MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OF OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE, CH-17 OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1:7500 IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0503-G, EFFECTIVE DATE 02/02/2012.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING / DIST
C1	370.71'	307.47'	41°24'16"	S68°03'17"W / 362.52'
C2	71.98'	542.96'	7°35'46"	S50°55'33"W / 71.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°01'05"E	102.99'
L2	S88°58'55"W	9.88'
L3	S47°07'39"W	116.92'
L4	N42°52'21"W	50.00'
L5	S47°07'39"W	53.16'
L6	S42°52'21"E	50.00'
L7	S47°07'39"W	151.65'
L8	S54°43'28"W	84.81'
L9	N82°04'25"W	72.23'
L10	S65°10'35"W	81.15'
L11	S77°43'22"W	34.13'
L12	N33°04'14"E	80.13'
L13	N18°23'39"E	81.44'
L14	N19°29'36"E	81.33'
L15	N04°44'38"W	82.01'
L16	N52°23'31"W	96.99'
L17	S78°45'35"W	186.93'
L18	S34°08'57"W	256.39'
L19	N38°30'07"W	400.02'
L20	S12°15'04"W	332.07'
L21	S89°10'39"E	646.24'
L22	N00°06'40"W	978.69'

SHEET 1 OF 1 SHEET

22045-CASITAS-SKT

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
03/24/23	BMD	BMD	N/A/68	04/06/21	N/A

REVISION			
DATE	SURVEYOR	REV. BY	COMMENTS

REUSE OF DOCUMENT
THIS DRAWINGS, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal Engineering Associates, Inc.
Engineering, Planning, Surveying, Environmental, Construction Management
944 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423
3701 E 4th Terrace Drive Ocala, FL 34479 352-644-0016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SKETCH ONLY
OF THE CASITAS PARCEL
** NOT A BOUNDARY SURVEY **
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
OAK HILL LAND, LLC.
SJP INVESTMENT PROPERTIES, LLC.

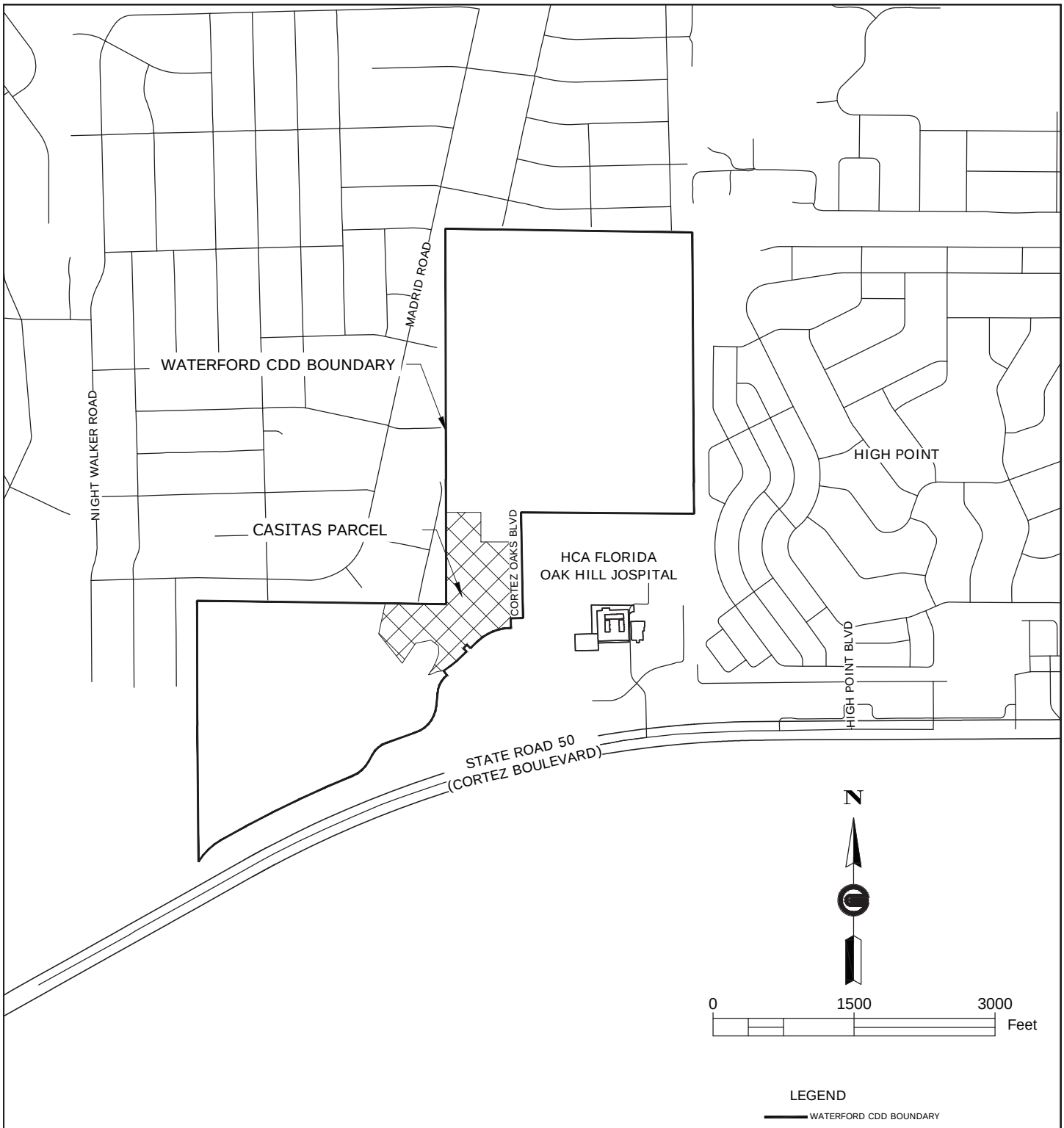
EXHIBIT 7

SURVEYOR'S CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne

SCOTT M. OSBORNE, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6538
THIS SURVEY MAP WILD WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HIRE, COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES

Composite Exhibit B



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

LOCATION MAP

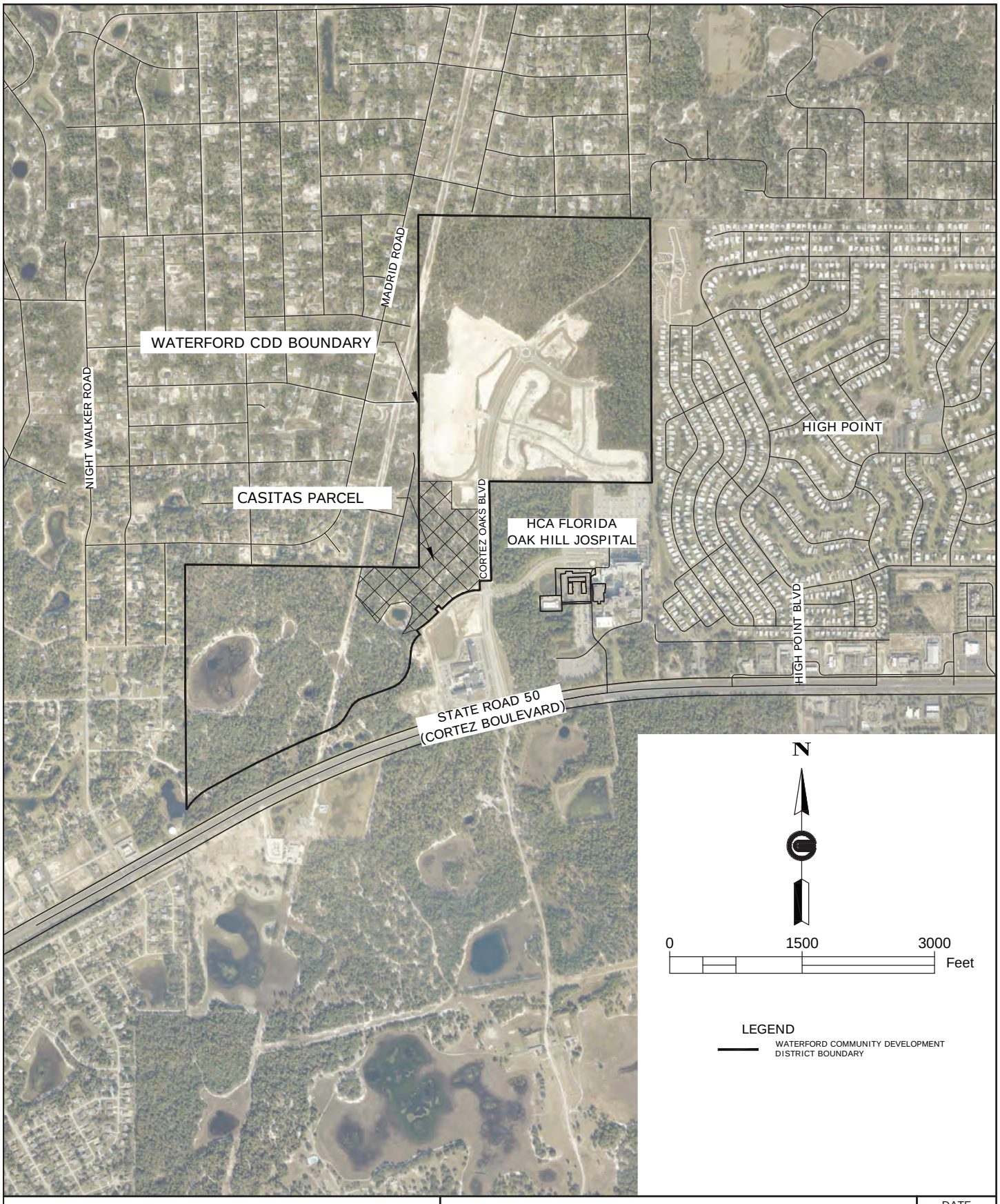
WATERFORD
COMMUNITY DEVELOPMENT
DISTRICT

DATE
05/14/25

22089

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AERIAL MAP

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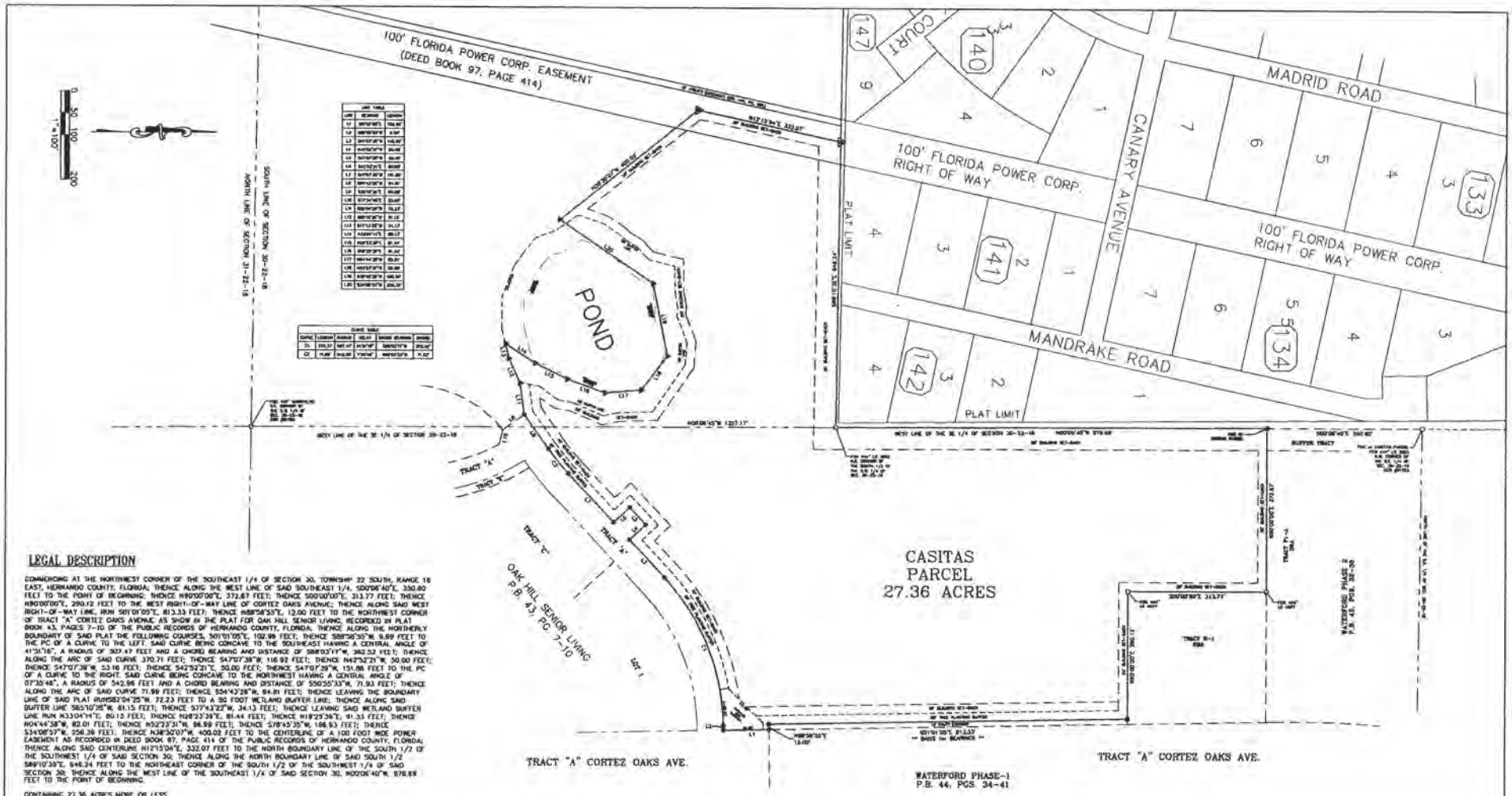
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Exhibit C

LEGAL DESCRIPTION OF THE CASITAS PARCEL

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, RUN S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 372.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 290.12 FEET TO THE WEST RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S01°01'05"E, 813.33 FEET; THENCE N88°58'55"E, 12.00 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOW IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.47 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'33"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.99 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUNS82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

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(100.0') = EXISTING ELEVATION

= SIGN
= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= SANITARY MANHOLE

= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (3/8"Ø LB #7200)
= FOUND NAIL AND DISK (AS SHOWN)
= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4"Ø LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SUBJECT PARCEL, ESTABLISHING AN ASSUMED BEARING OF S01°01'05"E, AS SHOWN ON THE PLAT OF RECORD FOR WATERFORD PHASE-1. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES, AND ARE NOT GRID BEARINGS
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SUE'S SHALL TO CONFIRM SAID LOCATIONS. NOSE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, MORE NOT LOCATED. GUTTERS, OVERHANGS, EAVES SILLS, OR UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT SHOWN BY THIS SURVEYOR.
7. EASEMENTS, ELECTRONIC REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE, MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OF OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE, CH-17 OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1:7500 IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0503-G, EFFECTIVE DATE 02/02/2012.

SHEET 1 OF 1 SHEET
22045-CASITAS-SKT

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
03/31/21	SMO	SMO	N/A/68	04/06/21	N/A

REVISION			
DATE	SURVEYOR	REV. BY	COMMENTS

REUSE OF DOCUMENT
THIS DRAWINGS, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal Engineering Associates, Inc.
Planning, Surveying, Environmental, Construction Management
944 Candlelight Blvd., Brooksville, FL 34601 (352-796-9423)
3700 E.6th Ave., Tallahassee, FL 32312 (850-222-7214)
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SKETCH ONLY
OF THE CASITAS PARCEL
** NOT A BOUNDARY SURVEY **
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
OAK HILL LAND, LLC.
SJP INVESTMENT PROPERTIES, LLC.

EXHIBIT 7

SURVEYOR'S CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Scott M Osborne

SCOTT M. OSBORNE, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6538
THIS SURVEY MAP WILL BEAR THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

Exhibit D

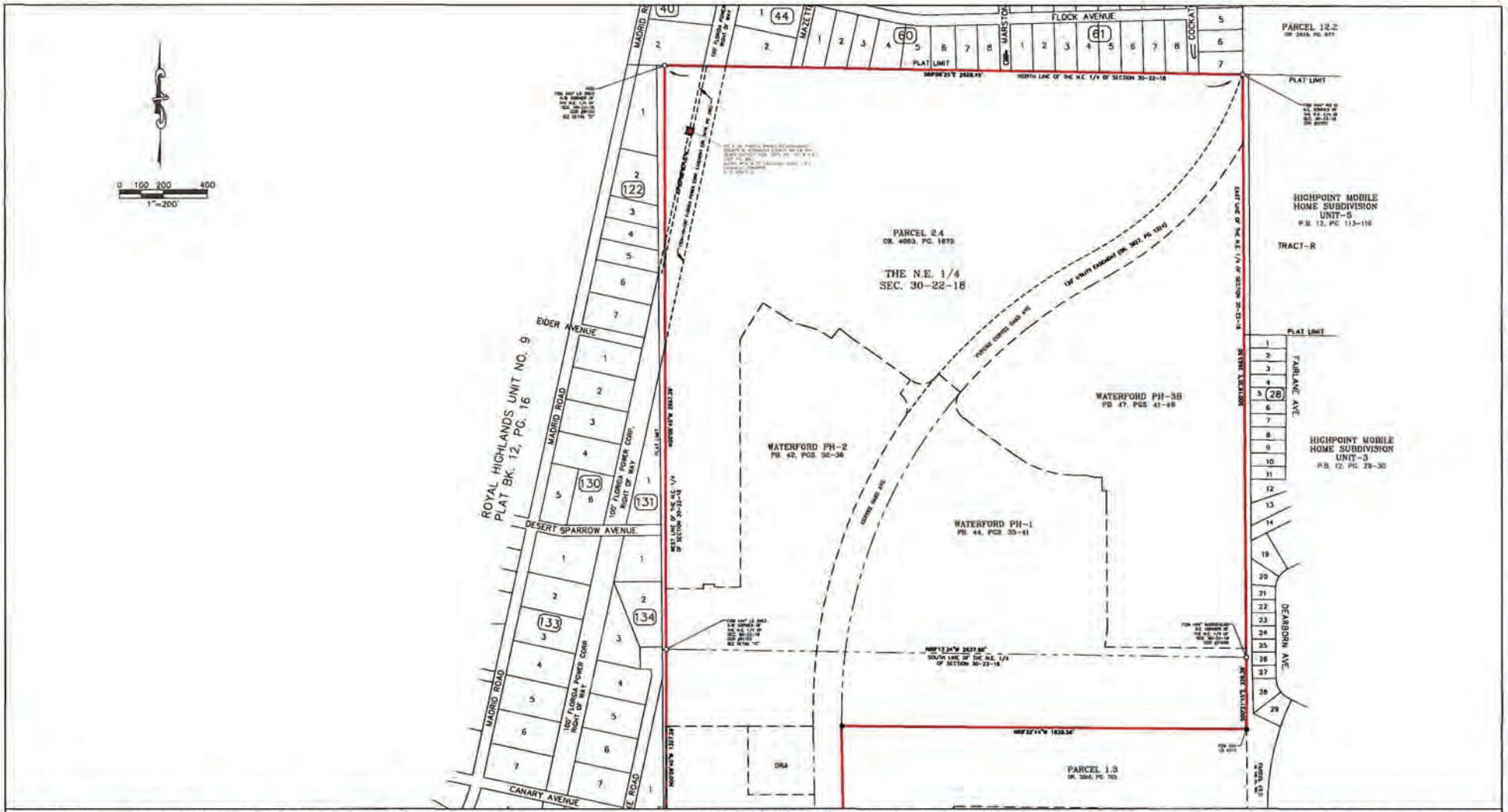
LEGAL DESCRIPTION FOR TOTAL WATERFORD PARCEL.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01’05”E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58’55”W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51’16”, AND A CHORD BEARING AND DISTANCE OF S68°03’17”W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07’39”W, 116.92 FEET; THENCE N42°52’21”W, 50.00 FEET; THENCE S47°07’39”W, 53.16 FEET; THENCE S42°52’21”E, 50.00 FEET; THENCE S47°07’39”W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35’46”, AND A CHORD BEARING AND DISTANCE OF S50°55’32”W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43’26”W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°39'03", AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.12 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 65°56'48", AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 41°14'55” AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'56", AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 11804.97 FEET, A CENTRAL ANGLE OF 07°36'57", AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE

SOUTHEAST HAVING A RADIUS OF 666.30 FEET, A CENTRAL ANGLE OF 28°01'39", AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, RUN N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN N00°09’55”W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN S89°10’35”E, 2650.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN N00°06’40”W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06’45”W, 2667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 323.97 ACRES MORE OR LESS.


EAST LINE OF THE N.E. 1/4 OF SECTION 30-22-18
EAST LINE OF THE SE 1/4 OF SECTION 30-22-18
NORTH LINE OF THE NE 1/4 OF SECTION 30-22-18
SOUTH LINE OF THE NE 1/4 OF SECTION 30-22-18
NORTH LINE OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 30-22-18
NORTH LINE OF SECTION 31-22-18
WEST LINE OF THE NE 1/4 OF SECTION 30-22-18
WEST LINE OF THE SE 1/4 OF SECTION 30-22-18
WEST LINE OF SECTION 30-22-18
PARCEL L2
PARCEL L3
PARCEL L4
PARCEL L5
PARCEL L6
PARCEL L7
PARCEL L8
PARCEL L9
PARCEL L10
PARCEL L11
PARCEL L12
PARCEL L13
PARCEL L14
PARCEL L15
PARCEL L16
PARCEL L17
PARCEL L18
PARCEL L19
PARCEL L20
PARCEL L21
PARCEL



C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
FIP = FOUND IRON PIN NO ID
FIPC = FOUND IRON PIN AND CAP
FN&D = FOUND NAIL AND DISK
FCM = FOUND CONCRETE MONUMENT
SIPC = SET IRON PIN AND CAP

SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK

R/W = RIGHT-OF-WAY
SEC = SECTION
MES = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = Permanent Control Point
PRM = Permanent Reference Monument
(100.0') = EXISTING ELEVATION

SIGN
FIRE HYDRANT
UTILITY POLE
LIGHT POLE
UTILITY GATE VALVE
TELEPHONE SERVICE RISER
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WATER METER
SANITARY MANHOLE

UTILITY SPLICE BOX
CATV MARKER
FOUND IRON PIN & CAP (AS SHOWN)
SET IRON PIN AND CAP (5/8"Ø LB #7200)
FOUND NAIL AND DISK (AS SHOWN)
SET NAIL AND DISK (LB #7200)
FOUND CONCRETE MONUMENT (AS SHOWN)
SET CONCRETE MONUMENT (4x4" LB #7200)
DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°59'25"E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 30-22-18 BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT SIDE OR CONCRETE SAW LOCATIONS, WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS OR DELETIONS TO SURVEY DRAWINGS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED USING THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #6638180, DATED 06/07/21, BUT MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0566 G & 0568 G, EFFECTIVE DATE 09/03/2013.

SHEET 2 OF 3 SHEET
21082-OVERALL

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY DEV
05/26/21	SMO	RAH	27/21-9	05/13/21	N/A/A

REVISION

DATE	SURVEYOR	REV. BY	COMMENTS

REUSE OF DOCUMENT
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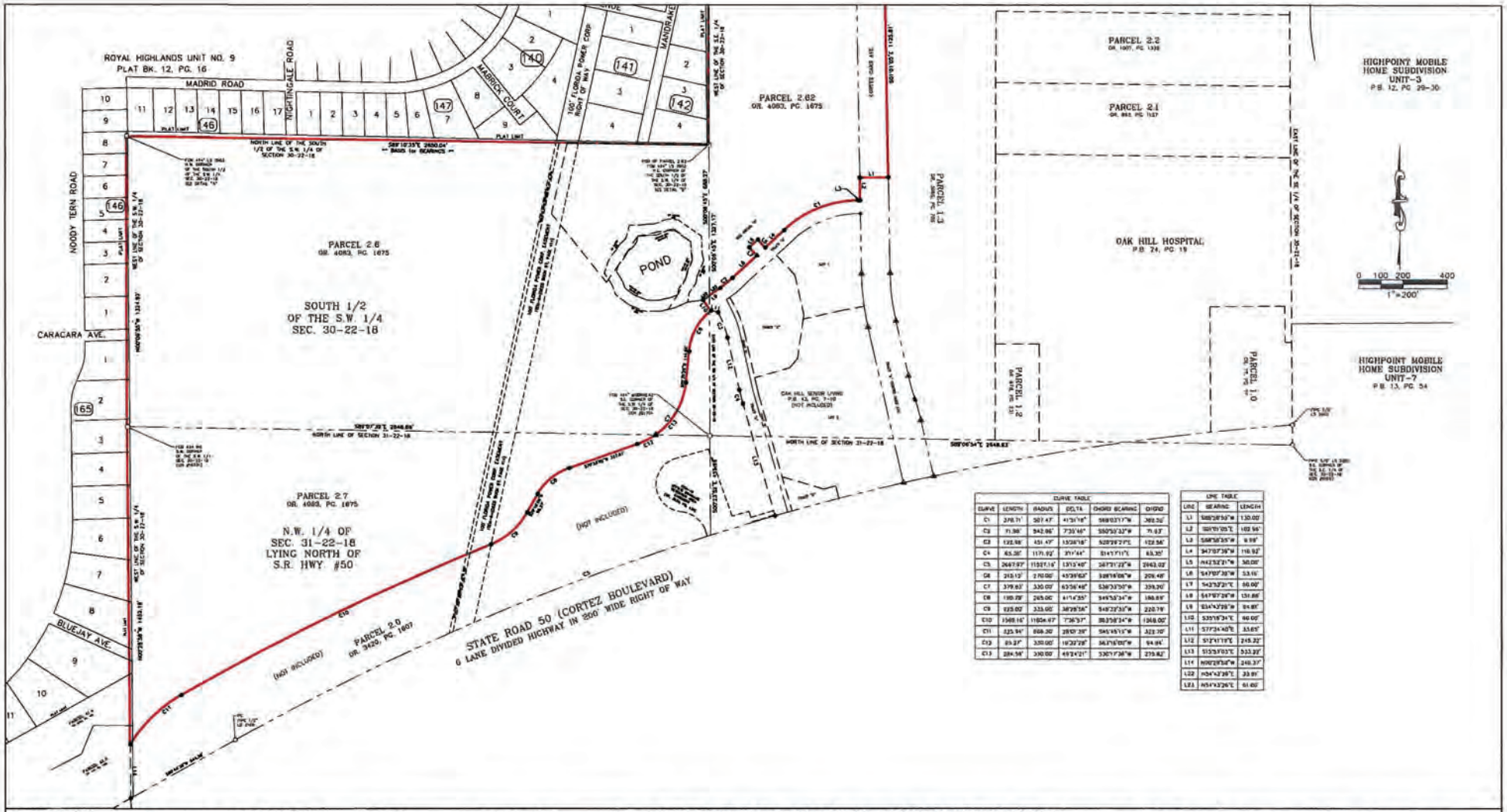
Coastal Engineering Associates, Inc.
Planning, Surveying, Environmental, Construction Management
966 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423
3749 East Forest Drive Inverness, FL 34453 352-344-2818
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

WATERFORD OVERALL SKETCH

PARCELS 2.4, 2.6, 2.62, & WATERFORD PHASES 1, 2, & 3B IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST
AND PARCEL 2.7 IN
SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
OAK HILL LAND, LLC.
SJP INVESTMENT PROPERTIES, LLC.

SURVEYOR'S CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
Scott M Osborne
DATE SIGNED
SCOTT M. OSBORNE, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6228
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FOR PAPER COPIES OR SCANNED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	378.71'	507.43'	41°34'18"	S68°03'31"W	370.32'
C2	71.38'	942.96'	7°35'46"	S50°50'32"W	71.63'
C3	132.98'	451.47'	16°28'58"	S29°58'27"E	132.54'
C4	63.28'	1171.92'	3°17'44"	S14°17'11"E	63.26'
C5	2647.93'	11507.16'	13°13'48"	S67°31'22"W	2643.02'
C6	213.13'	270.00'	45°39'02"	S89°16'08"W	207.48'
C7	379.63'	330.00'	65°56'48"	S36°33'30"W	359.20'
C8	180.78'	265.00'	41°14'35"	S49°53'34"W	176.89'
C9	123.02'	323.00'	36°23'56"	S48°22'33"W	122.19'
C10	1368.16'	11504.97'	7°36'37"	S63°58'34"W	1368.00'
C11	525.94'	888.30'	28°51'39"	S45°45'15"W	522.70'
C12	89.27'	330.00'	15°30'28"	S61°16'00"W	89.01'
C13	284.58'	330.00'	49°24'21"	S32°17'38"W	275.82'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°28'50"W	130.00'
L2	S01°01'05"E	102.96'
L3	S88°28'35"W	9.99'
L4	S47°07'36"W	116.92'
L5	N42°52'21"W	30.00'
L6	S47°07'39"W	33.16'
L7	S42°52'21"E	60.00'
L8	S47°07'39"W	151.86'
L9	S34°43'28"W	94.81'
L10	S35°15'24"E	60.00'
L11	S77°24'40"E	33.65'
L12	S12°47'19"E	245.22'
L13	S15°53'03"E	533.29'
L14	N00°28'54"W	248.31'
L22	N54°43'26"E	33.89'
L23	N54°43'26"E	61.60'

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SW = SIDEWALK
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ELEC = ELECTRIC
CP = CODE OF PAVEMENT
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= FOUND IRON PIN & CAP (AS SHOWN)
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= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4x4" LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°10'35"E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 30-22-18 (BEARINGS SHOWN HEREON ARE GRID BEARINGS).
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SEPT DUE TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. CUTBACKS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS, REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
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9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED USING THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #0038160, DATED 06/07/21, BUT MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "A" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0155-G & 0160-G, EFFECTIVE DATE 02/02/2012.

SHEET 3 OF 3 SHEET
21082-OVERALL

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
05/05/21	SMO	MAA	21/12-1	08/03/21	MA/LB

REVISION

DATE	SURVEYOR	REV. BY	COMMENTS

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal Engineering Planning Surveying Environmental Construction Management
Engineering Associates, Inc.
1965 Candlelight Blvd, Brooksville, FL 34601, Office: 352-796-9423
3701 Lori Forest Drive, Inverness, FL 34453, 352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

WATERFORD OVERALL SKETCH

PARCELS 2.4, 2.6, 2.62, & WATERFORD PHASES 1, 2, & 3B IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST
AND PARCEL 2.7 IN
SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO
OAK HILL LAND, LLC.
SJP INVESTMENT PROPERTIES, LLC.

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
Scott M Osborne
SCOTT M. OSBORNE, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6555
DATE SIGNED
THIS SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

Exhibit E

CONSENT AND JOINDER OF LANDOWNERS TO THE BOUNDARY AMENDMENT OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that the Waterford Community Development District, (the "District"), intends to submit a petition to expand the boundaries of the District in accordance with the provisions of Chapter 190 of the Florida Statues.

As an owner of lands which are intended to constitute a portion of the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the District is required to include the written consent to the boundary amendment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the boundary amendment of the District which will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District's boundaries are expanded. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the District, a consent to the boundary amendment of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 23 day of May, 2025.

Oak Hill Land LLC,
a Florida limited liability company

By: _____
Ron Bastyr
Manager

Instr #2021073663 BK: 4063 PG: 1675, Filed & Recorded: 10/1/2021 12:41 PM ERL Deputy Clk, #Pgs:11
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $95.00 Deed Doc Stamp: $118,508.60

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

A Portion of Parcel Key Number 346726; Parcel Key Numbers: 346673, 1725191

Consideration: $16,929,707.58

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 30 day of Septem, 2021, by **CHRIST CHARITY FOR KIDS, INC.**, a Florida not-for-profit corporation, having an address of P.O. Box 3289, Spring Hill, Florida 34611, and **FATHER, SONS & DAUGHTERS, LLC**, a Florida limited liability company, having an address of 12416 Arslan Lane, Spring Hill, Florida 34609 (together, hereinafter, the "Grantors as to Parcel 1") and **FATHER HAMM'S CARE FOR KIDS, LLC**, a Florida limited liability company, having an address of P.O. Box 3289, Spring Hill, Florida 34611(hereinafter, the "Grantor as to Parcel 2"), the foregoing also collectively referred to herein as the "Grantors", to **OAK HILL LAND LLC**, a Florida limited liability company, having an address of 18125 Wayne Road, Odessa, Florida 33556 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantors, for and in consideration of the sum of $10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land lying and situate in Hernando County, Florida, to-wit:

SEE ATTACHED EXHIBIT A-1 AND EXHIBIT A-2.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. Grantors hereby covenant with Grantee that Grantors are lawfully seized of the aforesaid land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and Grantors hereby warrant title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Name: Domenick Lazzara

Name: Laureda M. Ross

GRANTORS AS TO PARCEL 1:

CHRIST CHARITY FOR KIDS, INC.,
a Florida not-for-profit corporation

By: _____
Mikhail Vykhopen, President

Name: Domenick Lazzara

Name: Laureda M. Ross

FATHER, SONS & DAUGHTERS, LLC,
a Florida limited liability company

By: _____
Mikhail Vykhopen, Sole Member

STATE OF FLORIDA
COUNTY OF Hillsborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as President of **CHRIST CHARITY FOR KIDS, INC.**, a Florida not-for-profit corporation. He ☒ is personally known to me; or ☐ produced _____ as identification.

(seal) DOMENICK G. LAZZARA
MY COMMISSION # HH 074961
EXPIRES: December 27, 2024
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida

STATE OF FLORIDA
COUNTY OF Hillsborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as Sole Member of **FATHER, SONS & DAUGHTERS, LLC**, a Florida limited liability company. He ☐ ~~is~~ personally known to me; or ☐ produced _____ as identification.

(seal) DOMENICK G. LAZZARA
MY COMMISSION # HH 074961
EXPIRES: December 27, 2024
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida

Witnesses:

Name: Domenick Lazzara

Name: Laurede M. Ross

GRANTOR AS TO PARCEL 2:

FATHER HAMM'S CARE FOR KIDS, LLC,
a Florida limited liability company

By: _____
Mikhail Vykhopen, Sole Member and Manager

STATE OF FLORIDA
COUNTY OF Hillborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as Sole Member and Manager of **FATHER HAMM'S CARE FOR KIDS, LLC**, a Florida limited liability company. He is personally known to me; or ☐ produced _____ as identification.

(seal)

DOMENICK G. LAZZARA
MY COMMISSION # HH 074961
EXPIRES: December 27, 2024
Bonded Thru Notary Public Underwriters

_____
Notary Public
State of Florida

Exhibit A-1
Legal Description of Parcels 1 and 2

PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 229.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #50 (CORTEZ BOULEVARD); THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 N00°28'58"W, 246.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 N00°28'58"W, 1452.18 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 31. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, S00°06'45"E, 688.27 FEET; THENCE S54°43'26"W, 33.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 49°24'21", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'36"W, 275.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 284.56 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE CONTINUE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 16°32'28", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S63°16'00"W, 94.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 95.27 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, AND THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG

THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 61.00 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE, N00°06'45"W, 688.27 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.

Exhibit A-2

Overall Legal Description Comprised of Parcel 1 and Parcel 2 Described on Exhibit A-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1559.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST

CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. State Road right of way reservation by the Trustees of the Internal Improvement Fund for State of Florida as reserved in Deed recorded October 23, 1943 in Deed Book 84, Page 89, as to Parcel 1.

3. Easement in favor of Florida Power Corporation recorded July 25, 1946 in Deed Book 97, Page 414, as affected by Subordination of Utility Interests recorded April 25, 2011 in Official Records Book 2818, Page 782, as to Parcel 1.

4. Any right, title or interest in those certain oil and gas interests referenced in that certain Special Warranty Deed recorded August 5, 1947 in Deed Book 102, Page 27, as to a portion that lies within the North 1/2 of Section 31, Township 22 South, Range 18 East.

5. Deed of Easement in favor of West Hernando County Water and Sewer District recorded May 16, 1979 in Official Records Book 441, Page 801, as to Parcel 1.

6. Lease Agreement by and between Loren Hamm, Lessor, to POA Acquisition Corporation, Lessee, recorded April 30, 1997 in Official Records Book 1122, Page 763, as amended by Amendment to Lease recorded in Official Records Book 3631, Page 514, as to Parcel 1.

7. Easement in favor of Duke Energy Florida, L.L.C., a Florida limited liability company d/b/a Duke Energy recorded April 25, 2017 in Official Records Book 3463, Page 384, as corrected by Corrective Easement for Transmission Line Easement recorded in Official Records Book 3476, Page 290, as to Parcel 2.

8. Covenants and Restrictions as set forth in that certain Assignment of Development Rights, General Assignment and Restrictive Covenants recorded October 18, 2018 in Official Records Book 3634, Page 411, as to Parcels 1 and 2.

9. Drainage Easement in favor of Hernando Health Care Properties LLC, a Florida limited liability company recorded October 18, 2018 in Official Records Book 3634, Page 439, as to Parcel 1.

10. Perpetual Utility Easement in favor of Hernando County Water and Sewer District recorded April 8, 2020 in Official Records Book 3827, Page 1324, as to Parcels 1 and 2.

11. The following matter as shown on Survey No. 21082-ALTA, dated August 24, 2021 and prepared by Coastal Engineering Associates, Inc.:

    a) Encroachment of 5 foot chain fence from Lot 6, Block 165, of Royal Highlands Unit No. 9 recorded in Plat Book 12, Page 16, over a portion of subject property on West boundary.

NOTE: All recording references in this form shall refer to the public records of Hernando County, Florida, unless otherwise noted.

CORPORATE RESOLUTION
of
CHRIST CHARITY FOR KIDS INC.

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of CHRIST CHARITY FOR KIDS INC., a Florida not for profit corporation, and as such officer I am the keeper of the records and corporate seal of said corporation; that the following is a true and correct copy of the resolutions adopted without a meeting of the board of directors thereof held in accordance with Section 11 of its By-Laws on the 29th day of September, 2021; and that such resolutions conform to the provisions of the By-Laws of this corporation relating to sale or disposal of real property interests and are not inconsistent with its charter, and are now in full force and effect.

BE IT RESOLVED that MIKHAIL VYKHOPEN, as President of this corporation, (the "**Designee**"), is authorized for and on behalf of and in the name of this corporation, to:

1. Negotiate and execute agreements for the sale and conveyance of tangible and intangible property to OAK HILL LAND LLC, a Florida limited liability company, including, but not limited to, the Special Warranty Deed, Commercial Contract entitled Agreement for Sale and Purchase, and any amendments thereto, Settlement Statement, Bill of Sale, Affidavits, Assignment(s), Zoning Entitlements, Liens and Encumbrances, and any and all other documents necessary to consummate any such sale; and

2. Take any and all action deemed expedient, in the sole and absolute discretion of the Designee, to consummate any such sales transaction; and any and all authorizations, approvals or consents of the board of directors or shareholders of this corporation to take such action are hereby specifically conferred on the Designee and no actions by the shareholders of this corporation are required to effect the actions authorized herein.

RESOLVED FURTHER, that the signature of the Designee shall be conclusive evidence of his authority to act on behalf of said corporation.

RESOLVED FURTHER, that the sale and ultimate conveyance of Parcel 1 and Parcel 2 (as defined in that certain Commercial Contract entitled Agreement for Sale and Purchase, and any amendments thereto) to OAK HILL LAND LLC is not a sale and conveyance of all or substantially all of the assets of CHRIST CHARITY FOR KIDS INC.

RESOLVED FURTHER, that in accordance with Section 11 of the By-Laws of this corporation, the actions described herein are evidenced by these resolutions and signed by each member of the Board of the Board of Directors.

[continues on next page]

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary and Director of CHRIST CHARITY FOR KIDS INC., and have caused the corporate seal of said corporation to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

Name: **Bogdan Vykhopen**
Title: **Secretary, Director**

IN WITNESS WHEREOF, I have hereunto affixed my name as President of CHRIST CHARITY FOR KIDS INC., and have caused my signature to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

9/29/21

Name: **Mikhail Vykhopen**
Title: **President**

IN WITNESS WHEREOF, I have hereunto affixed my name as Director of the Board of the Board of Directors for CHRIST CHARITY FOR KIDS INC., and have caused by signature to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

Grace 9/29/21

Name: **Sergiy I Grace**
Title: **Director**

9/29/21

Name: **Nazar Vykhopen**
Title: **Director**

Anna Vykhopen 9/29/21

Name: **Anna Vykhopen**
Title: **Director**

Composite Exhibit F

Waterford Community Development District
Townhomes at Waterford

Description	Total:
General Conditions/Misc.	$ 3,007,800
Earthwork/Clearing	$ 978,300
Roadways	$ 1,757,700
Storm Drainage	$ 965,700
Sanitary Sewer	$ 1,207,800
Water Distribution	$ 1,015,200
Recreational Amenities/Walking Trail	$ 1,780,200
Landscaping/Hardscaping/Irrigation	$ 1,227,600
Underground Electric/Lighting	$ 198,000
Professional Services	$ 892,800
Total:	**$ 13,031,100**

180 Units

THIS ENGINEER'S OPINION OF PROBABLE COST IS PREPARED FOR CDD BOND FUNDING PURPOSES. CATEGORY COSTS ARE CALCULATED ON A PER UNIT COST TO CONSTRUCT BASED ON PROJECTS OF A SIMILAR SIZE AND SCOPE LOCATED IN HERNANDO COUNTY.

PREPARED BY: COASTAL ENGINEERING ASSOC., INC.

BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

8/21/25

Brian Malmberg, P.E. #59405

Waterford Community Development District

Estimated Construction Costs and Proposed Timetable for Construction

Description	Phase 1 2022-2024	Phase 2 2023-2024	Total Estimated Budget
General Conditions	$1,179,450	$923,213	$2,102,663
Clearing, Grubbing & Earthwork (excluding lots)	$6,589,352	$4,278,581	$10,867,933
Storm Water Management	$1,249,770	$1,207,050	$2,456,820
Roads	$2,171,859	$2,101,826	$4,273,685
Water Facilities	$1,611,825	$1,484,547	$3,096,372
Sewer and Wastewater	$2,374,760	$1,904,077	$4,278,837
Dry Utilities	$643,000	$351,000	$994,000
Recreational Amenities	$3,022,100	$1,649,700	$4,671,800
Landscaping/Hardscaping/Irrigation	$643,000	$351,000	$994,000
Engineering Design, Permitting, Surveying, Testing	$2,276,553	$1,784,894	$4,061,447
Subtotal	$21,761,669	$16,035,888	$37,797,557
Contingency @ 15%	$3,264,250	$2,405,383	$5,669,633
Total	$25,025,919	$18,441,271	$43,467,190

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Capital Financing	Operation and Maintenance
Storm Water Management	CDD	CDD	Capital Improvement Revenue Bonds	CDD
Roads	CDD	County	Capital Improvement Revenue Bonds	County
Water Facilities	CDD	County	Capital Improvement Revenue Bonds	County
Sewer and Wastewater	CDD	County	Capital Improvement Revenue Bonds	County
Recreational Amenities	CDD	CDD	Capital Improvement Revenue Bonds	CDD
Landscaping/Hardscaping/ Irrigation	CDD	CDD	Capital Improvement Revenue Bonds	CDD

Composite Exhibit G

Petition to Establish

Waterford

Community Development District

January 28, 2022
Revised March 16, 2022

Submitted by:
Vanessa T. Steinerts, Esq.
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400

Petition to Establish
Waterford
Community Development District

Petitioner, Oak Hill Land LLC, a Florida limited liability company, (herein referred to as "**Petitioner**"), petitions the Board of County Commissioners of Hernando County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the Waterford Community Development District (the "**District**"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. **Petitioner and Contact Information.** Petitioner is Oak Hill Land LLC, a Florida limited liability company, having a mailing address is 18125 Wayne Road, Odessa, Florida 33556. Please direct all correspondence relating to this Petition to Straley Robin Vericker, attention Vanessa T. Steinerts, Esq., and Lynn A. Butler, Registered Paralegal. Our email addresses are vsteinerts@srvlegal.com and lbutler@srvlegal.com.

2. **Location and Aerial Maps.** The land area to be served by the District is a parcel of unimproved real property containing approximately 296.39 acres. All of the land in the proposed District is in the unincorporated portion of Hernando County. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit A**.

3. **Legal Description.** A metes and bounds legal description of the external boundaries of the District and a survey and description sketch are attached as **Exhibit B**. There are no parcels within the proposed external boundaries of the District which are to be excluded. Section 190.005(1)(a)1., Florida Statutes.

4. **Landowners Consent.** The written consent to the establishment of the District by the landowners, as defined in section 190.003(14), Florida Statutes, of 100% of the real property to be included in and served by the District, are attached as **Exhibit C.** Section 190.005(1)(a)2., Florida Statutes.

5. **Initial Board of Supervisors.** The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3., Florida Statutes.

6. **Name of the District.** The proposed name of the District is the **Waterford Community Development District** (hereinafter in the attached exhibits referred to as "**Waterford CDD**"). Section 190.005(1)(a)4., Florida Statutes.

7. **Existing Utilities.** The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified in **Composite Exhibit E** attached hereto. Section 190.005(1)(a)5., Florida Statutes.

8. **Proposed Timetables/Estimated Costs and Proposed Infrastructure Plan.** The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F**. Section 190.005(1)(a)6., Florida Statutes.

9. **Statement of Estimated Regulatory Costs.** The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, is attached as **Exhibit G.** Section 190.005(1)(a)8., Florida Statutes.

10. **Future Land Use Map.** The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Hernando County Land Use Element is attached as **Exhibit H**. Section 190.005(1)(a)7., Florida Statutes.

Consistent with the Hernando County 2040 Comprehensive Plan, development of the District will provide a new residential neighborhood for the County, offering quality growth and additional housing needs and choices to residents while providing for a variety of housing types and flexible development options.

In accordance with Objective 1.04B, Strategy 1.04B(2), of the County Comprehensive Plan, future residential development should be located where the Residential Category predominates the Future Land Use Map. The future land use designation for the area that will comprise the District is "Residential". All services and facilities intended for the District, specifically the roads, street lighting, water/wastewater, recreational facilities, surface water management, and landscape/hardscape, are services and facilities that will support a residential subdivision.

Consistent with Goal 4.01, Strategy 4.01A(2), of the County Comprehensive Plan, development of this subdivision will ensure the availability of new, quality housing options conveniently located to meet the needs of existing and expected County residents.

Consistent with Goal 7.01, Strategy 7.01A(6), of the County Comprehensive Plan, petitioner is requesting additional special powers to provide parks and recreational services, in order to develop neighborhood parks and other like amenities for the District's residents.

11. In accordance with the provisions of Section 190.046(1)(h), Florida Statutes, Petitioner anticipates adding the parcel described in **Exhibit I**, which is attached hereto ("Casitas Parcel"), to the District within 10 years. The Casitas Parcel is sufficiently contiguous to the District, is currently owned by Oak Hill Land, LLC, is 27.58 acres in size, and has a current County land use designation of residential. The Petitioner is the owner of the Casitas Parcel.

12. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

(a) Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Hernando County Comprehensive Plan.

(b) The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

(c) The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Hernando County and its residents outside the District by increasing the ad valorem tax base of Hernando County and generating water and wastewater impact fees which will assist Hernando County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

(d) The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

13. The Petitioner is also requesting Hernando County to grant the District the following special powers under section 190.012(2), Florida Statutes: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes and (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes.

As mentioned above, in its plan for development of the District, Petitioner proposes to develop recreational facilities within the area served by the District. Recreational facilities, such as parks and other like amenities, will be perpetually maintained by a District maintenance assessment.

Regarding the requested security powers, Petitioner anticipates including fencing in its development. Additionally, while the District will not exercise any police power, in the future the District may choose to contract with the appropriate local governmental agency to provide enhanced security services within the District's boundaries. To do this, the

District will need the Board of County Commissioners to grant security powers in the ordinance establishing the District.

I hereby certify that, to my knowledge, the facts contained in this Petition to Establish Waterford Community Development District are true and correct.

Respectfully submitted this 25th day of January, 2022.

Oak Hill Land LLC,
a Florida limited liability company

By: _____
Ron Bastyr
Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th date of January, 2022 by Ron Bastyr as Manager of Oak Hill Land, LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

_____
Notary Public

Notary Public State of Florida
Lynn A Butler
My Commission GG 184578
Expires 02/27/2022

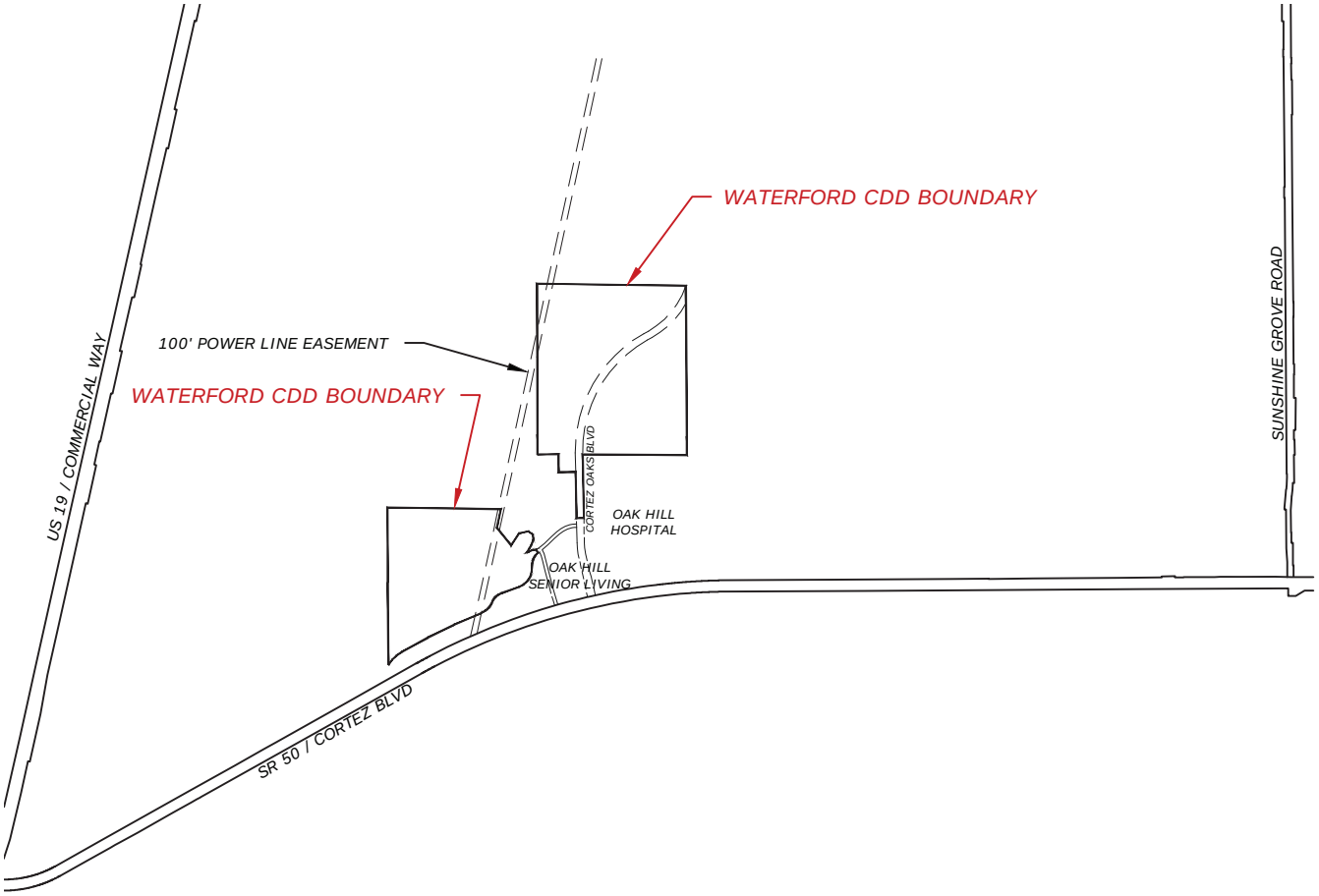
_____
Name typed, printed or stamped
My Commission Expires: _____

Composite Exhibit A
Location Map and Aerial Map

SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST
SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

N

NOT TO SCALE



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

Composite Exhibit A - Location Map

WATERFORD CDD BOUNDARY

DATE
01/20/22

21082

PRINTED: 01/20/2022 - 8:49am PRINTED BY: WA PATH: F:\21082\Waterford\dwg\PLAN\21082_EXHIBIT.dwg



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(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Composite Exhibit A - Aerial Map

WATERFORD CDD BOUNDARY AERIAL

DATE
1/20/22

21082

PRINTED: 01/20/2022 - 8:50am PRINTED BY: WA PATH: F:\21082\Waterford\dwg\PLAN\21082_EXHIBIT.dwg

Exhibit B
Legal Description and Sketch

WATERFORD COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

TRACT-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00’00”W, 302.12 FEET; THENCE N00°00’00”W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING. CONTAINING 187.01 ACRES MORE OR LESS.

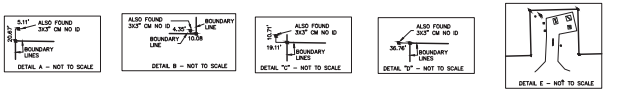
TRACT-2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E, 72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43

FEET; THENCE S05°35'26"W,145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 109.38 ACRES MORE OR LESS.

TOTAL ACRES 296.39, MORE OR LESS.





** BASIS FOR BEARINGS **

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT

RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM F.D.O.T. RIGHT-OF-WAY MAPS FOR U.S. HIGHWAY #50, SECTION #06040, SHEETS 12-17, DATED 07/01/09. THIS RIGHT-OF WAY INFORMATION IS ALSO BASED ON EXISTING MONUMENTATION.

LEGAL DESCRIPTION FOR TOTAL PARCEL REMAINDER.
(LESS CASITAS AREA)

TRACT-1
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00'00"W, 302.12 FEET; THENCE N00°00'00"W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.
CONTAINING 187.01 ACRES MORE OR LESS.

TRACT-2
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E, 72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING.
CONTAINING 109.38 ACRES MORE OR LESS.

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
FIP = FOUND IRON PIN NO ID
PIPC = FOUND IRON PIN AND CAP
FN&D = FOUND NAIL AND DISK
FCM = FOUND CONCRETE MONUMENT
SIPC = SET IRON PIN AND CAP

SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK

R/W = RIGHT-OF-WAY
SEC = SECTION
MES = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = Permanent Control Point
PRM = Permanent Reference Monument
(100.0') = EXISTING ELEVATION

= SIGN
= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= SANITARY MANHOLE

= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (5/8"IR LB #7200)
= FOUND NAIL AND DISK (AS SHOWN)
= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4X4" LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT AND ARE GRID BEARINGS.
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
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SHEET 1 OF 3 SHEET
JOB No: 21082-REMAINDER

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
01/10/22	SMD	SMD	27/2-9	08/13/21	MK/LM

REVISION

DATE	SURVEYOR	REV. BY	COMMENTS

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966 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423
3703 East Forest Drive Inverness, FL 34453 352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

WATERFORD CDD BOUNDARY
EXHIBIT B

PREPARED FOR AND CERTIFIED TO:
OAK HILL LAND, LLC.
SJP INVESTMENT PROPERTIES, LLC.

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

SCOTT M. OSBORNE, PSM — DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
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SHEET 2 OF 3 SHEET
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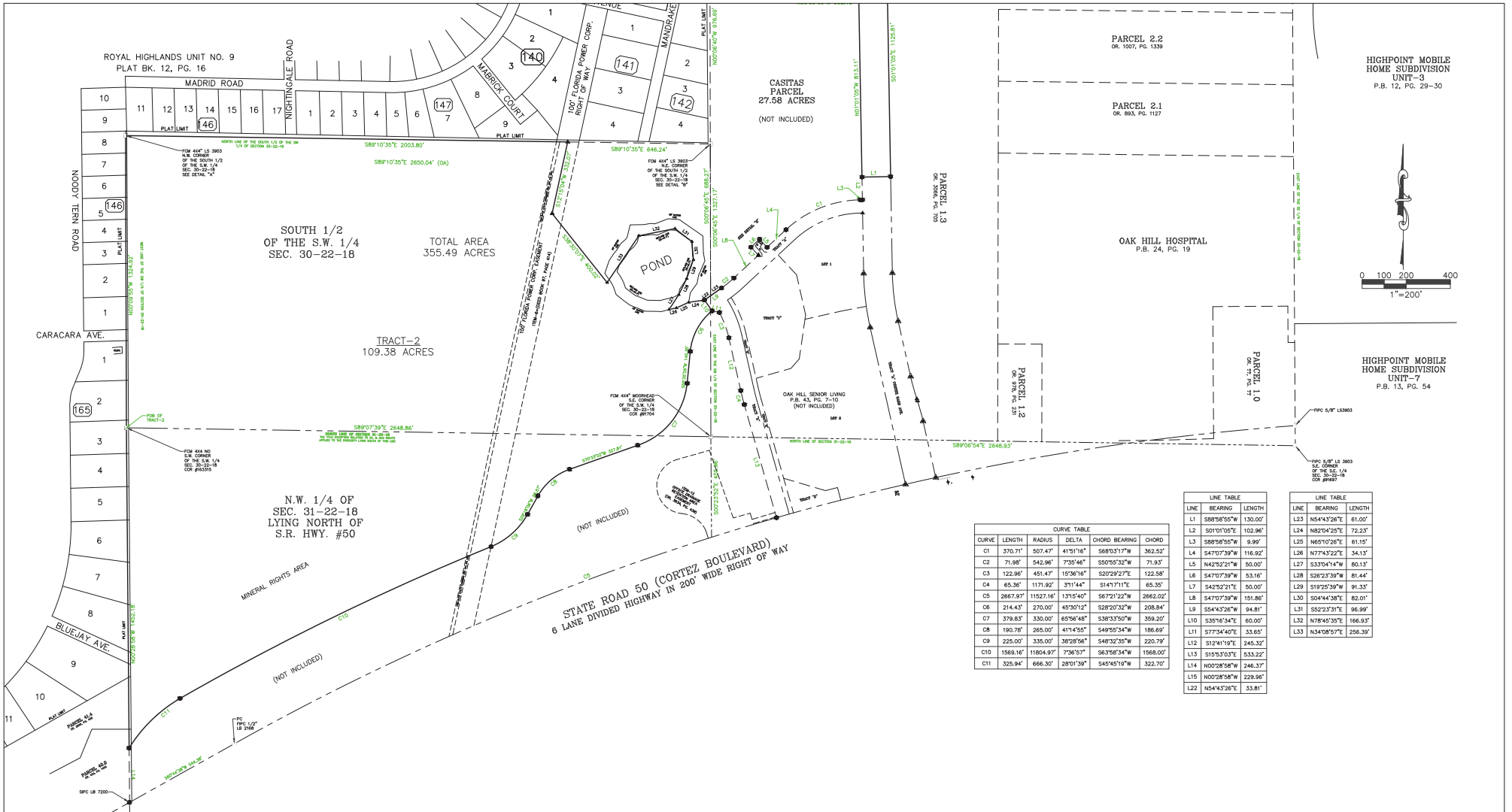
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	370.71'	507.47'	41°51'16"	S68°03'17"W	362.52'
C2	71.98'	542.96'	7°35'46"	S50°55'32"W	71.93'
C3	122.96'	451.47'	15°36'16"	S20°29'27"E	122.58'
C4	65.36'	1171.92'	3°11'44"	S14°17'11"E	65.35'
C5	2667.97'	11527.16'	13°15'40"	S67°21'22"W	2662.02'
C6	214.43'	270.00'	45°30'12"	S28°20'32"W	208.84'
C7	379.83'	330.00'	65°56'48"	S38°33'50"W	359.20'
C8	190.78'	265.00'	41°14'55"	S49°55'34"W	186.69'
C9	225.00'	335.00'	38°28'56"	S48°32'35"W	220.79'
C10	1569.16'	11804.97'	7°36'57"	S63°58'34"W	1568.00'
C11	325.94'	666.30'	28°01'39"	S45°45'19"W	322.70'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°58'55"W	130.00'
L2	S01°01'05"E	102.96'
L3	S88°58'55"W	9.99'
L4	S47°07'39"W	116.92'
L5	N42°52'21"W	50.00'
L6	S47°07'39"W	53.16'
L7	S42°52'21"E	50.00'
L8	S47°07'39"W	151.86'
L9	S54°43'26"W	94.81'
L10	S35°16'34"E	60.00'
L11	S77°34'40"E	33.65'
L12	S12°41'19"E	245.32'
L13	S15°53'03"E	533.22'
L14	N00°28'58"W	246.37'
L15	N00°28'58"W	229.96'
L22	N54°43'26"E	33.81'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N54°43'26"E	61.00'
L24	N82°04'25"E	72.23'
L25	N65°10'26"E	61.15'
L26	N77°43'22"E	34.13'
L27	S33°04'14"W	80.13'
L28	S26°23'39"W	81.44'
L29	S19°25'39"W	91.33'
L30	S04°44'38"E	82.01'
L31	S52°23'31"E	96.99'
L32	N78°45'35"E	166.93'
L33	N34°08'57"E	256.39'

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SHEET 3 OF 3 SHEET
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PREPARED FOR AND CERTIFIED TO:
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SJP INVESTMENT PROPERTIES, LLC.

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

SCOTT M. OSBORNE, PSM — DATE SIGNED
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Exhibit C
Consent and Joinder of Landowner

CONSENT AND JOINDER OF LANDOWNERS TO ESTABLISHMENT OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT

The undersigned is the owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof ("Property").

The undersigned understands and acknowledges that Oak Hill Land LLC, a Florida limited liability company, (the "Petitioner"), intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statues.

As an owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by the Petitioner, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 25th day of January, 2022.

OAK HILL LAND LLC,
a Florida limited liability company

By: _____
Ron Bastyr, Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th date of January, 2022 by Ron Bastyr as Manager of Oak Hill Land, LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

Notary Public

Notary Public State of Florida
Lynn A Butler
My Commission GG 184578
Expires 02/27/2022

Name typed, printed or stamped
My Commission Expires: _____

Instr #2021073663 BK: 4063 PG: 1675, Filed & Recorded: 10/1/2021 12:41 PM ERL Deputy Clk, #Pgs:11
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $95.00 Deed Doc Stamp: $118,508.60

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

A Portion of Parcel Key Number 346726; Parcel Key Numbers: 346673, 1725191

Consideration: $16,929,707.58

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 30 day of Septem, 2021, by **CHRIST CHARITY FOR KIDS, INC.,** a Florida not-for-profit corporation, having an address of P.O. Box 3289, Spring Hill, Florida 34611, and **FATHER, SONS & DAUGHTERS, LLC,** a Florida limited liability company, having an address of 12416 Arslan Lane, Spring Hill, Florida 34609 (together, hereinafter, the "Grantors as to Parcel 1") and **FATHER HAMM'S CARE FOR KIDS, LLC,** a Florida limited liability company, having an address of P.O. Box 3289, Spring Hill, Florida 34611(hereinafter, the "Grantor as to Parcel 2"), the foregoing also collectively referred to herein as the "Grantors", to **OAK HILL LAND LLC,** a Florida limited liability company, having an address of 18125 Wayne Road, Odessa, Florida 33556 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantors, for and in consideration of the sum of $10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land lying and situate in Hernando County, Florida, to-wit:

SEE ATTACHED EXHIBIT A-1 AND EXHIBIT A-2.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. Grantors hereby covenant with Grantee that Grantors are lawfully seized of the aforesaid land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and Grantors hereby warrant title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Name: Domenick Lazzara

Name: Laureda M. Ross

GRANTORS AS TO PARCEL 1:

CHRIST CHARITY FOR KIDS, INC.,
a Florida not-for-profit corporation

By: _____
Mikhail Vykhopen, President

Name: Domenick Lazzara

Name: Laureda M. Ross

FATHER, SONS & DAUGHTERS, LLC,
a Florida limited liability company

By: _____
Mikhail Vykhopen, Sole Member

STATE OF FLORIDA
COUNTY OF Hillsborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as President of **CHRIST CHARITY FOR KIDS, INC.**, a Florida not-for-profit corporation. He ☒ is personally known to me; or ☐ produced _____ as identification.

(seal) DOMENICK G. LAZZARA
MY COMMISSION # HH 074961
EXPIRES: December 27, 2024
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida

STATE OF FLORIDA
COUNTY OF Hillsborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as Sole Member of **FATHER, SONS & DAUGHTERS, LLC**, a Florida limited liability company. He ☐ ~~is~~ personally known to me; or ☐ produced _____ as identification.

(seal) DOMENICK G. LAZZARA
MY COMMISSION # HH 074961
EXPIRES: December 27, 2024
Bonded Thru Notary Public Underwriters

Notary Public
State of Florida

Witnesses:

Name: Domenick Lazzara

Name: Laurede M. Ross

GRANTOR AS TO PARCEL 2:

FATHER HAMM'S CARE FOR KIDS, LLC,
a Florida limited liability company

By: _____
Mikhail Vykhopen, Sole Member and Manager

STATE OF FLORIDA
COUNTY OF Hillborough

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2021 by Mikhail Vykhopen, in his capacity as Sole Member and Manager of **FATHER HAMM'S CARE FOR KIDS, LLC**, a Florida limited liability company. He is personally known to me; or ☐ produced _____ as identification.

(seal)

DOMENICK G. LAZZARA
MY COMMISSION # HH 074961
EXPIRES: December 27, 2024
Bonded Thru Notary Public Underwriters

_____
Notary Public
State of Florida

Exhibit A-1
Legal Description of Parcels 1 and 2

PARCEL 1

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 229.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #50 (CORTEZ BOULEVARD); THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 N00°28'58"W, 246.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 N00°28'58"W, 1452.18 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 31. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, S00°06'45"E, 688.27 FEET; THENCE S54°43'26"W, 33.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 49°24'21", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S30°17'36"W, 275.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 284.56 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE CONTINUE ALONG A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 16°32'28", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S63°16'00"W, 94.94 FEET; THENCE ALONG THE ARC OF SAID CURVE 95.27 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31, AND THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG

THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 61.00 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE, N00°06'45"W, 688.27 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.

Exhibit A-2

Overall Legal Description Comprised of Parcel 1 and Parcel 2 Described on Exhibit A-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W, 145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1559.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST

CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. State Road right of way reservation by the Trustees of the Internal Improvement Fund for State of Florida as reserved in Deed recorded October 23, 1943 in Deed Book 84, Page 89, as to Parcel 1.

3. Easement in favor of Florida Power Corporation recorded July 25, 1946 in Deed Book 97, Page 414, as affected by Subordination of Utility Interests recorded April 25, 2011 in Official Records Book 2818, Page 782, as to Parcel 1.

4. Any right, title or interest in those certain oil and gas interests referenced in that certain Special Warranty Deed recorded August 5, 1947 in Deed Book 102, Page 27, as to a portion that lies within the North 1/2 of Section 31, Township 22 South, Range 18 East.

5. Deed of Easement in favor of West Hernando County Water and Sewer District recorded May 16, 1979 in Official Records Book 441, Page 801, as to Parcel 1.

6. Lease Agreement by and between Loren Hamm, Lessor, to POA Acquisition Corporation, Lessee, recorded April 30, 1997 in Official Records Book 1122, Page 763, as amended by Amendment to Lease recorded in Official Records Book 3631, Page 514, as to Parcel 1.

7. Easement in favor of Duke Energy Florida, L.L.C., a Florida limited liability company d/b/a Duke Energy recorded April 25, 2017 in Official Records Book 3463, Page 384, as corrected by Corrective Easement for Transmission Line Easement recorded in Official Records Book 3476, Page 290, as to Parcel 2.

8. Covenants and Restrictions as set forth in that certain Assignment of Development Rights, General Assignment and Restrictive Covenants recorded October 18, 2018 in Official Records Book 3634, Page 411, as to Parcels 1 and 2.

9. Drainage Easement in favor of Hernando Health Care Properties LLC, a Florida limited liability company recorded October 18, 2018 in Official Records Book 3634, Page 439, as to Parcel 1.

10. Perpetual Utility Easement in favor of Hernando County Water and Sewer District recorded April 8, 2020 in Official Records Book 3827, Page 1324, as to Parcels 1 and 2.

11. The following matter as shown on Survey No. 21082-ALTA, dated August 24, 2021 and prepared by Coastal Engineering Associates, Inc.:

    a) Encroachment of 5 foot chain fence from Lot 6, Block 165, of Royal Highlands Unit No. 9 recorded in Plat Book 12, Page 16, over a portion of subject property on West boundary.

NOTE: All recording references in this form shall refer to the public records of Hernando County, Florida, unless otherwise noted.

CORPORATE RESOLUTION
of
CHRIST CHARITY FOR KIDS INC.

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of CHRIST CHARITY FOR KIDS INC., a Florida not for profit corporation, and as such officer I am the keeper of the records and corporate seal of said corporation; that the following is a true and correct copy of the resolutions adopted without a meeting of the board of directors thereof held in accordance with Section 11 of its By-Laws on the 29th day of September, 2021; and that such resolutions conform to the provisions of the By-Laws of this corporation relating to sale or disposal of real property interests and are not inconsistent with its charter, and are now in full force and effect.

BE IT RESOLVED that MIKHAIL VYKHOPEN, as President of this corporation, (the "**Designee**"), is authorized for and on behalf of and in the name of this corporation, to:

1. Negotiate and execute agreements for the sale and conveyance of tangible and intangible property to OAK HILL LAND LLC, a Florida limited liability company, including, but not limited to, the Special Warranty Deed, Commercial Contract entitled Agreement for Sale and Purchase, and any amendments thereto, Settlement Statement, Bill of Sale, Affidavits, Assignment(s), Zoning Entitlements, Liens and Encumbrances, and any and all other documents necessary to consummate any such sale; and

2. Take any and all action deemed expedient, in the sole and absolute discretion of the Designee, to consummate any such sales transaction; and any and all authorizations, approvals or consents of the board of directors or shareholders of this corporation to take such action are hereby specifically conferred on the Designee and no actions by the shareholders of this corporation are required to effect the actions authorized herein.

RESOLVED FURTHER, that the signature of the Designee shall be conclusive evidence of his authority to act on behalf of said corporation.

RESOLVED FURTHER, that the sale and ultimate conveyance of Parcel 1 and Parcel 2 (as defined in that certain Commercial Contract entitled Agreement for Sale and Purchase, and any amendments thereto) to OAK HILL LAND LLC is not a sale and conveyance of all or substantially all of the assets of CHRIST CHARITY FOR KIDS INC.

RESOLVED FURTHER, that in accordance with Section 11 of the By-Laws of this corporation, the actions described herein are evidenced by these resolutions and signed by each member of the Board of the Board of Directors.

[continues on next page]

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary and Director of CHRIST CHARITY FOR KIDS INC., and have caused the corporate seal of said corporation to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

Name: **Bogdan Vykhopen**
Title: **Secretary, Director**

IN WITNESS WHEREOF, I have hereunto affixed my name as President of CHRIST CHARITY FOR KIDS INC., and have caused my signature to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

9/29/21

Name: **Mikhail Vykhopen**
Title: **President**

IN WITNESS WHEREOF, I have hereunto affixed my name as Director of the Board of the Board of Directors for CHRIST CHARITY FOR KIDS INC., and have caused by signature to be affixed this 29th day of September, 2021.

CHRIST CHARITY FOR KIDS INC.

Grace 9/29/21

Name: **Sergiy I Grace**
Title: **Director**

9/29/21

Name: **Nazar Vykhopen**
Title: **Director**

Anna Vykhopen 9/29/21

Name: **Anna Vykhopen**
Title: **Director**

Exhibit D
Initial Board of Supervisors

Waterford
Community Development District

Initial Board of Supervisors

1. Ron Bastyr – 1825 Wayne Rd, Odessa, FL 33556

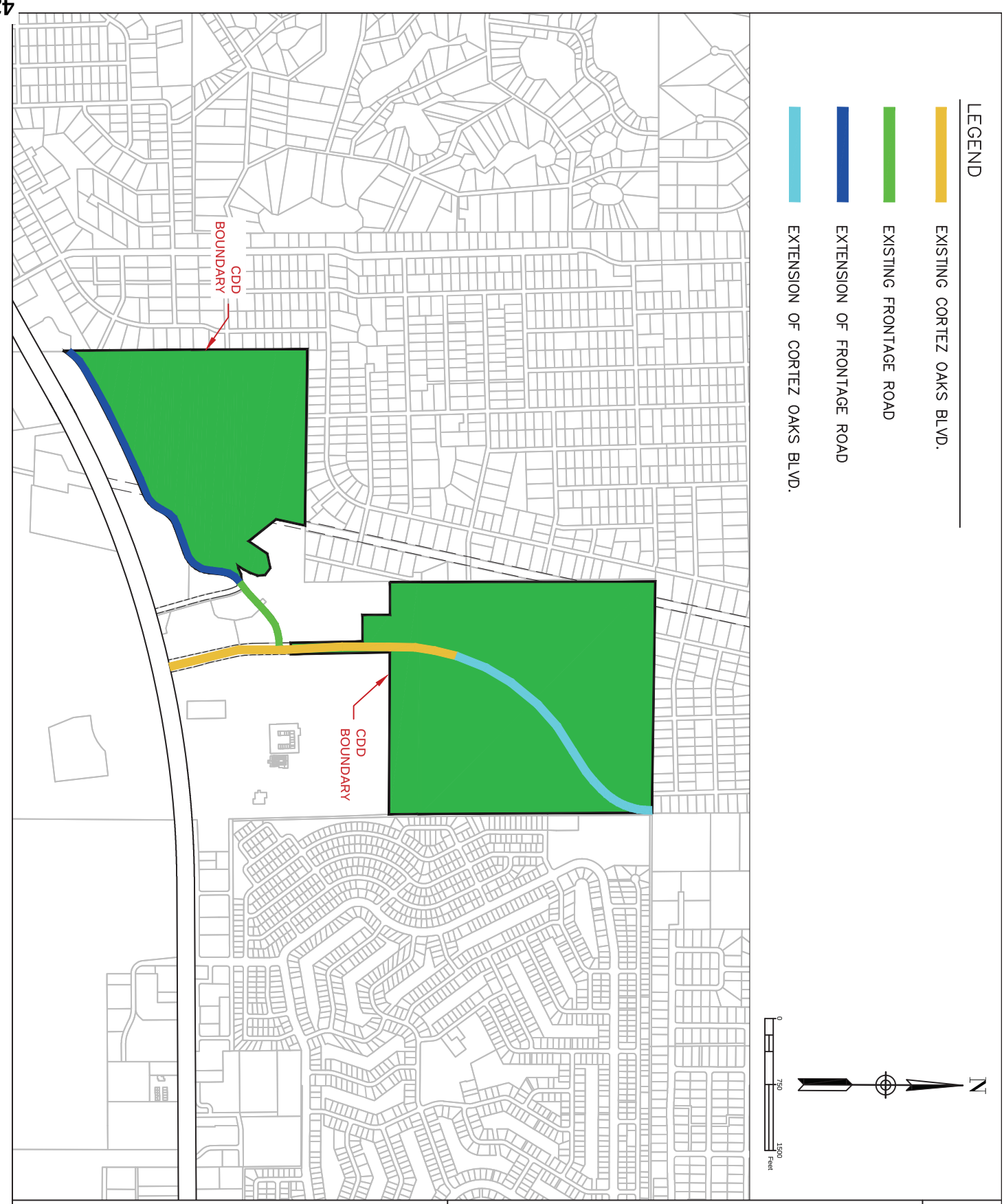
2. Shane O'Neil – 454 1st Street West, Tierra Verde, FL 33715

3. Cheri O'Neil – 454 1st Street West, Tierra Verde, FL 33715

4. Cole Bastyr – 1825 Wayne Rd, Odessa, FL 33556

5. Ryan O'Neil – 454 1st Street West, Tierra Verde, FL 33715

Exhibit E
Existing Utilities Map



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

Composite Exhibit E - Waterford CDD

TRANSPORTATION PLAN

Hernando County

DATE
1/20/22

21082

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Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

Composite Exhibit E - Waterford CDD

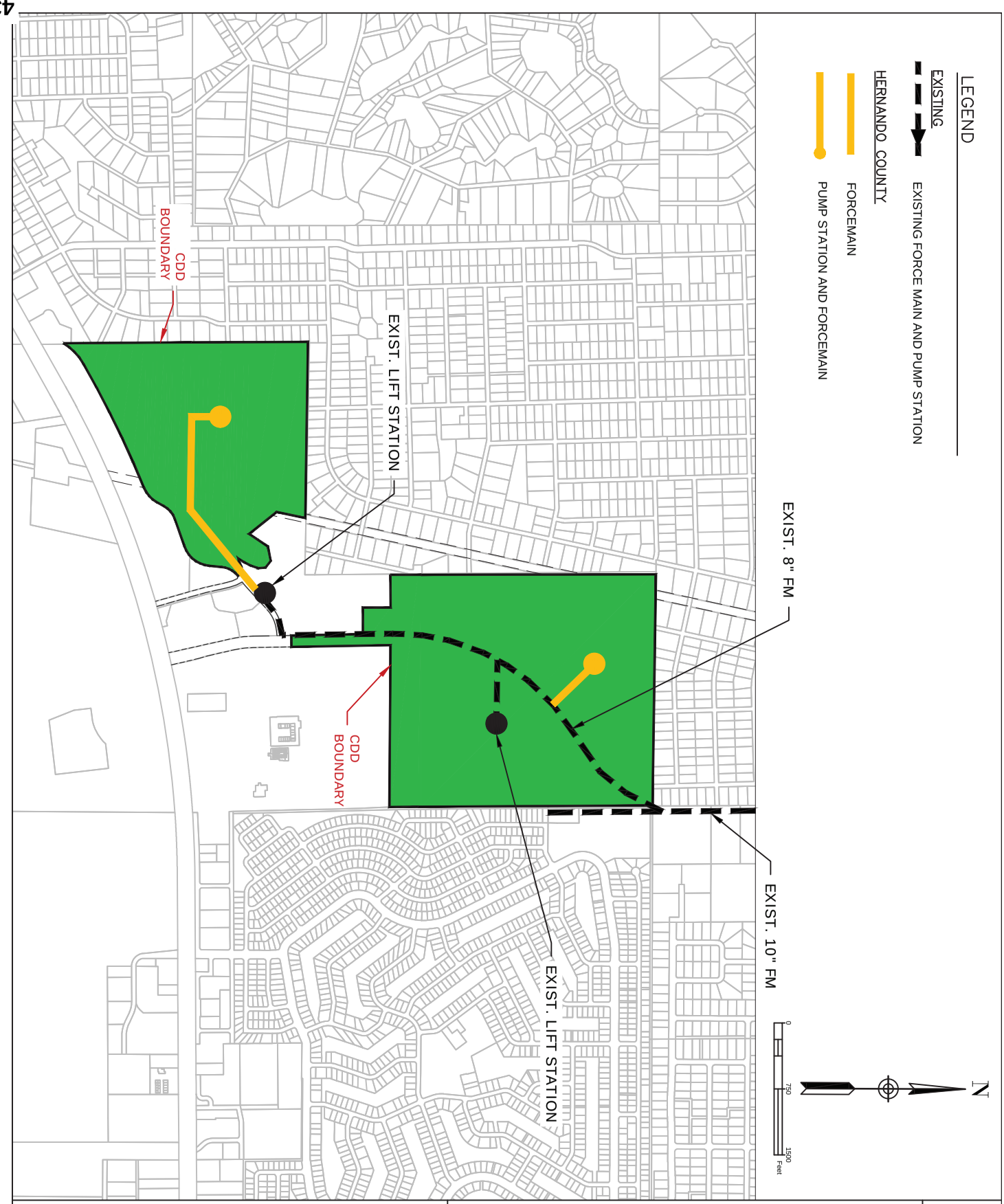
POTABLE WATER PLAN

Hernando County

DATE
1/20/22

21082

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EB-0000142

Composite Exhibit E - Waterford CDD

WASTEWATER PLAN

Hernando County

DATE
1/20/22

21082

Composite Exhibit F
Estimated Construction Costs and Timetable and Proposed Infrastructure Plan

Waterford Community Development District

Estimated Construction Costs and Proposed Timetable for Construction

Description	Phase 1 2022-2024	Phase 2 2023-2024	Total Estimated Budget
General Conditions	$1,179,450	$923,213	$2,102,663
Clearing, Grubbing & Earthwork (excluding lots)	$6,589,352	$4,278,581	$10,867,933
Storm Water Management	$1,249,770	$1,207,050	$2,456,820
Roads	$2,171,859	$2,101,826	$4,273,685
Water Facilities	$1,611,825	$1,484,547	$3,096,372
Sewer and Wastewater	$2,374,760	$1,904,077	$4,278,837
Dry Utilities	$643,000	$351,000	$994,000
Recreational Amenities	$3,022,100	$1,649,700	$4,671,800
Landscaping/Hardscaping/Irrigation	$643,000	$351,000	$994,000
Engineering Design, Permitting, Surveying, Testing	$2,276,553	$1,784,894	$4,061,447
Subtotal	$21,761,669	$16,035,888	$37,797,557
Contingency @ 15%	$3,264,250	$2,405,383	$5,669,633
Total	$25,025,919	$18,441,271	$43,467,190

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

Proposed Infrastructure Plan

Facility	Construction Funded By	Ownership	Capital Financing	Operation and Maintenance
Storm Water Management	CDD	CDD	Capital Improvement Revenue Bonds	CDD
Roads	CDD	County	Capital Improvement Revenue Bonds	County
Water Facilities	CDD	County	Capital Improvement Revenue Bonds	County
Sewer and Wastewater	CDD	County	Capital Improvement Revenue Bonds	County
Recreational Amenities	CDD	CDD	Capital Improvement Revenue Bonds	CDD
Landscaping/Hardscaping/ Irrigation	CDD	CDD	Capital Improvement Revenue Bonds	CDD

Composite Exhibit F

Exhibit G
Statement of Estimated Regulatory Costs

Rizzetta & Company

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

THE PETITION TO ESTABLISH WATERFORD COMMUNITY DEVELOPMENT DISTRICT

January 31, 2022

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Hernando County, Florida, to establish the Waterford Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8., F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

> *The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*

In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

> *That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.*

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by Hernando County (the "County") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

2. WATERFORD COMMUNITY DEVELOPMENT DISTRICT

The proposed District will encompass approximately 296.39 +/- acres on which Oak Hill Land, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 1,019 residential units. However, in the near future, the Petitioner may amend the boundaries to include an additional 27.58 acres which, if approved, would increase the boundaries of the District to 323.97 acres. The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct,

enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: earthwork (excluding residential lots), stormwater management, roadways, water facilities, sewer, wastewater, dry utilities, recreational amenities, landscaping, hardscaping, irrigation, engineering, permitting, surveying, testing or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2021), in pertinent part, provides that the elements a Statement of Estimated Regulatory Costs must contain the following:

> *(a) An economic analysis showing whether the rule directly or indirectly:*
>
> > *1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;*
> >
> > *2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or*
> >
> > *3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.*

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.

1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:

A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF $1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Practically, the District, as a "special purpose" entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF $1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.

C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF $1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the County.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDD's due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

See generally Sections 3 and 4 below.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3.a.2. below. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Hernando County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined in Section 3.a.1. below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. Hernando County ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to Hernando County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of $175 per District per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose

governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: “It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent.” Section 190.002(3), F.S. "A default on the bonds or obligations of a

district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the District will not create any significant economic costs for the State of Florida or for the County.

4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

Summary of Estimated Construction Costs for District Public Infrastructure Improvements

Description	Estimated Costs
General Conditions	$2,102,663
Clearing, Grubbing and Earthwork (excluding lots)	$10,867,933
Stormwater Management	$2,456,820
Roads	$4,273,685
Water Facilities	$3,096,372
Sewer and Wastewater	$4,278,837
Dry Utilities	$994,000
Recreational Amenities	$4,671,800
Landscaping / Hardscaping / Irrigation	$994,000
Engineering Design / Permitting / Surveying / Testing	$4,061,447
Subtotal	$37,797,557
Contingency @ 15%	$5,669,633
Total	**$43,467,190**

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District.

The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Hernando County is not defined as a small county, for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, this alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District

can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:

For the above-stated reasons, the alternatives should be rejected and the ordinance establishing the District should be adopted.

Exhibit H
Future Land Use Map

December 9, 2021

Parcel Lines

All Future Landuse Categories

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

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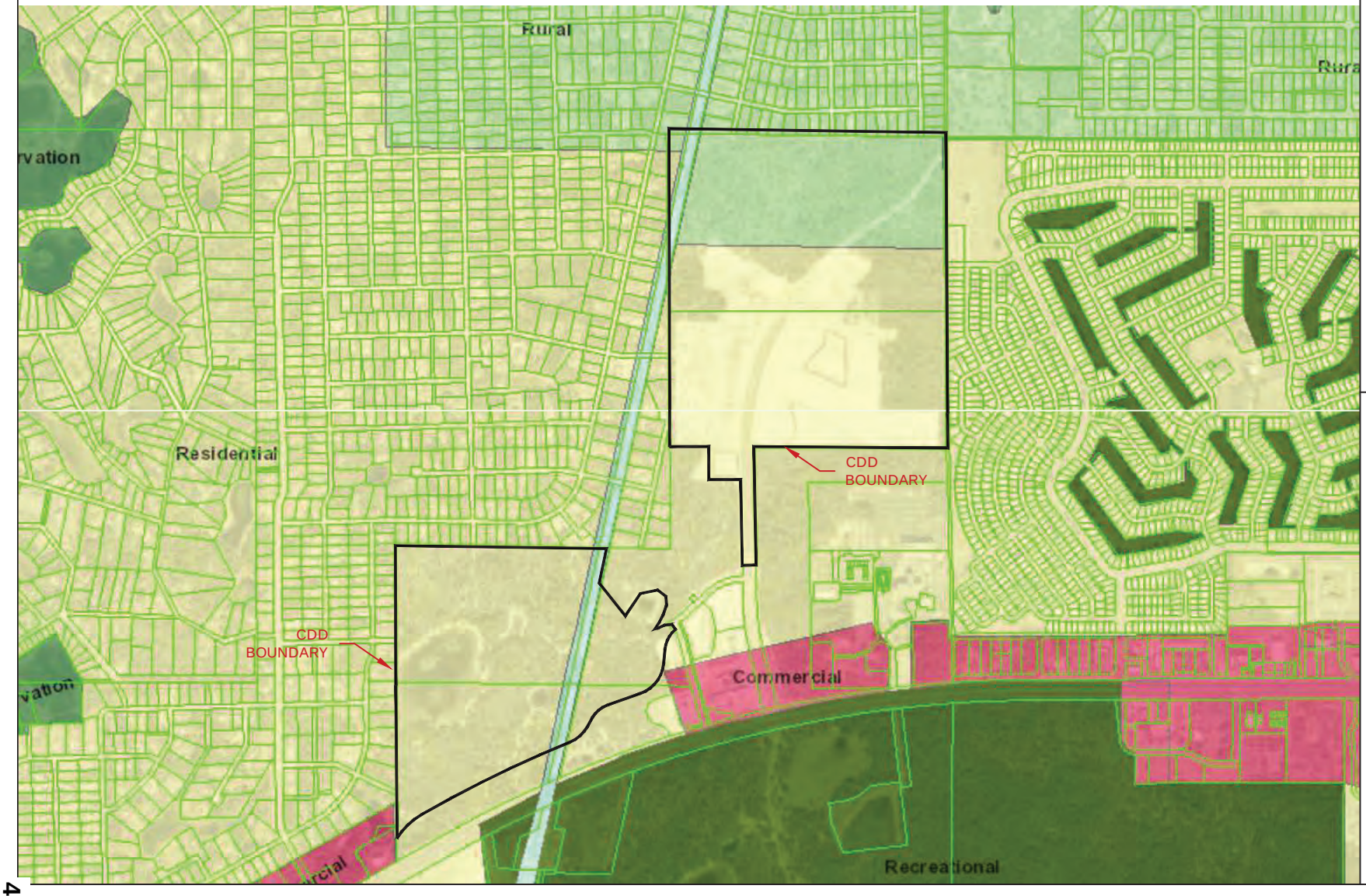


EXHIBIT H

FUTURE LAND USE MAP

WATERFORD CDD

DATE 1/20/22

21082

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

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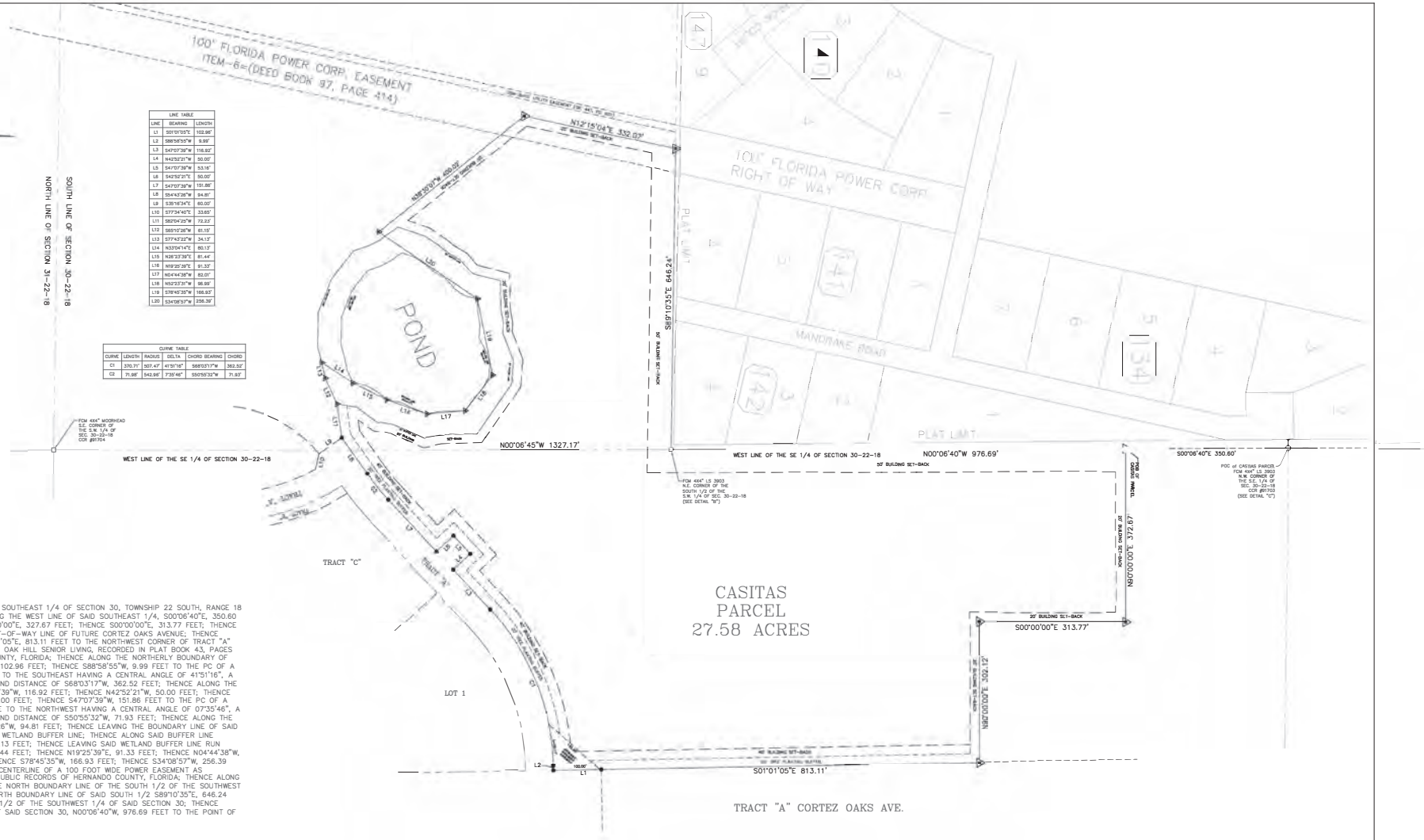
Exhibit I
Casitas Parcel –Future Expansion Parcel

Casitas Parcel

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 327.67 FEET; THENCE S00°00’00”E, 313. 77 FEET; THENCE N90°00'00"E, 302.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FUTURE CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S01°01'05"E, 813.11 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOW IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21 "E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUN S82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.58 ACRES MORE OR LESS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°01'05"E	102.96'
L2	S88°58'55"W	9.99'
L3	S47°07'39"W	116.92'
L4	N42°52'21"W	50.00'
L5	S47°07'39"W	53.16'
L6	S42°52'21"E	50.00'
L7	S47°07'39"W	151.86'
L8	S54°43'26"W	94.81'
L9	S35°16'34"E	60.00'
L10	S77°34'40"E	33.65'
L11	S82°04'25"W	72.23'
L12	S65°10'26"W	61.15'
L13	S77°43'22"W	34.13'
L14	N33°04'14"E	80.13'
L15	N26°23'39"E	81.44'
L16	N19°25'39"E	91.33'
L17	N04°44'38"W	82.01'
L18	N52°23'31"W	96.99'
L19	S78°45'35"W	166.93'
L20	S34°08'57"W	256.39'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	370.71'	507.47'	41°51'16"	S68°01'17"W	362.52'
C2	71.98'	542.96'	7°35'46"	S50°55'32"W	71.93'

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, S00°06'40"E, 350.60 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 327.67 FEET; THENCE S00°00'00"E, 313.77 FEET; THENCE N90°00'00"E, 302.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FUTURE CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S01°01'05"E, 813.11 FEET TO THE NORTHWEST CORNER OF TRACT "A" CORTEZ OAKS AVENUE AS SHOW IN THE PLAT FOR OAK HILL SENIOR LIVING, RECORDED IN PLAT BOOK 43, PAGES 7-10 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES, S01°01'05"E, 102.96 FEET; THENCE S88°58'55"W, 9.99 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°51'16", A RADIUS OF 507.74 FEET AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 07°35'46", A RADIUS OF 542.96 FEET AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE LEAVING THE BOUNDARY LINE OF SAID PLAT RUNS82°04'25"W, 72.23 FEET TO A 50 FOOT WETLAND BUFFER LINE; THENCE ALONG SAID BUFFER LINE S65°10'26"W, 61.15 FEET; THENCE S77°43'22"W, 34.13 FEET; THENCE LEAVING SAID WETLAND BUFFER LINE RUN N33°04'14"E, 80.13 FEET; THENCE N26°23'39"E, 81.44 FEET; THENCE N19°25'39"E, 91.33 FEET; THENCE N04°44'38"W, 82.01 FEET; THENCE N52°23'31"W, 96.99 FEET; THENCE S78°45'35"W, 166.93 FEET; THENCE S34°08'57"W, 256.39 FEET; THENCE N38°30'07"W, 400.02 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE N12°15'04"E, 332.07 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 646.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, N00°06'40"W, 976.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.58 ACRES MORE OR LESS.

C1 = SEE CURVE TABLE
L1 = SEE LINE TABLE
(C) = CALCULATED
(P) = PLAT OR MAP
(M) = FIELD MEASURED
(R) = RECORD or DEED
FIP = FOUND IRON PIN NO ID
FIPC = FOUND IRON PIN AND CAP
FN&D = FOUND NAIL AND DISK
FCM = FOUND CONCRETE MONUMENT
SIPC = SET IRON PIN AND CAP

SCM = SET CONCRETE MONUMENT
CONC = CONCRETE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK

R/W = RIGHT-OF-WAY
SEC = SECTION
MES = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = Permanent Control Point
PRM = Permanent Reference Monument
(100.0') = EXISTING ELEVATION

= SIGN
= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= SANITARY MANHOLE

= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (5/8"IR LB #7200)
= FOUND NAIL AND DISK (AS SHOWN)
= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4X4" LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL, ESTABLISHING AN ASSUMED BEARING OF *** AS SHOWN ON THE PLAT OF RECORD. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0000-D, EFFECTIVE DATE 02/02/2012.

SHEET 1 OF 1 SHEET
JOB NO. 21082-CASEDAS-SKT

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
01/14/22	SMG	SMG	00/000	00/00/22	00/00
REVISION					
DATE	SURVEYOR	REV. BY	COMMENTS		

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, inc.
Engineering Planning Surveying Environmental Construction Management
966 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423
3703 East Forest Drive Inverness, FL 34453 352-344-2016
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SKETCH ONLY
OF THE CASITAS PARCEL
SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
OAK HILL LAND, LLC.
SJP INVESTMENT PROPERTIES, LLC.

EXHIBIT I - Casitas Parcel

SURVEYORS CERTIFICATE
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

SCOTT M. OSBORNE, PSM — DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

Draft Ordinance

ORDINANCE NO. : 2022-___

AN ORDINANCE ESTABLISHING THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS**,** Oak Hill Land, LLC, a Florida limited liability company ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an ordinance establishing the Waterford Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs

for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1 Findings of Fact. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;

2. all statements contained in the Petition are true and correct;

3. the creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;

4. the area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

5. the creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. the proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Creation, Boundaries, and Powers. There is hereby created the Waterford Community Development District for the area of land described in Exhibit A, attached hereto, which shall exercise the powers of Sections 190.011, and 190.012(1), (2)(a) and (d) and (3), Fla. Stat., and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, Fla. Stat., including the special powers provided under Section 190.012(1), (2)(a) and (d) and (3), Fla. Stat.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors:

1. Ron Bastyr
2. Shane O'Neil
3. Cheri O'Neil
4. Cole Bastyr
5. Ryan O'Neil

Section 5. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of

this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance's filing with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this ____ day of _____, 2022.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
Chairman

Approved for Form and Legal Sufficiency

_____
Acting County Attorney

Exhibit "A"

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

TRACT-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00'00"W, 302.12 FEET; THENCE N00°00'00"W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING. CONTAINING 187.01 ACRES MORE OR LESS.

TRACT-2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E,

72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W,145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 109.38 ACRES MORE OR LESS.

TOTAL ACRES 296.39, MORE OR LESS.

Draft Hearing Notice

NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners
To Consider the
Establishment of the Waterford Community Development District

DATE: _____, 2022

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601

LOCATION MAP HERE

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, _____, 2022, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to establish the Waterford Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO

SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed Waterford Community Development District is comprised of approximately 296.39 acres, located in unincorporated Hernando County, east of US 19/Commercial Way, west of Sunshine Grove Road, and north of S.R. 50/Cortez Boulevard. The petitioner has proposed to establish the Waterford Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the proposed Waterford Community Development District is as follows:

TRACT-1

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET; THENCE N01°01'05"W, 813.11 FEET; THENCE S90°00’00”W, 302.12 FEET; THENCE N00°00’00”W, 313.77 FEET; THENCE S90°00'00"W, 372.67 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N00°06'40"W, 350.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, N00°06'45"W, 2667.29 TO THE POINT OF BEGINNING. CONTAINING 187.01 ACRES MORE OR LESS.

TRACT-2

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SOUTH 1/2 S89°10'35"E, 2003.80 FEET TO THE CENTERLINE OF A 100 FOOT WIDE POWER EASEMENT AS RECORDED IN DEED BOOK 97, PAGE 414 OF

THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID POINT LYING 646.24 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE CENTERLINE OF SAID POWER EASEMENT S12°15'04"W, 332.07 FEET; THENCE LEAVING SAID CENTERLINE, RUN S38°30'07"E, 400.02 FEET; THENCE N34°08'57"E, 256.39 FEET; THENCE N78°45'35"E, 166.93 FEET; THENCE S52°23'31"E, 96.99 FEET; THENCE S04°44'38"E, 82.01 FEET; THENCE S19°25'39"W, 91.33 FEET; THENCE S26°23'39"W, 81.44 FEET; THENCE S33°04'14"W, 80.13 FEET; THENCE N77°43'22"E, 34.13 FEET; THENCE N65°10'26"E, 61.15 FEET; THENCE N82°04'25"E, 72.23 FEET; THENCE S35°16'34"E, 60.00 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 45°30'12", A RADIUS OF 270.00 FEET AND A CHORD BEARING AND DISTANCE OF S28°20'32"W, 208.84 FEET; THENCE ALONG THE ARC OF SAID CURVE 214.43 FEET; THENCE S05°35'26"W,145.35 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 65°56'48", A RADIUS OF 330.00 FEET AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 41°14'55", A RADIUS OF 265.00 FEET AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 38°28'56", A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 07°36'57", A RADIUS OF 11804.97 FEET AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 28°01'39", A RADIUS OF 666.30 FEET AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID NORTHWEST 1/4, N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING. CONTAINING 109.38 ACRES MORE OR LESS.

TOTAL ACRES 296.39, MORE OR LESS.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, Hernando County Government Center, 20 North Main Street, Room 262, Brooksville, Florida 34601, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact Ron Pianta, Director of Planning

and Zoning Services, Hernando County Planning Department, at 352-754-4057 or by email at rpianta@hernandocounty.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Jessica Wright, Hernando County Administration, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-540-6452 no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Publish 4 successive weeks:

Draft Ordinance

ORDINANCE NO. : 2025-___

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2022-12, EXPANDING THE BOUNDARIES OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS**,** the Waterford Community Development District, through its Board of Supervisors, ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an Ordinance expanding the boundaries of the Waterford Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), to bring in the Casitas Parcel, which was previously designated as an expansion parcel in the petition to establish the District in accordance with Section 190.046(1)(h), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to

service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1 Findings of Fact. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;

2. all statements contained in the Petition are true and correct;

3. the expansion of the District's boundaries is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;

4. the area of land within the expanded District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

5. the expansion of the District's boundaries is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. the proposed community development services and facilities to be provided by the expanded District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. the area that will be served by the expanded District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Expansion of the Boundaries of the District. The Waterford Community Development District is hereby expanded and the boundaries of the expanded District are located in the area of land described in Exhibit A, attached hereto.

Section 4. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 6. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance's filing with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
Chairman

Approved for Form and Legal Sufficiency

_____
Acting County Attorney

Exhibit "A"

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°39'03", AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.12 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 65°56'48", AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 41°14'55" AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'56", AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 11804.97 FEET, A CENTRAL ANGLE OF 07°36'57", AND A CHORD BEARING AND DISTANCE OF

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CONTAINING 323.97 ACRES MORE OR LESS.

Draft Hearing Notice

NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners
To Consider the
Expansion of the Boundaries of the
Waterford Community Development District

DATE: _____, 2025

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601

INSERT LOCATION MAP

NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, _____, 2025, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to expand the boundaries of the Waterford Community Development District. The title of the proposed Ordinance is as follows:

> AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2022-12, EXPANDING THE BOUNDARIES OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The Waterford Community Development District is currently comprised of approximately 296.39 acres, more or less, generally located in unincorporated Hernando County, north of

State Road 50/Cortez Blvd., west of Sunshine Grove Road, and east of U.S. 19/Commercial Way. The petitioner has proposed to expand the boundaries of the Waterford Community Development District by bringing into the District the Casitas Parcel, which was previously designated in the Petition to Establish, which consists of approximately 27.36 acres, more or less. After the boundary has been expanded, the District will be comprised of approximately 323.97 acres, more or less.

The District has the authority to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the expanded boundaries of the Waterford Community Development District shall be as follows:

LEGAL DESCRIPTION FOR TOTAL WATERFORD PARCEL.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01’05”E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58’55”W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51’16”, AND A CHORD BEARING AND DISTANCE OF S68°03’17”W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07’39”W, 116.92 FEET; THENCE N42°52’21”W, 50.00 FEET; THENCE S47°07’39”W, 53.16 FEET; THENCE S42°52’21”E, 50.00 FEET; THENCE S47°07’39”W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35’46”, AND A CHORD BEARING AND DISTANCE OF S50°55’32”W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43’26”W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A

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CONTAINING 323.97 ACRES MORE OR LESS.

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Publish 4 successive weeks:

ORDINANCE NO. : 2025-___

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WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

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1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;

2. All statements contained in the Petition are true and correct;

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4. The area of land within the expanded District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

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6. The proposed community development services and facilities to be provided by the expanded District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. The area that will be served by the expanded District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Expansion of the Boundaries of the District. The Waterford Community Development District is hereby expanded and the boundaries of the expanded District are located in the area of land described in Exhibit A, attached hereto.

Section 4. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 6. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance's filing with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this ____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG CHORVAT, JR.
Clerk

By: _____
Chairman

Approved for Form and Legal Sufficiency

Michael Cowan
County Attorney's Office

Exhibit "A"

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°39'03", AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.12 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 65°56'48", AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 41°14'55" AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'56", AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 11804.97 FEET, A CENTRAL ANGLE OF 07°36'57", AND A CHORD BEARING AND DISTANCE OF

S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 666.30 FEET, A CENTRAL ANGLE OF 28°01'39", AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, RUN N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN N00°09’55”W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN S89°10’35”E, 2650.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN N00°06’40”W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06’45”W, 2667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 323.97 ACRES MORE OR LESS.

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-117 Notice of Public Hearing on October 7, 2025

in the matter of
Hernando County Board of County Commissioners to Consider the Expansion of the Boundaries of the Waterford Community Development District

was published in said newspaper by print in the issue(s) of:
September 12, 19, 26, October 3, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on September 12, 19, 26, October 3, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 6th day of October, 2025.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

Please see Notice on Pages 2 - 3

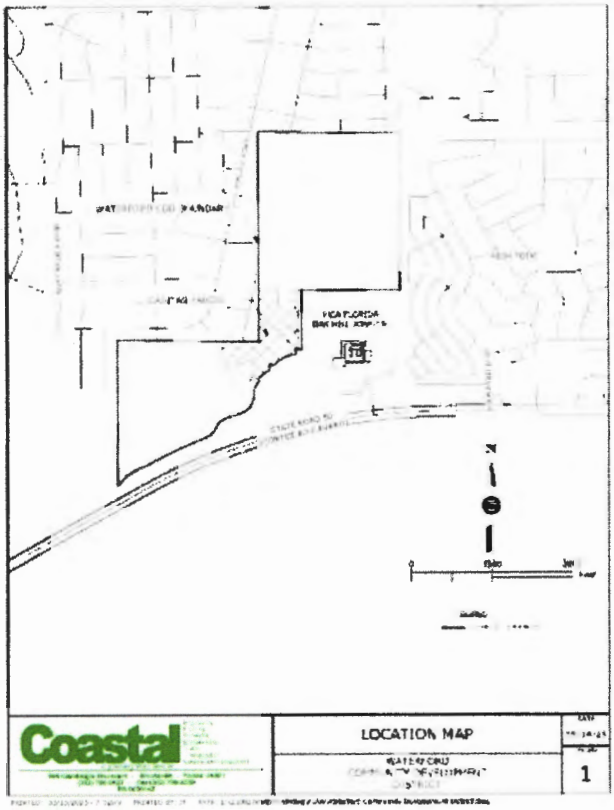
NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners to Consider the Expansion of the Boundaries of the Waterford Community Development District

DATE: October 7, 2025

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, October 7, 2025, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to expand the boundaries of the Waterford Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2022-12, EXPANDING THE BOUNDARIES OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The Waterford Community Development District is currently comprised of approximately 296.39 acres, more or less, generally located in unincorporated Hernando County, north of State Road 50/Cortez Blvd., west of Sunshine Grove Road, and east of U.S. 19/Commercial Way. The petitioner has proposed to expand the boundaries of the Waterford Community Development District by bringing into the District the Casitas Parcel, which was previously designated in the Petition to Establish, which consists of approximately 27.36 acres, more or less. After the boundary has been expanded, the District will be comprised of approximately 323.97 acres, more or less.

The District has the authority to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the expanded boundaries of the Waterford Community Development District shall be as follows:

LEGAL DESCRIPTION FOR TOTAL WATERFORD PARCEL.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°39'03", AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.12 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 65°56'48", AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 41°14'55" AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'56", AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 11804.97 FEET, A CENTRAL ANGLE OF 07°36'57", AND A CHORD BEARING AND DISTANCE OF S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 666.30 FEET, A CENTRAL ANGLE OF 28°01'39", AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, RUN N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06'45"W, 2667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 323.97 ACRES MORE OR LESS.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact, Hernando County Planning Department, at 352-754-4057, or by email at planning@co.hernandocounty.us, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Rebecca Hines, Hernando County Procurement Department, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-754-4020 Extension 20122, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Published: September 12, 19, 26, October 3, 2025

ORDINANCE NO. : 2025-11

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 2022-12, EXPANDING THE BOUNDARIES OF THE WATERFORD COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FLORIDA; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, the Waterford Community Development District, through its Board of Supervisors, ("Petitioner"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("County") adopt an Ordinance expanding the boundaries of the Waterford Community Development District pursuant to Chapter 190, Fla. Stat. ("District"), to bring in the Casitas Parcel, which was previously designated as an expansion parcel in the petition to establish the District in accordance with Section 190.046(1)(h), and designating the real property described in Exhibit A, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the expanded District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit A, which the County is not able to provide at a level and quality needed to

service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), Fla. Stat.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1 Findings of Fact. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;

2. All statements contained in the Petition are true and correct;

3. The expansion of the District's boundaries is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;

4. The area of land within the expanded District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;

5. The expansion of the District's boundaries is the best alternative available for delivering community development services and facilities to the area that will be served by the District;

6. The proposed community development services and facilities to be provided by the expanded District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

7. The area that will be served by the expanded District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, Fla. Stat.;

2. The County has jurisdiction pursuant to Section 190.005(2), Fla. Stat.; and

3. The granting of the Petition complies with the dictates of Chapter 190, Fla. Stat.

Section 3. Expansion of the Boundaries of the District. The Waterford Community Development District is hereby expanded and the boundaries of the expanded District are located in the area of land described in Exhibit A, attached hereto.

Section 4. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 6. Conflicting Provisions Repealed. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall take effect upon receipt of acknowledgment from the Florida Secretary of State of this Ordinance's filing with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this 7th day of October, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
DOUG CHORVAT, JR.
Clerk

By: Jerry Campbell
Vice Chairman

SEAL

Approved for Form and Legal Sufficiency.

Michael Cowan
County Attorney's Office

4899-2341-3322, v. 1

Exhibit "A"

WATERFORD
COMMUNITY DEVELOPMENT DISTRICT

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°08'25"E, 2628.49 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF SAID NORTHEAST 1/4, S00°18'35"E, 2663.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, S00°21'15"E, 328.39 FEET; THENCE N89°32'44"W, 1839.56 FEET; THENCE S01°01'05"E, 1125.81 FEET; THENCE S88°58'55"W, 130.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CORTEZ OAKS AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, RUN S01°01'05"E, 102.96 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN S88°58'55"W, 9.99 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 507.47 FEET, A CENTRAL ANGLE OF 41°51'16", AND A CHORD BEARING AND DISTANCE OF S68°03'17"W, 362.52 FEET; THENCE ALONG THE ARC OF SAID CURVE 370.71 FEET; THENCE S47°07'39"W, 116.92 FEET; THENCE N42°52'21"W, 50.00 FEET; THENCE S47°07'39"W, 53.16 FEET; THENCE S42°52'21"E, 50.00 FEET; THENCE S47°07'39"W, 151.86 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 7°35'46", AND A CHORD BEARING AND DISTANCE OF S50°55'32"W, 71.93 FEET; THENCE ALONG THE ARC OF SAID CURVE 71.98 FEET; THENCE S54°43'26"W, 94.81 FEET; THENCE S35°16'34"E, 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 45°39'03", AND A CHORD BEARING AND DISTANCE OF S28°16'06"W, 209.48 FEET; THENCE ALONG THE ARC OF SAID CURVE 215.12 FEET; THENCE S05°35'26"W, 144.66 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 65°56'48", AND A CHORD BEARING AND DISTANCE OF S38°33'50"W, 359.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 379.83 FEET; THENCE S70°33'02"W, 327.81 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 265.00 FEET, CENTRAL ANGLE OF 41°14'55" AND A CHORD BEARING AND DISTANCE OF S49°55'34"W, 186.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 190.78 FEET; THENCE S29°18'06"W, 96.57 FEET TO THE A POINT OF CURVATURE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 38°28'56", AND A CHORD BEARING AND DISTANCE OF S48°32'35"W, 220.79 FEET; THENCE ALONG THE ARC OF SAID CURVE 225.00 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 11804.97 FEET, A CENTRAL ANGLE OF 07°36'57", AND A CHORD BEARING AND DISTANCE OF

S63°58'34"W, 1568.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 1569.16 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 666.30 FEET, A CENTRAL ANGLE OF 28°01'39", AND A CHORD BEARING AND DISTANCE OF S45°45'19"W, 322.70 FEET; THENCE ALONG THE ARC OF SAID CURVE 325.94 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4, RUN N00°28'58"W, 1452.18 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN N00°09'55"W, 1324.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 30, RUN S89°10'35"E, 2650.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, RUN N00°06'40"W, 1327.29 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, RUN N00°06'45"W, 2667.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 323.97 ACRES MORE OR LESS.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16338
Legal Request Number: LR2025-359
Bid/Contract Number:

TITLE

Ordinance Establishing GlenLakes Community Development District

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

Petition to Establish

GLENLAKES

Community Development District

May 6, 2025

Submitted by:
Vivek K. Babbar, Esq.
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400

Petition to Establish
GlenLakes
Community Development District

ARC GlenLakes, LLC, a Florida limited liability company (the "**Petitioner**"), petitions the Board of County Commissioners of Hernando County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the GlenLakes Community Development District (the "**District**"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. **Petitioner and Contact Information.** Petitioner is ARC GlenLakes, LLC, a Florida limited liability company, having a mailing address is 10485 GlenLakes Blvd., Weeki Wachee, Florida 34613.

2. **Location and Aerial Maps.** The land area to be served by the District is a parcel of unimproved real property containing approximately 285.07 acres. All of the land in the proposed District is in the unincorporated portion of Hernando County. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit A**.

3. **Legal Description.** A metes and bounds legal description of the external boundaries of the District and a survey and description sketch are attached as **Exhibit B**. There are no parcels within the proposed external boundaries of the District which are to be excluded. Section 190.005(1)(a)1, Florida Statutes.

4. **Landowners Consent.** The written consent to the establishment of the District by all landowners, as defined in section 190.003(14), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit C.** Section 190.005(1)(a)2, Florida Statutes.

5. **Initial Board of Supervisors.** The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. **Name of the District.** The proposed name of the District is the **GlenLakes Community Development District** (hereinafter in the attached exhibits referred to as "**GlenLakes CDD**"). Section 190.005(1)(a)4, Florida Statutes.

7. **Existing Utilities.** The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified in **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.

8. **Proposed Timetables/Estimated Costs and Proposed Infrastructure Plan.** The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F**. Section 190.005(1)(a)6, Florida Statutes.

9. **Statement of Estimated Regulatory Costs.** The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, is attached as **Exhibit G.** Section 190.005(1)(a)8, Florida Statutes.

10. **Future Land Use Map.** The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Hernando County Land Use Element is attached as **Exhibit H**. Section 190.005(1)(a)7, Florida Statutes.

    Consistent with the Hernando County 2040 Comprehensive Plan, development of the District will provide a new residential neighborhood for the County, offering quality growth and additional housing needs and choices to residents while providing for a variety of housing types and flexible development options.

    In accordance with Objective 1.04B, Strategy 1.04B(2), of the County Comprehensive Plan, future residential development should be located where the Residential Category predominates the Future Land Use Map. The future land use designation for the area that will comprise the District is "Residential". All services and facilities intended for the District, specifically the roads, street lighting, water/wastewater, recreational facilities, surface water management, and landscape/hardscape, are services and facilities that will support a residential subdivision.

    Consistent with Goal 4.01, Strategy 4.01A(2), of the County Comprehensive Plan, development of this subdivision will ensure the availability of new, quality housing options conveniently located to meet the needs of existing and expected County residents.

    Consistent with Goal 7.01, Strategy 7.01A(6), of the County Comprehensive Plan, petitioner is requesting additional special powers to provide parks and recreational services, in order to develop neighborhood parks and other like amenities for the District's residents.

11. **Property Amenable to Independent Special District**. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

    a. Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Hernando County Comprehensive Plan.

    b. The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

    c. The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Hernando County and its residents outside the District by increasing the ad valorem tax base of Hernando County and generating water and wastewater impact fees which will assist Hernando County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.

    d. The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

12. **Request of Special Powers**. The Petitioner is also requesting Hernando County to grant the District the following special powers: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes and (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes.

As mentioned above, in its plan for development of the District, Petitioner proposes to develop recreational facilities within the area served by the District. Recreational facilities, such as parks and other like amenities, will be perpetually maintained by a District maintenance assessment.

Regarding the requested security powers, Petitioner anticipates including fencing in its development. Additionally, while the District will not exercise any police power, in the future the District may choose to contract with the appropriate local governmental agency to provide enhanced security services within the District's boundaries. To do this, the District will need the Board of County Commissioners to grant security powers in the ordinance establishing the District.

I hereby certify that, to my knowledge, the facts contained in this petition are true and correct.

Respectfully signed on April 16, 2025.

ARC GlenLakes, LLC,
a Florida limited liability company,

James Rappaport
Manager

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16th date of April, 2025, by James Rappaport as Manager of ARC GlenLakes, LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

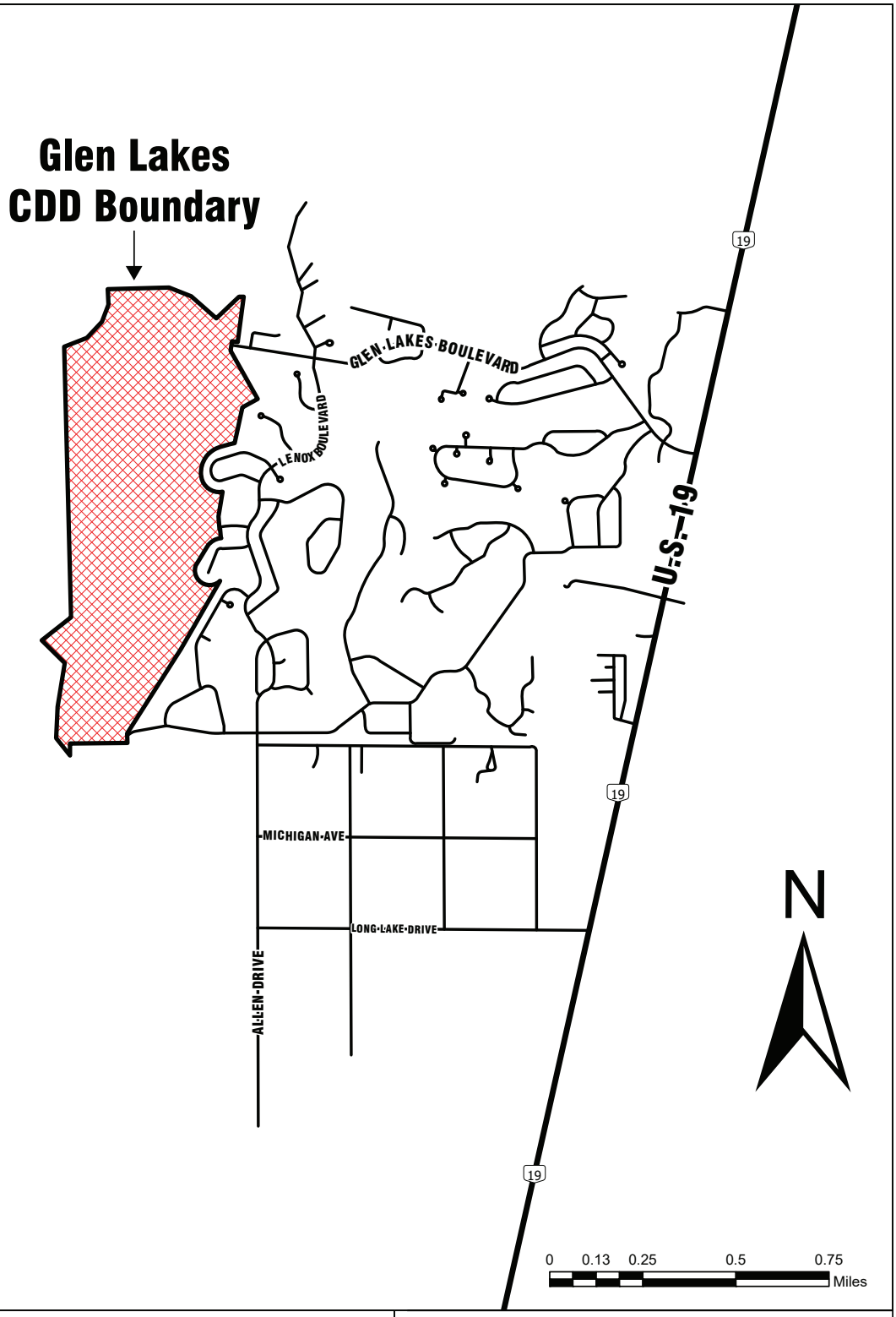
[Notary Seal]

CONNIE PETTY
Commission # HH 502619
Expires June 9, 2028

Notary Public

Connie Petty
Name typed, printed or stamped
My Commission Expires: _____

Composite Exhibit A
Location Map and Aerial Map

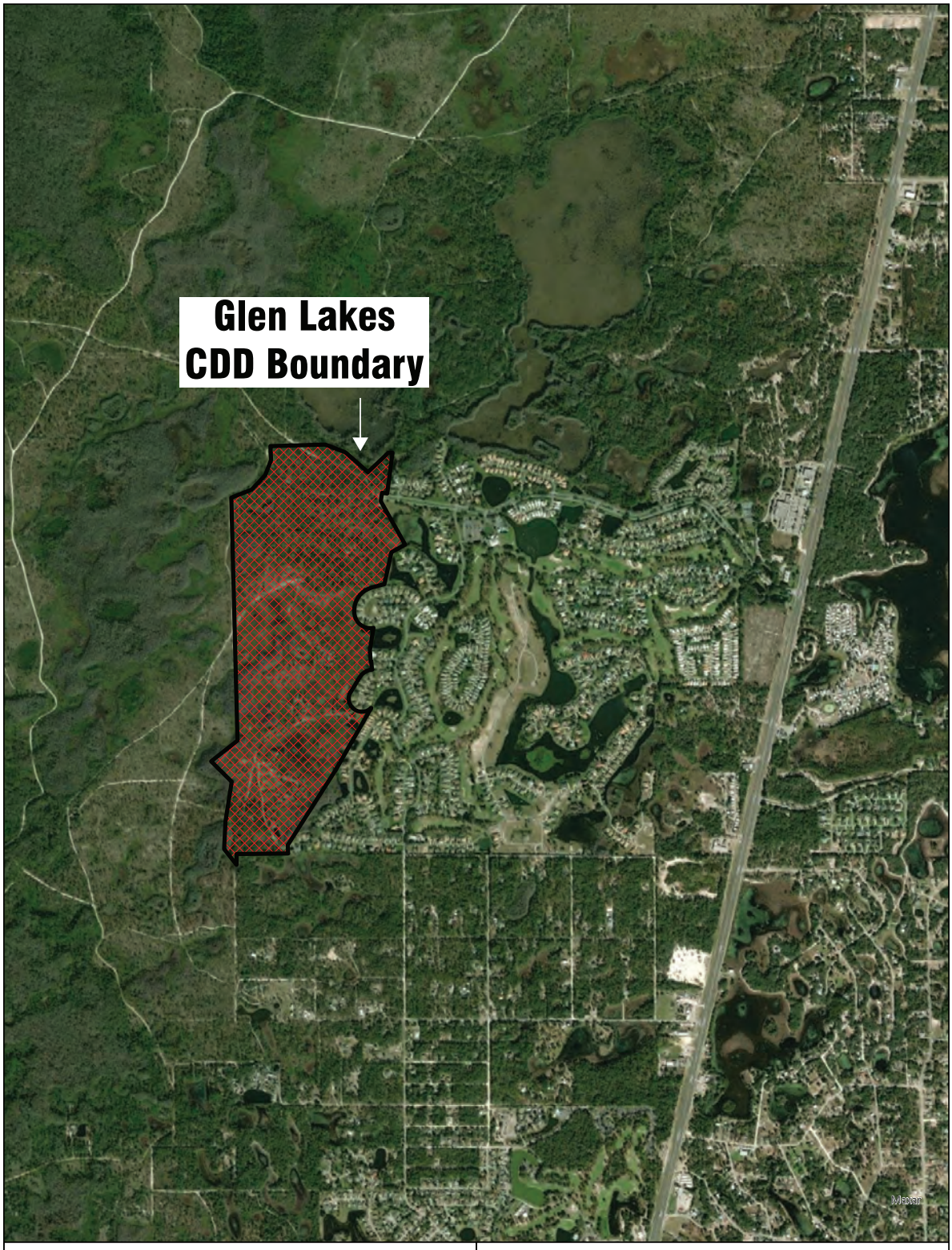


OXBOW ENGINEERING, LLC

LOCATION MAP

GLEN LAKES
COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT NUMBER
03/25/2025	1006-009



AERIAL MAP

GLEN LAKES
COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT NUMBER
03/25/2025	1006-009

Exhibit B
Legal Description and Sketch

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

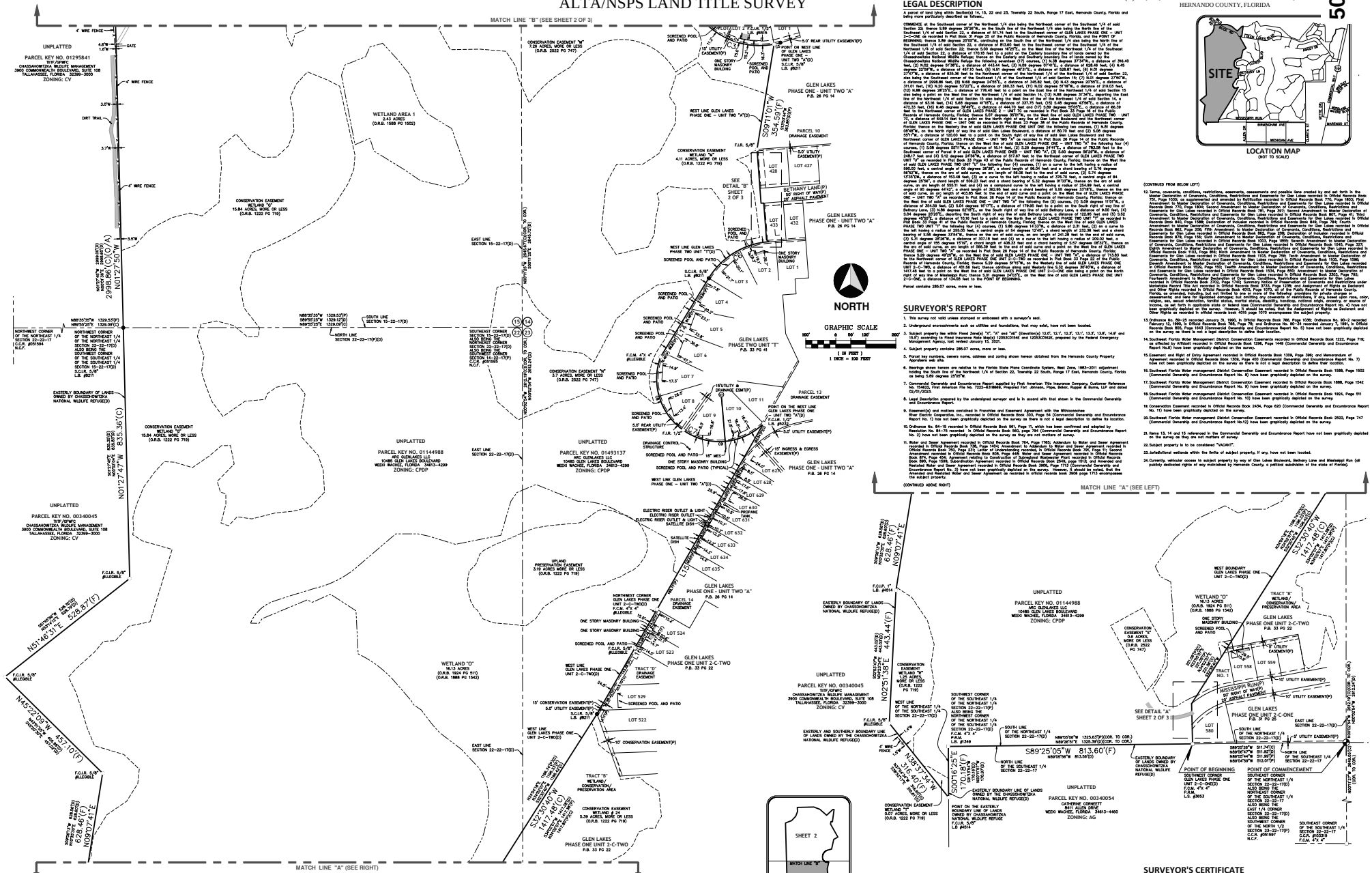
COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88 degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO “A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT “U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT “U" the following four (4) courses, (1) on a curve to the left having a radius of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"EW., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT “T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT “T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40'W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

ALTA/NSPS LAND TITLE SURVEY

SECTION(S) 14, 15, 22 AND 23 TOWNSHIP 22 SOUTH, RANG ST
HERNANDO COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

KEY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'05"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE – UNIT 2-C-ONE, as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Northerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence run to a Century and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.52 degrees 01'08"E., a distance of 443.44 feet, (3) N.66 degrees 37'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"E., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.89 degrees 24'57"E., a distance of 1329.53 feet, (9) N.89 degrees 24'57"E., a distance of 1329.12 feet, (10) N.89 degrees 24'57"E., a distance of 1328.05 feet, (11) N.89 degrees 25'35"E., a distance of 1329.53 feet, (12) N.89 degrees 25'35"E., a distance of 1329.12 feet, (13) N.89 degrees 25'35"E., a distance of 1328.05 feet to the Northeast corner of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14; (14) S.01 degrees 27'47"E., a distance of 835.36 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 14; (15) S.51 degrees 46'31"W., a distance of 528.87 feet; (16) S.45 degrees 22'09"W., a distance of 444.70 feet and (17) S.89 degrees 52'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 – UNIT "C", as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence S.07 degrees 16'25"E., on the West line of said GLEN LAKES PHASE 2 – UNIT "C", a distance of 1,417.48 feet to a point on the West line of said GLEN LAKES PHASE ONE – UNIT ONE as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"E., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 51'11"E., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE – UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE – UNIT TWO "A" the following five (5) courses, (1) S.08 degrees 51'11"E., a distance of 18.14 feet, (2) S.28 degrees 24'41"E., a distance of 183.58 feet to the Southwest corner of Phase II of said GLEN LAKES PHASE ONE – UNIT TWO "A", (3) S.28 degrees 24'41"E., a distance of 248.17 feet and (4) S.12 degrees 24'56"E., a distance of 317.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) on a curve to the left having a radius of 580.00 feet, a central angle of 05 degrees 38'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 58'53"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 09'34"W., a distance of 82.00 feet to the beginning of a curve to the right, (3) on a curve to the right having a radius of 520.00 feet, a central angle of 20 degrees 30'58", a chord length of 185.19 feet and a chord bearing of S.84 degrees 25'04"W., thence on the arc of said curve, an arc length of 185.71 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.85 feet and a chord bearing of S.35 degrees 37'39"E., thence on the arc of said curve, an arc length of 403.80 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE – UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE – UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 334.59 feet, (2) S.08 degrees 51'11"E., a distance of 18.14 feet, (3) S.28 degrees 24'41"E., a distance of 183.58 feet to the Southwest corner of Phase II of said GLEN LAKES PHASE ONE – UNIT TWO "A", (4) S.28 degrees 24'41"E., a distance of 248.17 feet and (5

ALTA/NSPS LAND TITLE SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1(F)	N86°31'24"E	63.16'
L1(D)	S88°30'09"W	93.20'
L1(O)	S86°59'24"E	63.21'
L2(F)	S89°50'05"E	66.39'
L2(D)	S88°46'35"E	67.12'
L2(P)	S88°59'55"E	66.41'
L2(O)	N89°47'50"W	161.42'
L6(F)	S60°56'29"W	248.17'
L6(D)	S62°24'06"W	248.23'
L6(P)	N62°24'06"E	248.23'
L7(O)	S74°17'30"W	153.48'
L7(D)	S75°46'29"W	153.46'
L7(P)(O)	N75°46'29"E	153.46'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1(C)	590.00'	5°36'38"	56.04'	S76°56'32"W	56.06'
C1(D)(P)	590.00'	5°36'30"	56.03'	S76°29'46"W	56.05'
C2(C)	376.70'	84°25'56"	506.23'	S33°01'03"W	555.11'
C2(D)(P)	376.70'	84°25'04"	506.10'	S33°33'57"W	555.02'
C2(P)	376.70'	84°25'03"	506.10'	S33°33'57"W	555.02'
C3(C)	254.99'	90°44'42"	362.05'	S56°33'18"E	403.85'
C3(P)(O)	254.99'	-	-	-	403.78'
C4(C)(O/A)	254.99'	95°36'08"	377.80'	S57°56'01"E	425.47'
C4(D)	254.99	95°34'56"	377.74'	S56°28'07"E	425.39'
C4(P)	254.99	95°35'04"	377.75'	S56°28'07"E	425.39'
C4(P)	254.99	95°34'56"	377.75'	S56°28'07"E	425.39'

1	4/12/2023	ALTA SURVEY	
NO.	DATE:	REVISION	

LEGEND AND ABBREVIATIONS:

SCR = SET CAPPED 5/8" IRON ROD STAKE
FCIR = FOUND CAPPED IRON ROD
FIR = FOUND IRON ROD
FPK = FOUND PK NAIL
FRBC = FOUND RUBBER DISC
FNAIL = FOUND NAIL AND DISC
FPIN = FOUND PIN
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P = PLAT
C = CALC
R = RAD
CB = CHORD BEARING
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PRM = PERMANENT REFERENCE MONUMENT
PBM = PERMANENT BENCHMARK
CM = CONCRETE MONUMENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
(M) = MEASURED
(C) = CALCULATED
(P) = PLATTED MEASUREMENT OR CALL
(D) = DEED MEASUREMENT OR CALL
(O) = PROPERTY DISPERSION
(MB) = MAP BOOK
(R) = REFERENCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
MEP = NO CORNER FOUND
POL = POINT ON LINE
PLS = LICENSED SURVEYOR
SBM = SURVEY BENCHMARK
WM = WITNESS CORNER
PLT = PLANTER
R/W = RIGHT OF WAY
DWY = DRIVEWAY
SDWK = SIDEWALK
CATV = CABLE TV RISER
PD = PROPERTY DISPERSION
MH = MANHOLE
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
VCP = CONC VALLEY GUTTER
E = ELECTRIC
OHW = OVERHEAD WIRES
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
LP = LIGHT POLE
TV = TELEVISION
TP = TELEPHONE RISER/CABINET
TP = TELEPHONE POLE
TMH = TELEPHONE MANHOLE
EL = ELEVATION
INV = INVERT ELEVATION
SSMH = SANITARY SEWER MANHOLE
FDC = FIREPOWER CONCRETE PIPE
D = DRAINAGE/STORM MANHOLE
GI = GRATE INLET
W = WELL
SSCO = SANITARY SEWER MANHOLE
IRR = IRRIGATION VALVE
WM = WATER METER
WV = WATER VALVE
BF = BACKFLOW PREVENTER
GM = GAS LINE MARKER
GV = GAS LINE ALONE-OFF ASSY.
B = BOOK
TCB = TRAFFIC CONTROL BOX

P.N.: -
SCALE: 1=100'
DATE: -
CREW CHIEF: -
DRAWN BY: T.L.H.
CHECKED BY: D.J.B.

Prepared By:
ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (813) 645-2300 * EMAIL: STEVE.SEMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 8211

PREPARED FOR:
ARC GLENLAKES LLC
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

PROJECT NAME:
PARCEL KEY NO.(S) 01144960, 01144979, 01144988 AND 01493137
GLEN LAKES BOULEVARD, WEEKI WACHEE, FLORIDA 34613-4299

DATE: 01/12/2023

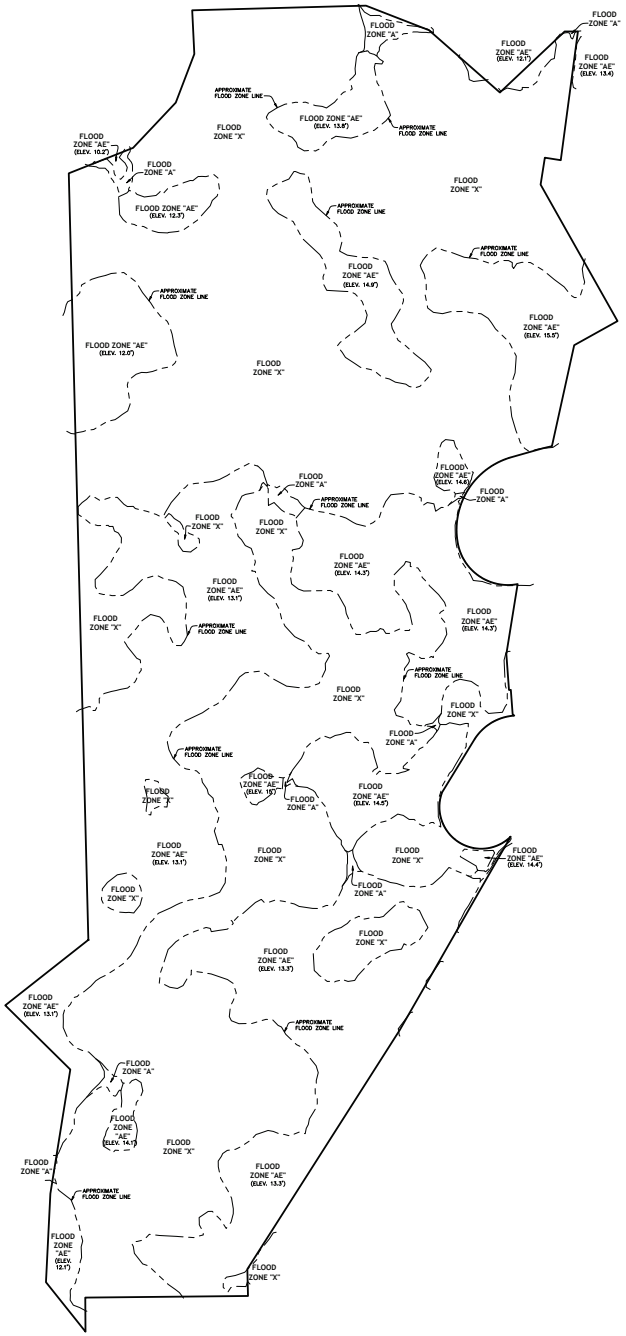
SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET: 2 OF 3

ALTA/NSPS LAND TITLE SURVEY

SECTION(S) 14, 15, 22 AND 23 TOWNSHIP 22 SOUTH, RANG ST
HERNANDO COUNTY, FLORIDA

508



NORTH

GRAPHIC SCALE
220' 0 110' 220' 440'
(IN FEET)
1 INCH = 220 FEET

Prepared By:

ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (813) 645-2300 * EMAIL: STEVE.SEMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 8211

NO.	DATE:	REVISION
1	4/12/2023	ALTA SURVEY

LEGEND AND ABBREVIATIONS:

- SCR = SET CAPPED 5/8" IRON ROD
- SPKNAIL = SET PK NAIL @ CEN
- FCR = FOUND CAPPED IRON ROD
- FIR = FOUND IRON ROD
- FPK = FOUND PK NAIL
- FNAIL = FOUND NAIL AND DISC
- FNAIL = FOUND NAIL AND DISC
- FPIN = FOUND PIN
- FCM = FOUND CONCRETE MONUMENT
- POC = POINT OF COMMENCEMENT
- Δ = DELTA
- R = RADIUS
- L = ARC
- C = CHORD
- CB = CHORD BEARING
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PLAT BOOK
- PB = PAGE
- PG = DEED BOOK
- DB = PAGE
- (M) = FIELD MEASUREMENT
- (P) = CALCULATED
- (D) = PLATTED MEASUREMENT OR CALL
- (R) = RECORD DESCRIPTION CALL
- (P1) = PROPERTY APPENDIX
- (MB) = MAP BOOK
- (R) = REFERENCE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- MCF = NO CORNER FOUND
- MCS = NO CORNER SET
- PRM = PERMANENT REFERENCE MONUMENT
- TBM = TEMPORARY BENCHMARK
- N/C = WITNESS CORNER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- D/W = DRIVEWAY
- C/W = SIDEWALK
- EOP = EDGE OF PAVEMENT
- BCR = BOULDER
- MH = MANHOLE
- CON = CONCRETE
- V/G = CONC VALLEY GUTTER
- E = ELECTRIC
- OHW = OVERHEAD WIRES
- UP = UTILITY POLE
- UP = UTILITY POLE
- GUY = GUY ANCHOR
- TPED = TELEPHONE PED
- TPED = TELEPHONE PED/CABINET
- TP = TELEPHONE POLE
- TMH = TELEPHONE MANHOLE
- EL = ELEVATION
- INVERT ELEVATION
- TOP = TOP OF FOUNDATION
- RCP = REINFORCED CONCRETE PIPE
- DMH = DRAINAGE/STORM MANHOLE
- GRATE INLET
- WELL
- SANITARY SEWER MANHOLE
- IRRIGATION VALVE
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTER
- GAS LINE MARKER
- GAS LINE BLOW-OFF ASSY.
- SIGN
- WIRE FENCE
- CLF = CHAIN LINK FENCE

P.N.: –
SCALE: 1=220'
DATE: –
CREW CHIEF: –
DRAWN BY: T.L.H.
CHECKED BY: D.J.B.

PREPARED FOR:

ARC GLENLAKES LLC
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

PROJECT NAME:

PARCEL KEY NO.(S) 01144960, 01144979, 01144988 AND 01493137
GLEN LAKES BOULEVARD, WEEKI WACHEE, FLORIDA 34613-4299

DATE: 01/12/2023

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET: 3 OF 3

Exhibit C
Consent and Joinder of Landowner

Consent and Joinder of the Sole Landowner to Establish the GlenLakes Community Development District

[Sole Landowner and Petitioner]

The undersigned is the sole owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof (the "**Property**") and intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190, Florida Statues.

As the sole owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the written consent to the establishment of the community development district of 100% of the owners of the lands to be included within the community development district is required.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if the Property is sold prior to the establishment, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

ARC GlenLakes, LLC,
a Florida limited liability company,

James Rappaport
Manager

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence on April 16, 2025 by James Rappaport as Manager of ARC GlenLakes, LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

Notary Public Signature

CONNIE PETTY
Commission # HH 502619
Expires June 9, 2028

Connie Petty

Notary Stamp

Instr #2021046345 BK: 4015 PG: 993, Filed & Recorded: 6/18/2021 1:14 PM SMB Deputy Clk, #Pgs:21
Doug Chorvat, Jr.,Clerk of the Circuit Court Hernando CO FL Rec Fees: $180.00 Deed Doc Stamp: $63,000.00

Exhibit "A"

This instrument prepared by
and after recording return to:
Timothy M. Hughes, Esq.
TRENAM
200 Central Avenue
Suite 1600
St. Petersburg, Florida 33701
Phone: (727) 896-7171

Total Consideration Paid $9,000,000.00
Documentary Stamp Tax Paid: $63,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 18th day of June, 2021, by and between **GLEN LAKES PARTNERSHIP, LTD.**, a Florida limited partnership, as successor to by conversion from **THE GLEN LAKES PARTNERSHIP**, a Florida general partnership, whose mailing address is 9000 Glen Lakes Blvd., Weeki Wachee, Florida 34613 (hereinafter referred to as the "**Grantor**"), and **ARC GLENLAKES LLC,** a Florida limited liability company, whose mailing address is 10485 Glen Lakes Blvd., Weeki Wachee, Florida 34613 (hereinafter referred to as the "**Grantee**").

W I T N E S E T H:

THAT, The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, its successors and assigns, all that certain land situate in Hernando County, Florida, legally described on **Exhibit "A"** attached hereto and incorporated herein by reference;

TOGETHER WITH all tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "**Property**").

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that it has good, right and lawful authority to sell and convey the Property; that it warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and that the Property is free of all encumbrances except for (i) taxes accruing subsequent to December 31, 2020, and (ii) those matters set forth on **Exhibit "B"** attached hereto; provided, however, reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Dianne Fields
Print Name: Dianne Fields

Timothy M. Hughes
Print Name: Timothy M. Hughes

GLEN LAKES PARTNERSHIP, LTD.,
a Florida limited partnership,
as successor to by conversion from
THE GLEN LAKES PARTNERSHIP,
a Florida general partnership

By: GLEN LAKES DEVELOPMENTS,
INC., a Florida corporation,
Its Sole General Partner

By: _____
David Craighead, Vice President

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (*check one*) [✓] physical presence or [ ] online notarization, this 17th day of June, 2021, by David Craighead, as Vice President, of GLEN LAKES DEVELOPMENTS, INC., a Florida corporation, the Sole General Partner of GLEN LAKES PARTNERSHIP, LTD., a Florida limited partnership, as successor to by conversion from THE GLEN LAKES PARTNERSHIP, a Florida general partnership, on behalf of the limited partnership. He (*check one*) [ ] is personally known to me or [✓] has produced Driver's License as identification.

[NOTARY SEAL]

TIMOTHY M. HUGHES
Notary Public - State of Florida
Commission # GG 247638
My Comm. Expires Dec 7, 2022
Bonded through National Notary Assn.

Notary Public

Timothy M. Hughes
(Type, Print or Stamp Name)

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 19 AND PARCEL 8, OF GLEN LAKES PHASE ONE - UNIT ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 23, PAGES 38 THROUGH 46, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

PARCEL 2: (TRACT 7A) THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST; AND THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13, GO THENCE NORTH 31° 52' 17" EAST, 110.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 21' 29" WEST, 44.78 FEET TO THE POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.0 FEET, A CENTRAL ANGLE OF 69° 14' 07", AND A CHORD BEARING OF NORTH 56° 01' 27" WEST, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.21 FEET; THENCE NORTH 21° 24' 24" WEST 173.25 FEET TO A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.0 FEET, A CENTRAL ANGLE OF 12° 29' 36" AND A CHORD BEARING OF NORTH 27° 39' 11" WEST, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.67 FEET; THENCE NORTH 16° 57' 42" WEST, 308.43 FEET; THENCE NORTH 72° 58' 54" WEST 114.61 FEET; THENCE NORTH 89° 46' 42" EAST 122.08 FEET; THENCE SOUTH 23° 12' 37" EAST 639.30 FEET TO THE POINT OF BEGINNING;

PARCEL 3: A PARCEL OF LAND KNOWN AS UNRECORDED TRACTS 10 THROUGH 14 LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 17 EAST AND IN THE NORTH 1/2 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF LOTS 482, 483 484 AND 485, OF GLEN LAKES PHASE ONE - UNIT TWO "B" ACCORDING TO PLAT RECORDED IN PLAT BOOK 28, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AS CORRECTED BY AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1000, PAGE 303, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF TRACT 9 AT THE POINT OF INTERSECTION WITH TRACT 1 OF GLEN LAKES PHASE ONE - UNIT ONE ACCORDING TO PLAT RECORDED IN PLAT BOOK 23, PAGES 38 THROUGH 47, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE SOUTH 48° 00' 00" WEST ALONG SAID TRACT 9, A DISTANCE OF 120.0 FEET; THENCE SOUTH 01° 53' 57" EAST ALONG SAID TRACT 9, A DISTANCE OF 124.20 FEET; THENCE NORTH 42° 00' 00" WEST, 56.31 FEET; THENCE SOUTH 83° 09' 44" WEST 61.82 FEET; THENCE SOUTH 06° 50' 16" EAST, 523.11 FEET; THENCE SOUTH 18° 58' 15" EAST 593.46 FEET; THENCE SOUTH 29° 10' 00" WEST, 359.07 FEET; THENCE SOUTH 02° 06' 56" EAST, 340.55 FEET; THENCE SOUTH 42° 29' 03" WEST, 412.93 FEET; THENCE SOUTH 18° 07' 47" WEST, 570.08 FEET; THENCE SOUTH 62° 17' 56" WEST, 82.00 FEET; THENCE SOUTH 16° 05' 00" WEST, 348.75 FEET;

THENCE SOUTH 13° 15' 18" EAST, 607.66 FEET; THENCE SOUTH 27° 25' 57" EAST, 330.53 FEET; THENCE SOUTH 17° 17' 53" EAST, 93.13 FEET; THENCE SOUTH 03° 25' 10" EAST, 122.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 75.45 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11° 31' 43", A RADIUS OF 375.0 FEET AND A CHORD BEARING OF SOUTH 59° 45' 52" WEST; THENCE SOUTH 54° 00' 01" WEST, 99.01 FEET; THENCE NORTH 88° 14' 33" WEST, 793.15 FEET; THENCE SOUTH 78° 00' 03" WEST, 280.82 FEET; THENCE NORTH 56° 59' 57" WEST, 125.0 FEET; THENCE NORTH 12° 55' 47" WEST, 123.74 FEET TO THE MOST SOUTHERLY CORNER OF OPEN SPACE PARCEL OF SAID UNIT TWO "B"; THENCE ALONG THE BOUNDARY OF SAID UNIT TWO "B", NORTH 33° 48' 22" EAST 126.14 FEET; THENCE NORTH 78° 00' 03" EAST, 336.40 FEET; THENCE SOUTH 74° 13' 49" EAST, 683.50 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 34 OF SAID UNIT TWO "B"; THENCE NORTH 27° 31' 12" WEST, 414.21 FEET; THENCE NORTH 00° 45' 33" EAST, 540.0 FEET TO THE SOUTHEAST CORNER OF LOT 485 OF SAID UNIT TWO "B"; THENCE NORTH 02° 54' 44" WEST, 107.32 FEET; THENCE NORTH 18° 02' 01" WEST, 175.80 FEET; THENCE NORTH 49° 34' 26" WEST, 159.60 FEET; THENCE SOUTH 83° 59' 58" WEST, 54.48 FEET TO THE NORTHWEST CORNER OF LOT 482 OF SAID UNIT TWO "B"; THENCE NORTH 51° 00' 02" WEST, 99.47 FEET; THENCE LEAVING SAID UNIT TWO "B", NORTH 31° 32' 26" EAST, 365.67 FEET TO THE MOST SOUTHERLY LINE OF GLEN LAKES PHASE ONE - UNIT THREE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID UNIT THREE, NORTH 89° 48' 28" EAST, 231.29 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 37 OF SAID UNIT THREE; THENCE NORTH 30° 22' 16" EAST, 713.17 FEET; THENCE NORTH 06° 58' 24" EAST, 297.15 FEET; THENCE NORTH 04° 29' 59" EAST, 347.56 FEET; THENCE NORTH 12° 32' 02" EAST, 166.93 FEET; THENCE NORTH 19° 00' 00" WEST, 272.92 FEET TO THE CORNER OF LOTS 747 AND 748 OF SAID UNIT THREE; THENCE LEAVING SAID UNIT THREE BOUNDARY LINE, NORTH 01° 54' 51" EAST, 1006.84 FEET TO THE SOUTHERLY LINE OF TRACT 19 OF SAID UNIT ONE; THENCE ALONG SAID TRACT 19, SOUTH 67° 12' 57" EAST, 69.74 FEET; THENCE SOUTH 86° 08' 17" EAST, 220.51 FEET TO A CORNER OF TRACT 1 OF SAID UNIT ONE; THENCE ALONG SAID TRACT 1, SOUTH 54° 00' 00" WEST, 42.20 FEET; THENCE SOUTH 09° 00' 00" WEST, 40.46 FEET; THENCE SOUTH 36° 00' 00" EAST, 42.20 FEET; THENCE SOUTH 72° 05' 24" EAST, 83.39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE PLAT OF GLEN LAKES PHASE ONE UNIT 4-F RECORDED IN PLAT BOOK 38, PAGE 1, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; AND

LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE PLAT OF GLEN LAKES PHASE ONE UNIT 4-H RECORDED IN PLAT BOOK 42, PAGE 29, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; AND

LESS AND EXCEPT THAT PORTION OF LOT 482, OF GLEN LAKES PHASE ONE - UNIT TWO "B" ACCORDING TO PLAT RECORDED IN PLAT BOOK 28, PAGES 1 AND 2, AS DESCRIBED IN AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1000, PAGE 303, ALL OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND DESCRIBED

AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF AFORESAID PLATTED LOT 482, GO SOUTH 40° 28' 34" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PLATTED LOT, 41.33 FEET; THENCE NORTH 49° 34' 26" WEST, 77.97 FEET; THENCE NORTH 83° 59' 58" EAST, 62.39 FEET; THENCE SOUTH 43° 15' 21" EAST, 35.18 FEET TO THE POINT OF BEGINNING.

PARCEL 4: A PARCEL OF LAND KNOWN AS UNRECORDED TRACT 15 LYING IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF LOT 534, OF GLEN LAKES PHASE ONE - UNIT TWO "B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE SOUTH 05° 19' 11" WEST, 183.58 FEET; THENCE NORTH 88° 06' 37" WEST, 59.40 FEET; THENCE NORTH 12° 42' 55" WEST, 968.47 FEET; THENCE NORTH 20° 44' 46" EAST, 257.48 FEET TO THE SOUTHEAST CORNER OF PARCEL 15 OF GLEN LAKES PHASE ONE - UNIT TWO "A", ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGES 14 THROUGH 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUING NORTH 20° 44' 46" EAST ALONG THE BOUNDARY OF SAID UNIT TWO "A", 260.55 FEET; THENCE NORTH 65° 00' 01" EAST, 206.11 FEET TO THE WESTERLY RIGHT OF WAY OF LENOX BOULEVARD AS SHOWN ON THE PLAT OF SAID UNIT TWO "A"; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, BEING THE SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 44.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09° 01' 31", A RADIUS OF 284.14 FEET AND A CHORD BEARING OF SOUTH 20° 29' 13" EAST; THENCE SOUTH 24° 59' 59" EAST, 146.72 FEET TO A CURVE TO THE LEFT, ALSO BEING THE NORTH LINE OF AFOREMENTIONED UNIT TWO "B"; THENCE WITH THE BOUNDARY OF SAID UNIT TWO "B" ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.23 FEET, SAID CURVE HAVING A RADIUS OF 365.0 FEET, A CENTRAL ANGLE OF 10° 04' 59" AND A CHORD BEARING OF SOUTH 30° 02' 28" EAST; THENCE LEAVING SAID WESTERLY RIGHT OF WAY, SOUTH 74° 28' 00" WEST, 41.84 FEET; THENCE SOUTH 20° 00' 01" WEST, 390.75 FEET; THENCE SOUTH 01° 18' 21" WEST, 726.84 FEET TO THE POINT OF BEGINNING;
TOGETHER WITH that portion of Lot 541, GLEN LAKES PHASE ONE – UNIT TWO "C" TWO, according to the plat thereof recorded in Plat Book 33, Pages 22 and 23, of the Public Records of Hernando County, Florida, being further described as follows: BEGINNING at the Northeast corner of said Lot 541; thence run South 12° 40' 21" East a distance of 132.78 feet; thence North 87° 56' 17" West, a distance of 22.11 feet; thence North 03° 07' 37" West, a distance of 128.94 feet to the POINT OF BEGINNING;

PARCEL 5: TRACTS 16, 17, AND 18, GLEN LAKES PHASE ONE - UNIT TWO "A" ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGES 14 THROUGH 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

PARCEL 6: TRACT 20 AND TRACT 20A, GLEN LAKES PHASE ONE - UNIT 2D, ACCORDING TO PLAT RECORDED IN PLAT BOOK 33, PAGES 12 AND 13, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

PARCEL 7: THAT CERTAIN "15 FOOT CART PATH" (TRACT "CP") LYING SOUTH OF LOT 536 AND NORTH OF LOTS 537, 538 AND 539, OF GLEN LAKES PHASE ONE - UNIT 2-C-ONE, RECORDED IN PLAT BOOK 31, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

PARCEL 8: THAT PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 01° 20' 10" EAST ALONG THE WEST LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1329.50 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 01° 15' 35" EAST ALONG THE WEST LIMIT OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1329.71 FEET TO THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 88° 59' 12" EAST ALONG THE NORTHERLY LIMIT OF SAID SECTION 13 A DISTANCE OF 1332.12 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 88° 12' 53" EAST ALONG THE NORTHERLY LIMIT OF SAID SECTION 13 A DISTANCE OF 368.78 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. NO. 19; THENCE SOUTH 14° 09' 17" WEST ALONG THE WESTERLY RIGHT OF WAY OF U.S. NO. 19 A DISTANCE OF 2729.48 FEET TO THE INTERSECTION OF THE SOUTHERLY LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 88° 47' 18" WEST ALONG THE SOUTHERLY LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 1093.52 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT ANY PORTION LYING WITHIN THE PLAT OF SHOPPES AT GLEN LAKES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; AND

LESS AND EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 88° 46' 51" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 224.30 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, NORTH 00° 00' 00" EAST, 307.26 FEET TO THE POINT ON A CURVE, THENCE 125.37 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 88.41 FEET AND A CENTRAL ANGLE OF 81° 14' 54" AND A CHORD AND BEARING OF 115.13 FEET, NORTH 48° 45' 43" EAST; THENCE NORTH 00° 00' 00" EAST 40.06 FEET; THENCE NORTH 90° 00' 00" EAST 274.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PROPOSED OUTER BANKS DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 40° 31' 20" WEST 67.73 FEET TO THE POINT OF CURVE, THENCE 115.57 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 26° 29' 11" AND A

CHORD AND BEARING OF 114.54 FEET, SOUTH 27° 16' 45" WEST; THENCE SOUTH 14° 02' 09" WEST 172.72 FEET TO A POINT ON CURVE, THENCE 121.56 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 252.15 FEET AND A CENTRAL ANGLE OF 27° 37' 16" AND A CHORD AND BEARING OF 120.38 FEET, SOUTH 27° 50' 47" WEST TO THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE NORTH 88° 46' 51" WEST 166.59 FEET TO THE POINT OF BEGINNING; AND

LESS AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, AND RUN THENCE SOUTH 89° 42' 07" EAST, (BASIS OF BEARING - GRID BEARINGS, NADS3) 368.94 FEET ALONG THE NORTH BOUNDARY OF NORTHEAST 1/4 OF SAID SECTION 13 TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AND THE POINT OF BEGINNING; THENCE SOUTH 12° 40' 49" WEST, 1811.29 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" (CHORD BEARING SOUTH 57° 40' 49" WEST, 35.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 77° 19' 11" WEST 111.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 229.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 40° 22' 58" (CHORD BEARING SOUTH 82° 29' 19" WEST 224.35 FEET) TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 240.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 39° 17' 55" (CHORD BEARING SOUTH 81° 56' 45" WEST 235.38 FEET); THENCE SOUTH 07° 30' 00" WEST 171.29 FEET TO A POINT ON A CURVE; THENCE CONTINUE WESTERLY 184.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 521.00 FEET AND A CENTRAL ANGLE OF 20° 16' 39" (CHORD BEARING NORTH 69° 36' 39" WEST 183.43 FEET); THENCE NORTH 71° 32' 42" WEST 34.51 FEET; THENCE SOUTH 78° 21' 56" WEST 59.72 FEET; THENCE SOUTH 63° 33' 12" WEST 53.35 FEET; THENCE SOUTH 53° 02' 29" WEST 54.78 FEET; THENCE NORTH 00° 00' 45" WEST 187.33 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 142.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 94.00 FEET AND A CENTRAL ANGLE OF 86° 47' 36" (CHORD BEARING NORTH 45° 43' 22" WEST 129.16 FEET); THENCE SOUTH 88° 34' 03" WEST, 184.93 FEET; THENCE NORTH 00° 10' 37" WEST 326.30 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 92.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 105° 26' 12" (CHORD BEARING NORTH 52° 54' 43" WEST 79.58 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 74° 21' 11" WEST 361.44 FEET TO A POINT ON A CURVE; THENCE WESTERLY 221.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 203.00 FEET AND A CENTRAL ANGLE OF 62° 32' 00" (CHORD BEARING NORTH 78° 23' 44" WEST 210.72 FEET); THENCE NORTH 81° 24' 05" WEST 58.40 FEET; THENCE NORTH 48° 56' 35" WEST 105.26 FEET; THENCE SOUTH 41° 03' 37" WEST 1381.42 FEET; THENCE NORTH 53° 59' 50" WEST, 101.46 FEET; THENCE SOUTH

84° 50' 39" WEST 114.99 FEET TO A POINT ON A CURVE; THENCE WESTERLY 218.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 178° 52' 53" (CHORD BEARING SOUTH 86° 10' 45" WEST 139.99 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 13.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 52° 24' 55" (CHORD BEARING NORTH 30° 35' 18" WEST 13.25 FEET) TO A POINT OF TANGENCY; THENCE NORTH 56° 47' 87" WEST 172.04 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 82.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 14° 03' 36" (CHORD BEARING NORTH 49° 45' 59" WEST, 82.00 FEET); THENCE SOUTH 79° 30' 33" WEST 38.77 FEET; THENCE NORTH 72° 50' 22" WEST 82.03 FEET; THENCE NORTH 67° 49' 43" WEST 77.84 FEET; THENCE SOUTH 67° 34' 31" WEST 59.45 FEET; THENCE NORTH 76° 41' 12" WEST 39.68 FEET; THENCE NORTH 64° 36' 33" WEST 268.24 FEET TO A POINT ON A CURVE; THENCE ALONG THE EASTERLY BOUNDARY OF THE CHASSAHOWITZKA NATIONAL WILDLIFE REFUGE AS RECORDED IN OFFICIAL RECORDS BOOK 1017, PAGE 234, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THE FOLLOWING NINETEEN (19) COURSES: 1) NORTHEASTERLY 830.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 80° 40' 25" (CHORD BEARING NORTH 29° 49' 39" EAST, 763.79 FEET) TO A POINT OF TANGENCY; 2) NORTH 10° 30' 33" WEST 227.48 FEET TO A POINT OF CURVATURE; 3) NORTHEASTERLY 520.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 81° 38' 42" (CHORD BEARING NORTH 30° 18' 48" EAST 477.21 FEET) TO A POINT OF TANGENCY; 4) NORTH 71° 08' 09" EAST 288.01 FEET; 5) NORTH 01° 55' 42" WEST 224.02 FEET; 6) NORTH 46° 23' 12" WEST 539.94 FEET; 7) SOUTH 67° 01' 16" WEST 395.45 FEET; 8) NORTH 65° 13' 02" WEST 209.67 FEET; 9) NORTH 33° 36' 50" EAST 81.91 FEET; 10) NORTH 33° 36' 49" EAST 279.53 FEET; 11) NORTH 81° 58' 13" EAST 451.89 FEET; 12) NORTH 74° 20' 16" EAST 301.97 FEET; 13) SOUTH 67° 57' 16" EAST 310.68 FEET; 14) NORTH 39° 31' 24" EAST 181.59 FEET; 15) NORTH 11° 29' 27" WEST 246.23 FEET; 16) NORTH 21° 54' 14" EAST 352.29 FEET; 17) NORTH 12° 19' 29" WEST 304.04 FEET; 18) NORTH 89° 49' 37" EAST 96.16 FEET TO THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST; 19) NORTH 00° 04' 57" WEST 70.07 FEET ALONG THE WEST BOUNDARY THEREOF TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 89° 49' 29" EAST 1328.64 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 TO THE NORTHEAST CORNER THEREOF, THENCE NORTH 89° 49' 29" EAST 1330.50 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89° 49' 29" EAST 672.75 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12 TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE SOUTH 12° 40' 49" WEST 1354.30 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH: THAT PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 01° 19' 33" EAST ALONG THE WEST LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE 995.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 40' 19" WEST A DISTANCE OF 14.94 FEET; THENCE NORTH 01° 30' 16" EAST A DISTANCE OF 26.38 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 13° 47' 44", AN ARC LENGTH OF 96.31 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 05° 23' 36" WEST, 96.08 FEET; THENCE NORTH 78° 00' 03" EAST A DISTANCE OF 27.23 FEET TO THE PREVIOUSLY MENTIONED WEST LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 01° 30' 16" WEST ALONG SAID WEST LIMIT, 128.08 FEET TO THE POINT OF BEGINNING.

PARCEL 9: Intentionally deleted.

PARCEL 10: PERPETUAL, NON-EXCLUSIVE EASEMENT(S) FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL PUBLIC AND PRIVATE WAYS WHICH ADJOIN THE PREMISES THROUGH OVER AND ACROSS THE COMMON AREA AND COMMON FACILITIES AND OVER AND ACROSS SUCH OTHER PORTIONS OF THE PREMISES AS MAY BE NECESSARY FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL PUBLIC AND PRIVATE WAYS WHICH ADJOIN THE PREMISES APPURTENANT THERETO AS SET FORTH AND CREATED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GLEN LAKES RECORDED IN OFFICIAL RECORDS BOOK 751, PAGE 1030, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AS AMENDED.

PARCEL 11: Intentionally deleted.

Parcel 12: Lots 613, 614 and 617, of GLEN LAKES PHASE ONE - UNIT 2D according to plat thereof recorded in Plat Book 33, Page 12, of the Public Records of Hernando County, Florida.

Parcel 12A: Lots 12, 13 and 14 of GLEN LAKES PHASE TWO UNIT "U" according to plat thereof recorded in Plat Book 33, Page 43, of the Public Records of Hernando County, Florida.

Parcel 13: Lots 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 27, 28 and 29 and the North 55' of Lot 24 of, GLEN LAKES PHASE ONE UNIT "4-E" according to plat thereof recorded in Plat Book 34, Page 21, of the Public Records of Hernando County, Florida.

Parcel 14: Lot 807 of GLEN LAKES PHASE ONE - UNIT THREE according to plat thereof recorded in Plat Book 26, Page 18, of the Public Records of Hernando County, Florida.

Parcel 15: Lots 33 and 39 of GLEN LAKES PHASE ONE - UNIT 5B according to plat thereof recorded in Plat Book 29, Page 24, of the Public Records of Hernando County, Florida.

Parcel 15A: Lot 1 of GLEN LAKES PHASE TWO UNIT "T" according to plat thereof recorded in Plat Book 33, Page 41, of the Public Records of Hernando County, Florida.

Parcel 16: Lots 951, 952, 953, 954, 955, 956, 958, 959, 960, 962, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 979, 981, 982, 984, 985, 987, 988, 989 and 990 of GLEN LAKES PHASE ONE UNIT "4-F" according to plat thereof recorded in Plat Book 38, Page 1, of the Public Records of Hernando County, Florida.

Parcel 16A: Lots 938, 941, 943, 944, 945, 980, 991, 992, 993, 995, 996, 997, 998, 999, 1000, 1001, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1016, 1020, 1021, 1111 and 1113 of GLEN LAKES PHASE ONE UNIT "4-F" according to plat thereof recorded in Plat Book 38, Page 1, of the Public Records of Hernando County, Florida.

Parcel 17: Lots 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103 and 1104 of GLEN LAKES PHASE ONE UNIT "4-H" according to plat thereof recorded in Plat Book 42, Page 29, of the Public Records of Hernando County, Florida.

Parcel 18: Lot 1 of GLEN LAKES PHASE ONE - UNIT SIX "A" according to plat thereof recorded in Plat Book 26, Page 40, of the Public Records of Hernando County, Florida.

PARCEL 19: TRACTS C-4 AND C-5, GLEN LAKES PHASE ONE - UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 38, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;
LESS AND EXCEPT ALL THAT PORTION OF SAID TRACT C-5 LYING WITHIN THE PLAT OF SHOPPES AT GLEN LAKES, AS RECORDED IN PLAT BOOK 40, PAGE(S) 8, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel 20: Tract C-2, Glen Lakes Phase One-Unit One, as recorded in Plat Book 23, Pages 38-47, inclusive, Public Records of Hernando County, Florida.

Parcel 21: That portion of Sections 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE N89°06'47"W, 511.92 FEET ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 22 TO THE SOUTHWESTERLY CORNER OF GLEN LAKES PHASE ONE, UNIT 2-C-ONE AS RECORDED IN PLAT BOOK 31, PAGES 25 AND 26 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE FOLLOWING THE NEXT 19 COURSES ALONG A PORTION OF THE EASTERLY BOUNDARY OF LANDS IN SECTIONS 22, 14 AND 15 OF TOWNSHIP 22 SOUTH, RANGE 17 EAST OWNED BY CHASSAHOWITZKA NATIONAL WILDLIFE REFUGE AS REFLECTED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1017, PAGES 234 THROUGH 237 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THE BEARINGS USED IN SAID DEED ARE BASED ON A DIFFERENT BEARING SYSTEM THAN USED IN THE SURVEY PREPARED BY A CIVIL DESIGN GROUP, L.L.C., SURVEYING AND MAPPING UNDER JOB NO. 175007-3, DATED MARCH 18, 2019, HOWEVER, SAID SURVEY DATA REFLECTS THE PHYSICAL MONUMENTATION AND INTENT OF SAID DEED;

FROM THE POINT OF BEGINNING, CONTINUE THENCE N89°05'56"W, 813.56 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S01°13'54"W, 170.16 FEET; THENCE N37°04'34"W, 316.60 FEET; THENCE N04°23'34"E, 443.03 FEET; THENCE N10°35'30"E, 628.60 FEET; THENCE N43°51'55"W, 456.98 FEET; THENCE N53°14'12"E, 528.79 FEET; THENCE N00°02'04"E, 835.83 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 17 EAST; THENCE N00°01'36"E, 2998.60 FEET; THENCE N69°53'55"E, 345.72 FEET; THENCE N44°45'11"E, 310.99 FEET; THENCE N22°26'17"E, 260.40 FEET; THENCE N01°20'59"W, 219.39 FEET; THENCE S89°59'11"E, 776.57 FEET TO A POINT ON THE EAST LINE OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 17 EAST; THENCE S89°59'19"E, 93.21 FEET; THENCE S67°04'48"E, 337.99 FEET; THENCE S47°09'41"E, 472.41 FEET; THENCE N48°11'24"E, 446.27 FEET; THENCE S88°16'35"E, 67.12 FEET TO THE NORTHWEST CORNER OF GLEN LAKES PHASE TWO, UNIT 7C AS RECORDED IN PLAT BOOK 33, PAGES 16-17 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE END OF THE PREVIOUSLY STATED 19 COURSES;

THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID GLEN LAKES PHASE TWO, UNIT 7C, S09°10'39"W, 650.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GLEN LAKES BOULEVARD AND THE SOUTHWEST CORNER OF SAID GLEN LAKES PHASE TWO, UNIT 7C; THENCE N79°40'00"W, 80.75 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF GLEN LAKES PHASE ONE - UNIT ONE AS RECORDED IN PLAT BOOK 23, PAGES 38-47 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S10°28'12"W, ALONG THE WEST LINE OF SAID GLEN LAKES PHASE ONE - UNIT ONE A DISTANCE OF 120.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GLEN LAKES BOULEVARD AND THE NORTHWESTERLY CORNER OF GLEN LAKES PHASE ONE, UNIT TWO-" A" AS RECORDED IN PLAT BOOK 26, PAGES 14-17 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE S10°28'12"W, ALONG THE WEST LINE OF PARCEL 9 OF AFORESAID GLEN LAKES PHASE ONE, UNIT TWO-" A" A DISTANCE OF 16.24 FEET; THENCE CONTINUE ALONG SAID WEST LINE S27°57'49"E, 781.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 9; THENCE S62°24'06"W, ALONG THE NORTH LINE OF SAID GLEN LAKES PHASE ONE, UNIT TWO-" A" A DISTANCE OF 248.23 FEET; THENCE CONTINUE S13°53'44"W ALONG THE

AFOREMENTIONED WEST LINE OF GLEN LAKES PHASE ONE, UNIT TWO-" A" A DISTANCE OF 517.73 FEET TO THE NORTHEAST CORNER OF GLEN LAKES PHASE TWO, UNIT "U" AS RECORDED IN PLAT BOOK 33, PAGES 43-44 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 05°26'35" AND A CHORD AND BEARING OF S78°29'46"W, 56.03 FEET; THENCE RUN WESTERLY 56.05 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY LINE OF SAID GLEN LAKES PHASE TWO, UNIT "U" TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE S75°46'29"W, 153.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 376.70 FEET, A CENTRAL ANGLE OF 84°25'04" AND A CHORD AND BEARING OF S33°33'57"W, 506.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 555.02 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 254.99 FEET, A CENTRAL ANGLE OF 95°34'56" AND A CHORD AND BEARING OF S56°26'07"E, 377.75 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 425.39 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID GLEN LAKES PHASE ONE, UNIT TWO-" A" ; THENCE ALONG SAID WESTERLY BOUNDARY S13°53'44"W, 363.85 FEET; THENCE S02°52'59"E, 180.00 FEET; THENCE N87°07'01"E, 8.94 FEET; THENCE S02°52'59"E, 123.17 FEET; THENCE S51°18'34"E, 10.29 FEET TO A POINT ON THE NORTH BOUNDARY OF GLEN LAKES PHASE TWO, UNIT "T" AS RECORDED IN PLAT BOOK 33, PAGES 41-42 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE LEAVING THE AFOREMENTIONED BOUNDARY LINE OF SAID GLEN LAKES PHASE ONE, UNIT TWO-" A" , CONTINUE ALONG THE BOUNDARY LINE OF SAID GLEN LAKES PHASE TWO, UNIT "T" THE FOLLOWING COURSES AND DISTANCES; THENCE RUN S87°41'13"W, 2.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 54°12'52" AND A CHORD AND BEARING OF S60°00'34"W, 232.39 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 241.29 FEET TO THE POINT OF TANGENCY; THENCE S32°55'06"W, 307.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 209.02 FEET, A CENTRAL ANGLE OF 155°12'36" AND A CHORD AND BEARING OF S55°42'12"E, 408.30 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 566.22 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AFOREMENTIONED GLEN LAKES PHASE ONE, UNIT TWO-" A" ; THENCE RUN ALONG SAID WESTERLY BOUNDARY S31°18'59"W, 713.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID GLEN LAKES PHASE ONE, UNIT TWO-" A" AND THE NORTHWEST CORNER OF GLEN LAKES PHASE ONE, UNIT 2-C-TWO AS RECORDED IN PLAT BOOK 33, PAGES 22 AND 23 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID GLEN LAKES PHASE ONE UNIT 2-C-TWO S31°18'59"W, 401.50 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY S34°02'07"W, 1417.38 FEET TO A POINT ON THE WESTERLY BOUNDARY OF GLEN LAKES PHASE ONE, UNIT 2-C-ONE AS RECORDED IN PLAT BOOK 31, PAGES 25-26 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE

NORTH RIGHT-OF-WAY LINE OF MISSISSIPPI RUN; THENCE ALONG SAID WESTERLY BOUNDARY S00°00'28"E, 134.43 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Any matters disclosed by an accurate Survey of the Property. (affects Parcels 12, 12A, 13, 14, 15, 15A, 16, 16A, 17 and 18)

2. Any rights, interests or claims arising from the following matters shown on the survey affecting Parcel 20 prepared by A Civil Design Group, L.L.C., dated February 20, 2019, last revised March 21, 2019, known as Job No. 196015-2:

   A. 6 foot chain link fence encroachment into easement along the South line and into the lands to the South.
   B. Asphalt driveway encroachment into the lands to the South

3. Any rights, interests or claims arising from the following matters shown on the survey affecting Parcel 21 prepared by A Civil Design Group, L.L.C., dated February 2, 2020, last revised June 8, 2020, known as Job No. 175007-3:

   A. 4 foot barbed wire fence encroachments along the North and West lines.
   B. Power poles, overhead utility lines, guy wires, and telephone box traversing the North portion of the subject lands without the benefit of any known easements.
   C. 4' vinyl fence adjacent to the west end of Glen Lakes Blvd together with encroachment of same into said right of way.
   D. Concrete basketball court and 3' concrete walk lying south of the west end of Glen Lakes Blvd. and lying on a portion of Parcel 9 (drainage easement) of Glen Lakes Phase 1, Unit 2A.
   E. 10 foot wide dirt road traversing the subject lands without the benefit of any known easement.
   F. Encroachments of 10 foot wide dirt road into Wetland E, Wetland N, Wetland O and Conservation Easement S.
   G. Underground drainage facilities and appurtenances benefiting other lands near the East line on Sheet 5 of Survey without the benefit of any known easement.
   H. Asphalt and curbs lying west of the west end of Glen Lakes Blvd.
   I. Transformer lying North of the West end of Glen Lakes Blvd.
   J. Concrete flume and signs at the west end of Bethany Lane.
   K. Curbs and asphalt, "WEIR, 36 inch RCP and MES" (drainage facilities) lying west of Mississippi Run.

4. Any rights, interests or claims arising from the following matters shown on the survey affecting Parcels 1 through 8 and 19 prepared by TerraMetrix, LLC Surveying - Planning - Geomatics, dated February 18, 2019, known as Job No. 18009:

   A. 8 inch curbs and asphalt encroachment over the North line of Parcel 19; Outer Banks Drive and 10' Drainage & Utility Easement.

B. 6 foot chain link fence encroachment near the Southwest corner of Parcel 6 into Lennox Blvd. and Mississippi Run.
C. Matters arising out of Tract 20A being described in Parcel 6 but not depicted as part of the boundary survey.
D. Mail Kiosk and 8 inch wall encroachment on Parcels 3 and 6 without the benefit of any known easement.
E. 8 inch curbs and asphalt encroachments over the North and West lines of Parcel 1 into 10' easement, Lennox Blvd. and Glen Lakes Blvd.

5. All governmental actions, ordinances, statues, permits and approvals now, or in the future, existing with respect to all or any of the Lots. (affects Parcels 12, 12A, 13, 14, 15, 15A, 16, 16A, 17 and 18)

6. Easement(s) granted to the State of Florida for the use and benefit of the State Department of Transportation by Drainage Easement recorded March 13, 1972, in Official Records Book 286, Page 848, of the Public Records of Hernando County, Florida. (affects Parcels 1, 10, 19 and 20)

7. Easement(s) and matters contained in Franchise and Easement Agreement with the Withlacoochee River Electric Cooperative, Inc., recorded November 16, 1972, in Official Records Book 303, Page 54, of the Public Records of Hernando County, Florida.

8. Ordinance No. 84-15 recorded October 3, 1984, in Official Records Book 561, Page 11, which has been confirmed and adopted by Resolution No. 84-75 recorded September 26, 1984 in Official Records Book 560, page 794, all of the Public Records of Hernando County, Florida.

9. Easement(s) granted to Withlacoochee River Electric Cooperative by Easement for Right of Way recorded September 13, 1986, in Official Records Book 705, Page 1611; as affected by Subordination Agreement recorded in Official Records Book 2568, Page 585, all of the Public Records of Hernando County, Florida. (affects Parcels 1 through 8 and 10 through 20)

10. All right, title and interest of the Board of County Commissioners of Hernando County, Florida, a political subdivision of the State of Florida, in the Quit Claim Deed to a predecessor in title recorded January 27, 1989, in Official Records Book 721, Page 1847, of the Public Records of Hernando County, Florida, in an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same, which interest may have been reserved under Section 270.11, Florida Statute. (affects Parcel 8 only)

11. Terms, conditions, and provisions of Agreements, recorded September 13, 1989, in Official Records Book 750, Page 213; as amended by Amendment to Agreement dated September 12, 1989, recorded in Official Records Book 1038, Page 632; and together with Agreement dated November 15, 1993, recorded in Official Records Book 940, Page 1335, all of the Public Records of Hernando County, Florida. (affects Parcels 15 and 18)

12. Easement recorded September 13, 1989, in Official Records Book 750, Page 215, of the Public Records of Hernando County, Florida. (affects Parcel 10)

13. Water and Sewer Agreement executed by and between William D. Allan, Trustee and Hernando County, Florida, a political subdivision of the State of Florida recorded January 17, 1990, in Official Records Book 764, Page 1765; Addendum to Water and Sewer Agreement dated January 22, 1988, executed by and between The Glen Lakes Partnership, a Florida general partnership, Royal Palm Beach Colony, Limited Partnership and Hernando County Water and Sewer District recorded June 7, 1989, in Official Records Book 738, Page 1404; Amendment to Addendum dated May 2, 1989, to Water and Sewer Agreement dated January 22, 1988, executed by and between The Glen Lakes Partnership, a Florida general partnership, Hernando County, Florida, a political subdivision of the State of Florida and Hernando County Water and Sewer District recorded September 13, 1989, in Official Records Book 750, Page 231; Letter of Understanding recorded August 17, 1990, in Official Records Book 791, Page 11; Second Amendment dated May 2, 1989, to Water and Sewer Agreement dated January 22, 1988, recorded February 1, 1991, in Official Records Book 808, Page 448; Water and Sewer Agreement dated March 16, 1992, recorded July 24, 1992, in Official Records Book 874, Page 454; Agreement relating to Construction of Subregional Wastewater Plant executed by and between the Hernando County Water and Sewer District and The Glen Lakes Partnership, a Florida general partnership recorded December 1, 1992, in Official Records Book 890, Page 1599, Subordination Agreement recorded April 3, 2008, in Official Records Book 2549, Page 1513; and Amended and Restated Water and Sewer Agreement recorded in Official Records Book 3906, Page 1713, all of the Public Records of Hernando County, Florida.

14. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT ONE, recorded in Plat Book 23 Pages 38 through 47 inclusive. as supplemented and affected by Surveyor's Affidavit recorded in Official Records Book 937, Page 1460; and Subordination Agreement recorded in Official Records Book 2568, Page 585, all of the Public Records of Hernando County, Florida. (affects Parcels 1, 10, 19 and 20)

15. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Master Declaration of Covenants, Conditions, Restrictions and Easements for GlenLakes recorded September 25, 1989, in 751, Page 1030; as supplemented and amended by Ratification recorded in Official Records Book 770, Page 1803; First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 770, Page 1804; Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 781, Page 397; Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 807, Page 41; Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 840, Page 1588; Declaration of Inclusion recorded in Official Records Book 849, Page 784; Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 862, Page 206; Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes

recorded in Official Records Book 862, Page 208; Declaration of Inclusion recorded in Official Records Book 879, Page 156; Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1003, Page 1855; Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1045, Page 327; Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 816; Ninth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 756; Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1105, Page 1596; Eleventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1529, Page 150; Twelfth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1534, Page 850; Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 3303, Page 792; Fourteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 3702, Page 1740; and Summary Notice of Preservation of Covenants and Restrictions under Marketable Record Title Act recorded in Official Records Book 3733, Page 1238, all of the Public Records of Hernando County, Florida, as amended. (affects Parcels 1, 3, 4, 5, 6, 7, 10 through 18 and any of Parcels 2, 4, 8 and 21 lying within the lands described on Exhibit B contained in Declaration of Inclusion recorded in Official Records Book 849, Page 784).

16. Ordinance No. 89-25 recorded January 31, 1990, in Official Records Book 766, Page 1036; Ordinance No. 90-2 recorded February 12, 1990, in Official Records Book 768, Page 78; and Ordinance No. 90-34 recorded January 7, 1991, in Official Records Book 805, Page 1643, all of the Public Records of Hernando County, Florida.

17. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT TWO "A", recorded in Plat Book 26, Page 14 through 17, inclusive; as affected by Affidavit of Corrections recorded in Official Records Book 878, Page 763, all of the Public Records of Hernando County, Florida.(affects Parcel 5)

18. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT THREE, recorded in Plat Book 26, Page 18 and 19, of the Public Records of Hernando County, Florida. (affects Parcel 14)

19. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Estate Section, Phase I, Unit IIA, recorded January 24, 1992, in Official Records Book 849, Page 744; as supplemented and amended by Declaration of Inclusion recorded in Official Records Book 954, Page 1; First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Estate Section, Phase I, Unit IIA, recorded in Official Records Book 1103, Page 806; Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The

Villages of Glenlakes Estate Section, Phase I, Unit IIA, recorded in Official Records Book 1178, Page 1680; Declaration of Inclusion recorded in Official Records Book 1208, Page 586; Declaration of Inclusion recorded in Official Records Book 1550, Page 87; Declaration of Inclusion recorded in Official Records Book 1631, Page 1981; and Declaration of Inclusion recorded in Official Records Book 1785, Page 1719; all of the Public Records of Hernando County, Florida, as amended. (affects Parcels 3, 6, 7, 12, 12A and 15A)

20. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT SIX "A", recorded in Plat Book 26, Page 40 and 41, of the Public Records of Hernando County, Florida. (affects Parcel 18)

21. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes, Phase I, Unit VI A, recorded March 8, 1993, in Official Records Book 903, Page 791, having been re-recorded in Official Records Book 987, Page 1530; as supplemented and amended by Second (1st) Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes, Phase I, Unit VI A, recorded in Official Records Book 1103, Page 804; and Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes, Phase I, Unit VI A, recorded in Official Records Book 1178, Page 1678; all of the Public Records of Hernando County, Florida, as amended. (affects Parcel 18)

22. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT TWO "B", recorded in Plat Book 28, Page 1 and 2; as affected by Affidavits recorded in Official Records Book 1000, Page 303; and Official Records Book 1019, Page 335, all of the Public Records of Hernando County, Florida. (affects Parcel 3)

23. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT 5B, recorded in Plat Book 29, Page 24 and 25, of the Public Records of Hernando County, Florida. (affects Parcel 15)

24. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes Estates Section, Phase One - Unit 4A, recorded February 12, 1996, in Official Records Book 1052, Page 1189; as supplemented and amended by First Amendment to Declaration of Covenants, Conditions, Restrictions for Glen Lakes Estates Section, Phase One - Unit 4A, recorded in Official Records Book 1091, Page 1589; Second Amendment to Declaration of Covenants, Conditions, Restrictions for Glen Lakes Estates Section, Phase One - Unit 4A, recorded in Official Records Book 1103, Page 808; Second Amendment to Declaration of Covenants, Conditions, Restrictions for Glen Lakes Estates Section, Phase 1 - Unit IV A, recorded in Official Records Book 1178, Page 1682; Amendment to Restrictions Declaration of Inclusion recorded in Official Records Book 1284, Page 379; Amendment to Restrictions Declaration of Inclusion recorded in Official Records Book 1284, Page 381; Declaration of Inclusion recorded in Official Records Book 1346, Page 1326; and Declaration

of Inclusion recorded in Official Records Book 2276, Page 309, all of the Public Records of Hernando County, Florida, as amended,. (affects Parcel 16)

25. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT 2-C-ONE, recorded in Plat Book 31, Page 25 and 26, of the Public Records of Hernando County, Florida. (affects Parcel 7)

26. Easement(s) granted to the Southwest Florida Water Management District by Conservation Easements recorded October 7, 1998, in Official Records Book 1222, Page 719; as affected by Affidavit recorded in Official Records Book 1296, Page 1449, all of the Public Records of Hernando County, Florida. (affects Parcel 21)

27. Easement and Right of Entry Agreement recorded in Official Records Book 1309, Page 396; and Memorandum of Agreement recorded in Official Records Book 1309, Page 400, all of the Public Records of Hernando County, Florida.

28. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT 2D, recorded in Plat Book 33, Page 12 and 13, of the Public Records of Hernando County, Florida. (affects Parcels 6 and 12)

29. Easement(s) granted to the Southwest Florida Water management District, a public corporation by Deed of Conservation Easement recorded in Official Records Book 1588, Page 1502, of the Public Records of Hernando County, Florida. (affects Parcel 21)

30. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE UNIT "4-E", recorded in Plat Book 34, Page 21 and 22, of the Public Records of Hernando County, Florida. (affects Parcel 13)

31. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes, Phase One - Unit 4E, recorded August 10, 2004, in Official Records Book 1881, Page 182; as supplemented and amended by Declaration of Inclusion recorded in Official Records Book 2276, Page 306, all of the Public Records of Hernando County, Florida, as amended. (affects Parcels 13 and 16)

32. Easement(s) granted to the Southwest Florida Water Management District, a public corporation by Deed of Conservation Easement recorded in Official Records Book 1888, Page 1542, of the Public Records of Hernando County, Florida. (affects Parcel 21)

33. Easement(s) granted to the Southwest Florida Water management District, a public corporation by Deed of Conservation Easement recorded in Official Records Book 1924, Page 511, of the Public Records of Hernando County, Florida. (affects Parcel 21)

34. Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 2219, Page 1505; having been re-recorded in Official Records Book 2245, Page 753, all of the Public Records of Hernando County, Florida. (affects Parcel 19)

35. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE UNIT "4-F", recorded in Plat Book 38, Page 1, 2 and 3, of the Public Records of Hernando County, Florida. (affects Parcel 16)

36. Access Easement Agreement recorded in Official Records Book 2285, Page 330, of the Public Records of Hernando County, Florida. (affects Parcel 8)

37. Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 2417, Page 556, of the Public Records of Hernando County, Florida. (affects Parcel 19)

38. Memorandum of Road Development Agreement by and between Glen Lakes Partnership, Ltd., a Florida limited partnership and Shoppes at Glen Lakes, Ltd., a Florida limited partnership recorded March 22, 2007, in Official Records Book 2417, Page 593, of the Public Records of Hernando County, Florida. (affects Parcel 19)

39. Conservation Easement recorded April 27, 2007, in Official Records Book 2434, Page 620, of the Public Records of Hernando County, Florida. (affects Parcels 8 and 21)

40. Easement(s) granted to the Southwest Florida Water management District, a public corporation by Conservation Easement recorded in Official Records Book 2522, Page 747, of the Public Records of Hernando County, Florida. (affects Parcel 21)

41. Declaration of Covenants and Restrictions recorded in Official Records Book 2749, Page 550; as amended by Amendment to Declaration of Covenants and Restrictions recorded in Official Records Book 3424, Page 1082, all of the Public Records of Hernando County, Florida. (affects Parcels 1 through 8)

42. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE UNIT "4-H", recorded in Plat Book 42, Page 29 and 30, of the Public Records of Hernando County, Florida. (affects Parcel 17)

43. Terms, conditions, provisions and matters contained in Declaration of Glen Lakes Founders Rights, recorded in Official Records Book 3428, Page 812; as affected by Amended and Restated Declaration of Glen Lakes Founder Rights recorded in Official Records Book 3705, Page 836, all of the Public Records of Hernando County, Florida. (affects Parcels 1 through 7)

44. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the Villages of Glenlakes Phase I, Unit VA recorded January 11, 1993, in Official Records Book 896, Page 266; having been re-recorded in Official Records Book 987, Page 1472; and as affected by Declaration of Inclusion recorded in Official Records Book 1026, Page 1362; First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Villages of Glenlakes Phase I, Unit V A, recorded in Official Records Book 1103, Page 802; Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for

the Villages of Glenlakes Phase I, Unit V A, recorded in Official Records Book 1178, Page - 1675; and Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Villages of Glenlakes Phase I, Unit V A, recorded in Official Records Book 2812, Page 1554, all of the Public Records of Hernando County, Florida, as amended. (affects Parcel 15)

45. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE TWO UNIT "U", recorded in Plat Book 33, Page 43 and 44, of the Public Records of Hernando County, Florida. (affects Parcel 12A)

46. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE 2 UNIT "T", recorded in Plat Book 33, Page 41 and 42, of the Public Records of Hernando County, Florida. (affects Parcel 15A)

47. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT TWO "C" TWO, recorded in Plat Book 33 Pages 22 and 23.pdf, of the Public Records of Hernando County, Florida. (affects Parcel 4)

48. Restrictions, covenants, conditions and easements as contained in the Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III, recorded January 24, 1992, in Official Records Book 849, Page 704; as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III recorded in Official Records Book 875, Page 457; Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III recorded in Official Records Book 1103, Page 814; Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III recorded in Official Records Book 1178, Page 1672; and Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III recorded in Official Records Book 1394, Page 1720, all of the Public Records of Hernando County, Florida, as amended. (affects Parcel 14)

Exhibit D
Initial Board of Supervisors

Initial Board of Supervisors

1. Name: Ryan Arrighi
   Address: 15008 Pendio Drive
   Bella Collina, FL 34756

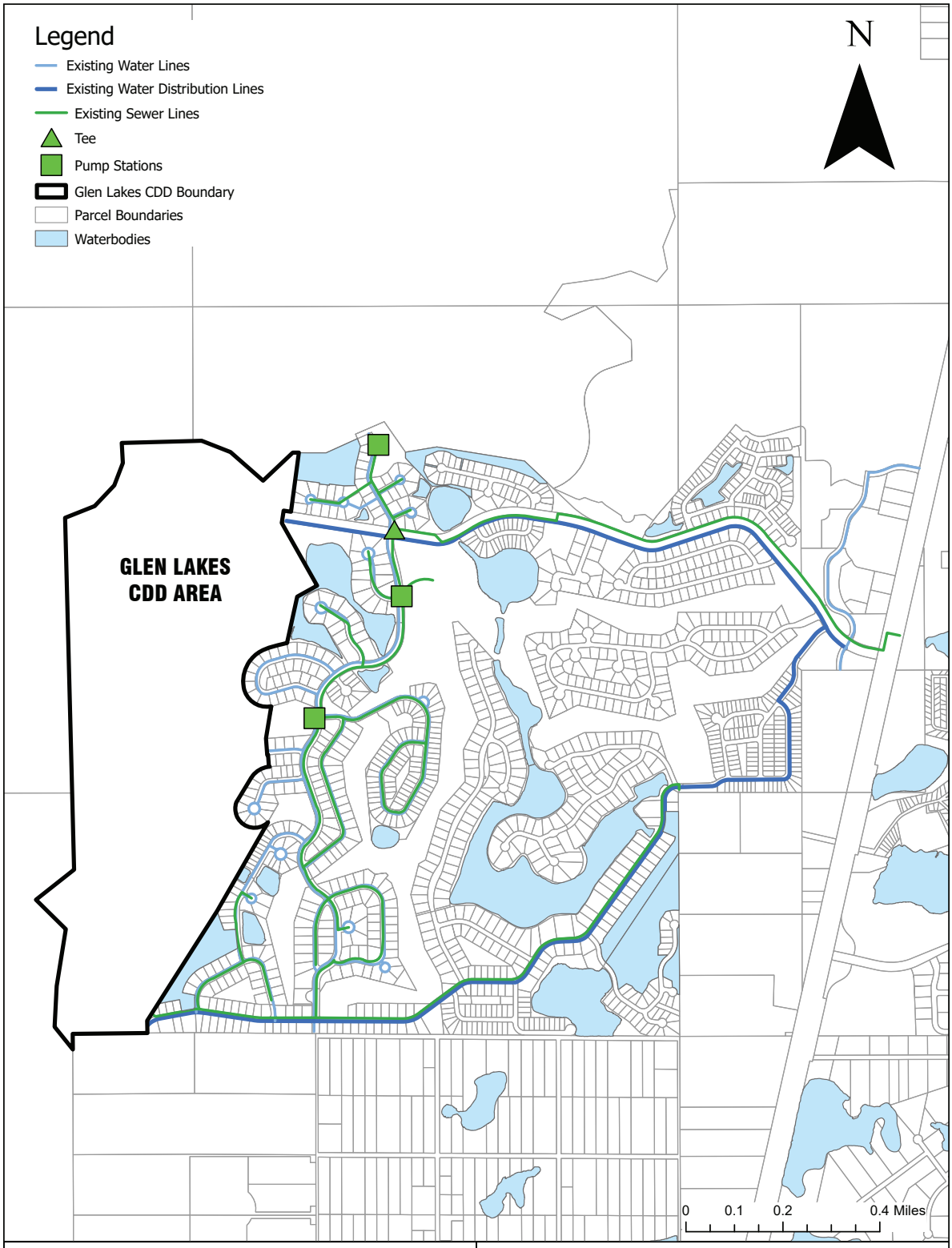
2. Name: Robin Arrighi
   Address: 15008 Pendio Drive
   Bella Collina, FL 34756

3. Name: Charles Carter
   Address: 9072 Mississippi Run
   Weeki Wachee, FL 34613

4. Name: Janice Carter
   Address: 9072 Mississippi Run
   Weeki Wachee, FL 34613

5. Name: Michael Bernier
   Address: 8874 Players Drive
   Weeki Wachee, FL 34613

Exhibit E
Existing Utilities Map



OXBOW ENGINEERING, LLC

UTILITY MAP

GLEN LAKES
COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT NUMBER
03/25/2025	1006-009

Composite Exhibit F
Estimated Construction Costs and Timetable and Proposed Infrastructure Plan

GlenLakes CDD

Estimated Construction Costs of CDD Funded Infrastrcture and Timetable			
Description	**Phase 1 2025**	**Phases 2-4 2026-2028**	**Total Estimated Budget**
Engineering Design, Permitting, Surveying, Testing	$1,165,000	$1,398,925	$2,563,925
Consultant Management Fees	$1,288,250	$1,848,000	$3,136,250
Storm Water Management	$2,877,465	$6,897,872	$9,775,337
Potable Water	$912,811	$1,647,412	$2,560,223
Sanitary Sewer	$1,887,461	$3,912,488	$5,799,949
Undergrounding of Electric/Dry Utilities Trenching	$2,575,000	$1,742,000	$4,317,000
Landscaping/Irrigation/Hardscaping	$847,555	$2,385,612	$3,233,167
Permit and Other Fees	$388,000	$587,988	$975,988
Contingency	$2,037,500	$1,844,238	$3,881,738
Total	$13,979,042	$22,264,535	**$36,243,577**

GlenLakes CDD

Proposed Infrastructure Plan			
Description	**Construction Funded By**	**Ownership**	**Operation and Maintenance**
Roads & Street Lighting	Developer	HOA	HOA
Recreation	Developer	HOA	HOA
Storm Water Management	CDD	CDD	CDD
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Landscaping/lrrigation/Hardscaping	CDD	CDD	CDD

Exhibit G
Statement of Estimated Regulatory Costs

Rizzetta & Company

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

THE PETITION TO ESTABLISH
GLENLAKES
COMMUNITY DEVELOPMENT DISTRICT

April 15, 2025

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Hernando County, Florida, to establish the GlenLakes Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8., F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

> *The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*

In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

> *That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.*

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by Hernando County (the "County") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

2. GLENLAKES COMMUNITY DEVELOPMENT DISTRICT

The proposed District will encompass approximately 285.07 +/- acres on which ARC GlenLakes, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 650 residential units. The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: stormwater management, potable water, sanitary sewers, underground

utilities, landscaping, irrigation, hardscaping, permitting, engineering design, surveying, testing or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2024), in pertinent part, provides that the elements a Statement of Estimated Regulatory Costs must contain the following:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together

with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.

1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:

A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF $1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Practically, the District, as a "special purpose" entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF $1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.

C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF $1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the County.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDD's due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

See generally Sections 3 and 4 below.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3.a.2. below. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Hernando County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined in Section 3.a.1. below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. Hernando County ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to Hernando County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of $175 per District per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose

governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: “It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent.” Section 190.002(3), F.S. "A default on the bonds or obligations of a

district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the District will not create any significant economic costs for the State of Florida or for the County.

4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

Summary of Estimated Construction Costs for District Public Infrastructure Improvements

Description	Estimated Costs
Engineering Design, Permitting, Surveying, Testing	$2,563,925
Consultant Management Fees	$3,136,250
Storm Water Management	$9,775,337
Potable Water	$2,560,223
Sanitary Sewer	$5,799,949
Undergrounding of Electric/Dry Utilities Trenching	$4,317,000
Landscaping/Irrigation/Hardscaping	$3,233,167
Permit and Other Fees	$975,988
Contingency	$3,881,738
Total	**$36,243,577**

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the

land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Hernando County is not defined as a small county, for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, this alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a homeowners association ("HOA") for operations and maintenance of community facilities and services. A District is superior to a HOA for a variety of reasons. First, unlike a HOA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed

funds than is a HOA. Second, the proposed District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:

For the above-stated reasons, the alternatives should be rejected and the ordinance establishing the District should be adopted.

Exhibit H
Future Land Use Map



FUTURE LAND USE MAP

Legend

- Waterbodies

Future Land Use

- Residential
- Commercial
- Conservation
- Recreational

N

0 0.050.1 0.2 0.3 0.4
Miles

OXBOW ENGINEERING, LLC

GLEN LAKES
COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT NUMBER
03/25/2025	1006-009

Draft Ordinance

ORDINANCE NO. 2025-___

AN ORDINANCE ESTABLISHING THE GLENLAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FL; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, ARC GlenLakes, LLC, a Florida limited liability company ("**Petitioner**"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("**County**") adopt an ordinance establishing the **GlenLakes Community Development District** ("**District**") pursuant to Chapter 190, *Florida Statutes*, and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **Exhibit A**, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Findings of Fact. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*;
2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*; and
3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes.*

Section 3. Creation, Boundaries, and Powers. There is hereby created the **GlenLakes Community Development District** for the area of land described in **Exhibit A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors of the District:

1. Ryan Arrighi
2. Robin Arrighi
3. Charles Carter
4. Janice Carter
5. Michael Bernier

Section 5. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall take effect upon the date of the acknowledgment letter from the Florida Secretary of State for the filing of this Ordinance with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session on _____ ____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: _____
Chairman

Approved for Form and Legal Sufficiency

_____
County Attorney's Office

Exhibit "A"

GLENLAKES
COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88 degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius

of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"EW., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT “T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT “T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40'W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

Draft Hearing Notice

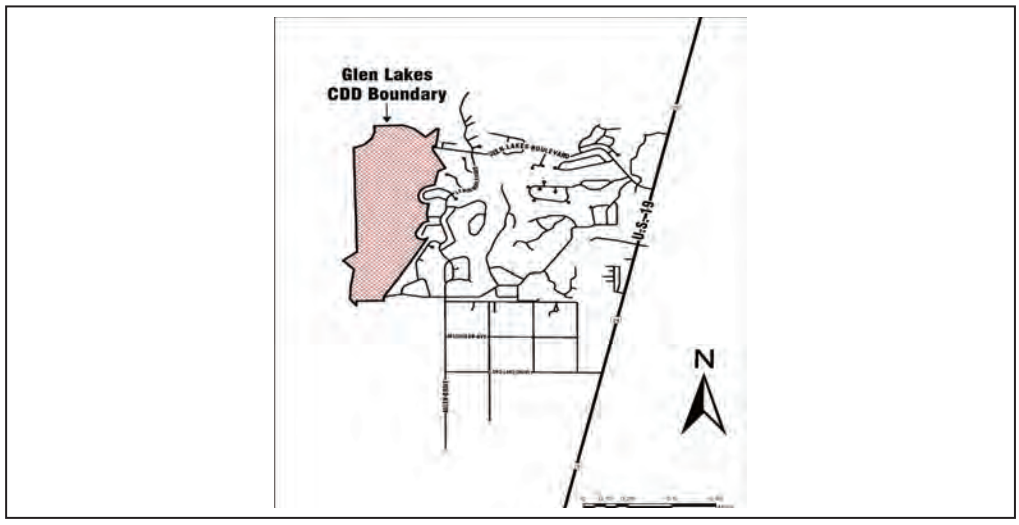
NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners
To Consider the
Establishment of the GlenLakes Community Development District

DATE: _____

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, _____, 2025, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to establish the GlenLakes Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE GLENLAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF

SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FL; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The proposed GlenLakes Community Development District is comprised of approximately 285.07 acres, located in unincorporated Hernando County, north of Cortez Blvd. and west of U.S. 19. The petitioner has proposed to establish the GlenLakes Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the proposed GlenLakes Community Development District is as follows:

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88

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Parcel contains 285.07 acres, more or less.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Drive , Brooksville, Florida 34601, between the hours of 7:30 a.m. and 2:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County’s website at www.hernandocounty.us – follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact, Hernando County Planning Department, at 352-754-4057 or by email at planning@co.hernandocounty.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Jessica Wright, Hernando County Administration, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-540-6452 no later than three (3) days prior to the proceedings.

If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Publish 4 successive weeks: _____, _____, _____, _____, *2025*

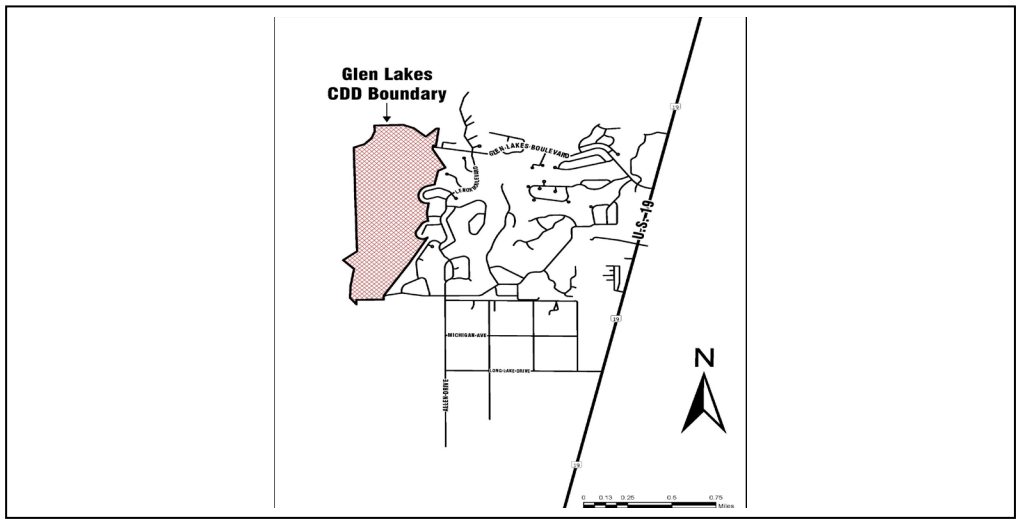
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A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88

degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO “A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT “U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT “U" the following four (4) courses, (1) on a curve to the left having a radius of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"EW., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT “T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT “T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle

of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40'W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

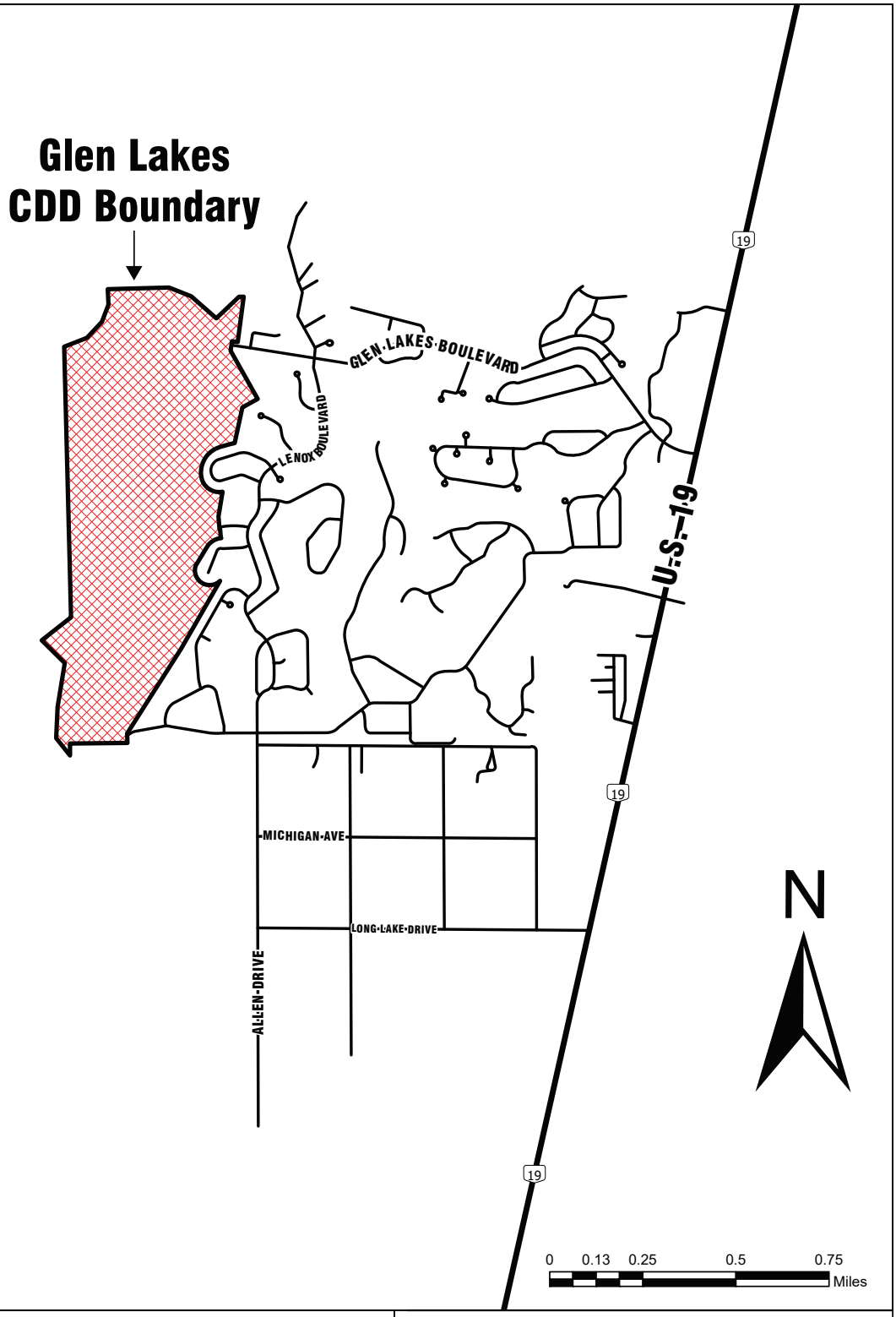
Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Drive , Brooksville, Florida 34601, between the hours of 7:30 a.m. and 2:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact, Hernando County Planning Department, at 352-754-4057 or by email at planning@co.hernandocounty.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Jessica Wright, Hernando County Administration, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-540-6452 no later than three (3) days prior to the proceedings.

If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Publish 4 successive weeks: _____, _____, _____, _____, 2025



LOCATION MAP

GLEN LAKES
COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT NUMBER
03/25/2025	1006-009

OXBOW ENGINEERING, LLC



AERIAL MAP

GLEN LAKES
COMMUNITY DEVELOPMENT DISTRICT

DATE	PROJECT NUMBER
03/25/2025	1006-009

OXBOW ENGINEERING, LLC

ALTA/NSPS LAND TITLE SURVEY

SECTION(S) 14, 15, 22 AND 23 TOWNSHIP 22 SOUTH, RANG ST
HERNANDO COUNTY, FLORIDA

575

LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'05"W., on the South line of the Northeast 1/4 of said line being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.52 degrees 01'08"E., a distance of 443.44 feet, (3) N.66 degrees 37'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.89 degrees 24'57"E., a distance of 1329.53 feet, (9) N.89 degrees 24'57"E., a distance of 1329.12 feet, (10) N.89 degrees 24'57"E., a distance of 1328.05 feet, (11) N.89 degrees 25'35"E., a distance of 1329.53 feet, (12) N.89 degrees 28'35"E., a distance of 1328.12 feet, (13) N.89 degrees 28'35"E., a distance of 1328.05 feet, (14) N.89 degrees 25'35"E., a distance of 1329.53 feet, (15) N.89 degrees 25'35"E., a distance of 1328.12 feet, (16) N.89 degrees 28'48"E., a distance of 444.70 feet and (17) S.89 degrees 52'05"E., a distance of 66.39 feet to the Northeast corner of GLEN LAKES PHASE 2 — UNIT 2C, as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.07 degrees 16'25"E., on the East line of said GLEN LAKES PHASE 2 — UNIT 2C, also being the West line of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of GLEN LAKES PHASE ONE — UNIT ONE as recorded in Plat Book 28 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"E., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"E., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE — UNIT ONE as recorded in Plat Book 28 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE — UNIT TWO "A" the following five (5) courses, (1) S.08 degrees 20'11"E., a distance of 18.14 feet, (2) S.28 degrees 24'41"E., a distance of 183.58 feet to the Southwest corner of Phase II of said GLEN LAKES PHASE ONE — UNIT TWO "A", (3) S.61 degrees 35'19"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 317.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) on a curve to the left having a radius of 580.00 feet, a central angle of 05 degrees 38'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 58'53"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 09'34"W., a distance of 52.00 feet, (3) on a curve to the right having a radius of 520.00 feet, a central angle of 46 degrees 20'56", a chord length of 409.32 feet and a chord bearing of S.50 degrees 47'53"W., a distance of 409.32 feet, thence on the arc of said curve, an arc length of 420.61 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 363.85 feet and a chord bearing of S.36 degrees 37'39"E., thence on the arc of said curve, an arc length of 403.80 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE — UNIT TWO "A" as recorded in Plat Book 28 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE — UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 334.59 feet, (2) S.00 degrees 16'25"E., a distance of 1441.48 feet, (3) on a curve to the left having a radius of 1430.00 feet, a central angle of 12 degrees 38'38", a chord length of 315.00 feet and a chord bearing of S.06 degrees 03'05"E., a distance of 315.66 feet, (4) S.12 degrees 22'25"E., a distance of 1222.99 feet and (5) S.52 degrees 42'55"E., a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE ONE UNIT "1" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'37"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'49", a chord length of 232.36 feet and a chord bearing of S.59 degrees 08'12"W., thence on the arc of said curve, an arc length of 241.29 feet to the end of said curve, (3) S.32 degrees 02'07"W., a distance of 331.18 feet and (4) on a curve to the right having a radius of 1417.49 feet, a central angle of 13 degrees 57'41", a chord length of 344.62 feet and a chord bearing of S.39 degrees 00'57"W., thence on the arc of said curve, an arc length of 345.40 feet to the Northeast corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence on the North line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO the following two courses, (1) N.89 degrees 57'04"W., a distance of 401.56 feet; thence N.89 degrees 57'04"W., a distance of 401.56 feet to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, also being a point on the North right of way line of Wiekfield Run; thence S.00 degrees 16'25"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

SURVEYOR'S REPORT

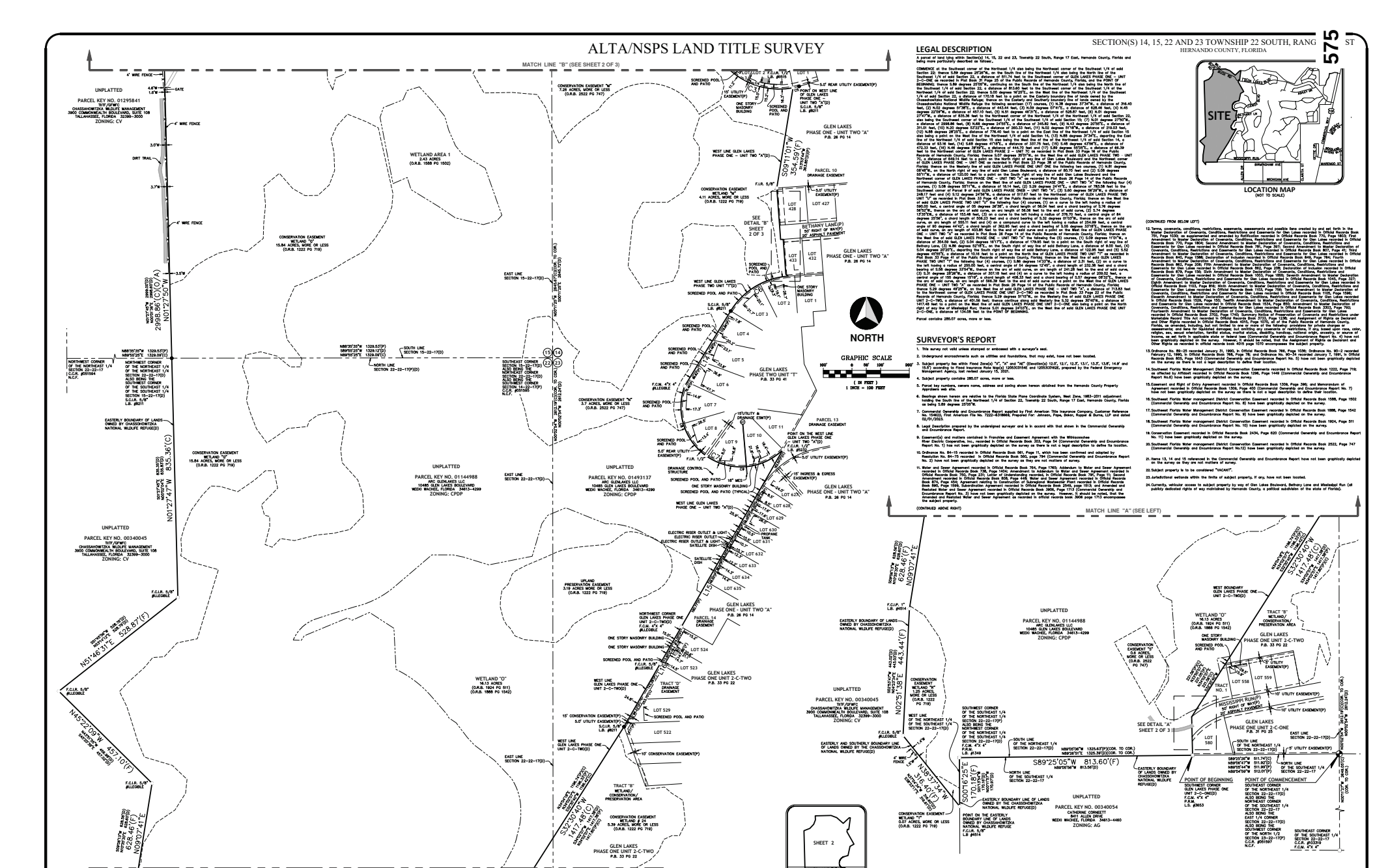
1. This survey not valid unless stamped or embossed with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Subject Property lies within Flood Zone(s) "A", "A" and "AE" (Elevation(s) 12.0', 12.1', 12.2', 13.1', 13.3', 13.8', 14.9' and 15.0') according to Flood Insurance Rate Map(s) 12053C0154E and 12053C0162E, prepared by the Federal Emergency Management Agency, last revised January 15, 2014.
4. Subject property contains 285.07 acres, more or less.
5. Parcel key numbers, owners name, address and zoning shown hereon obtained from the Hernando County Property Appraiser's web site.
6. Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983–2011 adjustment holding the South line of the Northeast 1/4 of Section 22, Township 22 South, Range 17 East, Hernando County, Florida as being S.89 degrees 25'05"W.
7. Commercial Ownership and Encumbrance Report supplied by First American Title Insurance Company, Customer Reference No.: NCS-781, First American File No. 7222-4136865, Prepared For: Attorney, Blake, Russell & Murphy LLP and dated 02/01/2022.
8. Legal Description prepared by the undersigned surveyor and is in accord with that shown in the Commercial Ownership and Encumbrance Report.
9. Easement(s) and matters contained in Franchise and Easement Agreement with the Withlacoochee River Electric Cooperative, Inc., recorded in Official Records Book 353, Page 54 (Commercial Ownership and Encumbrance Report No. 1) have not been graphically depicted on the survey as there is not a legal description to define their location.
10. Ordinance No. 84–16 recorded in Official Records Book 561, Page 11, which has been confirmed and adopted by Resolution No. 84–75 recorded in Official Records Book 560, page 794 (Commercial Ownership and Encumbrance Report No. 2) have not been graphically depicted on the survey as they are not matters of survey.
11. Water and Sewer Agreement recorded in Official Records Book 764, Page 1760; Addendum to Water and Sewer Agreement recorded in Official Records Book 1126, Page 1404; Amendment to Addendum to Water and Sewer Agreement recorded in Official Records Book 1700, Page 2351; Letter of Understanding recorded in Official Records Book 797, Page 11; Second Amendment to Water and Sewer Agreement recorded in Official Records Book 1700, Page 2355; Agreement regarding Water Lines recorded in Book 876, Page 454; Agreement relating to Construction of Subregional Wastewater Plant recorded in Official Records Book 880, Page 1599; Subordination Agreement recorded in Official Records Book 2648, page 1813; and Amended and Restated Water and Sewer Agreement recorded in Official Records Book 3005, Page 1713 (Commercial Ownership and Encumbrance Report No. 3) have not been graphically depicted on the survey. However, it should be noted, that the Assignment of Rights to Declarant and Water and Sewer Agreement as recorded in official records book 3608 page 1715 encompasses the subject property.

(CONTINUED ABOVE RIGHT)

(CONTINUED FROM BELOW LEFT)

12. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 755, Page 1630; as supplemented and amended by Ratification recorded in Official Records Book 770, Page 1833; First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1804, Page 1804; Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1991, Page 397; Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 2017, Page 1; Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 840, Page 1588; Declaration of Inclusion recorded in Official Records Book 849, Page 784; Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 852, Page 2096; Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 892, Page 2280; Declaration of Inclusion recorded in Official Records Book 892, Page 2285; Declaration of Inclusion recorded in Official Records Book 929, Page 1561; Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1053, Page 1800; Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 1; Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 816; Ninth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 786; Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1105, Page 1586; Eleventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1526, Page 1825; Twelfth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1534, Page 855; Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 3353, Page 793; Fourteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 3353, Page 793; Assignment of Rights to Declarant under Wiekfield Forest Recorded in Official Records Book 3153, Page 1238; and Assignment of Rights to Declarant and Other Rights recorded in Official Records Book 4005, Page 1070, all of the Public Records of Hernando County, Florida, as amended, including, but not limited to one or more of the following: provisions for private charges or assessments; and liens for liquidated damages; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Federal Fair Housing Amendments Act of 1988 or (b) relates to handicap but does not discriminate against handicapped persons. (Commercial Ownership and Encumbrance Report No. 4) have not been graphically depicted on the survey. However, it should be noted, that the Assignment of Rights to Declarant and Other Rights as recorded in official records book 4010 page 1070 encompasses the subject property.

13. Ordinance No. 89–25 recorded January 31, 1990, in Official Records Book 788, Page 1036; Ordinance No. 90–2 recorded February 12, 1990, in Official Records Book 798, Page 78; Ordinance No. 90–4 recorded March 7, 1990, in Official Records Book 806, Page 1643 (Commercial Ownership and Encumbrance Report No. 5) have not been graphically depicted on the survey as there is not a legal description to define their location.
14. Southwest Florida Water Management District Conservation Easements recorded in Official Records Book 1222, Page 719; as affected by Affidavit recorded in Official Records Book 1238, Page 1449 (Commercial Ownership and Encumbrance Report No.6) have been graphically depicted on the survey.
15. Easement and Right of Entry Agreement recorded in Official Records Book 1309, Page 280; and Memorandum of Agreement recorded in Official Records Book 1309, Page 402 (Commercial Ownership and Encumbrance Report No. 7) have not been graphically depicted on the survey as there is not a legal description to define their location.
16. Southwest Florida Water Management District Conservation Easement recorded in Official Records Book 1388, Page 1502 (Commercial Ownership and Encumbrance Report No. 8) have been graphically depicted on the survey.
17. Southwest Florida Water Management District Conservation Easement recorded in Official Records Book 1888, Page 1542 (Commercial Ownership and Encumbrance Report No. 9) have been graphically depicted on the survey.
18. Southwest Florida Water management District Conservation Easement recorded in Official Records Book 1904, Page 511 (Commercial Ownership and Encumbrance Report No. 10) have been graphically depicted on the survey.
19. Conservation Easement recorded in Official Records Book 2434, Page 620 (Commercial Ownership and Encumbrance Report No. 11) have been graphically depicted on the survey.
20. Southwest Florida Water management District Conservation Easement recorded in Official Records Book 2522, Page 747 (Commercial Ownership and Encumbrance Report No.12) have been graphically depicted on the survey.
21. Items 13, 14 and 15 referenced in the Commercial Ownership and Encumbrance Report have not been graphically depicted on the survey as they are not matters of survey.
22. Subject property is to be considered "VACANT".
23. Jurisdictional wetlands within the limits of subject property, if any, have not been located.
24. Currently, vehicular access to subject property by way of Glen Lakes Boulevard, Bethany Lane and Wiekefield Run (all publicly dedicated rights of way maintained by Hernando County, a political subdivision of the state of Florida).



LINE TABLE		
LINE	BEARING	DISTANCE
L14(C)	S31°28'28"W	307.18'
L14(D)	S32°50'06"W	307.20'
L14(P)	S32°50'06"W	307.20'
L15(C)	S29°49'23"W	713.83'
L15(D)	S31°18'56"W	713.75'
L15(P)(C)	N31°18'56"E	713.75'
L16(C)	S29°51'15"W	401.56'
L16(D)	S31°18'56"W	401.50'
L16(P)	N31°32'56"E	401.56'
L16(P)	N31°18'56"E	401.50'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C3(C)	254.99'	90°44'42"	362.85'	S55°53'18"E	403.80'
C3(P)(C)	254.99'	–	–	–	403.79'
C4(C)(O/A)	254.99'	95°36'08"	377.80'	S57°59'01"E	425.47'
C4(D)	254.99'	95°34'56"	377.74'	S56°29'07"E	425.39'
C4(P)	254.99'	95°35'04"	377.75'	S56°29'07"E	425.39'
C4(P)	254.99'	95°34'56"	377.75'	S56°28'07"E	425.39'
C5(C)	254.99'	4°51'36"	21.61'	N76°38'41"E	21.62'
C5(P)	254.99'	4°51'13"	21.60'	N78°12'06"E	21.61'
C6(C)	255.00'	54°12'45"	232.38'	S58°13'57"W	241.28'
C6(D)(P)	255.00'	54°12'52"	232.39'	S60°07'34"W	241.29'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C9(F)(O/A)	209.02'	155°21'9"	408.33'	S57°58'33"E	566.76'
C7(D)	209.02'	155°12'36"	408.30'	S55°42'12"E	566.22'
C7(P)	209.02'	155°12'36"	408.30'	N55°42'12"W	566.22'
C8(F)	209.02'	70°14'40"	255.19'	S17°08'13"E	274.50'
C8(P)(C)	209.02'	–	–	–	274.30'
C8(F)	209.02'	80°00'29"	268.74'	N85°14'08"E	291.89'
C8(P)(C)	209.02'	–	–	–	291.89'

LEGEND AND ABBREVIATIONS:			
⊕ SCR = SET CAPPED 5/8" IRON ROD STAMPED = SET PK NAIL & DISC	LB = LICENSED BUSINESS	MCP = NO CORNER FOUND	E = ELECTRIC
FCIR = FOUND CAPPED IRON ROD	LS = PROFESSIONAL SURVEYOR AND MAPPER	MH = MANHOLE	OHW = OVERHEAD WIRES
FCM = FOUND CAPPED IRON PIPE	NAD = NORTH AMERICAN DATUM 1983	NGVD = PERMANENT REFERENCE MONUMENT	UP = UTILITY POLE
FIR = FOUND IRON ROD	NGS = NATIONAL GEODETIC SURVEY	TBM = TEMPORARY BENCHMARK	GUY = GUY WIRE
FIP = FOUND IRON PIPE	PB = PLAT BOOK	P/O = POINT ON	LP = LIGHT POLE
FNAL = FOUND NAIL AND DISC	PG = PAGE	R/W = RIGHT OF WAY	TP = TELEPHONE POLE
FNAD = FOUND NAIL AND DISC	PI = POINT OF INTERSECTION	S.C.R. = SET CAPPED IRON ROD	TPED = TELEPHONE PEDESTAL
FPK = FOUND PK NAIL	POB = POINT OF BEGINNING	S.N.D. = SET NAIL AND DISC	ELEV = ELEVATION
FCC = FOUND CONCRETE MONUMENT	POC = POINT OF COMMENCEMENT	SIR = SET IRON ROD	INVERT = INVERT ELEVATION
FDH = FOUND DRILL HOLE	POL = POINT OF LINE	SIP = SET IRON PIPE	WM = WATER METER
FND = FOUND NAIL	(P) = PLATTED	SMH = SEWER MANHOLE	WV = WATER VALVE
FIC = FOUND IRON CAP	(M) = MEASURED	(T) = TANGENT	BF = BACKFLOW PREVENTER
FIR = FOUND IRON ROD	(F) = FIELD MEASUREMENT	(C) = CALCULATED	GL = GAS LINE MARKER
FIP = FOUND IRON PIPE	(O) = ORIGINATING	(D) = DEED MEASUREMENT OR CALL	GV = GAS LINE BLOW-OFF ASSY.
Δ = DELTA	(O/A) = ORIGINATING / AVERAGE	(F/D) = FIELD MEASUREMENT / DEED	⊠ = BOX
L = ARC	(BC) = BASE BOOK	MH = MANHOLE	⊗ = WELL
R = RADIUS	(MC) = MAP BOOK	CM = CONCRETE MONUMENT	⊗ = WELL
CB = CHORD BEARING	(R) = REFERENCE	CP = CONCRETE PIPE	⊗ = SANITARY SEWER MANHOLE
	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	MES = MITERED END SECTION	⊗ = IRRIGATION VALVE
		SW = SWALE	⊗ = WATER METER
		C/L = CENTER LINE	⊗ = WATER VALVE
		CLF = CHAIN LINK FENCE	⊗ = BACKFLOW PREVENTER
			⊗ = GAS LINE MARKER
			⊗ = GAS LINE BLOW-OFF ASSY.
			⊗ = BOX
			⊗ = WSE FENCE
			CLF = CHAIN LINK FENCE

NO.	DATE:	REVISION
2	04/12/2023	ALTA SURVEY
1	04/01/2023	LEGAL & SURVEYOR'S REPORT PER COMM. O & E REPORT

P.N.: –
SCALE: 1=100'
DATE: –
CREW CHIEF: –
DRAWN BY: T.L.H.
CHECKED BY: D.J.B.

PREPARED FOR:
ARC GLENLAKES LLC
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

PROJECT NAME:
PARCEL KEY NO.(S) 01144960, 01144979, 01144988 AND 01493137
GLEN LAKES BOULEVARD, WEEKI WACHEE, FLORIDA 34613-4299

DATE: 01/12/2023

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET: 1 OF 3

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys and Specific Purpose Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 16, 17, and 18 of Table A thereof. The field work was completed on February 3, 2023.

Date of Plat or Map: April 12, 2023.

I further certify that this ALTA/NSPS Land Title Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J–17, Florida Administrative Code.

Dennis J. Bentsen
Professional Surveyor and Mapper No. 4697
State of Florida

CERTIFIED TO

Jeffrey C. Shannon P.A.,
Old Republic National Title Insurance Company
SOV TH, LLC
Smith Cottle & Groves Inc.
Cullen E. Smith Jr., LLLP

Prepared By:
ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (813) 645–2300 * EMAIL: STEVE.SEMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 8211

ALTA/NSPS LAND TITLE SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1(F)	N86°31'24"E	83.18'
L1(D)	S88°30'09"W	93.20'
L1(C)	S86°59'24"E	83.21'
L2(F)	S89°50'05"E	66.39'
L2(D)	S88°46'35"E	67.12'
L2(P)	S88°59'55"E	66.41'
L2(D)	N89°47'50"W	161.42'
L6(F)	S60°56'29"W	248.17'
L6(D)	S62°24'06"W	248.23'
L6(P)	N62°24'06"E	248.23'
L7(C)	S74°17'30"W	153.48'
L7(D)	S75°46'29"W	153.46'
L7(P)(C)	N75°46'29"E	153.46'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1(C)	590.00'	5°36'38"	56.04'	S76°56'32"W	56.06'
C1(D)(P)	590.00'	5°36'35"	56.03'	S76°25'46"W	56.05'
C2(C)	376.70'	84°25'54"	506.23'	S33°01'03"W	555.11'
C2(D)(P)	376.70'	84°25'54"	506.16'	S33°33'57"W	555.02'
C2(P)	376.70'	84°25'03"	506.16'	S33°33'57"W	555.02'
C3(C)	254.99'	90°44'42"	362.05'	S56°33'18"E	403.85'
C3(P)(D)	254.99'	-	-	-	403.78'
C4(C)(D/A)	254.99'	95°36'08"	377.80'	S57°56'01"E	425.47'
C4(D)	254.99	95°34'56"	377.74'	S56°26'07"E	425.39'
C4(P)	254.99	95°35'04"	377.75'	S56°26'07"E	425.39'
C4(P)	254.99	95°34'56"	377.75'	S56°26'07"E	425.39'

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LICENSE BUSINESS NO. 8211

NO.	DATE:	REVISION
1	4/12/2023	ALTA SURVEY

LEGEND AND ABBREVIATIONS:
SCR = SET CAPPED 5/8" IRON ROD STAKE = SET PK NAIL & DISC FDR = FOUND CAPPED IRON ROD FIR = FOUND IRON ROD FIP = FOUND IRON PIPE FRM = FOUND RIGHT OF WAY MONUMENT FNR = FOUND NAIL AND DISC FPK = FOUND PK NAIL POC = POINT OF COMMENCEMENT POB = POINT OF BEGINNING P = PLAT A = ARC C = CHORD CB = CHORD BEARING
LB = LICENSED BUSINESS PSM = PROFESSIONAL SURVEYOR AND MAPPER PRM = PERMANENT REFERENCE MONUMENT TBM = TEMPORARY BENCHMARK NCM = NUMBERED CORNER M = MEASURED P1/D = PLAT/DEED F/M = FIELD MEASUREMENT C = CALCULATED D/A = DRIVEWAY S/W = SIDEWALK C/L = CENTERLINE POC = POINT OF CALL (P1/M) = PROPERTY DISTANCE (D) = MAP BOOK (R) = REFERENCE FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
E = ELECTRIC OHW = OVERHEAD WIRES T = TELEPHONE UP = UTILITY POLE LP = LIGHT POLE W = WATER MAIN TP = TELEPHONE POLE TM = TRAFFIC MANHOLE E = ELEVATION MH = MONITOR MANHOLE MW = MONITOR WELL/CABINET TB = TELEPHONE BOX/CABINET TM = TELEPHONE MANHOLE E = ELEVATION MW = MONITOR WELL/CABINET G = GAS LINE MARKER GV = GAS LINE 8/36-24" ASSY. MH = MANHOLE/CONCRETE PIPE D = DRAIN D = DRAINAGE/STORM MANHOLE GI = GRATE INLET
W = WELL S = SANITARY SEWER MANHOLE IV = IRRIGATION VALVE WV = WATER VALVE M = WATER METER WM = WATER VALVE BF = BACKFLOW PREVENTER G = GAS LINE MARKER GV = GAS LINE 8/36-24" ASSY. MH = MANHOLE/CONCRETE PIPE D = DRAIN TC = TRAFFIC CONTROL BOX
CURB = CONCRETE CURB EOP = EDGE OF PAVEMENT EOW = EDGE OF WATER CVC = CONC VALLEY GUTTER

P.N.: -
SCALE: 1=100'
DATE: -
CREW CHIEF: -
DRAWN BY: T.L.H.
CHECKED BY: D.J.S.

PREPARED FOR:
ARC GLENLAKES LLC
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

PROJECT NAME:
PARCEL KEY NO.(S) 01144960, 01144979, 01144988 AND 01493137
GLEN LAKES BOULEVARD, WEEKI WACHEE, FLORIDA 34613-4299

DATE: 01/12/2023

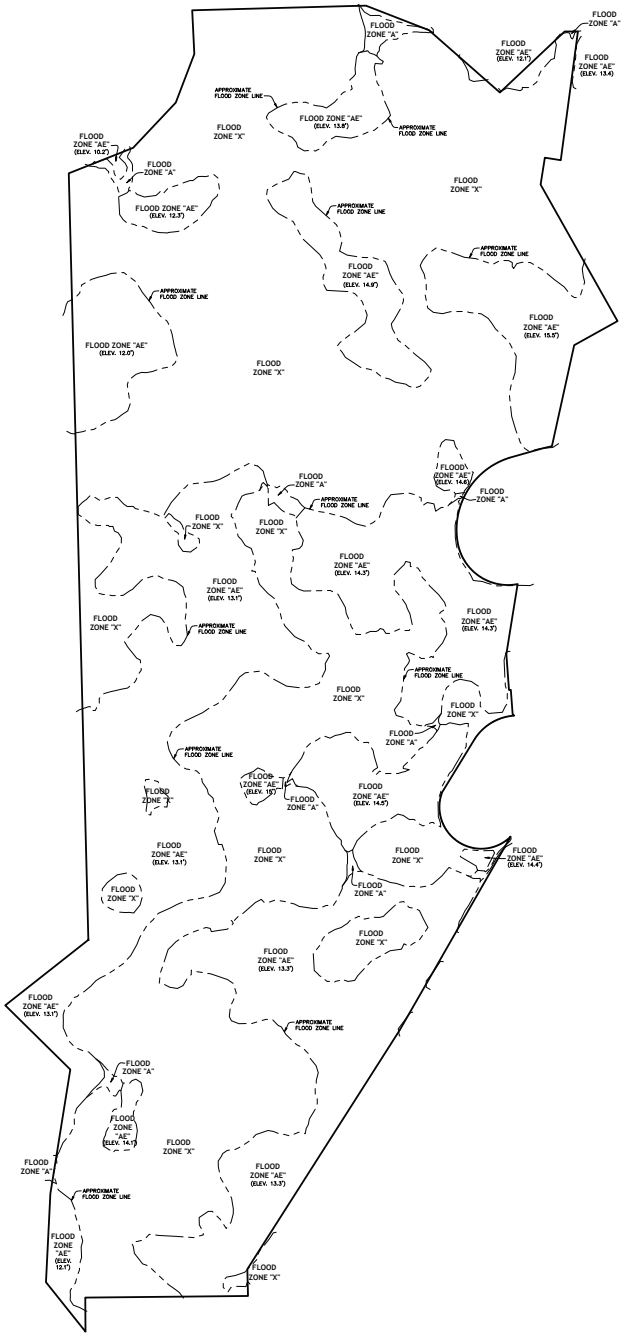
SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET: 2 OF 3

ALTA/NSPS LAND TITLE SURVEY

SECTION(S) 14, 15, 22 AND 23 TOWNSHIP 22 SOUTH, RANG ST
HERNANDO COUNTY, FLORIDA

577



NORTH

GRAPHIC SCALE
220' 0 110' 220' 440'
(IN FEET)
1 INCH = 220 FEET

Prepared By:

ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (813) 645-2300 * EMAIL: STEVE.SEMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 8211

NO.	DATE:	REVISION
1	4/12/2023	ALTA SURVEY

LEGEND AND ABBREVIATIONS:

- SCR = SET CAPPED 5/8" IRON ROD
- SPKNAIL = SET PK NAIL @ CORNER
- FCR = FOUND CAPPED IRON ROD
- FIR = FOUND IRON ROD
- FPK = FOUND PK NAIL
- FNAIL = FOUND NAIL AND DISC
- FNAD = FOUND NAIL AND DISK
- FPD = FOUND PK DISC
- FCM = FOUND CONCRETE MONUMENT
- POC = POINT OF COMMENCEMENT
- Δ = DELTA
- R = RADIUS
- L = ARC
- C = CHORD
- CB = CHORD BEARING
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PRM = PERMANENT REFERENCE MONUMENT
- PB = PLAT BOOK
- PG = PAGE
- OR = OFFICIAL RECORDS BOOK
- (M) = FIELD MEASUREMENT
- (R) = RECORD OF WAY
- (C) = CALCULATED
- (F) = PLATTED MEASUREMENT OR CALL
- (D) = DEED MEASUREMENT OR CALL
- (P) = PROPERTY APPRAISER
- MB = MAP BOOK
- (R) = REFERENCE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- NCF = NO CORNER FOUND
- NCS = NO CORNER SET
- PRM = PERMANENT REFERENCE MONUMENT
- TBM = TEMPORARY BENCHMARK
- N/C = WITNESS CORNER
- P/L(S) = PART LINE(S)
- R/W = RIGHT OF WAY
- D/W = DRIVEWAY
- C/W = SIDEWALK
- BLDG = BUILDING
- BLDGS = BUILDINGS
- MH = MANHOLE
- CON = CONCRETE
- V/G = CONC VALLEY GUTTER
- E = ELECTRIC
- CO/E = CHARACTER OVER ELECTRIC
- UP = UTILITY POLE
- U/P = UTILITY POLE
- CO/P = CHARACTER OVER POLE
- T = TELEPHONE RISER/CABINET
- T/P = TELEPHONE POLE
- T/M = TELEPHONE MANHOLE
- EL = ELEVATION
- INVERT ELEVATION
- TOP = TOP OF CONCRETE
- MH/PB/CB = MANHOLE/CONCRETE PIPE
- D/I = DRAINAGE/STORM MANHOLE
- GRATE INLET
- WELL
- SANITARY SEWER MANHOLE
- IRRIGATION VALVE
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTER
- G/L = GAS LINE MARKER
- G/LBO = GAS LINE BLOW-OFF ASSY.
- BOX
- W/F = WIRE FENCE
- C/LF = CHAIN LINK FENCE

P.N.: –
SCALE: 1=220'
DATE: –
CREW CHIEF: –
DRAWN BY: T.L.H.
CHECKED BY: D.J.B.

PREPARED FOR:

ARC GLENLAKES LLC
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

PROJECT NAME:

PARCEL KEY NO.(S) 01144960, 01144979, 01144988 AND 01493137
GLEN LAKES BOULEVARD, WEEKI WACHEE, FLORIDA 34613-4299

DATE: 01/12/2023

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET: 3 OF 3

ORDINANCE NO. 2025-___

AN ORDINANCE ESTABLISHING THE GLENLAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FL; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, ARC GlenLakes, LLC, a Florida limited liability company ("**Petitioner**"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("**County**") adopt an ordinance establishing the **GlenLakes Community Development District** ("**District**") pursuant to Chapter 190, *Florida Statutes*, and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **Exhibit A**, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Findings of Fact. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*;
2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*; and
3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes.*

Section 3. Creation, Boundaries, and Powers. There is hereby created the **GlenLakes Community Development District** for the area of land described in **Exhibit A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors of the District:

1. Ryan Arrighi
2. Robin Arrighi
3. Charles Carter
4. Janice Carter
5. Michael Bernier

Section 5. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall take effect upon the date of the acknowledgment letter from the Florida Secretary of State for the filing of this Ordinance with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session on _____ ____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUG A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: _____
Chairman

Approved for Form and Legal Sufficiency

_____
County Attorney's Office

Exhibit "A"

GLENLAKES
COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88 degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius

of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"EW., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT “T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT “T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO “A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO “A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40'W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
CLK25-109 Notice of Public Hearing on October 7, 2025

in the matter of
Hernando County Board of County Commissioners To Consider the Establishment of the Glen Lakes Community Development District

was published in said newspaper by print in the issue(s) of:
September 12, 19, 26, October 3, 2025

Please see Notice on Pages 2 - 3

and/or by publication on the newspaper's publicly available website, if authorized, on September 12, 19, 26, October 3, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 6th day of October, 2025.

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

CLK25-109

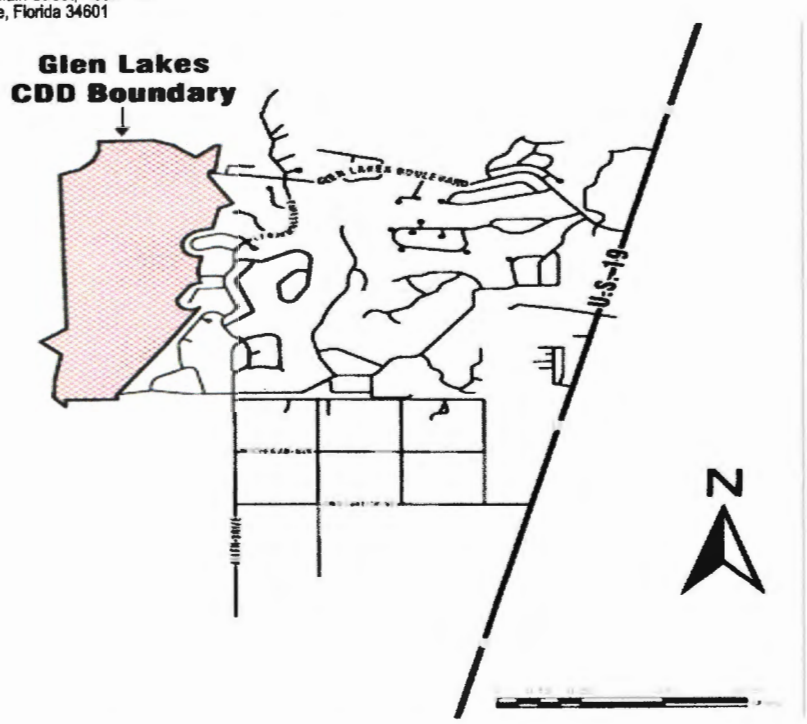
NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners To Consider the Establishment of the Glen Lakes Community Development District

DATE: October 7, 2025

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601



In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, October 7, 2025, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to establish the GlenLakes Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE GLENLAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The proposed GlenLakes Community Development District is comprised of approximately 285.07 acres, located in unincorporated Hernando County, north of Cortez Blvd. and west of U.S. 19. The petitioner has proposed to establish the GlenLakes Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the proposed GlenLakes Community Development District is as follows:

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88 degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.61 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"EW., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.16 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40'W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Drive , Brooksville, Florida 34601, between the hours of 7:30 a.m. and 2:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact, Hernando County Planning Department, at 352-754-4057 or by email at planning@co.hernandocounty.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Jessica Wright, Hernando County Administration, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-540-6452 no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Published: September 12, 19, 26, October 3, 2025

ORDINANCE NO. 2025-12

AN ORDINANCE ESTABLISHING THE GLENLAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FL; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, ARC GlenLakes, LLC, a Florida limited liability company ("**Petitioner**"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("**County**") adopt an ordinance establishing the **GlenLakes Community Development District** ("**District**") pursuant to Chapter 190, *Florida Statutes*, and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **Exhibit A**, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Findings of Fact. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*;
2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*; and
3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

Section 3. Creation, Boundaries, and Powers. There is hereby created the **GlenLakes Community Development District** for the area of land described in **Exhibit A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors of the District:

1. Ryan Arrighi
2. Robin Arrighi
3. Charles Carter
4. Janice Carter
5. Michael Bernier

Section 5. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall take effect upon the date of the acknowledgment letter from the Florida Secretary of State for the filing of this Ordinance with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session on October 7th, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

SEAL

Attest: _____ Deputy Clerk
DOUG A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: _____
Vice Chairman Jerry Campbell

Approved for Form and Legal Sufficiency

_____
County Attorney's Office



Exhibit "A"

GLENLAKES
COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88 degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius

of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"EW., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40'W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16374
Legal Request Number: 23-198-6
Bid/Contract Number:

TITLE

County Settlement Agreement With School Board of Hernando County for Sunrise Development Project

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

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (the "Agreement") entered into as of the Effective Date (as defined herein), by and between the SCHOOL BOARD OF HERNANDO COUNTY, a body corporate of the State of Florida (hereinafter referred to as the "School Board"), the HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS (the "County"), a political subdivision of the State of Florida, MAK Family Partnership, Ltd., a Florida limited partnership (the "Owner"), and Hawk Sunrise LLC, a Florida limited liability company (the "Developer"), and The School Board, the Owner the Developer, and the County are sometimes referred to herein collectively as the "Parties" and individually as "Party.

RECITALS

WHEREAS, the Developer and the County, entered into that certain Development Agreement dated September 12, 2023 (the "Development Agreement") regarding the Developer's proposed development known as Sunrise (the "Development"); and

WHEREAS, the Development is located within and subject to the Impact Fee Surcharge and Planning Overlay Ordinance for the Greater I-75/SR 50 Planned Development District Area, as adopted on September 12, 2007 ("I-75/SR 50 PDD"); and

WHEREAS, the Developer and the School Board disagree as to the status of the school concurrency requirements for the Development set forth in the Development Agreement, and the School Board filed an appeal on December 16, 2024, appealing the Hernando County Planning and Zoning Commission's approval of the first Conditional Plat for the Development and that action has not yet been heard by the County; and

WHEREAS, the Parties desire to resolve and end their dispute regarding school concurrency for the Development, and they jointly agree to the following offer and compromise to settle their disagreement; and

WHEREAS, the Parties agree that the County is a necessary Party to this Agreement to resolve the dispute between the Parties; and

It is agreed that:

1. **Recitals.** The recitals provided hereinabove in this Agreement are true and correct, and by reference, are made a part of the operative provisions of this Settlement Agreement.

2. **Defined Terms.** Any capitalized terms used but not otherwise defined herein shall have the same meaning as set forth in the Development Agreement.

3. **Effective Date.** The "Effective Date" of this Agreement shall be the last date that either the School Board or the Developer execute this Agreement.

4. **Draft Period**. Not later than thirty (30) days from the Effective Date of this Agreement, the Developer shall deliver to the School Board a draft of an amendment to the Development Agreement to amend Section 3.15 (Schools) of the Development Agreement, in conformance with and according to the specifications as set forth on Exhibit "A" attached hereto and incorporated herein by reference (the "Amendment").

5. **Review Period**. The School Board shall have up to fifteen (15) days from the delivery of the Amendment to review and either approve or provide comments on the form of the Amendment for the sole purpose of determining whether it is consistent with this Settlement Agreement and the specifications set forth on Exhibit "A." The School Board shall send all comments to the Developer, indicating if any revisions are necessary for the Amendment to conform with this Agreement. Should the Amendment necessitate revisions after the School Board's review, the Developer shall work diligently to resubmit such revisions within seven (7) days of receipt of the School Board's comments. Upon receipt of the revisions, the School Board shall have up to seven (7) days to review and either approve or provide comments. Any further rounds of comments shall follow the same process and timelines until the Amendment is approved by the School Board (the "Final Amendment").

6. **Hearing and Approval**. Within fifteen (15) days of the Final Amendment approval, the Developer shall submit the Final Amendment to the County and request that the County schedule a hearing to consider the Final Amendment, as approved by the School Board, and from that time shall diligently pursue the successful passage of the Final Amendment.

7. **Termination**. Should the Developer or the School Board fail to approve and execute the Final Amendment within the timeframe provided for in this Agreement, or fail to abide by the terms and conditions of this Agreement, including the attached Exhibit "A", the School Board or Developer may terminate this Agreement immediately by issuing a Notice of Termination to the defaulting Party, in which case this Agreement will be extinguished as if it never existed and the Parties will be in the same position as they were in prior to execution of this Agreement as if this Agreement never existed.

8. **Time is of the Essence**. Time is hereby declared to be expressly of the essence regarding every obligation of this Agreement. Each obligation is deemed material, and a breach of any such obligation (including a breach resulting from untimely performance) is a material breach.

9. **Counterparts**. Electronic and facsimile copies of this Agreement and any signatures thereon shall for all purposes be treated as originals. This Agreement may be executed in any number of counterparts which shall collectively be considered as one original.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties, through their respective undersigned authorized officers, have duly executed this Agreement effective as of the date set forth above.

"SCHOOL BOARD"

THE SCHOOL DISTRICT OF HERNANDO COUNTY, FLORIDA, a body corporate and politic existing under the laws of the State of Florida

By: _____
Shannon Rodriguez, School Board Chair

Date:_____

Approved as to form and legality by legal Counsel to The School District of Hernando County, Florida, exclusively for its use and Reliance.
C.J. Wilson Law, P.A., Counsel

By: _____
Christopher J. Wilson, Esq.

Date: _____

"COUNTY"

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
County Attorney's Office

“DEVELOPER”

HAWK SUNRISE LLC,
a Florida Limited Liability Company

By: _____

Print Name: _____

Title: _____

Date:_____

“OWNER”

MAK FAMILY PARTNERSHIP, LTD., a Florida Limited Partnership

By: _____
James H. Kimbrough, Jr.
Title: Partner

Date:_____

EXHIBIT "A"

Terms and Conditions of the Amendment

Upon execution of the Settlement Agreement, the County and the Developer shall draft an Amendment to the Development Agreement for the Board of County Commissioner's consideration based on the following terms and conditions:

1. **School Site Donation**. Owner has agreed to reserve a school site located on Kettering Road adjacent to the Development, containing approximately 49 gross acres of land, as more particularly described by Exhibit 1 attached hereto ("School Site").

    a. Accept School Site. Should the School Board elect to proceed with the conveyance of the School Site, the School Site will be conveyed at fair market value (the "School Site Value"). Pursuant to the Owners and the School Board successfully negotiating a Letter of Intent and corresponding Purchase and Sale Agreement, at Closing the Owners shall accept dollar-for-dollar school impact/surcharge fee credits in the full amount of the School Site Value, which credits shall be fully assignable to any Developer/Builder for use in any school concurrency service area, in any Hernando County project, pursuant to the Florida Impact Fee Act. Credits issued will be non-refundable. Notwithstanding any other terms or conditions of the Purchase and Sale Agreement, the School Board must close on the School Site on or before December 31, 2026.

    b. Decline School Site. Should the School Board decline to proceed with the conveyance of the School Site, the Developer will make a cash payment, or credit from escrow to the extent credits are available, to the School Board in an amount equal to ten percent (10%) of the total amount of the Educational Impact Fee Surcharges for the Phase One Conditional Plat, not later than prior to the issuance of the first building permit in the Phase One Condition Plat in the amount of $102,9454.30 (the "Mitigation Payment"). The entirety of the Sunrise development shall be vested for purposes of school concurrency, subject to The Developer or its successors interest paying an amount equal to ten percent (10%) of the total amount of the Educational Impact Fee Surcharges for each subsequent phase of the Development, prior to the issuance of the first (1st) building permit for each approved subsequent conditional plat for the Development. The Developer will accept dollar-for-dollar school impact/surcharge fee credits in exchange for the cash payment, which credits shall be fully assignable to any Developer/Builder for use in any school concurrency service area, in any Hernando County project, pursuant to the Florida Impact Fee Act. Credits issued will be non-refundable.

2. **Impact Fee Credit Escrow Account**. The School Board will establish an impact fee credit escrow account for all Educational Facilities Impact Fees and Educational Facilities Impact Fee Surcharges paid by the Developer for any of its affiliated or related developments located in Hernando County from December 1, 2024, until such time that the School Board decides whether to accept or reject the School Site (the "Escrowed Impact Fee Credits"). The Escrowed Impact Fee Credits will be held for the benefit of this Development.

3. **Credits**. Impact Fee credits issued, regardless of whether the School Board elects to accept or decline the School Site donation, shall be issued by the School Board to the Developer/Owner at a rate of dollar-for-dollar. Impact Fee Credits will be assignable and transferable pursuant to Section 163.31801(10), Florida Statutes. All credits issued will be non-refundable.

4. **1.5 Multiplier Does Not Apply**. The Amendment shall include the following language:

    a. "Pursuant to Section 23-157(a)(1)(e) of the Hernando County Code, the Development Agreement, as amended, is intended to provide for the full mitigation of impacts as to Schools by the enforcement of the amended Development Agreement, and not by the application of the division."

5. **Capacity Reservation; School Concurrency.** The entire Sunrise Development will remain vested as to school concurrency, subject to the payment of school impact fees and school impact fee surcharges, as set forth by the executed Amendment to the Development Agreement, which was approved by the School Board prior to execution. The School Board agrees to reserve school students' stations for the Development, subject to the Developer complying with the terms and conditions of the Amendment. Once the Developer has made the Mitigation Payment, the Developer shall be entitled to rely on the School Concurrency Determination and the capacity reservation for the Development, as set forth in the Amendment, and such right of reliance shall survive the expiration of the Development Agreement, as amended.

6. **Impact Fees and Impact Surcharges.** Notwithstanding anything contained herein, the Development shall pay all applicable countywide educational facilities impact fees and educational facilities impact fee surcharges at the then current rate, without offset or exemption, except as provided for in the Amendment.

COUNTY SETTLEMENT AGREEMENT

THIS COUNTY SETTLEMENT AGREEMENT (the "Agreement") entered into as of the Effective Date (as defined herein), by and between the SCHOOL BOARD OF HERNANDO COUNTY, a body corporate of the State of Florida (hereinafter referred to as the "School Board") and HERNANDO COUNTY, FLORIDA, a political subdivision of the State of Florida ("County"). The School Board and the County are sometimes referred to herein collectively as the "Parties" and individually as "Party."

RECITALS

WHEREAS, the County and the Owner/Developer (as defined in the Development Agreement) entered into that certain Development Agreement dated September 12, 2023 (the "Development Agreement") regarding the proposed development known as Sunrise (the "Development"); and

WHEREAS, the Development is located within and subject to the Impact Fee Surcharge and Planning Overlay Ordinance for the Greater I-75/SR 50 Planned Development District Area, as adopted on September 12, 2007 ("I-75/SR 50 PDD"); and

WHEREAS, the County and the School Board dispute the school concurrency requirements for the Development, and the School Board filed an appeal on December 16, 2024, appealing the Hernando County Planning and Zoning Commission's approval of the first Conditional Plat for the Development pending resolution of the dispute (the "Appeal"); and

WHEREAS, the Developer has agreed and is willing to cooperate with the County to pursue amending the Development Agreement pursuant to the Settlement Agreement between the County, the School Board, Hawk Sunrise, LLC, and MAK Family Partnership, Ltd., dated ___ day of ___ 2025 (the Developer Settlement Agreement"); and

WHEREAS, the Parties hereto desire to resolve and end the dispute between the School Board and the County regarding school concurrency for the Development; and they jointly agree to the following offer and compromise to settle such dispute:

It is agreed that:

1. **Recitals.** The recitals provided hereinabove in this Agreement are true and correct, and by reference are made a part of the operative provisions of this Settlement Agreement.

2. **Defined Terms.** Any capitalized terms used but not otherwise defined herein shall have the same meaning as set forth in the Development Agreement.

3. **Effective Date.** The "Effective Date" of this Agreement shall be the last date that either the School Board or the Developer execute this Agreement.

4. **Amendment**. The School Board and the Developer will agree upon, and the Developer shall submit to the County a finalized amendment to the Development Agreement that has been reviewed and approved by the School Board prior to such submission for the County's consideration as set forth in the Developer Settlement Agreement (the "Final Amendment").

5. **Hearing and Approval**. The County shall diligently facilitate the scheduling of a hearing before the Hernando County Board of County Commissioners to consider the Final Amendment.

6. **County Collection.** After the entry of the Developer Settlement Agreement and the final approval and execution of the Amended Development Agreement by all parties, the County shall collect and transmit all school impact fees and school impact fee surcharges due for the Development in accordance with the amended Development Agreement, without demand by the School Board.

7. **Termination**. Notwithstanding any other provision contained in this Agreement, should the County and/or the Developer fail to execute the Final Amendment within the timeframe provided for in this Agreement, or fail to abide by the terms and conditions of this Agreement, including the attached Exhibit "A", the School Board may in its sole and absolute discretion terminate this Agreement immediately by issuing a Notice of Termination to the County, in which case this Agreement will be extinguished as if it never existed and the Parties will be in the same position as they were in prior to execution of this Agreement as if this Agreement never existed, at which time the County and the Developer shall forfeit all rights under this Agreement which may prevent the School Board from proceeding with the Appeal.

8. **Appeal Postponement; Dismissal.** The School Board and the County hereby agree that the Appeal shall be postponed pending the execution of the Final Amendment. Upon execution of the Final Amendment, the School Board shall withdraw the Appeal. Notwithstanding the foregoing, the Appeal shall be rescheduled and heard by the Hernando County Board of County Commissioners not later than February 28th, 2026. The County Manager and the School Superintendent, by mutual agreement, are hereby authorized to administratively extend this deadline if the Parties are diligently working toward approval of the Final Amendment. The County acknowledges that failure to schedule the Appeal hearing within the stated timeframe may result in the School Board pursuing judicial remedies, including but not limited to seeking specific performance or injunctive relief.

9. **Time is of the Essence**. Time is hereby declared to be expressly of the essence regarding every obligation of this Agreement. Each obligation is deemed material, and a breach of any such obligation (including a breach resulting from untimely performance) is a material breach.

10. **Counterparts**. Electronic and facsimile copies of this Agreement and any signatures thereon shall for all purposes be treated as originals. This Agreement may be executed in any number of counterparts which shall collectively be considered as one original.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties, through their respective undersigned authorized officers, have duly executed this Agreement effective as of the date set forth above.

ACCEPTED AND AGREED TO ON THIS _____ DAY OF _____, 2025.

"SCHOOL BOARD"

ACCEPTED AND AGREED TO BY THE SCHOOL DISTRICT OF HERNANDO COUNTY, FLORIDA:

SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA, a body corporate and politic existing under the laws of the State of Florida

By: _____
Shannon Rodriguez, School Board Chair

Approved as to form and legality by legal Counsel to The School District of Hernando County, Florida, exclusively for its use and Reliance.

C.J. Wilson Law, P.A., Counsel

By: _____
Christopher J. Wilson, Esq.

Date: _____

ADOPTED IN REGULAR SESSION THIS _____ DAY OF _____, 2025.

"COUNTY"

Attest: _____

Name: _____

Title: _____

Date: _____

ACCEPTED AND AGREED TO BY HERNANDO COUNTY, FLORIDA:

BOARD OF COUNTY COMMISSIONERS HERNANDO COUNTY, FLORIDA, a political subdivision of the State of Florida

By: _____
Brian Hawkins, Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

By: _____
County Attorney's Office

EXHIBIT "A"

Terms and Conditions of the Amendment

Upon execution of the Settlement Agreement, the County and the Developer shall draft an Amendment to the Development Agreement for the Board of County Commissioner's consideration based on the following terms and conditions:

1. **School Site Donation**. Owner has agreed to reserve a school site located on Kettering Road adjacent to the Development, containing approximately 49 gross acres of land, as more particularly described by Exhibit 1 attached hereto ("School Site").

    a. Accept School Site. Should the School Board elect to proceed with the conveyance of the School Site, the School Site will be conveyed at fair market value (the "School Site Value"). Pursuant to the Owners and the School Board successfully negotiating a Letter of Intent and corresponding Purchase and Sale Agreement, at Closing the Owners shall accept dollar-for-dollar school impact/surcharge fee credits in the full amount of the School Site Value, which credits shall be fully assignable to any Developer/Builder for use in any school concurrency service area, in any Hernando County project, pursuant to the Florida Impact Fee Act. Credits issued will be non-refundable. Notwithstanding any other terms or conditions of the Purchase and Sale Agreement, the School Board must close on the School Site on or before December 31, 2026.

    b. Decline School Site. Should the School Board decline to proceed with the conveyance of the School Site, the Developer will make a cash payment, or credit from escrow to the extent credits are available, to the School Board in an amount equal to ten percent (10%) of the total amount of the Educational Impact Fee Surcharges for the Phase One Conditional Plat, not later than prior to the issuance of the first building permit in the Phase One Condition Plat in the amount of $102,945.30 (the "Mitigation Payment"). The entirety of the Sunrise development shall be vested for purposes of school concurrency, subject to The Developer or its successors interest paying an amount equal to ten percent (10%) of the total amount of the Educational Impact Fee Surcharges for each subsequent phase of the Development prior to the issuance of the first (1st) building permit for each approved subsequent conditional plat for the Development. The Developer will accept dollar-for-dollar school impact/surcharge fee credits in exchange for the cash payment, which credits shall be fully assignable to any Developer/Builder for use in any school concurrency service area, in any Hernando County project, pursuant to the Florida Impact Fee Act. Credits issued will be non-refundable.

2. **Impact Fee Credit Escrow Account**. The School Board will establish an impact fee credit escrow account for all Educational Facilities Impact Fees and Educational Facilities Impact Fee Surcharges paid by the Developer for any of its affiliated or related developments located in Hernando County from December 1, 2024, until such time that the School Board decides whether to accept or reject the School Site (the "Escrowed Impact Fees and Surcharge Fees Credits"). The Escrowed Impact Fee Credits will be held for the benefit of this Development.

3. **Credits**. Impact Fee and Surcharge Fee credits issued, regardless of whether the School Board elects to accept or decline the School Site donation, shall be issued by the School Board to the Developer/Owner at a rate of dollar-for-dollar. Impact Fee and Surcharge Fee Credits will be

assignable and transferable pursuant to Section 163.31801(10), Florida Statutes. All credits issued will be non-refundable.

4. **1.5 Multiplier Does Not Apply**. The Amendment shall include the following language:

    a. "Pursuant to Section 23-157(a)(1)(e) of the Hernando County Code, the Development Agreement, as amended, is intended to provide for the full mitigation of impacts as to Schools by the enforcement of the amended Development Agreement, and not by the application of the division."

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6. **Impact Fees and Impact Surcharges.** Notwithstanding anything contained herein, the Development shall pay all applicable countywide educational facilities impact fees and educational facilities impact fee surcharges, at the then current rate, without offset or exemption, except as provided for in the Amendment.

Board of County Commissioners

AGENDA ITEM

Meeting: 10/07/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16384
Legal Request Number: LR2023-198
Bid/Contract Number:

TITLE

Settlement Agreement With School Board of Hernando County, MAK Family Partnership, Ltd., a Florida Limited Partnership, and Hawk Sunrise, LLC, a Florida Limited Liability Corporation for Sunrise Development Project

RESULT:	**ADOPTED**
MOVER:	John Allocco
SECONDER:	Steve Champion
AYES:	Campbell, Amsler, Champion and Allocco
ABSENT:	Hawkins

SETTLEMENT AGREEMENT

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RECITALS

WHEREAS, the Developer and the County, entered into that certain Development Agreement dated September 12, 2023 (the "Development Agreement") regarding the Developer's proposed development known as Sunrise (the "Development"); and

WHEREAS, the Development is located within and subject to the Impact Fee Surcharge and Planning Overlay Ordinance for the Greater I-75/SR 50 Planned Development District Area, as adopted on September 12, 2007 ("I-75/SR 50 PDD"); and

WHEREAS, the Developer and the School Board disagree as to the status of the school concurrency requirements for the Development set forth in the Development Agreement, and the School Board filed an appeal on December 16, 2024, appealing the Hernando County Planning and Zoning Commission's approval of the first Conditional Plat for the Development and that action has not yet been heard by the County; and

WHEREAS, the Parties desire to resolve and end their dispute regarding school concurrency for the Development, and they jointly agree to the following offer and compromise to settle their disagreement; and

WHEREAS, the Parties agree that the County is a necessary Party to this Agreement to resolve the dispute between the Parties; and

It is agreed that:

1. **Recitals.** The recitals provided hereinabove in this Agreement are true and correct, and by reference, are made a part of the operative provisions of this Settlement Agreement.

2. **Defined Terms.** Any capitalized terms used but not otherwise defined herein shall have the same meaning as set forth in the Development Agreement.

3. **Effective Date.** The "Effective Date" of this Agreement shall be the last date that either the School Board or the Developer execute this Agreement.

4. **Draft Period**. Not later than thirty (30) days from the Effective Date of this Agreement, the Developer shall deliver to the School Board a draft of an amendment to the Development Agreement to amend Section 3.15 (Schools) of the Development Agreement, in conformance with and according to

the specifications as set forth on Exhibit "A" attached hereto and incorporated herein by reference (the "Amendment").

5. **Review Period**. The School Board shall have up to fifteen (15) days from the delivery of the Amendment to review and either approve or provide comments on the form of the Amendment for the sole purpose of determining whether it is consistent with this Settlement Agreement and the specifications set forth on Exhibit "A." The School Board shall send all comments to the Developer, indicating if any revisions are necessary for the Amendment to conform with this Agreement. Should the Amendment necessitate revisions after the School Board's review, the Developer shall work diligently to resubmit such revisions within seven (7) days of receipt of the School Board's comments. Upon receipt of the revisions, the School Board shall have up to seven (7) days to review and either approve or provide comments. Any further rounds of comments shall follow the same process and timelines until the Amendment is approved by the School Board (the "Final Amendment").

6. **Hearing and Approval**. Within fifteen (15) days of the Final Amendment approval, the Developer shall submit the Final Amendment to the County and request that the County schedule a hearing to consider the Final Amendment, as approved by the School Board, and from that time shall diligently pursue the successful passage of the Final Amendment.

7. **Termination**. Should the Developer or the School Board fail to approve and execute the Final Amendment within the timeframe provided for in this Agreement, or fail to abide by the terms and conditions of this Agreement, including the attached Exhibit "A", the School Board or Developer may terminate this Agreement immediately by issuing a Notice of Termination to the defaulting Party, in which case this Agreement will be extinguished as if it never existed and the Parties will be in the same position as they were in prior to execution of this Agreement as if this Agreement never existed.

8. **Time is of the Essence**. Time is hereby declared to be expressly of the essence regarding every obligation of this Agreement. Each obligation is deemed material, and a breach of any such obligation (including a breach resulting from untimely performance) is a material breach.

9. **Counterparts**. Electronic and facsimile copies of this Agreement and any signatures thereon shall for all purposes be treated as originals. This Agreement may be executed in any number of counterparts which shall collectively be considered as one original.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties, through their respective undersigned authorized officers, have duly executed this Agreement effective as of the date set forth above.

"SCHOOL BOARD"

THE SCHOOL DISTRICT OF HERNANDO COUNTY, FLORIDA, a body corporate and politic existing under the laws of the State of Florida

By: _____
Shannon Rodriguez, School Board Chair

Date: _____

Approved as to form and legality by legal Counsel to The School District of Hernando County, Florida, exclusively for its use and Reliance.
C.J. Wilson Law, P.A., Counsel

By: _____
Christopher J. Wilson, Esq.

Date: _____

"COUNTY"

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
County Attorney's Office

"DEVELOPER"

HAWK SUNRISE LLC,
a Florida Limited Liability Company

By: _____

Print Name: _____

Title: _____

Date: _____

"OWNER"

MAK FAMILY PARTNERSHIP, LTD., a Florida Limited Partnership

By: _____
James H. Kimbrough, Jr.
Title: Partner

Date: _____

EXHIBIT "A"

Terms and Conditions of the Amendment

Upon execution of the Settlement Agreement, the County and the Developer shall draft an Amendment to the Development Agreement for the Board of County Commissioner's consideration based on the following terms and conditions:

1. **School Site Donation**. Owner has agreed to reserve a school site located on Kettering Road adjacent to the Development, containing approximately 49 gross acres of land, as more particularly described by Exhibit 1 attached hereto ("School Site").

    a. Accept School Site. Should the School Board elect to proceed with the conveyance of the School Site, the School Site will be conveyed at fair market value (the "School Site Value"). Pursuant to the Owners and the School Board successfully negotiating a Letter of Intent and corresponding Purchase and Sale Agreement, at Closing the Owners shall accept dollar-for-dollar school impact/surcharge fee credits in the full amount of the School Site Value, which credits shall be fully assignable to any Developer/Builder for use in any school concurrency service area, in any Hernando County project, pursuant to the Florida Impact Fee Act. Credits issued will be non-refundable. Notwithstanding any other terms or conditions of the Purchase and Sale Agreement, the School Board must close on the School Site on or before December 31, 2026.

    b. Decline School Site. Should the School Board decline to proceed with the conveyance of the School Site, the Developer will make a cash payment, or credit from escrow to the extent credits are available, to the School Board in an amount equal to ten percent (10%) of the total amount of the Educational Impact Fee Surcharges for the Phase One Conditional Plat, not later than prior to the issuance of the first building permit in the Phase One Condition Plat in the amount of $102,945.30 (the "Mitigation Payment"). The entirety of the Sunrise development shall be vested for purposes of school concurrency, subject to The Developer or its successors interest paying an amount equal to ten percent (10%) of the total amount of the Educational Impact Fee Surcharges for each subsequent phase of the Development, prior to the issuance of the first (1st) building permit for each approved subsequent conditional plat for the Development. The Developer will accept dollar-for-dollar school impact/surcharge fee credits in exchange for the cash payment, which credits shall be fully assignable to any Developer/Builder for use in any school concurrency service area, in any Hernando County project, pursuant to the Florida Impact Fee Act. Credits issued will be non-refundable.

2. **Impact Fee Credit Escrow Account**. The School Board will establish an impact fee credit escrow account for all Educational Facilities Impact Fees and Educational Facilities Impact Fee Surcharges paid by the Developer for any of its affiliated or related developments located in Hernando County from December 1, 2024, until such time that the School Board decides whether to accept or reject the School Site (the "Escrowed Impact Fee Credits"). The Escrowed Impact Fee Credits will be held for the benefit of this Development.

3. **Credits**. Impact Fee credits issued, regardless of whether the School Board elects to accept or decline the School Site donation, shall be issued by the School Board to the Developer/Owner at a rate of dollar-for-dollar. Impact Fee Credits will be assignable and transferable pursuant to Section 163.31801(10), Florida Statutes. All credits issued will be non-refundable.

4. **1.5 Multiplier Does Not Apply**. The Amendment shall include the following language:

    a. "Pursuant to Section 23-157(a)(1)(e) of the Hernando County Code, the Development Agreement, as amended, is intended to provide for the full mitigation of impacts as to Schools by the enforcement of the amended Development Agreement, and not by the application of the division."

5. **Capacity Reservation; School Concurrency.** The entire Sunrise Development will remain vested as to school concurrency, subject to the payment of school impact fees and school impact fee surcharges, as set forth by the executed Amendment to the Development Agreement, which was approved by the School Board prior to execution. The School Board agrees to reserve school students' stations for the Development, subject to the Developer complying with the terms and conditions of the Amendment. Once the Developer has made the Mitigation Payment, the Developer shall be entitled to rely on the School Concurrency Determination and the capacity reservation for the Development, as set forth in the Amendment, and such right of reliance shall survive the expiration of the Development Agreement, as amended.

6. **Impact Fees and Impact Surcharges.** Notwithstanding anything contained herein, the Development shall pay all applicable countywide educational facilities impact fees and educational facilities impact fee surcharges at the then current rate, without offset or exemption, except as provided for in the Amendment.