

# City of Brooksville

JOSEPH E. JOHNSTON, III, COUNCIL CHAMBERS  
201 HOWELL AVE.  
BROOKSVILLE, FLORIDA 34601-2041  
(352) 540-3810

David Bailey  
Council Member



Robert Battista  
Vice Mayor

Blake Bell  
Council Member

Betty Erhard  
Council Member

Pat Brayton  
MAYOR

*"The City of Brooksville's mission is to provide superior municipal services in a reliable, efficient, fiscal and socially effective manner, making Brooksville a desirable City to live, work, and visit."*

## CITY COUNCIL AGENDA MARCH 1, 2021

REGULAR COUNCIL MEETING - 7:00 P.M

VOSE LAW FIRM, LLP  
CITY ATTORNEY

MARK A. KUTNEY  
CITY MANAGER

JENNIFER J. BATTISTA, CMC  
CITY CLERK

## **GENERAL INFORMATION AND INSTRUCTIONS**

Items listed in the "Consent Agenda" will be approved by Council in their entirety by a single motion, indicated by the (✓) symbol, unless otherwise indicated by Council. Other agenda items are considered individually.

Consideration of the item identified on this agenda with an asterisk (\*\*) is a quasi-judicial function of the Council involving land use, and the following procedures apply:

- Disclosure of any ex parte communications by Council members.
- Consideration of applications to intervene as a party, if any. "Request to Intervene/Expert Witness" forms and instructions may be obtained from the recording secretary prior to the scheduled time for consideration of the item.
- Qualification of sworn witnesses who wish to testify as an expert, based on statement of credentials made orally or set forth in application file.
- Swearing of witnesses who wish to give sworn testimony.
- Testimony of City staff witnesses, with cross-examination by applicant and party-interveners, if they request.
- Testimony of applicant and applicant's witnesses, with cross-examination by Council and party-interveners, if they request.
- Testimony of party-interveners and their witnesses, with cross-examination by Council and applicant, if they request.
- Testimony by members of the public who wish to address application. Any individual, not requesting/designated as an intervening party or expert witness may, upon being recognized by the Mayor, present information to the Council, and may be questioned by the Council but is not required to be subject to cross-examination, and need not be sworn in.
- Close of public hearing.
- Council deliberation/vote.

Items identified with a double asterisk (\*\*) are quasi-judicial functions of the City Council other than land use; the Council Members disclose any ex parte communications.

**In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Kim Price, ADA Coordinator, at 352-540-3810 no later than 48 hours in advance of the meeting. Meeting agendas and supporting documentation are available from the City Clerk's office, and online at [www.cityofbrooksville.us](http://www.cityofbrooksville.us).**

**Any person desiring to appeal any decision with respect to any matter considered at this meeting, may need a record of the proceedings including the testimony and evidence upon which the appeal is to be based, and therefore must make arrangements for a court reporter to ensure that an admissible verbatim record of the proceedings is made.**





CITY OF BROOKSVILLE  
REGULAR CITY COUNCIL MEETING  
JOSEPH E. JOHNSTON III COUNCIL CHAMBERS  
201 HOWELL AVENUE  
7:00 pm  
March 1, 2021

- A. **CALL TO ORDER**
- B. **INVOCATION AND PLEDGE OF ALLEGIANCE**  
Pastor Crystal Dixon, Praise Deliverance Ministries, Brooksville
- C. **APPROVAL/MODIFICATIONS OF THE AGENDA**  
(Limited to City Council and City Manager)
- D. **CERTIFICATES AND PROCLAMATIONS**
  - 1. Presentation of Proclamation - International Women's Day - March 8, 2021
- E. **CITIZEN INPUT [limited to 3 minutes per speaker]**  
[NOTE: Input can be on any subject, whether or not on the agenda. However, input regarding ordinances and resolutions will be accepted now and at the time those issues are presented at the meeting. Testimony and evidence related to quasi-judicial matters will be heard at the time it is introduced.]
- F. **RESPONSE BY CITY MANAGER AND STAFF/COUNCIL**
- G. **CONSENT AGENDA**
  - 1. Approval of February 1, 2021 Reg Council Meeting Minutes
  - 2. Approval to continue to piggyback on Hernando County Sunshine Meter Contract and authorize execution by the Mayor  
**Presentation:** None

**Recommendation:** Approval of contract and authorize execution by the Mayor

3. Ratify Mayor signing revised JAG grant funding letter, originally approved by Council on May 4, 2020

**Presentation:** none

**Recommendation:** Ratify JAG approval letter signed by Mayor

4. Approval of petitioner's request that First Reading of Rezoning Ordinance No. 926 - Croom Road Land Holdings, LLC - be postponed/continued to April 5, 2021 at 7:00 p.m.

H. **DISCUSSION OF CONSENT AGENDA ITEMS (IF ANY)**

I. **PUBLIC HEARING**

1. Ordinance No. 928—CPA 2021-S1—Exclusa & Seiden—Petition for an Amendment to the City's Comprehensive Plan Future Land Use Map

**Presentation:** City Planner

**Recommendation:** Approve Ordinance No. 928 to adopt the Plan Amendment upon roll call vote

J. **REGULAR AGENDA**

1. Resolution No. 2021-05 to Approve New Personnel Manual for the City of Brooksville

**Recommendation:** Approve Resolution No. 2021-05 upon roll call vote

2. Specimen Tree Removal Request—TR 2021-02; Jonathan L. Wolf/Rochester Park, LTD. on behalf of TBF Partners, LTD.

3. Discussion of reverting one-way pairs into two way system

4. Discussion of Tom Varn Park Stadium complex
  - a. Roof repairs needed to girls' locker room (verbal only)
  - b. Status report of meeting with school board representative(s) on stadium reports (verbal only)

K. **CITIZEN INPUT [limited to 3 minutes per speaker]**

L. **RESPONSE BY CITY MANAGER AND STAFF/COUNCIL**

M. **ITEMS BY CITY ATTORNEY**

N. **ITEMS BY CITY MANAGER**

O. **ITEMS BY COUNCIL**

P. **ADJOURNMENT**

Q. **CORRESPONDENCE TO NOTE**

a. **Letter of resignation dated 2-16-21 from Ronette Snyder, Beautification Board**

b. **Letter of appreciaton dated 2-16-21 from Mayor to Alan Garman, Parks and Rec Board**

c. **Letter of appreciation dated 2-16-21 from Mayor to Darren McKethan, Parks and Rec Board**

d. **Letter of appreciation dated 2-16-21 from Mayor to Frank Miller, Parks and Rec Board**



## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: D. 1.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Jennifer Battista, City Clerk  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Presentation of Proclamation - International Women's Day - March 8, 2021  
**DATE:** 03/01/2021

---

### Attachments

Proclamation

# City of Brooksville

## Proclamation

**WHEREAS**, women play a vital role in worldwide social, economic, cultural, and political culture; and

**WHEREAS**, International Women's Day, celebrated each year during Women's History Month, is recognized globally and marks a call to action for accelerating gender parity; and

**WHEREAS**, International Women's Day has been observed since 1911 and serves as a reminder of the important progress women have made towards equality in areas such as academia and athletics; as well as government and politics; and

**WHEREAS**, the 2021 theme of International Women's Day, #ChooseToChallenge, focuses on collective individualism and calls for people around the world to strike the #ChooseToChallenge pose in a call to action for an equal world; and

**WHEREAS**, the World Bank Data report on World Development Indicators found 48.6% of females participated in the workforce in 2017, accounting for all global participation from females ages 15 and older; and

**WHEREAS**, women remain underrepresented in fields such as Science, Technology, Engineering, and Mathematics (STEM); and

**WHEREAS**, developing opportunities for women to enter fields such as STEM is critical; and

**WHEREAS**, International Women's Day is an opportunity to acknowledge and amplify the progress made to advance women's equality, and to expand opportunities for women in today's society.

**NOW, THEREFORE, BE IT RESOLVED**, that we the Undersigned City Council for and On Behalf of the City of Brooksville do hereby proclaim March 8, 2021 as

### **INTERNATIONAL WOMEN'S DAY**

In BROOKSVILLE, FLORIDA, and we call this observance to the attention of all our citizens.

**In Witness Whereof**, we have hereunto set our hand and caused the seal of the City of Brooksville to be affixed this 1<sup>st</sup> day of March, 2021.

## **City of Brooksville**

\_\_\_\_\_  
Pat Brayton, Mayor

\_\_\_\_\_  
David Bailey, Council Member

\_\_\_\_\_  
Robert B. Battista, Vice Mayor

\_\_\_\_\_  
Blake Bell, Council Member

\_\_\_\_\_  
Betty Erhard, Council Member

Attest: \_\_\_\_\_  
Jennifer J. Battista, CMC, City Clerk



## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: G. 1.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Jennifer Battista, City Clerk  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Approval of February 1, 2021 Reg Council Meeting Minutes  
**DATE:** 03/01/2021

---

### *Attachments*

2/1/21 Council Minutes

**CITY OF BROOKSVILLE**  
**MINUTES OF THE REGULAR CITY COUNCIL MEETING**  
**Joseph E. Johnston, III, Council Chambers**  
**201 Howell Ave.**  
**7:00 pm**

**ORDER OF BUSINESS**  
**February 1, 2021**

**CALL TO ORDER**

The meeting was called to order by Mayor Pat Brayton. Council Members additionally attending were Vice Mayor Robert Battista, Council Members Blake Bell, David Bailey, and Betty Erhard. Also attending were City Manager, Mark Kutney; City Attorney, Becky Vose; City Clerk, Jennifer Battista; Deputy City Clerk, Lisa Morris; Finance Director, Autumn Sullivan; DPW Projects Manager, Jon Dowler; Jeremy Burgess, Utilities Director; Assistant Utilities Director, Danny Brooks; Fire Chief, Ron Snowberger; Parks and Recreation Director, Angie Whisnant; HR Administrator, Kim Price; Special Projects Coordinator, Charlene Kuhn; Public Works Director, Paul Booth; I.T. Coordinator, Tim Grantham; Community Development/CRA Director, Chris Anderson and Director of Utilities/City Engineer, Jeremy Burgess.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor David Hope of Stable Faith Cowboy Church in Brooksville performed the invocation and led the Pledge of Allegiance.

**APPROVAL/MODIFICATIONS OF THE AGENDA**  
**(Limited to City Council and City Manager)**

**Motion**

Motion was made by Battista and seconded by Erhard to approve the agenda as published.

Council Member Erhard asked if the Personnel Policy item (L.5) could be moved to another meeting.

Mayor Brayton inquired if Council Member Erhard would allow the item to stay on the agenda for now, and if time becomes limited, then the item could be removed.

Motion carried 5-0.

**PUBLIC HEARING \*\*Quasi-Judicial/Ex-Parte Procedures Applied**  
**\*\*Ordinance Number 923—RZ 2020-04 – Landbuilder, LLC. Petition**  
**Requesting Rezoning from RPDP to PDP-MU.**

City Clerk Battista read the ordinance by headnote only, as follows:

**AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONING OF PROPERTY APPROXIMATELY 413 ACRES IN SIZE, GENERALLY DESCRIBED AS LOCATED ON THE SOUTH SIDE OF SOUTHERN HILLS BOULEVARD, NORTH OF POWELL ROAD AND APPROXIMATELY 2,250 FEET EAST OF THE INTERSECTION OF BROAD STREET AND SOUTHERN HILLS BOULEVARD IN THE CITY OF BROOKSVILLE, FLORIDA, AND MORE PARTICULARLY DESCRIBED IN SECTION 2, FROM ZONING DISTRICT CLASSIFICATION RPDP (RESIDENTIAL PLANNED DEVELOPMENT PROJECT) TO PDP-MU (PLANNED DEVELOPMENT DISTRICT-MIXED USE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

The City Clerk advised that although not required to be advertised before First Reading, Council directed it to be advertised. Therefore, it was advertised in the January 24, 2021 edition of the Tampa Bay Times and the January 29, 2021 edition of the Hernando Sun. Additionally, the Clerk advised that notices were sent to all those who spoke at the November Planning and Zoning Commission meeting as well as to those listed on the adjacent property owner's list.

**Swearing In**

City Clerk Battista swore in those wishing to speak.

**Conflict of Interests**

Each Council Member advised they had no conflicts of interest.

**Ex-Parte Communications**

Each Council Member advised they had no ex-parte communications.

**Intervener forms**

At the request of the City Attorney, City Clerk Battista made available intervener forms.

**Expert witnesses**

There were no objections to Steve Gouldman, City Planner, being qualified as an expert witness.



**Motion:**

Motion was made by Battista and seconded by Erhard to accept the agenda back up material from staff. Motion carried 5-0.

**Qualified expert witnesses on behalf of the applicant**

**Motion:**

Motion was made by Battista and seconded by Erhard to accept Don Lacey, Coastal Engineering, as an expert witness. Motion carried 5-0.

**Motion:**

Motion was made by Erhard and seconded by Battista to accept Cliff Manuel, Coastal Engineering, as an expert witness. Motion carried 5-0.

**Staff Presentation**

City Planner Gouldman presented the staff report, which is included in its entirety, as follows:

**INTRODUCTION & BACKGROUND:**

The petition is a request to rezone an approximately 413-acre tract from RPDP (Residential Planned Development Project) to PDP-MU (Planned Development Project-Mixed Use). Located on the south side of Southern Hills Boulevard, north of Powell Road and approximately 2,250 feet east of the intersection of Broad Street and Southern Hills Boulevard, the subject tract was annexed into the City in May of 2003 and April of 2006. City Council adopted Ordinance Number 675 on October 18, 2004 rezoning the property to RPDP and allowing for the development of up to 925 detached single family units, a model home sales center and a recreation center. The petitioner requests the property be rezoned to PD-MU and allowed to maintain the previously approved 925 detached single family dwelling units, the recreation center and model homes, and to add 26 villa/duplex units along with up to 15,000 square feet of floor space for office and other uses allowed in the P-1 (Professional Office) zoning district. As proposed, the villa/duplex units and P-1 uses will be situated on the west side of Cotillion Boulevard immediately south of Southern Hills Boulevard. The area in which the villa/duplex and P-1 uses are proposed is currently identified for use by a model home center and the recreation center.

**COMPATIBILITY WITH SURROUNDING AREA:**

The development is located adjacent to the Southern Hills Plantation development to the north, west-northwest and east. A mix of large lot agricultural properties are located to the south across Powell Road and to the west and southwest of the subject tract. As previously noted, the parcels to be modified are located on the west side of Cotillion Boulevard immediately south of Southern Hills Boulevard. Development along Southern Hills Boulevard adjacent to and to the north of the proposed office site is anticipated to include commercial as well as residential uses. The villa/duplex units will be located immediately north of the recreation center and west of a retention pond and office facilities associated with Southern Hills Plantation. Based on the above, staff finds the request compatible with the development pattern in the general area.

## **PUBLIC FACILITIES & LEVEL OF SERVICE:**

The subject development is and will continue to be served by City water and sewer services and a Utility Service Agreement with the City is in effect. Primary access to the project is and will continue to be via Southern Hills Boulevard and Cotillion Boulevard. Based on data assumptions contained within the City's Comprehensive Plan, the analysis below depicts the impacts associated with the proposed use.

### **Trip Generation:**

As stated previously, the subject tract was previously approved for the development of 925 detached single family dwelling units. According to the ITE Trip Generation Manual (8th Edition), 925 detached single family dwellings (LUC 210) will generate approximately 8,852 daily vehicle trips with 934 P.M. Peak Hour trips. A detailed traffic analysis was submitted with the original rezoning and the required improvements are restated below. The ITE Trip Generation Manual (8th Edition), indicates the addition of 26 villa/duplex units (LUC 230) will generate approximately 151 daily vehicle trips and 14 P.M. Peak Hour trips. The ITE Trip Generation Manual (8th Edition) indicates 15,000 square feet of general office floor space (LUC 710) will generate approximately 1,651 daily vehicle trips and 223 P.M. Peak Hour trips. A detailed traffic analysis will be required prior to the development of the office floor space to ensure that all roadways impacted will continue to operate at acceptable levels of service.

### **Water:**

In total, water consumption within the project would be an estimated 253,876 gallons per day. Specifically, the proposed office development of 15,000 square feet of floor space would result in the consumption of an estimated 2,812 gallons of water per day. The estimate is based on the assumption that 0.1875 gallons per day are needed for every square foot of non-residential floor space. Water consumption for the 26 villa/duplex units and the 925 single-family conventional units would be an estimated 251,064 gallons of water per day. The estimate is based on the Comprehensive Plan Level of Service for water consumption of 110 gallons per day per person and the 2010 U.S. Census average of 2.4 occupants per household in the City of Brooksville. Presently, the quantity of water required for the proposed development of this site is available and would not result in the City exceeding its allowable maximum consumption of 3.672 million gallons per day (current average daily use in the City is 1.129 MGD).

### **Sewer:**

Effluent generation for the project would be an estimated 230,490 gallons per day. The proposed office development of 15,000 square feet of floor space would result in the generation of an estimated 2,250 gallons of effluent per day. The estimate is based on the assumption that 0.150 gallons per day are needed for every square foot of non-residential floor space. Effluent generation for the 26 villa/duplex units and the 925 single-family conventional units would be an estimated 228,240 gallons per day. The estimate is based on the Comprehensive Plan Level of Service for effluent generation of 100 gallons per day per person and the 2010 U.S. Census average of 2.4 occupants per household in the City of Brooksville. Presently, the addition of the quantity of sanitary sewer effluent generated by the proposed development of this site can be accommodated by the City's 1.9 million gallons per day sewer treatment system capacity (current average daily use in the City is .824 MGD). It must be noted that system's capacity is sometimes exceeded during heavy and/or prolonged rain events. The City is and will continue to address the inflow and infiltration issue.

**Drainage:**

The land area of the subject tract is located within Flood Zone X and Flood Zone AE. Flood Zone X is defined as an area exhibiting minimal flood potential. The AE Flood Zone is defined as an area inundated by 1% annual chance flooding and in which Base Flood Elevations (BFEs) have been determined. Future development will be required to meet Land Development Code regulations for development in Flood Hazard Areas as well as the SWFWMD 40D-4 permitting requirements and all City Comprehensive Plan policies relating to stormwater retention and conveyance.

**Recreation Facilities:**

A variety of City and County parks and recreation facilities are available to serve the subject site.

**Public School Facilities:**

The development is an age 55+ restricted community and will therefore have minimal impact on area schools.

**NATURAL RESOURCES & FEATURES:**

A portion of the property is developed with single family residential uses, a recreation center complex and model homes. According to the Soil Survey of Hernando County, the soils on the property consist of Blichton Loamy Fine Sand (2 to 5% slopes), Flemington Fine Sandy Loam (2 to 5% slopes), Floridana Variant Loamy Fine Sand, Kendrick Fine Sand (0 to 5% slopes), Nobleton Fine Sand (0 to 5% slopes), Samsula Muck (0 to 1% slopes) and Wauchula Fine Sand (0 to 5% slopes).

**BUDGET STATEMENT:**

Costs for processing zoning requests are offset by applicable application fees.

**LEGAL NOTE:**

Section 163.3202(2)(b), Florida Statutes requires municipalities to regulate the use of land and water in accordance with land use categories included in the Comprehensive Future Land Use Element to ensure compatibility of adjacent uses and to provide for open space. Zoning districts are established throughout the City to accomplish these objectives. The City of Brooksville Zoning Map shows zoning categories assigned to individual parcels. If a rezoning is approved, the City of Brooksville Zoning Map is updated to show the change in use of the parcel [City of Brooksville Land Development Code, Article II, Part 2-1, Secs. 2-1.1 and 2-1.2(a)]. The proposed ordinance changing the zoning category for the parcels is legally sufficient as to form and has been properly advertised.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

At their meeting on November 19, 2020, the Planning and Zoning Commission voted 4-1 to recommend that City Council deny the petition. The Commissioners in attendance included Chairman Joseph P. Quinn, Vice Chairman Elmer Korbus, George Rodriguez, Ronald Lawson, Gary Sutton, Michael Dolan and John Redpath.

Action taken at 11/19/20 PZ Commission meeting:

Motion:

Motion was made by Sutton and seconded by Korbus to deny the zoning change.

Upon roll call, motion carried 4-1 to recommend denial, as follows:

Commissioner Lawson	Aye
Commissioner Rodriguez	Aye
Commissioner Korbus	Aye
Commission Sutton	Aye
Chairman Quinn	Nay

[Note: since there was a full board, the alternates, Michael Dolan and John Redpath, did not vote]

**CITY MANAGER RECOMMENDATION:**

The City Manager recommends that City Council find the request compatible with the surrounding zoning and land use and consistent with the City's Comprehensive Plan and recommends that City Council approve the First Reading of Ordinance No. 923 and schedule the Second and Final Reading for February 16, 2021 rezoning the property from RPDP (Residential Planned Development Project) to PDP-MU (Planned Development Project-MU), subject to the following conditions:

1. Unless otherwise specified herein, the project shall be developed in accordance with the City of Brooksville Land Development Code as well as the rules and regulations of all applicable government entities.
2. The development shall be permitted a maximum of 925 single family detached dwelling units, 26 villa/duplex units, a recreation complex and model homes, and a maximum of 15,000 square feet of floor space for uses permitted in the P-1 (Professional Office) zoning district.
3. The uses shall be developed in accordance with the following standards:

Single family detached:

Minimum lot size:	6,120 square feet
Minimum lot width:	51 feet at building line
Minimum front yard:	20 feet
Minimum rear yard:	15 feet
Minimum side yard:	5 feet (In areas where the fire flow design is less than 1,500 gpm, the minimum side setback shall be 5.5 feet).
Maximum height:	45 feet
Driveway location:	Residential driveway access points to be located on private, minor streets located internal to the subdivision may be placed no closer than 5.5 feet to side lot lines, provided no safety issues or conflicts with infrastructure are apparent, as determined by the City's Departments of Public Works and Community Development.

Villa/Duplex:

Minimum lot size:	4,200 square feet (per unit)
Minimum lot width:	35 feet (per unit) at building line
Minimum front yard:	20 feet
Minimum rear yard:	15 feet
Minimum side yard:	5 feet/0 feet
Maximum height:	45 feet

P-1 Office property:

Minimum lot size:	7,500 square feet
Minimum lot width:	75 feet
Minimum front yard:	50 feet from Southern Hills Boulevard
Minimum rear yard:	25 feet
Minimum side yard:	25 feet from Cotillion Boulevard, 10 feet from western parcel boundary
Maximum height:	35 feet

4. Perimeter buffers around the project shall consist of a 25-foot building setback, including a fifteen-foot vegetative (natural or planted) buffer. Buffering and screening between the office parcel and the villa/duplex development shall be a Type “C” buffer as described in the Land Development Code.
5. The developer shall construct a collector road from Powell Road north to the East/West road (Southern Hills Plantation Boulevard). The road will have a minimum right-of-way width of 80 feet and be constructed to meet all applicable City construction standards for a public collector road. Individual residential driveways will not be permitted on the collector road.
6. The collector road shall be maintained by the developer as a private road facility within the community, subject to the conditions of the Development Agreement dated May 28, 2003 between the City and Hampton Ridge Developers LLC, as amended. This road must be constructed prior to the issuance of the 400th residential Certificate of Occupancy (CO) for this property. If the road is not constructed by the time the 400th residential unit’s CO is issued, permit activity for new development in the community will cease until such time as when the internal collector road connection to Powell road is completed.
7. Cul-de-sacs may be approved up to a length of 1,300 feet as part of the subdivision platting process, provided said cul-de-sacs have a right-of-way diameter of 110 feet and a paved area of 80 feet, and all other safety issues or concerns are addressed, including enforcement of “No Parking” zones on the streets and cul-de-sacs.
8. The residential community entrance may incorporate appropriate signage and gating, consistent with community and Land Development Code standards.
9. Streets within the project area of the subdivision (behind the gates) shall be privately owned and maintained. All streets must be built consistent with the provisions of this zoning approval and meet City construction standards.

10. With the exception of the collector road (Cotillion Boulevard) from Powell Road to the East/West connector (Southern Hills Boulevard), all roads within the project shall be considered local roadways and may be accessed by residential lots. The local roads shall have a minimum 50-foot wide right-of-way containing two lanes each a minimum of 10 feet in width and sidewalks a minimum of 5 feet in width on at least one side of the right-of-way. The collector and all local roads shall be privately owned and maintained.
11. Provisions shall be included in the platting process to provide for easements for ingress and egress to allow for emergency services access and maintenance of the water and sewer facilities that the City will own and operate. For water and sewer easements that are outside of road rights-of-ways, a minimum 15-foot wide easement must be provided for all single lines and 30-feet for parallel pipe runs along with the right of ingress and egress across the properties the easements are located within.
12. The developer shall enter into a Utility Service Agreement with the City of Brooksville.
13. The developer shall construct an on-site storm water drainage control system that meets the design and performance standards as specified by the technical requirements for open and closed basins in the Environmental Resource Permitting Information Manual, latest edition, as published by the Southwest Florida Water Management District.

Council Member Erhard noted that the Planning and Zoning Commission recommended denial on November 19, 2020 and she questioned the reason for the denial. City Planner Gouldman stated that the P&Z Commission did not state a reason for denial in their motion.

Council Member Erhard questioned the condition of the main roadway which is maintained by the City. City Planner Gouldman confirmed it is required to be maintained by the City but any further information about improvements to the road would have to be addressed by the City Manager or the Public Works Department.

Vice Mayor Battista called attention to the information provided that states that 925 single family residences are planned and the developer wishes to change the north part of the property to allow 26 villas and a professional building. City Planner Gouldman confirmed this statement. The City Planner responded to the Vice Mayor's question on what uses are allowed in a professional district and further expanded on the limited amount of commercial and accessory uses that would be allowed.

Vice Mayor Battista questioned the location of Governor's Blvd as it relates to Southern Hills Blvd and the future connector road concept known as Cotillion Blvd, which the City Planner addressed. Prior to the issuance of the 400<sup>th</sup> certificate of occupancy, Cotillion Blvd must be constructed.

### **Applicant Presentation**

Don Lacey, Coastal Engineering, represented the applicant. He expressed agreement with the presentation by the City Planner and went on to give the history of the Cascades Development, which is planned at 925 units. He explained details about the 26 villas and commercial proposal before Council that is for the area north of Phase I. He addressed drainage, traffic and aesthetic concerns.

Cliff Manuel, Coastal Engineering, provided Council with handouts. He addressed concerns raised at the November PZ meeting, adding that the developer and representatives met with community members of Cascades and Southern Hills. He went over the original vision included in the Southern Hills and Cascades master plan. Mr. Manuel stated that they have now added to the project two things that are not required by the City; 1) commitment to a type of building that will be considered that will blend in with the current architecture. He submitted a depiction of examples of proposed façades and 2) purchase of off-site property for DRA purposes. He added that they are offering a more limited list of uses than the code allows and the building is being limited to \$10,000 square feet which is less than what the code allows.

Mr. Manuel clarified for all attending that the developer he represents is investing in Phase I and II of the Cascades. Phase III, IV and V are owned by other entities and their properties are not affected by this rezoning request.

Vice Mayor Battista asked about the flood plain per the SWFWMD study and the DRA proposed, which Manuel addressed by indicating its location on the map.

Council Member Erhard expressed concern about traffic and drainage concerns and requested that Mr. Manuel address those concerns for the public's benefit. Mr. Manuel stated that this proposal will not generate enough traffic to adversely affect Southern Hills Boulevard or Cotillion Blvd. He went on to explain the recent improvements of the Southern Hills booster system related to the water and sewer supply. He stated that one more connection point in Southern Hills will need to be completed per the agreement the City has with the developer when the undeveloped portion is pursued. He felt that connection would probably be coming before Council this year.

### **Party Interveners**

The following submitted intervener forms and spoke:

Jennifer McCoskrie, 6056 Summit View Dr., spoke in opposition of the petition. She submitted a packet of information to Council Members.

William Lotz, 19851 Tathall Way, spoke in opposition of the petition.

Deborah Meinhardt, 5253 Oney Dr., spoke in opposition of the petition.

Tammy Cook, 19055 Pine Cabin Road, spoke in opposition of the petition. She showed the Council pictures of flooding at her property, but did not submit them to be entered into the record.

Judy Preuss, 19203 Pine Cabin Road, spoke in opposition to the petition.

Kathleen Griffith-Zhang, 19646 Autumn Oak Lane, came forward during the intervener portion of the public hearing, but did not submit an intervener form. She spoke in opposition of the petition.

Lucretia Romero, 19484 Autumn Oak Lane, came forward during the intervener portion of the public hearing, but did not submit an intervener form. She spoke in opposition of the petition.

Kathleen Griffith-Zhang came forward again to ask for clarification of a land use and rezoning question. City Planner Gouldman stated that the rezoning runs with the land and if they want to do something differently, it would have to go through another petition process.

Jennifer McCoskrie came forward again to discuss the possible uses in the zoning district such as a mortuary. City Planner Gouldman stated that what Council approves gets written into the ordinance and if a mortuary is not written into the ordinance as an allowed use, they could not do it unless they go through the petition process.

### **Rebuttal**

Cliff Manual came forward to address drainage concerns, distributing to Council a SWFWMD flood plain water shed study map and requested that it be considered part of the record. He discussed the villas as proposed by the developer, the irrigation at Southern Hills, the condition of Southern Hills Boulevard and the TRIP generators for traffic.

Council Member Bailey questioned the flooding issue at Ms. Cook's property at 19055 Pine Cabin Road and Mr. Manual responded that according to the 2012 SWFWMD map, there is flooding in the Pine Cabin Road area. He stated that if the project is approved, he and the developer will inspect the current system at Cascades to make sure it is performing properly and update the water map accordingly. He informed all attending that he would recommend reaching out to John Powanda with SWFWMD on flooding and water shed issues. Council Member Bailey questioned if it is determined that the system is performing properly and the flooding still occurs if the



project is approved, what would the developer do to remedy the situation. Mr. Manual stated, if approved, the plan would be to make the DRA bigger because the project would include more impervious surface and any SWFWMD compliance issue will be addressed. Council Member Bailey wondered why the DRA's were not made bigger if the Southern Hills/Cascades development has caused flooding on Pine Cabin Road. Mr. Manual stated that the flooding has not been tied to the development. He suggested that a meeting be scheduled with the developer, SWFWMD staff and the residents of Pine Cabin Road.

Roy Scheulin, 5189 Jennings Trail, came forward to speak in opposition to the petition and showed Council an amenities brochure from the original Cascades development. He did not submit it into the record.

### **Closing of Public Hearing**

Mayor Brayton closed the public hearing.

Debra Meinhardt preceded to come forward and addressed drainage issues again on Pine Cabin Road and referred to a map, showing Council how the water has been flowing in her neighborhood. Cliff Manuel responded to the comments, again encouraging residents to seek out the expertise of SWFWMD.

### **Gavel Closing of Public Hearing**

Mayor Brayton closed the public hearing with the gavel .

Tammy Cook preceded to approach the podium to address flooding issues in her neighborhood.

Vice Mayor Battista questioned the ditch separating Phase I from Phase II, which Mr. Manuel addressed.

Mrs. McCoskrie came forward again to address the on-line petition she collected.

### **Official Closing of Public Hearing**

Mayor Brayton again closed the public hearing and requested Council discussion.

### **Discussion**

Council Member Erhard asked for a show of hands for those in the audience who were in favor of and opposed to the petition.

**Motion**

Motion was made by Erhard and seconded by Bailey to deny the petition.

Roll call as follows:

Bell	Aye
Bailey	Nay
Erhard	Nay
Battista	Nay – “voting against the motion”
Brayton	Nay – “voting against the motion”

Council Member Bell requested clarification of the motion.

City Attorney Vose offered that the vote was not clear.

City Clerk Battista requested clarification of the motion.

Mayor Brayton stated that the motion was to deny the petition and it failed by four “nay” votes. City Attorney Vose asked if Council understood the motion. Council Member Bailey stated that he was for the people.

City Attorney Vose recommended another motion and roll call vote.

**Motion**

Motion was made by Erhard and seconded by Bailey to deny the petitioner’s request to rezone.

Upon roll call, motion carried 3-2, as follows:

Bell	Aye
Bailey	Aye
Erhard	Aye
Battista	Nay
Brayton	Nay

City Attorney Vose advised that since this is a quasi-judicial hearing, there should be a reason stated for denial. Council Member Erhard responded that the reason for the denial is because the majority do not want it. Council Member Bailey, who seconded the motion to deny, agreed.

### **Recess**

Mayor Brayton called for a recess of the proceedings at 8:58 p.m.

Council Meeting resumed at 9:15 p.m.

### **Motion to Modify Agenda**

Motion was made by Erhard and seconded by Bell to remove Item L.5 from the agenda and place it on the agenda for the next Council meeting.

Motion carried 5-0.

### **CITIZEN INPUT [limited to 3 minutes per speaker]**

[NOTE: Input can be on any subject, whether or not on the agenda. However, input regarding ordinances and resolutions will be accepted now and at the time those issues are presented at the meeting. Testimony and evidence related to quasi-judicial matters will be heard at the time it is introduced.]

### **City Manager Evaluation**

John Lee, City business owner, noted his property ownership, commented on the City Manager Evaluation. Mr. Lee stated that he was of the understanding that there would be a continuation of the City Manager's contract. Furthermore, Mr. Lee stated that he believed a mediocre City Manager is not in the best interest of the City. He noted that he believed that Council Members Erhard and Bell gave the fairest evaluations. Mr. Lee stated that he attempted to purchase and invest in another business within Brooksville but choose not to do so because of the City Manager. Mr. Lee requested that the Council find the best City Manager for the City that they can for the money. Mr. Lee also stated that he did not believe that the Council has found the best City Manager. Mr. Lee suggested that if Council Member Bailey could re-do his evaluation that Council Member Baily would change his rankings. Mr. Lee also suggested that someone should make the motion to let the City Manager's contract terminate and find a new City Manager.

### **Building Department**

Michael Burmann, City resident, noted that a couple of weeks ago the Council was talking about the Building Department and reinstituting the building department in-house. Mr. Burmann recounted his professional experiences as a builder in Hernando County. Mr. Burmann further stated that at a previous meeting someone suggested subcontracting those services from Hernando County. Mr. Burmann recounted to the Council why he believed it would be a mistake to do so, including the that the head of the Hernando Building Department is too connected to local builders, too much concern for taking care of the builders that he ignores his duties to follow the building

code, enforcing the codes to protect the people, and not going on to roofs to complete inspections of them. Mr. Burmann further noted that the Hernando County Building now accepts an affidavit from the roofer/contractor that the job has been done correctly and not complete an inspection at all as well as not tell people this information and require them to pay for a permit and inspection. Mr. Burmann noted that the affidavit states that the builder has examined the job and attests that all work has been completed to code. Mr. Burmann noted that the current building department Staff are doing a good job, worked well with him, and communicated really well related to a current job that is being done. Mr. Burmann noted this was the type of people to have and the type of control that would be had from an in-house building department.

### **Public/Private Partnership**

Donna Morin, City resident, noted her pleasure that the City had not engaged in a deal with John Lee in a public/private partnership.

Mayor Brayton noted that expressions of personal vendettas would not be allowed and not to mention names.

Mrs. Morin continued her statement related to the satisfaction of the City not engaging in a business relationship with a certain person. Mrs. Morin noted that she would not own a donkey with that person.

Mayor Brayton requested comments be kept decent and civil.

Mrs. Morin agreed and requested that her 3 minutes be reset.

### **Brooksville Main Streets Becoming a Corporation**

Mrs. Morin inquired if the City Manager knew that the Brooksville Main Streets (BMS) had filed articles of incorporation. Mrs. Morin stated that BMS had become incorporated in November of 2020. Mrs. Morin noted at that time the check had not been given to the BMS program. She further felt that the executive director wanted the \$22,500 payment in a rush. Mrs. Morin further stated that the City gave BMS, Inc. a check and that was intended for Brooksville Vision Foundation (BVF) d/b/a BMS, and that the contract that the City has is with Brooksville Vision Foundation would therefore be null and voided. Mrs. Morin inquired how the funds were legally given to Main Street, Inc. when they were designated for BVF d/b/a BMS (not incorporated). Mrs. Morin further inquired if the citizens were defrauded by BMS, Inc. Ms. Morin called for BMS, Inc. to reimburse the City and the funds be returned to the general fund. Mrs. Morin also commented on BMS, Inc.'s application for 501(c)(3) status. Mrs. Morin stated that BMS, Inc. had no transparency or accountability as to where all the money goes. She asked if the City had received notification of BMS becoming incorporated. Mrs. Morin expressed concerns that Council had no idea that BMA had

incorporated and still provided funding to them.

## **RESPONSE BY CITY MANAGER AND STAFF/COUNCIL**

### **Brooksville Main Street Funding Agreement**

City Manager Kutney noted that the funding agreement was entered into with BVS d/b/a BMS. He went on to state -that he has spoken to Mr. Manuel and Ms. Kahler as well as having a monthly meeting with Ms. Kahler. City Manager Kutney noted that on several occasions that he had inquired from Ms. Kahler about the status of BMS and she indicated, as Mr. Manuel had indicated, that they were working toward being a d/b/a of BVF. That agreement between BVF and the City required a payment in the first quarter of the current fiscal year (October 2020- December 2020). City Manager Kutney noted that Ms. Kahler made a request on behalf of BMS, it was reported to City Council on December 4, 2020 that it was his intention to make the payment in concert with the agreement. The check was cut on the 18<sup>th</sup> of December. City Manager Kutney stated that on several occasions that he, and City Attorney Vose attempted to determine if the arrangement between BVF and BMS had changed at any point, and only recently at the previous Council Meeting when it was requested to investigate things further it was discovered by the City Attorney that BMS had incorporated in November and applied to become a 501(c)(3).

## **CONSENT AGENDA**

### **Approval of Minutes**

January 4, 2021 Workshop Minutes

January 4, 2021 Regular Meeting Minutes

### **State Highway Lighting, Maintenance and Compensation Agreement**

### **Approval to apply for the FY2020 Assistance to Firefighter Grant (AFG) Program for the purchase of Portable Radio Replacements**

#### **Motion:**

Motion was made by Bell and seconded by Erhard to approve the February 1, 2021 full Consent Agenda.

Motion carried 5-0.

## **DISCUSSION OF CONSENT AGENDA ITEMS (IF ANY)**

No discussion was held.

## **ADJOURN AS CITY COUNCIL**

City Council adjourned at 9:31 p.m.

## **CONVENE LOCAL PLANNING AGENCY**

Local Planning Agency convened at 9:31 p.m.

### **Public Hearing**

### **CPA 2021-S1–Exclusa & Seiden–Petition for an Amendment to the City’s Comprehensive Plan Future Land Use Map – Ordinance No. 928**

City Clerk Battista read the ordinance by headnote only, as follows:

City Planner Steven Gouldman presented the request, summarizing the staff report, which is included in its entirety, as follows:

#### **The Petition:**

The petition is a request for a Comprehensive Plan Amendment initiated by Julian Exclusa and Dale Seiden. CPA 2021-S1 contains approximately 9.40 acres and is located on the south side of East Jefferson Street and immediately west of Emerson Road. The subject parcel was annexed into the City on January 4, 2021. The parcel has a Hernando County Future Land Use designation of South Brooksville Planned Development District as per the adopted Hernando County Comprehensive Plan, a Hernando County R-1C (Residential) zoning designation and is developed with a single family dwelling and two duplex structures (four dwelling units).

The petitioner requests that the City amend the Comprehensive Plan Future Land Use Map to designate the parcel as City of Brooksville South Brooksville Planned Development District, which would allow for the consideration of a non-residential Floor Area Ratio (FAR) of 0.30. The existing Hernando County South Brooksville Planned Development District Future Land Use designation also allows a 0.30 FAR. Following approval of the Comprehensive Plan Future Land Use Map change, the petitioner intends to request a Planned Development Project zoning designation that will govern the subject parcels and will allow the property to be developed as a Recreational Vehicle park with accessory commercial floor space.

#### **Compatibility with Surrounding Area:**

As previously noted, the subject parcel is located on the south side of East Jefferson Street and immediately west of Emerson Road. Properties immediately east, west and south of the subject site have a Hernando County South Brooksville Planned Development District Future Land Use designation, while those to the north are designated City of Brooksville Commercial. Staff finds the proposed future land use designation is compatible with the surrounding development pattern.

**Public Facilities & Level of Service:**

The subject properties will be served by City water and sewer services. Primary access to the parcel will be from East Jefferson Street and Emerson Road. Based on data assumptions contained within the City's Comprehensive Plan, the analysis below depicts the impacts associated with the potential use.

**Trip Generation:**

The applicant has indicated the intent is to develop the 9.40-acre parcel as a Recreational Vehicle (RV) park containing 50 vehicle spaces as well as 3,300 square feet of commercial floor space. According to the ITE Trip Generation Manual (8th Edition), a 50-space RV park (LUC 416) generates approximately 136 daily vehicle trips and 18 P.M. Peak Hour trips, and a 3,300 square-foot convenience store generates approximately 243 daily trips and 88 P.M. Peak Hour trips. If, however, the parcel is developed with the maximum allowed under the Comprehensive Plan South Brooksville Planned Development District Future Land Use designation, a total of 122,839 square feet of commercial floor space could be constructed. According to the ITE Trip Generation Manual (8th Edition), a 122,839 square-foot shopping center (LUC 820) generates approximately 5,274 daily vehicle trips and 413 P.M. Peak Hour trips. As required by ordinance, the developer will be required to submit a detailed traffic analysis to address the impact of new development on the level of service of the impacted road network.

**Water:**

If the property is developed as a 50-unit RV park and 3,300 square feet of commercial floor space, approximately 5,307 gallons of water per day would be consumed. The potential development of 122,839 square feet of commercial floor space would result in the consumption of up to 23,032 gallons of water per day. Presently, the quantity of water required for the potential development of the facility is available and would not result in the City exceeding its allowable maximum consumption of 3.672 million gallons per day (current average daily use in the City is 1.129 MGD).

**Sewer:**

Development of the subject site as a 50-unit RV park with 3,300 square feet of commercial floor space would generate 4,245 gallons of effluent per day. The potential development of 122,839 square feet of commercial floor space could result in the generation of up to 18,426 gallons of effluent per day. Presently, the addition of the quantity of sanitary sewer effluent generated by the potential development can be accommodated by the City's 1.9 million gallons per day sewer treatment system capacity (current average daily use in the City is .824 MGD). It must be noted that system's capacity is sometimes exceeded during heavy and/or prolonged rain events. The City is and will continue to address the inflow and infiltration issue.

**Recreation Facilities:**

A variety of City and County parks and recreation facilities are located in proximity to the subject site. No significant impact on the existing facilities is anticipated.

**Public School Facilities:**

The proposed project is not anticipated to generate any students.

### **Natural Resources & Features:**

#### **Drainage:**

The land area of the majority of the subject parcels is located within Flood Zone X, which is defined as an area exhibiting minimal flood potential. A small portion in the southern part of the site is located with the AE Flood Zone. The AE Flood Zone is defined as an area inundated by 1% annual chance of flooding, for which the Base Flood Elevation has been determined. Future development will be required to meet Land Development Code regulations as well as the SWFWMD 40D-4 permitting requirements and all City Comprehensive Plan policies relating to floodplains, stormwater retention, and stormwater treatment and conveyance.

#### **Budget Statement:**

Costs for processing Comprehensive Plan amendments are offset by applicable application fees.

#### **Legal Note:**

Comprehensive Plan amendments are a matter of legislative authority. The processing of this amendment is consistent with Section 163.3187, F.S.

#### **Consistency with The Comprehensive Plan:**

CPA 2021-S1 represents a Comprehensive Plan amendment permitted under state law as defined in Section 163.3187, F.S. The proposed land use designation provides for the ability to develop uses that are compatible with existing and anticipated development in the area. Additionally, the proposed amendment is consistent with the following policies of the Comprehensive Plan Future Land Use Element:

**Policy 4-2:** Concentrate higher density and intensity growth in and around areas that are adequately served by transportation facilities, public utilities, and community services and facilities.

**Policy 4-9:** Require central water and sewer systems for new urban developments, which are designed to be compatible with future public utility systems.

**Policy 4-13:** Prior to approval of locating future development, evaluate the impact of development on existing land use in relation to employment, transportation, and essential services such as sewer, water, police and fire protection, and schools.

**Policy 5-6:** The development of all land uses shall be timed and staged in conjunction with provision of roads [unless a project is considered infill or redevelopment and is located in a Transportation Concurrency Exception Area (TCEA)], sanitary sewer, solid waste, drainage, potable water, schools, and parks and recreation.

**Policy 5-11:** Unless a TCEA is applicable for infill or redevelopment, require all transportation facilities needed to maintain the adopted level of service to be in place or under construction within three years after approval of a building permit.



**Planning and Zoning Commission Recommendation:**

At their meeting on January 13, 2021, the Planning and Zoning Commission unanimously found the requested amendment consistent with the City of Brooksville Comprehensive Plan and recommended the LPA/City Council approve Ordinance No. 928.

**City Manager Recommendation:**

The City Manager recommends that City Council find that the proposed Future Land Use Amendment CPA 2021-S1 is consistent with the City's Comprehensive Plan and recommend that the City Council, sitting as the Local Planning Agency (LPA), hold a public hearing to receive and consider input from the general public related to the Comprehensive Plan Amendment. After holding the Public Hearing as the LPA, the City Council should then hold two public hearings to act on an Ordinance to adopt the Plan amendment, and authorize the Mayor to sign the transmittal letter to send the proposed Comprehensive Plan Amendment to the State Land Planning Agency.

**Discussion:**

No discussion was held.

**Motion:**

Motion was made by Erhard and seconded by Bell to forward Ordinance No. 928 to City Council for hearing.

Motion carried 5-0.

**ADJOURN LOCAL PLANNING AGENCY**

The Local Planning Agency adjourned at 9:35 p.m.

**RECONVENE CITY COUNCIL**

The City Council reconvened at 9:35 p.m.

**CONTINUE PUBLIC HEARING**

**Ordinance Number 928 - CPA 2021-S1-Exclusa & Seiden-Petition for an Amendment to the City's Comprehensive Plan Future Land Use Map. The City Manager recommends approval of Ordinance No. 928 upon roll call vote and schedule Second and Final Reading for February 16, 2021.**

City Planner Gouldman requested that the testimony from the Local Planning Agency be entered in the record. City Planner Gouldman restated the information presented to the Local Planning Agency and noted that the final hearing is scheduled for March 1, 2021.

Mayor Brayton pointed out for clarification that the Second and Final Reading would be February 16, 2021. [Note for record: due to advertising deadlines, the 2<sup>nd</sup> and Final Hearing would subsequently be held March 1, 2021].

City Clerk Battista read by title Ordinance No. 928 heading, as follows:

**AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, APPROVING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF BROOKSVILLE COMPREHENSIVE PLAN FOR PROPERTY APPROXIMATELY 9.40 ACRES IN SIZE WITH A STREET ADDRESS OF 1572 EAST JEFFERSON STREET, BEARING HERNANDO COUNTY PROPERTY APPRAISER'S KEY NUMBER 357562 AND LOCATED IMMEDIATELY SOUTH OF EAST JEFFERSON STREET AND WEST OF EMERSON ROAD; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

**Motion:**

Motion was made by Erhard and seconded by Bell to approve Ordinance No. 928 upon roll call vote and schedule the final public hearing for February 16, 2021.

Upon roll call vote, motion carried 5-0, as follows:

Erhard	Aye
Bell	Aye
Bailey	Aye
Battista	Aye
Brayton	Aye

**REGULAR AGENDA**

**Fancy Flea Event/Indemnification Issues – Continued from the January 19, 2021 Meeting**

City Manager Kutney provided a brief history of the indemnification issue, specifically as it relates to the Fancy Flea event sponsored by BMS. City Manager Kutney explained that City Attorney Vose investigated the signatory capacity of the parties at BMS and BVF. It was determined that BMS Executive Director, Ms. Kahler, did not have authorization to sign an indemnification as previously indicated by Ms. Kahler. City Manager Kutney announced that he had spoken to Ms. Peck, the president of BMS, who completed a new application which was transmitted to City Council.

City Manager Kutney also followed upon on the request by City Council regarding written information on indemnification from the City's loss prevention consultant, Renee Hudson, with PRM. City Manager Kutney noted that in a memorandum dated

November 13, 2012 from Donovan Roper, Esquire, strongly recommended that members of PRM use and the importance of having an indemnification by special events vendors to the city. City Manager Kutney noted that Ms. Hudson is still in the process of acquiring information which will be forwarded to Council upon receipt by the City and noted that FDOT has approved the street closures for the event.

City Attorney Vose noted that the information about Brooksville Main Street is a bit confusing as it is listed on SunBiz in which Brooksville Main Street is still showing as a d/b/a for Brooksville Vision Foundation; however, under corporate filings Brooksville Main Street, Inc. now exists. Vose noted that the new president of Main Street Inc. has signed an indemnification which takes care of the issue of indemnification and that hopefully, as the status of the entity is define, it will provide clarification as to the funding.

Council Member Erhard reminded the Council that the City has an agreement with Brooksville Vision Foundation d/b/a Brooksville Main Street and that now there is an application from Brooksville Main Street, Inc. and clarified to Council the timeline of the contract, invoices received, and filing of articles of incorporation. Council Member Erhard asked for clarification on how the contract now applies since it is a new entity submitting the application and there is not a funding agreement.

City Attorney Vose noted that it does not appear that Brooksville Main Street, Inc. has a funding agreement that they can use, but it does not prevent the City from allowing them to have a waiver of fees and that it is not automatic as it would have been if there was a funding agreement in place.

Council Member Erhard expressed concern about accepting a street closure application without knowing if Brooksville Main Street Inc. was going to be paying for the street closures.

City Attorney Vose stated that she assumed Brooksville Main Street, Inc. would be paying for the street closures.

Council Member Erhard felt that an assumption was not sufficient and that she wanted to hear from someone from Brooksville Main Street.

Vice Mayor Battista offered his opinion that filing for incorporation was almost like a ministerial act. He noted that gaining the 501(c)(3) status can take a year or longer, and that the City has received paperwork from Brooksville Main Street, Inc. indemnifying the City. He went on to state that if there is still a relationship between Brooksville Main Street, Inc. and Brooksville Vision Foundation, then the Brooksville Vision Foundation could work with the City to get things straightened out. He also noted that

he was perplexed by the fact that Brooksville Main Street, Inc. was already incorporated when he recently recalled them telling the City that they were working on figuring out their relationship. Vice Mayor Battista noted that the City was holding \$8,000.00 for the Brooksville Vision Foundation for street closures pursuant to the agreement and suggested possibly creating an agreement between the City, Brooksville Vision Foundation, and Brooksville Main Street, Inc. or cancel the previous agreement and enter into a new agreement. It was noted that it was actually around \$6,000.00 left in the street closure amount. He also stated that it could be construed by some that the Brooksville Vision Foundation is still attached to Brooksville Main Street, Inc.

City Attorney Vose clarified that the entity states that the sole member of the corporation is Brooksville Main Street, Inc. and that the Brooksville Vision Foundation has the same relationship as Brooksville Vision Foundation and Brooksville Main Street had previously.

Vice Mayor Battista inquired how the change in status affects the indemnification agreement. City Attorney Vose noted that Brooksville Main Street, Inc. signed the indemnification and that the City did not need to go beyond that.

Council Member Erhard requested to read a paragraph that was dated January 27, 2021 that was written by Joann Peck which stated that the current street closure falls under the Brooksville Main Street, Inc. rather than the d/b/a of Brooksville Vision Foundation, and the paragraph stated that they (Brooksville Main Street, Inc., Brooksville Vision Foundation, and Brooksville Main Street) was remiss for not including the “Inc” and should have been signed by Ms. Peck. The letter from which the paragraph was read arrived after the January 19<sup>th</sup> Council meeting in which Ms. Kahler stated she had authorization to sign an indemnification. Council Member Erhard noted that then the City receives notification that Ms. Kahler did not have authorization to sign. Council Member Erhard advised to the Council to remember that it is taxpayer’s money.

Mayor Brayton called attention to article four and five of the Brooksville Main Streets, Inc articles of incorporation and was unsure if the City has an agreement with the correct people.

Council Member Erhard reiterated her concerns about the timing of name change/incorporation and lack of notification. She further stated that she had not heard anything about the incorporation and felt a bit deceived about it.

Mayor Brayton stated that he did not disagree with Council Member Erhard’s statement.

Vice Mayor Battista stated that it is not uncommon to incorporate under a parent company in order to keep indemnification issue isolated to the one entity and any issues that could arise would be on Brooksville Main Street, Inc and not on the Brooksville Vision Foundation.

Vice Mayor Battista asked the City Attorney what is the best way to handle the funding of the \$6,000 that has not been used.

City Attorney Vose stated that there was nothing to prevent the Council from waiving the costs in this particular issue and then have a meeting with Brooksville Vision Foundation to sort the matter out. Attorney Vose stated that it would be up to the Council as to whether they wanted to waive the fees and to debit the amount from the \$6,000.00.

Vice Mayor Battista inquired if it was possible to get an amended agreement stating who gets the money before the event.

City Attorney Vose stated that an amended agreement could be drafted and it would have to go before Council.

City Manager Kutney stated that there is a Council meeting scheduled for February 16<sup>th</sup> and the event is scheduled for the 27<sup>th</sup> of February.

Vice Mayor Battista offered his thought that the preferred manner ~~it~~ would be amend the agreement to reflect Brooksville Main Street, Inc as the recipient.

City Attorney Vose stated that she could draft the document.

Mayor Brayton voiced concerns with the idea of amending the contract as proposed because the funding was based on the organization being a 501(c)(3) which Brooksville Main Street, Inc. is not and the City is not a co-sponsor of the event.

Council Member Erhard stated that she concurred with Mayor Brayton and feared that Council would set a precedence should the City enter into an amended agreement. She continued by offering her opinion that the City entered into the current agreement with good faith and Brooksville Main Street changed their name and status and did not notify the City even though they knew they were doing it. Erhard suggested moving forward that Brooksville Main Street, Inc. be responsible for paying their street closure costs.

Vice Mayor Battista stated that he did not like the way things came about with Brooksville Main Street being secretive about incorporating, and not advising the City; however, with that said he feels it is the same entity and they should have access to the funds for the event.

**Motion:**

Motion was made by Battista to approve the City Attorney to coordinate with Brooksville Vision Foundation to draft an amendment to the existing funding agreement to allow Brooksville Main Street, Inc. to have access to the funding set forth in the funding agreement.

Motion failed due a lack of a second.

Mayor Brayton questioned if the permit application included -a request for the funds to be put toward the road closure fees. City Clerk Battista confirmed that request is not a part of the permit application.

Council Member Bailey asked who normally pays for the street closures. It was noted that normally the applicant pays to have the streets closed.

**Motion:**

Motion was made by Erhard and seconded by Bailey to approve that Brooksville Main Street, Inc. pay for the Fancy Flea street closure and have a revised agreement at the next Council meeting.

Upon roll call, motion carried 4-1, as follows:

Erhard	Aye
Bell	Nay
Bailey	Aye
Battista	Aye
Brayton	Aye

**Approval of Resolution No. 2021-02 Revoking Prior Resolutions or Policies Relating to the Scheduling of City Council Meetings**

City Clerk Battista read the Resolution by headnote only, as follows:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
BROOKSVILLE, FLORIDA, REVOKING RESOLUTION  
2013-06 RELATING TO THE SCHEDULING OF CITY  
COUNCIL MEETING; PROVIDING FOR SEVERABILITY,  
CONFLICTS AND AN EFFECTIVE DATE.**

City Attorney Vose explained the purpose of the Resolution, stating that it was to repeal a previous Resolution that required City Council meetings to be held on Mondays at 7:00 p.m.

**Motion:**

Motion was made by Bell and seconded by Battista to approve Resolution No. 2021-02 Revoking Prior Resolution or Policies Relating to the Scheduling of City Council Meetings.

Upon roll call, motion carried 5-0, as follows:

Erhard	Aye
Bell	Aye
Bailey	Aye
Battista	Aye
Brayton	Aye

**Lakeside Mobile Manor/Little Croom Road Sewer Improvements**

Director of Utilities, Jeremy Burgess, informed Council about a privately-owned lift station the Utilities department intends to remove from the system. Director Burgess was unsure of how that the lift station became part of the system. Director Burgess indicated on a map in the agenda packet the location of the lift station and where a City owned lift station can be installed.

Council Member Bell requested that all the homes in area be notified before the work begins.

Vice Mayor Battista questioned about the easement that is already behind the homes and stated that the City probably needs a permanent easement. Vice Mayor Battista reiterated the need to provide notice to area homes. He also asked how the line would be constructed since it is a gravity flow system and the line would be uphill.

Assistant Director of Utilities Danny Brooks, explained how the routing of the line would resolve the issue of being at an incline.

Mayor Brayton inquired about the right-of-way going up to the pump station and whether those easements that need to be secured. He also about the direction of the line and also stated that the area homes must receive notification.

**Motion:**

Motion was made by Bell and seconded Erhard to approve Lakeside Mobile Manor/Little Croom Road Sewer Improvements task order with Procivil360, LLC in the lump sum amount of \$19,570.00.

Motion carried 5-0.

**Sidewalk Repair and Replacement Program**

Public Works Director Booth provided the Council with information about the proposed Sidewalk Repair and Replacement Program. Booth explained cost per section and what types of repairs would be done and noted that recently cities have been being held liable if someone is harmed due to a faulty or damaged sidewalk. Director Booth stated the specific types of damage the City would be inspect the sidewalk for and fixing. Booth also explained the costs associated with the program.

Vice Chair Battista commended Director Booth on the program and encouraged him to be afraid to come back to Council with changes.

Mayor Brayton asked what a 4 x 4 slab/sidewalk section would cost. Director Booth responded that it would be \$40.14 per linear foot for a total of about \$168.

Council Member Bailey inquired about the size of the current sidewalks, and if the repairs would be in line with the new code of 6 feet wide. Director Booth answered that if new sidewalks were installed then they would be in line with the new code, but if repairs were made they would be inline with the existing dimensions. As the program goes along there will be assessments related to installation of handicap ramps and widening of sidewalks to meet ADA requirements.

DPW Director Booth responded to Council Member Bailey's inquiry about he stairs on Howell Avenue by stating that eventually the stairs on Howell Avenue would have to be removed.

**Motion:**

Motion was made by Battista and seconded Bailey to approve the Sidewalk Repair and Replacement Program.

Motion carried 5-0.

**Mayor to present City Manager Evaluation for year 2020**

**Initial Discussion**

None.



**Motion:**

Motion was made by Battista to approve Mayor Brayton's recommendation. [Note for record: recommendation is that City Council consider approving a 4% merit based increase to his annual base salary (\$109,798.00) in the amount of \$4,392.00 keeping in line with the 4% increase all general employees received beginning in October, 2020.]

Motion failed due to lack of a second.

**Discussion**

Council Member Bailey noted that his review of City Manager Kutney was 6-8 weeks getting to know Mr. Kutney and that his review was based on his personal experiences. He further iterated that he has stated numerous times that his decisions are for the people and it is not about him but what is best for the City. Council Member Bailey stated that he asked many business owners and residents their opinion of Mr. Kutney and each one expressed a negative opinion of Mr. Kutney.

**Motion:**

Motion was made by Bailey not to renew City Manager Kutney's contract.

**Discussion**

City Attorney Vose explained that Kutney's contract was not up for renewal and that the item before the Council was Kutney's evaluation and that Mr. Kutney has a continuing contract.

Council Member amended his motion, as follows:

**Amended Motion:**

Motion was made by Bailey and seconded by Bell to terminate City Manager Kutney's contract.

**Discussion**

Vice Mayor Battista stated that he finds it disingenuous that Council Members Bailey and Bell, who have not been for even two months, not taking input from the 9,000 citizen who live in Brooksville but from a group of acquaintances. He noted that the Council Members must place credence in that groups' opinions, otherwise Bailey and Bell would not be proceeding in the direction they are moving. Council Member Battista informed all that Mr. Kutney was not his first choice when hired but that he supported the hiring of another candidate. Council Member Battista expressed his extreme satisfaction in Mr. Kutney's conduct in taking a City that was in distress and that which needed some major changes which has been reflected in the personnel he hired. Battista stated Mr. Kutney has hired a very competent staff with great resumes with experience

in what they are doing. He further noted that with the recent reorganization, the City has been able to see the “fruits of labor” from the changes the City Manager has made such as Council’s ability to lower the millage rate. Battista noted that he did not find Kutney to be deficient in any way and he further expressed his opinion that during his time as a city attorney he has worked with various City Managers and that Mr. Kutney was in the top tier of those, adding that he has confidence in Mr. Kutney. Vice Mayor Battista offered that Mr. Kutney functions in the best interest of the citizen and those who seem to have issues are likely upset that the “side door” of City Hall has been effectively closed. Furthermore, Vice Mayor Battista noted that there has not been a stain of favoritism on Kutney’s record unlike previous Managers. Vice Mayor Battista stated that Kutney has to handle things from each Council Member and he does so in an even-handed manner.

Council Member Erhard noted that she did not support the Mayor’s proposal of a 4% pay increase and she reminded those present that during the previous two evaluations, she had probably given Mr. Kutney the worst review due to wanting him to be more “visible” in the community. Council Member Erhard went on to state that she supports Mr. Kutney staying because he has created a Brooksville Economic Business Development Strategic Plan and would like to see him follow through on the plan.

Mayor Brayton noted that after his election in 2018 and during his very first evaluation of Mr. Kutney he did not know anything about Mr. Kutney so he gave him “straight 3s” and skipped a couple of categories he was unsure of, adding that he completed the evaluation as honestly as he could at the time. Mayor Brayton also noted that he has spent a good deal of time at City Hall and held discussions with Mr. Kutney related to city business and indicated he would not support Council Member Bailey’s motion.

Council Member Bailey stated that his evaluation was “5 stars” and that it was not personal. Council Member Bailey went on to say that he made the motion based on input of the people he spoke with. He also noted that Kutney has always had an open-door policy with him.

Council Member Bell noted that he knew City Manager Kutney before becoming a Council Member. Council Member Bell stated that it was strictly a business decision and nothing personal on his part. Council Member Bell explained his scoring process on the City Manager’s evaluation by stating that it was a number of people he spoke to over the last 8-12 months. He stated that no one he spoke to gave the City a positive grade for the direction the City is moving. Council Member Bell went on to say that he keeps hearing about permitting issues and how people are perceiving the permitting process and the City. He offered his opinion that when COVID hit that the City Hall should have been a hub or resource for the City Businesses, however he did not feel that it was such. He also stated that businesses had to go to their trade associations to

get information related to COVID. Council Member Bell also stated that he felt the City was not being fiscally responsible and that is something that is owed to the people of Brooksville and then quoted Ronald Reagan. Council Member Bell brought up issues that were presented by people at the last council meeting and discussed a school losing water and stated that they were not notified. Council Member Bell also stated that there was an opportunity to leave a legacy and make an impact for the community and urged the other Council Members to consider it in their vote.

Vice Mayor Battista asked City Manager Kutney if Council Member Bell had come to him with any of the concerns he expressed. City Manager Kutney replied that Council Member did not discuss any of these concerns with him, adding that the last item that Council Member Bell mentioned would be addressed later in the meeting and there were differences of opinion about the matter.

Upon roll call, motion failed 2-3, as follows:

Bell	Aye
Bailey	Aye
Erhard	Nay
Battista	Nay
Brayton	Nay

**Motion:**

Motion was made by Battista and seconded by Erhard to accept the City Manager's Evaluation as presented with a two percent wage increase.

Upon roll call vote, motion carried 5-0, as follows:

Erhard	Aye
Bell	Aye
Bailey	Aye
Battista	Aye
Brayton	Aye

**CITIZEN INPUT [limited to 3 minutes per speaker]**

**City Manager**

Michael Burmann, City resident, stated that he contacted Council Member Bell and Council Member Bailey to express what he thought needed to happen with the City Manager. He also stated that there should be a requirement that the City Manager have 6 months to move into the City and make it his home. He further stated that he felt the two percent raise for the City Manager was unreasonable.

Donna Morin, City resident, expressed thankfulness that the City Manager's contract was not terminated, adding that she found his economic development plan exciting and interesting. She further expressed that it was interesting that a Council Member would score the City Manager with all fives on his evaluation and then, because he probably got some backlash from people, changed his mind about his rating of the City Manager.

#### **Notification to residents and business owners**

Mr. Burmann expressed puzzlement over staff having to be told to put out notifications of street closures or boil water notices.

#### **Dead Tree on Property**

Mr. Burmann reminded the Council about a dead tree on his property that he mentioned at a previous Council meeting that he needed clarification on before removing the tree. The City Manager stated that he would look at it in the last meeting, and that the City Manager has not come to see it yet.

#### **Brooksville Main Street – “I Believe in Brooksville” Signs**

Mr. Burmann also spoke about a “I Believe in Brooksville” sign that should have been be hung on City Hall and each Council Member should have supported it.

#### **Brooksville Vision Foundation and Brooksville Main Street, Inc.**

Jennifer Rey, City business owner, member on the Brooksville Vision Foundation (BVF) and committee member on the Brooksville Main Street, Inc. (BMSI) offered input on the process of the newly formed entity. Ms. Rey addressed questions raised during the Fancy Flea item about motivations, timeline of formation of Brooksville Main Street, Inc. Ms. Rey noted that Brooksville Vision Foundation did meet as the Board of Director to discuss the Brooksville Main Street's change of structure to become its own entity because growth and success. Furthermore, Ms. Rey spoke about the transitioning process from one entity to the other, such as funding agreements, grants, assets, and leases; however, these things are still under the Brooksville Vision Foundation because Brooksville Main Street, Inc.'s non-profit status is not finalized. Ms. Rey noted that this was because the foundation did not want to incur any tax consequences for the transfer. She further noted that they had not come to the City yet, because they wanted to make sure that everything was in order. Ms. Rey also stated that if BVF had to pay for street closures for the event that was fine. Ms. Rey clarified that there was no false motives or intent to hide anything from the City.

### **Water Loss**

Jennifer Rey stated that on Friday afternoon, January 29<sup>th</sup>, there was a loss of water at her business in which she contacted the utilities department and was provided information about the situation. She also noted that the water interruption happened again today and she suggested a text notification program to notify water customers of water outages.

### **Code of Ordinances**

Donna Morin stated that the City has a code of ordinances that businesses as well as residents must adhere to and she encouraged all business owners, residents, and Council Members to read those Ordinances.

### **RESPONSE BY CITY MANAGER AND STAFF/COUNCIL**

No responses required.

### **ITEMS BY CITY ATTORNEY**

No items to report.

### **STAFF UPDATES/ ITEMS BY CITY MANAGER**

#### **Tree at the corner of Ft. Dade Ave. and Palm Ave.**

City Manager Kutney noted that at the previous meeting some people presented concerns about a tree at the corner of Ft. Dade and Palm Avenue blocking the view of traffic when making a turn off Palm on to Ft. Dade. City Manager Kutney stated that he and Director Booth went to the site to view the issue and noted that it was not the tree that was the issue but a row of hedges located in the right-of-way. He advised that the hedge would be trimmed back to provide a clear line of sight.

Director Booth noted there had been several attempts to contact the property owner and had discovered that the property was vacant and that later in the week the hedges will be trimmed back.

#### **Need for Workshop to Discuss I.T. and Council Chamber Upgrade issues**

City Manager Kutney stated that a project team had been created to review improvements to the Council Chambers as it related to IT, security issues, and creating an EOC for Staff during emergency situations. City Manager Kutney suggested a workshop on February 22<sup>nd</sup>, which is already a scheduled special meeting.

As Mayor Brayton indicated that he would not be available on February 22<sup>n</sup>, it was decided to schedule it for February 16<sup>th</sup> at 5:00 p.m.

### **Water Interruptions at Methodist School Center on Broad Street**

City Manager Kutney requested that Utilities Director Burgess, Assistant Utilities Director Brooks, and Public Works Director Booth come up to the podium to address issues with the road program. Director Burgess began by stating that through the road paving project, water/sewer lines were discovered on which were no records, particularly as it relates to the repaving of Lemon Street. The paving on this street has caused numerous issues including loss of water at City Hall earlier in the day.

City Manager Kutney noted that there are a lot of pipes that are not in the GIS database and the City, currently, has no way of knowing where they are located. Staff is looking into getting ground penetrating radar to assist in locating the pipes to prevent accidental damage or breakage of the pipes. City Manager Kutney expressed that there has not been an issue with providing notices of water outages, boil water notices, or rescinding of notices and that the email Council received from Ms. Sullivan, of the Methodist School Center, relating the situation was very different than what Staff encountered. City Manager Kutney stated that he would be contacting Ms. Sullivan to get to the bottom of the issue, adding that there must be some sort of miscommunication somewhere.

Director Burgess presented some of the issues that City has been facing with old pipes including a cast iron pipe and lack of location mapping. Burgess also provided a run down of the events of the day of the water interruption, noting that it entailed isolating the line, dealing with broken valves, and opening of hydrants to release pressure off the system. Burgess went on to describe an interaction with Ms. Christie Browning at the school, and she was verbally provided notice that in the next couple of days that the water would be shut off once the valve was isolated so that the school could be prepared. Staff advised Ms. Browning that the line would be cut at 3:00 p.m. to avoid as little impact to the school as possible. It was noted that the water was not cut off until a half hour after the time agreed upon. Burgess and Brooks went to thank Ms. Browning personally for her assistance in working with the City on the matter and let her know that most likely the school would be under a boil water notice. Burgess stated that Brooks did notify the school during that conversation that it could take up to five days to get the testing results back and that the school would be under a boil water notice during that time. Burgess noted that a City utility employee hand delivered a printed boil water notice to a member of the school staff who assured that City employee that it would be passed on to the appropriate person.

City Manager Kutney reiterated that the issue would be clarified during an upcoming meeting with the school.

Assistant Director Brooks noted the issue with the line is that it was installed in the 1940s or 1950s and is an old sandstone cast iron pipe. It comes in five-foot sections that is packed with rope and seals with lead. Brooks noted that Staff will be presenting for the next CIP discussions replacement of the entire line which also runs under two State highways. Brooks further noted that the line is very fragile and that staff has been attempting to determine the best course of action in dealing with the line such as lowering it. Staff is also looking at jack and boring under the two State roads which going to be very costly. Brooks listed all the steps taken to eliminate the pipe under the roads and get the water following again. Brooks noted that the Staff went house to house checking for water outages which was about 50 dwellings/buildings which boil water notices which is required per FDEP. Brooks further elaborated on the rescission notice process which entails posting the notice on each and every door of the affected area.

City Manager Kutney noted the reason he requested Directors Burgess, Brooks, and Booth to address Council is that the City is attempting to develop a state-of-the-art road program but there are some serious concerns because of some unknowns such as utilities issues. City Manager Kutney further noted that the City has a GIS program but it is only as good as the data entered into it and he noted that the City must proceed with caution especially with the older roads in the City.

Assistant Director Brooks cautioned that the upcoming cold snap could increase breaks and there will be little time for notices as the priority will be getting the line fixed then providing the notices. Staff is trying to get better mapping of the infrastructure. Brooks noted that staff has been researching a “robo-call” notification process however, until the lines are sorted out there is not a way of notifying the right people of an outage.

Mayor Brayton stated that he appreciated the crew working on the lines and stressed the importance of notification

Assistant Director Brooks noted that due to all the utility unknowns with the current road improvement projects, it has been decided that Director Burgess, Director Booth, and himself would develop a plan going forward so that all issues are addressed before the project begins.

Assistant Director Booth noted that it has been a difficult week but the road paving project is still on time and on budget. He also noted that the project was expected to be completed by the end of the next week.

**ITEMS BY COUNCIL**  
**COUNCIL MEMBER BELL**  
**YMCA**

Council Member Bell spoke about a great event put on by the YMCA. He thanked BFD and HCSO for attending as well as County staff. He noted that there will be another family fun day in February and encouraged people to come out to show support.

**COUNCIL MEMBER BAILEY**  
**Tree on Citizens Property**

Council Member Bailey noted that he went by Mr. Burmann's residence to view the palm tree, noting that the tree was dead. He stated that he understood that people were allowed to remove pine and palm trees without a permit.

City Manager Kutney stated he and the Public Works Director went to the property to inspect the tree's location. Director Booth contributed that the tree was located on private property and not in the right-of-way therefore will be the responsibility of the property owner to have removed.

Council Member Bailey inquired if Mr. Burmann could remove it without a permit.

Director Booth noted that would be a question for Community Development/CRA Director Anderson or Code Enforcement. He further stated that since the tree is on private property that city funds or crew could not be used to remove it.

Community Development/CRA Director Anderson stated that a private citizen generally does not need a permit to remove a tree such as a palm or pine tree.

**COUNCIL MEMBER ERHARD**

**Request by Brooksville Main Street - Christmas Tree Lighting Contest**

Council Member Erhard informed Council on an email request she received on January 29<sup>th</sup> from BMS Executive Director. Kahler about a joint venture with the City and Main Street for a Christmas Tree Lighting contest which was forwarded to Parks and Recreation Director Whisnant, who is the staff liaison on the Beautification Board.

Director Whisnant stated that it could be presented to the Beautification Board for consideration.

Mayor Brayton questioned what was being discussed because he did not receive the email.



Council Member Erhard clarified that Ms. Kahler sent an email expressing a desire to be involved with the Christmas Tree Lighting contest event. Council Member Erhard stated that she forwarded the email to Director Whisnant and Erhard read the email to the Council. [Note: Email is as follows: **Insert Email Here when received**]

### **Brooksville Main Street, Inc.**

She thanked Jennifer Rey for clarifying the information about Brooksville Main Street, Inc. timeline.

### **Building Department**

Council Member Erhard thanked Mr. Burmann for coming before Council to recommend having inhouse building department.

### **Meeting Attendance**

She thanked Citizens and staff for staying so late to attend the meeting.

### **Fiscal Responsibility**

Council Member Erhard wanted to remind the Council amount of money spent on Brooksville Main Street since its inception: \$207,008.00. She added that Council previously provided the Blueberry Festival with \$100,000.00 over five-year period of taxpayer monies.

### **VICE MAYOR BATTISTA**

#### **Florida Blueberry Festival**

Vice Mayor Battista stated that in the spring of 2012 was the first Blueberry Festival and the City gave the organizers \$20,000.00 as well as about \$10,000.00 of in-kind services. Hernando County contributed around \$40,000.00 that year. This would bring the total to about \$70,000.00 per year between 2012 and 2015. He noted that the festival brought people into the downtown, which was the purpose and noted that there has been \$100,000.00 per year since 2016 when Main Street started going to Main Streets. Vice Mayor Battista noted that is about \$700,000.00 spent on getting people downtown.

### **MAYOR BRAYTON**

No comments.

**ADJOURNMENT**

There being no further business to consider, motion was made and seconded to adjourn the meeting at 11:44 p.m.

\_\_\_\_\_  
Jennifer J. Battista, CMC, City Clerk

Attest: \_\_\_\_\_  
Pat Brayton, Mayor

Approved: \_\_\_\_\_



## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: G. 2.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Jeremy Burgess, City Engineer/Director of Utilities  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Approval to continue to piggyback on Hernando County Sunshine Meter Contract and authorize execution by the Mayor  
**DATE:** 03/01/2021

---

### **CITY MANAGER RECOMMENDATION:**

Recommend approval of the attached two (2) additional one (1) year renewal periods with the second renewal period expiring on April 10, 2023.

### **REPORT IN BRIEF:**

Neptune meters are throughout the city, they are still under the current warranty through Sunstate Meter. The current contract expires on April 10, 2021. We have permission to piggyback off Hernando County Contract.

### **DISCUSSION:**

Staff recommends that the City Council approve the renewal of Addendum and Extension.

### **FISCAL IMPACT:**

\$35,000 is budgeted in line item 401-021-536-55224 Replacement Water Meters for FY20/21. \$2,644 has been spent to date with \$32,357 remaining.

### **ALTERNATIVES:**

No alternative.

---

### **Attachments**

Standard Contract Addendum and Extension  
Amendment Price Sheet  
Contract Renewal  
Sunstate Approval Letter

**CITY OF BROOKSVILLE, FLORIDA**  
**STANDARD CONTRACT ADDENDUM AND EXTENSION**

**THIS STANDARD CONTRACT ADDENDUM AND EXTENSION** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between the CITY OF BROOKSVILLE, a Florida municipality, hereinafter referred to as the "City", and SUNSTATE METER & SUPPLY, INC., hereinafter referred to as "Contractor", concerning extending that certain agreement which was a Piggyback on Hernando County Contract 17-TS0053/DK for Radio Meters and Associated Equipment, ("Agreement"), which was extended by Hernando County on January 12, 2021, extending the contract period from April 10, 2021, to April 10, 2023.

**WITNESSETH:**

**WHEREAS**, the City Council finds that it is in the best interest of the City of Brooksville to piggyback on the extension of the Agreement under the same terms and conditions of the extension by Hernando County; and

**WHEREAS**, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

**WHEREAS**, Section 768.28, Fla. Stat., sets forth certain mandatory limitations on indemnification and liability for Florida public agencies; and

**WHEREAS**, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

**WHEREAS**, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

**WHEREAS**, Section 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists.

**NOW, THEREFORE**, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

**1. Amendment.** This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

**2. Public Records Compliance.** Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

- (a) Keep and maintain public records required by the public agency to perform the service.
- (b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- (c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
- (d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.
- (e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

**CITY HALL**  
**201 HOWELL AVENUE**  
**BROOKSVILLE, FL 34601**  
**352-540-3816**  
**JBATTISTA@CITYOFBROOKSVILLE.US**

**3. Public Records Compliance Indemnification.** Contractor agrees to indemnify and hold the City harmless against any and all claims, damage awards, and causes of action arising from the contractor's failure to comply with the public records disclosure requirements of Section 119.07(1), Florida Statutes, or by contractor's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorneys' fees and costs arising therefrom. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Hernando County Circuit Court on an expedited basis to enforce the requirements of this section.

**4. Compliance/Consistency with Section 768.28, Fla. Stat.** Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's sovereign immunity, and shall be limited to such indemnification and liability

limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

**5. Non-appropriation.** City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

**6. E-Verify Compliance.** Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

**7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes.** Section 287.135(2)(a), Florida Statutes, prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135(2)(b), Florida Statutes, further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars (\$1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Florida Statutes, or the company is engaged in business operations in Cuba or Syria. Contractor hereby certifies that Contractor is not listed on any of the following: (i) the Scrutinized Companies that Boycott Israel List, (ii) Scrutinized Companies with Activities in Sudan List, or (iii) the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars (\$1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

**8. Venue and Jurisdiction.** Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the state of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Hernando County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement.

**9. Additional Terms.** Notwithstanding any of other provision to the contrary, the parties agree as follows:

The contract period of the Agreement is hereby extended from April 10, 2021, to April 10, 2023, under the same terms and conditions as the Hernando County extension, a copy of which is attached hereto as Exhibit "A".

**IN WITNESS WHEREOF**, the parties hereto have executed and delivered this instrument on the days and year indicated below and the signatories below to bind the parties set forth herein.

**Contractor:**

\_\_\_\_\_  
**SUNSTATE METER & SUPPLY, INC.**

**Print Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**ATTEST:**

**City of Brooksville**

\_\_\_\_\_  
**Jennifer Battista, City Clerk**

\_\_\_\_\_  
**Pat Brayton, Mayor**

**APPROVED AS TO FORM**

\_\_\_\_\_  
**Gretchen R. H. "Becky" Vose, City Attorney**



DEPARTMENT OF PURCHASING AND CONTRACTS

20 NORTH MAIN STREET ♦ ROOM 266 ♦ BROOKSVILLE, FLORIDA 34601  
P 352.754.4020 ♦ F 352.754.4199 ♦ W www.HernandoCounty.us

**AMENDMENT NO. TWO (2)**

TO

**CONTRACT NO. 17-TS0053/DK**

FOR

**RADIO READ METERS & ASSOCIATED EQUIPMENT**

The following changes, additions and/or deletions are hereby made in accordance with Contract Term/Condition on Page 19, Paragraph 62, Entitled: "Changes" and Paragraph 60, Entitled: Price Adjustments for the **CONTRACT NO. 17-TS0053/DK – RADIO READ METERS & ASSOCIATED EQUIPMENT**, located in Hernando County, as fully and completely as if the same were fully set forth therein.

1. The pricing to Amendment One (1) previously executed as Exhibit A is hereby replaced with this Amendment Two (2) and subject **Exhibit A** is replaced as follows.
2. All other Terms and Conditions Shall remain the same.

**EXHIBIT A – AMENDMENT TWO (2)**


**FOR EFFECTIVE PERIOD APRIL 11, 2021 THRU APRIL 10, 2023**

**PRICE INCREASE: PART I – PRICE LIST ATTACHED – SECTION VII – EXHIBIT A**

ITEM NO.	DESCRIPTION
1	Price List attached is Exhibit A revised by this Amendment Two (2) Section VII – Effective April 11, 2021 thru April 10, 2023

SJNSTATE METER & SUPPLY, INC.

BOARD OF COUNTY COMMISSIONER  
HERNANDO COUNTY

  
Authorized Signature

  
James S. Wunderle  
Purchasing and Contracts Department  
Chief Procurement Officer and Contracts Manager  
Hernando County, Florida

1/13/2021





**SUNSTATE METER**  
& SUPPLY, INC.

Jan. 11, 2021

**Hernando County BOCC**

**Neptune Meters with R900i Enhanced Registers:**

<u>Description</u>	<u>Unit Price</u>
Neptune, R900i Integrated Enhanced Register Only – Any Size or Model	\$157.46
5/8"x3/4" T10 Meter W/Pl. Bottom Complete W/R900i Enhanced Register	\$188.50
3/4"x3/4" T10 Meter W/Brz. Bottom Complete W/R900i Enhanced Register	\$221.63
1" T10 Meter W/Brz. Bottom Complete W/R900i Enhanced Register	\$230.99
1 1/2" T10 Meter Complete W/R900i Enhanced Register	\$366.68
2" T10 Meter Complete W/R900i Enhanced Register	\$458.86
1 1/2" HP Turbine Meter Complete W/R900i Enhanced Register	\$505.49
2" HP Turbine Meter Complete W/R900i Enhanced Register	\$536.36
3" HP Turbine Meter Complete W/R900i Enhanced Register	\$843.00
4" HP Turbine Meter Complete W/R900i Enhanced Register	\$1,081.83
6" HP Turbine Meter Complete W/R900i Enhanced Register	\$2,269.92
8" HP Turbine Meter Complete W/R900i Enhanced Register	\$2,984.39
2" Tru-Flo Compound Meter Complete W/R900i Enhanced Registers	\$1,515.42
3" Tru-Flo Compound Meter Complete W/R900i Enhanced Registers	\$1,787.83
4" Tru-Flo Compound Meter Complete W/R900i Enhanced Registers	\$2,412.61
6" Tru-Flo Compound Meter Complete W/R900i Enhanced Registers	\$3,445.86
6"x8" Tru-Flo Compound Meter Complete W/R900i Enhanced Registers	\$5,350.04
Neptune, 3" Bronze Flanged Meter Strainer	\$547.77
Neptune, 4" Bronze Flanged Meter Strainer	\$652.57
Neptune, 6" Bronze Flanged Meter Strainer	\$1,109.15
Neptune, 8" Bronze Flanged Meter Strainer	\$2,039.18
Neptune, 3" Ductile Iron Flanged Meter Strainer	\$410.18
Neptune, 4" Ductile Iron Flanged Meter Strainer	\$489.96
Neptune, 6" Ductile Iron Flanged Meter Strainer	\$834.90
Neptune, 8" Ductile Iron Flanged Meter Strainer	\$1,760.88
Neptune, 3" Strainer Installation Acc. Kit	\$22.26
Neptune, 4" Strainer Installation Acc. Kit	\$38.45
Neptune, 6" Strainer Installation Acc. Kit	\$97.15
Neptune, 8" Strainer Installation Acc. Kit	\$117.74

# Exhibit A - Amendment Two (2)



## SUNSTATE METER & SUPPLY, INC.

4"x1" HP Protectus III Fire Service Compound Meter Complete With R900i Enhanced Registers	\$5,502.24
6"x1 1/2" HP Protectus III Fire Service Compound Meter Complete With R900i Enhanced Registers	\$8,859.05
8"x2" HP Protectus III Fire Service Compound Meter Complete With R900i Enhanced Registers	\$14,854.14
10"x2" HP Protectus III Fire Service Compound Meter Complete With R900i Enhanced Registers	\$14,998.60
3" Fire Hydrant Meter Complete With Connections & Direct Read Register	\$1,033.76
5/8"x3/4" T10 Bare Meter (less register)	\$33.15
3/4"x3/4" T10 Bare Meter (less register)	\$66.28
1" T10 Bare Meter (less register)	\$108.75
1 1/2" T10 Bare Meter (less register)	\$297.28
2" T10 Bare Meter (less register)	\$335.60
5/8"x3/4" MACH 10 R900i Meter	\$271.90
3/4"x3/4" MACH 10 R900i Meter	\$284.84
1" MACH 10 R900i Meter	\$336.64
1 1/2" MACH 10 R900i Meter	\$725.06
2" MACH 10 R900i Meter	\$822.18
3" MACH 10 R900i Meter	\$2,498.38
4" MACH 10 R900i Meter	\$3,149.85
6" MACH 10 R900i Meter	\$5,148.55
Replacement Standard Integrated Antenna Assembly Kit	\$11.59
Replacement Short "Stubby" Integrated Antenna Assembly Kit	\$11.59
Optional Short Length Extended Range Antenna, 6'	\$20.04
Optional Long Length Extended Range Antenna, 20'	\$28.23
R900 Pit MIU Only W/6' Cable	\$101.20
Reclaimed Markings And Color (add to any meter/register)	\$2.50

### R900 Reading System Components:

<u>Description</u>	<u>Unit Price</u>
Trimble Ranger Handheld Device W/RF Receiver*	\$5,950.00
Trimble Ranger Handheld Charging and Communications Cradle*	\$498.00
(*While supplies last)	
R900 Belt Clip Transceiver	\$2,250.00
MRX920 Version III Mobile Data Collector Complete	\$9,950.00
MRX920 Mapping & Mobility Module – Annual Subscription	\$800.00
R900 Fixed Network Gateway Collector – AC Power/Pole Mount	\$8,000.00

14001 W Newberry Road  
342-3409  
Newberry, FL 32669

Local 352-332-7106

800-



Exhibit A - Amendment Two (2)



**SUNSTATE METER**  
& SUPPLY, INC.

R900 Fixed Network Gateway Collector – Solar Power/Pole Mount	\$9,950.00
R900 Fixed Network Gateway Collector UPS Power Supply	\$1,750.00
R900 Fixed Network Gateway Collector Antenna	\$330.00
½" Coax Antenna Cable – Per Ft.	\$3.81
7/8" Coax Antenna Cable – Per Ft.	\$9.38
Female Coax Cable Adapter	\$50.00
Male Coax Cable Adapter	\$33.75
6' Coax Jumper Cable Assy.	\$123.75

<u>Neptune 360 Advanced Module Annual SaaS Subscription – AMR</u>	
Connected Customers 0-5,000	\$5,000.00
Connected Customers 5,000-10,000 (per endpoint/per year)	\$1.02
Connected Customers 10,000-20,000 (per endpoint/per year)	\$.76
Connected Customers 20,000-50,000 (per endpoint/per year)	\$.64
Connected Customers 50,000-100,000 (per endpoint/per year)	\$.59

<u>Neptune 360 Advanced Module Annual SaaS Subscription – AMI</u>	
Connected Customers 0-5,000	\$15,300.00
Connected Customers 5,000-10,000 (per endpoint/per year)	\$3.06
Connected Customers 10,000-20,000 (per endpoint/per year)	\$2.06
Connected Customers 20,000-50,000 (per endpoint/per year)	\$1.89
Connected Customers 50,000-100,000 (per endpoint/per year)	\$1.78

Neptune 360 Advanced Set-Up Fee (one-time fee)	\$3,700.00
Neptune 360 Remote Training (4-hour window)	\$852.00
Neptune On-Site Training (8 hours)	\$1,704.00
Neptune Professional Services (per hour fee)	\$433.00
Neptune 360 History Data Conversion	\$3,466.67

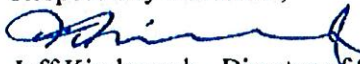
Freight Allowed

Delivery: Stock – 4 weeks

Pricing Term: April 11, 2021 – April 10, 2023

We appreciate the past business we have received from Hernando County and look forward to meeting your metering needs in the future. If you have any questions or if I can be of any further assistance, please do not hesitate to contact me.

Respectfully submitted,

  
Jeff Kimbrough - Director of Sales  
Sunstate Meter & Supply, Inc.

14001 W Newberry Road  
342-3409  
Newberry, FL 32669

Local 352-332-7106

800-

Exhibit A - Amendment Two (2)



**SUNSTATE METER**  
& SUPPLY, INC.

January 11, 2021

Mr. James S. Wunderle  
Chief Procurement Office and Contracts Manager  
Hernando County Purchasing and Contracts Department  
Hernando County Board of County Commissioners  
20 North Main Street – Room 266  
Brooksville, FL 34601

**RE: FINAL (24) MONTH TERM – CONTRACT NO. 17-TS0053/DK  
RADIO READ METERS AND ASSOCIATED EQUIPMENT/SOFTWARE**

Dear Mr. Wunderle,

Due to a marginal cost increase from our manufacturer, per Section 2 of the above referenced contract, Sunstate Meter & Supply, Inc. would like to request a contract price adjustment for the final extension term prescribed in this contract. If approved, this renewal term will begin on April 11, 2021 and will be valid until April 10, 2023.

Our manufacturer (Neptune Technology Group), is requesting a price increase of 1.2% due to production cost increases incurred over the past year. I have attached a letter from Neptune Technology Group detailing this increase along with an updated sole source letter for your records.

The requested price adjustments are included for your review on the attached price list dated January 11, 2021.

We certainly appreciate our continued relationship with Hernando County and look forward to meeting your water metering needs for many years to come. If I can be of any further assistance do not hesitate to contact me.

Respectfully submitted,

Jeff Kimbrough  
Director of Sales  
Sunstate Meter and Supply, Inc.

Attachments

CC: Keith Ellenburg - President  
Karen Whittle – Contracts Specialist

Attachments

14001 W Newberry Road  
342-3409  
Newberry, FL 32669

Local 352-332-7106

800-



**NEPTUNE**  
TECHNOLOGY GROUP

January 8, 2021

James S. Wunderle  
Chief Procurement Officer and Contracts Manager  
Hernando County Purchasing and Contracts Department  
20 North Main St., 2nd Floor, Room 266  
Brooksville, FL 34601

Dear Mr. Wunderle,

Neptune would first like to thank Hernando County for being a loyal Customer for many year, purchasing products through Sunstate Meter and Supply, Inc.

Neptune strives to provide quality products at competitive prices. However, due to increases in materials and labor, Neptune has respectfully requested a 1.2% price increase, which is based on the Consumer Price Index (CPI) CUUR0000SA0 from Sunstate Meter and Supply.

Should you have any questions, please do not hesitate in contacting me at 407-493-5385, or [tgullett@neptunetg.com](mailto:tgullett@neptunetg.com)

**CPI -**

**CUUR0000SA0**

CPI for All items in U.S. city average, all urban consumers, not seasonally adjusted

	Start	End Date	Change
Date	Oct 2019	Oct 2020	
Value	257.346	260.388	1.2%



**NEPTUNE**  
TECHNOLOGY GROUP

Page 2 (cont.)

Thank you in advance for your cooperation.

Sincerely,

*Terry D. Gullett*

Terry D. Gullett  
Senior Territory Manager  
Neptune Technology Group, Inc.





**NEPTUNE**  
TECHNOLOGY GROUP

January 7, 2021

James S. Wunderle  
Chief Procurement Officer and Contracts Manager  
Hernando County Purchasing and Contracts Department  
20 North Main St., 2nd Floor, Room 266  
Brooksville, Fl. 34601

Dear Mr. Wunderle,

Please note that Sunstate Meter and Supply, Inc., is the sole authorized Neptune Distributor with a resell supply agreement in the State of Florida.

The geographical area of responsibility assigned to them includes all Counties within the State of Florida.

Types: Classes of customers exclusively assigned are: Municipalities, private water companies, contractors, and plumbers.

Hence, our Distributor(s) are required to maintain a sufficient inventory of Neptune Water Metering Products to provide customer field servicing.

Thank you in advance for your cooperation.

Sincerely,

*Terry D. Gullett*

Terry D. Gullett  
Senior Territory Manager  
Neptune Technology Group, Inc.



## DEPARTMENT OF PURCHASING AND CONTRACTS

20 NORTH MAIN STREET ♦ ROOM 266 ♦ BROOKSVILLE, FLORIDA 34601  
P 352.754.4020 ♦ F 352.754.4199 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

January 12, 2021

(via email: [keith@sunstatemeter.com](mailto:keith@sunstatemeter.com) )

Mr. Keith Ellenburg, President  
Sunstate Meter & Supply, Inc.  
14001 W. Newberry Road  
Newberry, FL 32669

**RE: Board Award of Contract (RENEWAL) and Contract Acceptance No. 17-TS0053/DK  
Radio Read Meters and Associated Equipment.**

Dear Mr. Ellenburg,

Please be advised that the County has approved on January 12, 2021, under Agenda Item DOC ID 17581 to extend the Contract No. 17-TS0053/DK its performance period from **April 10, 2021 to April 10, 2023**. The Contractor has acknowledged agreement with the Contract extension and understands that Page 19, Paragraph 60 allows for Price Increases annually with notice and support provided to the County, 30 days in advance of April 10 of each year.

A copy of the January 12, 2021 Board approved/adopted Agenda Item DOC ID No. 17581 and Sunstate Meter & Supply, Inc. acceptance of the Contract extension, is attached.

To remain compliant, all insurance associated with this contract must be current, up to date, and in the amounts as required in the Bid/Contract.

If you have any questions, please contact James S. Wunderle, Chief Procurement Officer and Contracts Manager at 352-540-6243.

Sincerely,

A handwritten signature in blue ink, which appears to read "James S. Wunderle".

James S. Wunderle  
Chief Procurement Officer and Contracts Manager  
Hernando County Purchasing and Contracts

JSW/jsw

Attachment(s)

pc via email: Gordon Onderdonk, Director of Environmental Services  
Ricky Leach, Operations Manager  
Grace Sheppard, Finance Manager

cc: Finance  
Clerk of the Court  
Contract File No.17-TS0053/DK Doc. Id No. 17581 – (Prior 13048)





DEPARTMENT OF PURCHASING AND CONTRACTS

20 N. MAIN STREET, RM 266 • BROOKSVILLE, FLORIDA 34601  
P 352.754.4020 • F 352.754.4199 • W [www.HernandoCounty.us](http://www.HernandoCounty.us)

January 12, 2021

(via email: [keith@sunstatemeter.com](mailto:keith@sunstatemeter.com))

Ms. Keith Ellenburg, President  
Sunstate Meter & Supply, Inc.  
14001 W. Newberry Rd.  
Newberry, FL 32669

**RE: Renewal of Contract No.17-TS0053/DK for Radio Read Meters and Associated Equipment**

Dear Mr. Ellenburg:

On January 12, 2021, the Board of County Commissioners per Agenda Item DOC ID 17581(attached) was presented to the Board of County Commissioners for approval. The Agenda recommendation among other items included two (2) additional one (1) year renewal periods to this Contract and to obtain Contractor acceptance. Please be advised that the above-referenced Contract expires on April 10, 2021.

All prior renewal periods have been exercised. This recent Board action to include additional renewal years with the last renewal expiring on **April 10, 2023**, the County is seeking your approval to exercise both renewal periods approved by the Board on January 12, 2021 and that \*any cost increase to the contract will be in accordance with Contract Part I and executed by written amendment.

Please inform this office by your signature below, your intention to extend the contract to the expiration date of **April 10, 2023** at the current rate\* and with the same terms and conditions. **Your response must be received in this office no later than 11:00 a.m. Friday, January 15, 2021.** For your convenience, your response may be faxed to the number above or emailed to my attention at [jwunderle@hernandocounty.us](mailto:jwunderle@hernandocounty.us).

Thank you for your continued interest in serving the needs of Hernando County. If you have any questions, please contact me at 352-540-6243.

Sincerely,

  
James S. Wunderle  
Chief Procurement Officer and Contracts Manager

cc Contract File No. 17-TS0053/CH (BOCC approval Doc. Id. No. 13048 & 17581)

☒ **Agree (Extend contract at current rate and with same terms and conditions.)**

☐ **Disagree (Attach explanation.)**

  
Signature



## Board of County Commissioners

### AGENDA ITEM

Meeting: 01/12/21 09:00 AM  
Department: Purchasing & Contracts  
Prepared By: Carina Hall  
Initiator: James Wunderle  
DOC ID: 17581  
Legal Request Number: 17-165  
Bid/Contract Number: 17-TS0053/DK

---

#### TITLE

Increased Annual Expenditure for Term Sole Source Contract to Sunstate Meter and Supply, Inc., for Radio Read Meter and Associated Equipment (Contract No. 17-TS0053/DK; Amount: \$500,000)

#### BRIEF OVERVIEW

On April 11, 2017, DOC ID No.13048, the Board approved award of Term Sole Source Contract No. 17-TS0053/DK to Sunstate Meter and Supply for Radio Read Meter and Associated Equipment an Estimated Annual Spend amount of \$250,000.00 for the Hernando County Utilities Department for FY 17/18. The prior agenda item, DOC ID No. 13048, provides historical data regarding use and project designations.

On October 7, 2020, the Hernando County Utilities Department staff requested an increase to the annual spend for this Contract due to product price increases, an increase in the number of meters that will be needed as new housing developments are established and current meters are increasing in age requiring replacement. The Hernando County Utilities Department purchases Radio Read Meter and Associated Equipment on an as-needed basis.

It was identified and the Hernando County Utilities Department staff is seeking Board approval increasing the annual spend amount by \$250,000.00 from \$250,000.00 to \$500,000.00, a result of increased demand for radio read meters and associated equipment as the County grows and expands.

Sole Source Contract 17-TS0053 is in its last renewal period and will expire on April 10, 2021. The attachments to this agenda item (DOC ID. 13048) represent historical aspects of this Contract award as a sole source purchase, the product is deemed a County Standard. Based upon the identification and economic benefits derived as a County Standard, an on-going County operation need exists supported by community expansion and it is determined to be in the best interest of the County operation herein seeks to include an additional two (2) one (1) year renewals periods to this Contract as being prudent and economically beneficial to the County supporting department operational objectives.

#### FINANCIAL IMPACT

Funds are available in Account 4121-07201-5305280 (R&R Fund and Uncap Meter Account) and Account 4132-07213-5305280 (Connection Fees Water Fund and Uncap Meter Account).



## LEGAL NOTE

---

In accordance with Part II, Chapter 2, Article V of the Hernando County Code of Ordinances.

## RECOMMENDATION

---

It is recommended the Board approve the following:

1. Approve the increase annual spend amount to this Term Sole Source Contract No. 17-TS0053/DK to Sunstate Meter and Supply for Radio Read Meter and Associated Equipment by \$250,000.00 from \$250,000.00 to \$500,000.00 per year (utilized only against approved county department budgets).
2. Approve two (2) additional one (1) year renewal periods with the second renewal period expiring on April 10, 2023. County staff will obtain Contractor acceptance of additional renewal periods included herein, based upon Board approval. Any price increases will be in accordance with Contract Part I and executed by written amendment. The Hernando County Utilities Department will also re-evaluate its operational needs and requirements of this product as a continued county standard per prior Board approval (DOC ID 13048).
3. Authorize the Chief Procurement Officer to approve change orders as they become necessary and required.

## REVIEW PROCESS

---

James Wunderle	Completed	12/29/2020 2:12 PM
Grace Sheppard	Completed	12/29/2020 2:40 PM
Gordon Onderdonk	Completed	12/29/2020 2:56 PM
Toni Brady	Completed	12/29/2020 4:43 PM
Pamela Hare	Completed	12/30/2020 8:41 AM
Maureen Sikora	Completed	12/30/2020 10:46 AM
Jenine Wimer	Completed	12/30/2020 11:00 AM
Tobey Phillips	Completed	12/30/2020 9:57 PM
Jeffrey Rogers	Completed	12/30/2020 1:19 PM
Tina Duenninger	Completed	12/31/2020 2:55 PM
Board of County Commissioners	Completed	01/12/2021 9:00 AM

<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [4 TO 0]</b>
<b>MOVER:</b>	Wayne Dukes, Commissioner
<b>SECONDER:</b>	Jeff Holcomb, Second Vice Chairman
<b>AYES:</b>	John Allocco, Jeff Holcomb, Wayne Dukes, Elizabeth Narverud
<b>ABSENT:</b>	Steve Champion



**SUNSTATE METER**  
& SUPPLY, INC.

Feb. 12, 2021

Mr. Tracey Gerth  
Public Works Department  
City of Brooksville  
600 South Brooksville Ave.  
Brooksville, Fl. 34601

**RE: CITY OF BROOKSVILLE PIGGYBACK OF HERNANDO COUNTY CONTRACT #17-TS0053/DK  
RADIO READ METERS AND ASSOCIATED EQUIPMENT – AMENDMENT #2**

Mr. Gerth,

Per your request, this letter is to inform you that the City of Brooksville has been approved to piggyback to purchase from the Hernando County contract listed above with Sunstate Meter & Supply, Inc.

We have attached for your review all of the related documents for Amendment #2 of this contract. The pricing term for Amendment #2 will be April 11, 2021 through April 10, 2023.

We appreciate the past business we have received from the City of Brooksville and look forward to meeting your water metering needs in the future.

Best regards,

*Jeff Kimbrough*

Director of Sales  
Sunstate Meter & Supply, Inc.  
Phone: 352-516-9791  
Email: [jeff@kimbroughsales.com](mailto:jeff@kimbroughsales.com)

CC: Jarod Olson – Sales Representative  
Karen Whittle – Contracts Specialist



## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: G. 3.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Jennifer Battista, City Clerk  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Ratify Mayor signing revised JAG grant funding letter, originally approved by Council on May 4, 2020  
**DATE:** 03/01/2021

---

### **CITY MANAGER RECOMMENDATION:**

Ratification of JAG letter signed by Mayor

### **REPORT IN BRIEF:**

On May 4, 2020, City Council approved the 2019 funds to be distributed. However, the grant coordinator for Hernando County advised that the body of the letter signed by then Mayor, Joe Bernardini, contained a scrivener's error and had an incorrect amount. The amounts listed for each project is correct, however, the total of both projects was incorrect in paragraph one of the letter. The City Attorney has advised that Mayor Brayton can sign it and the City can submit it, with ratification at the March 1, 2021 Council Meeting.

### **DISCUSSION:**

The Florida Department of Law Enforcement has received an award from the United States Department of Justice for FFY 2019 JAG Funds. Although the City will no longer be receiving the grant funds since the disbanding of the Police Department, FDLE needs documentation signed by the Mayor that approves this distribution.

### **FISCAL IMPACT:**

None

### **ALTERNATIVES:**

None

---

### **Attachments**

5/4/20 Letter showing incorrect amount  
2/25/21 letter with correct amount

City of Brooksville  
Office of the City Clerk

Phone: (352) 540-3810  
Fax: (352) 544-5424



May 5, 2020

Ms. Rona Kay Cradit  
Office of Criminal Justice Grants  
Florida Department of Law Enforcement  
2331 Phillips Road  
Tallahassee, Florida 32308

Dear Ms. Cradit:

In compliance with State of Florida *Rule 11D-9*, F.A.C., the Brooksville City Council, at their meeting on May 4, 2020, approved the distribution of \$59,937 of Federal Fiscal Year 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – JAG Countywide funds for the following projects within Hernando County:

wrong amount  
s/b \$54,382

<u>Sub-grantee</u>	<u>Title of Project</u>	<u>Amount</u>
Court Administration Fifth Judicial Circuit	Hernando County Adult Drug Court Program	\$13,595.50
Hernando County Sheriff's Office	Purchase of In-Car Video Cameras	\$40,786.50

Sincerely,

Joe Bernardini, Mayor  
Brooksville City Council

City of Brooksville  
Office of the City Clerk

Phone: (352) 540-3810

Fax: (352) 544-5424



February 25, 2021

Ms. Rona Kay Cradit  
Office of Criminal Justice Grants  
Florida Department of Law Enforcement  
2331 Phillips Road  
Tallahassee, Florida 32308

Dear Ms. Cradit:

In compliance with State of Florida *Rule 11D-9*, F.A.C., the Brooksville City Council, at their meeting on May 4, 2020, with the amount being ratified at the March 1, 2021 meeting, approved the distribution of \$54,382.00 of Federal Fiscal Year 2019 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – JAG Countywide funds for the following projects within Hernando County:

<b><u>Sub-grantee</u></b>	<b><u>Title of Project</u></b>	<b><u>Amount</u></b>
Court Administration Fifth Judicial Circuit	Hernando County Adult Drug Court Program	\$13,595.50
Hernando County Sheriff's Office	Purchase of In-Car video Cameras	\$40,786.50

Sincerely,

Pat Brayton, Mayor  
Brooksville City Council





## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: G. 4.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Jennifer Battista, City Clerk  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Approval of petitioner's request that First Reading of Rezoning Ordinance No. 926 - Croom Road Land Holdings, LLC - be postponed/continued to April 5, 2021 at 7:00 p.m.  
**DATE:** 03/01/2021

---

### **Attachments**

Email request dated 2/22/21

## Milk-A-Way

Don Lacey <dlacey@coastal-engineering.com>

Mon 2/22/2021 4:08 PM

To: Steven Gouldman <SGouldman@cityofbrooksville.us>

Cc: Jennifer Battista <JBattista@cityofbrooksville.us>; cliff@coastal-engineering.com <cliff@coastal-engineering.com>; Scarlett Sharpe <ssharp@coastal-engineering.com>; Adam Harden <adam@soho-capital.com>

Steve,

At the direction of the applicant, we are hereby requesting the City Council's scheduled March 1<sup>st</sup> hearing on the Milk-A-Way rezoning be postponed/continued to the April 5<sup>th</sup> scheduled City Council meeting.

Please let me know if you have any questions.

Thank you,

Don

*Donald Lacey*

Senior Vice President  
Coastal Engineering Associates  
966 Candlelight Boulevard  
Brooksville, FL 34601

o (352) 796-9423 x 1003  
m (352) 585-0493



## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: Public Hearing I. 1.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Steve Gouldman, City Planner  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Ordinance No. 928—CPA 2021-S1—Exclusa & Seiden—Petition for an Amendment to the City's Comprehensive Plan Future Land Use Map  
**DATE:** 03/01/2021

---

### **INTRODUCTION & BACKGROUND:**

The petition is a request for a Comprehensive Plan Amendment initiated by Julian Exclusa and Dale Seiden. CPA 2021-S1 contains approximately 9.40 acres and is located on the south side of East Jefferson Street and immediately west of Emerson Road. The subject parcel was annexed into the City on January 4, 2021. The parcel has a Hernando County Future Land Use designation of South Brooksville Planned Development District as per the adopted Hernando County Comprehensive Plan, a Hernando County R-1C (Residential) zoning designation and is developed with a single family dwelling and two duplex structures (four dwelling units).

The petitioner requests that the City amend the Comprehensive Plan Future Land Use Map to designate the parcel as City of Brooksville South Brooksville Planned Development District, which would allow for the consideration of a non-residential Floor Area Ratio (FAR) of 0.30. The existing Hernando County South Brooksville Planned Development District Future Land Use designation also allows a 0.30 FAR. Following approval of the Comprehensive Plan Future Land Use Map change, the petitioner intends to request a Planned Development Project zoning designation that will govern the subject parcels and will allow the property to be developed as a Recreational Vehicle park with accessory commercial floor space.

### **COMPATIBILITY WITH SURROUNDING AREA:**

As previously noted, the subject parcel is located on the south side of East Jefferson Street and immediately west of Emerson Road. Properties immediately east, west and south of the subject site have a Hernando County South Brooksville Planned Development District Future Land Use designation, while those to the north are designated City of Brooksville Commercial. Staff finds the proposed future land use designation is compatible with the surrounding development pattern.

## **PUBLIC FACILITIES & LEVEL OF SERVICE:**

The subject properties will be served by City water and sewer services. Primary access to the parcel will be from East Jefferson Street and Emerson Road. Based on data assumptions contained within the City's Comprehensive Plan, the analysis below depicts the impacts associated with the potential use.

### ***Trip Generation:***

The applicant has indicated the intent is to develop the 9.40-acre parcel as a Recreational Vehicle (RV) park containing 50 vehicle spaces as well as 3,300 square feet of commercial floor space. According to the ITE Trip Generation Manual (8<sup>th</sup> Edition), a 50-space RV park (LUC 416) generates approximately 136 daily vehicle trips and 18 P.M. Peak Hour trips, and a 3,300 square-foot convenience store generates approximately 243 daily trips and 88 P.M. Peak Hour trips. If, however, the parcel is developed with the maximum allowed under the Comprehensive Plan South Brooksville Planned Development District Future Land Use designation, a total of 122,839 square feet of commercial floor space could be constructed. According to the ITE Trip Generation Manual (8<sup>th</sup> Edition), a 122,839 square-foot shopping center (LUC 820) generates approximately 5,274 daily vehicle trips and 413 P.M. Peak Hour trips. As required by ordinance, the developer will be required to submit a detailed traffic analysis to address the impact of new development on the level of service of the impacted road network.

### ***Water:***

If the property is developed as a 50-unit RV park and 3,300 square feet of commercial floor space, approximately 5,307 gallons of water per day would be consumed. The potential development of 122,839 square feet of commercial floor space would result in the consumption of up to 23,032 gallons of water per day. Presently, the quantity of water required for the potential development of the facility is available and would not result in the City exceeding its allowable maximum consumption of 3.672 million gallons per day (current average daily use in the City is 1.129 MGD).

### ***Sewer:***

Development of the subject site as a 50-unit RV park with 3,300 square feet of commercial floor space would generate 4,245 gallons of effluent per day. The potential development of 122,839 square feet of commercial floor space could result in the generation of up to 18,426 gallons of effluent per day. Presently, the addition of the quantity of sanitary sewer effluent generated by the potential development can be accommodated by the City's 1.9 million gallons per day sewer treatment system capacity (current average daily use in the City is .824 MGD). It must be noted that system's capacity is sometimes exceeded during heavy and/or prolonged rain events. The City is and will continue to address the inflow and infiltration issue.

### ***Drainage:***

The land area of the majority of the subject parcels is located within Flood Zone X, which is defined as an area exhibiting minimal flood potential. A small portion in the southern part of the site is located with the AE Flood Zone. The AE Flood Zone is defined as an area inundated by 1% annual chance of flooding, for which the Base Flood Elevation has been determined. Future development will be required to meet Land Development Code regulations as well as the SWFWMD 40D-4 permitting requirements and all City Comprehensive Plan policies relating to floodplains, stormwater retention, and stormwater treatment and conveyance.

### ***Recreation Facilities:***

A variety of City and County parks and recreation facilities are located in proximity to the subject site. No significant impact on the existing facilities is anticipated.

***Public School Facilities:***

The proposed project is not anticipated to generate any students.

**NATURAL RESOURCES & FEATURES:**

According to the Soil Survey of Hernando County, the soil on the property consists of Nobleton Fine Sand (0 to 5% slopes). The proposed amendment is not within and will not affect an Area of Critical State Concern.

CPA 2021-S1 represents a Comprehensive Plan amendment permitted under state law as defined in Section 163.3187, F.S. The proposed land use designation provides for the ability to develop uses that are compatible with existing and anticipated development in the area. Additionally, the proposed amendment is consistent with the following policies of the Comprehensive Plan Future Land Use Element:

**Policy 4-2:** Concentrate higher density and intensity growth in and around areas that are adequately served by transportation facilities, public utilities, and community services and facilities.

**Policy 4-9:** Require central water and sewer systems for new urban developments, which are designed to be compatible with future public utility systems.

**Policy 4-13:** Prior to approval of locating future development, evaluate the impact of development on existing land use in relation to employment, transportation, and essential services such as sewer, water, police and fire protection, and schools.

**Policy 5-6:** The development of all land uses shall be timed and staged in conjunction with provision of roads [unless a project is considered infill or redevelopment and is located in a Transportation Concurrency Exception Area (TCEA)], sanitary sewer, solid waste, drainage, potable water, schools, and parks and recreation.

**Policy 5-11:** Unless a TCEA is applicable for infill or redevelopment, require all transportation facilities needed to maintain the adopted level of service to be in place or under construction within three years after approval of a building permit.

**BUDGET IMPACT:**

Costs for processing Comprehensive Plan amendments are offset by applicable application fees.

**LEGAL NOTE:**

Comprehensive Plan amendments are a matter of legislative authority. The processing of this amendment is consistent with Section 163.3187, F.S.

**P & Z COMMISSION AND CITY MANAGER RECOMMENDATION:**

At their meeting on January 13, 2021, the Planning and Zoning Commission unanimously concurred with the City Manager's finding that the proposed Future Land Use Amendment CPA 2021-S1 is consistent with the City's Comprehensive Plan and recommendation that the City Council approve Ordinance No. 928 to adopt the Plan Amendment and authorize the Mayor to sign the transmittal letter to send the adopted Comprehensive Plan Amendment to the State Land Planning Agency.

## **CITY COUNCIL ACTION**

On February 1, 2021 the City Council, sitting as the Local Planning Agency, reviewed the proposed amendment, accepted public input and recommended CPA 2021-S1 for approval to the governing body. The City Council, after opening the agenda item to accept public input, approved the first reading of Ordinance No. 928 and authorized the public hearing for the second and final reading of Ordinance No. 928 to take place on February 16, 2021. The hearing notice, however, was not published in a local newspaper in the time frame required. Therefore, the item was continued to the March 1, 2021 City Council meeting.

---

### **Attachments**

Department of Economic Opportunity Letter

Ordinance No 928

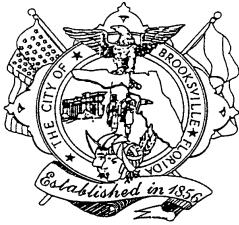
Exhibit A Legal Description

Exhibit B Survey

Exhibit C Future Land Use Map

Brooksville Future Land Use Map

Application



# City Of Brooksville

---

**MAILED VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

March 2, 2021

Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
State Land Planning Agency – The Caldwell Building  
107 East Madison Street, MSC - 160  
Tallahassee, FL 32399-4140

RE: Transmittal of Adopted Small-Scale Amendment to the Future Land Use Map  
of the City of Brooksville's Comprehensive Plan (Brooksville Local Ref. No.  
CPA 2021-S1)

Dear Mr. Eubanks:

Please find enclosed, in accordance with Section 163.3187, Florida Statutes, the required hardcopy and PDF version on CD of the above-referenced adopted Small-Scale Amendment to the Future Land Use Element/Maps of the Comprehensive Plan.

The City Council serving also as the Local Planning Agency held the public hearings concerning the amendment to the future land use map of the Comprehensive Plan on February 16 and March 1, 2021 after public notice was issued as required. At the second public hearing, the City Council adopted the amendment and authorized its submittal to the State Land Planning Agency, Hernando County and the Regional Planning Council. Copies of the public notice(s) for the public hearings are enclosed.

The amendment involves property 9.40 acres  $\pm$  in size. The cumulative total number of acres for small-scale amendments that the City of Brooksville has approved for calendar year 2021, including this amendment, is 9.40 acres  $\pm$ .

The proposed amendment is not within an area of critical state concern, is not being adopted pursuant to Section 163.3187(3), Florida Statutes and is not proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

Chris Anderson, the City's Community Development Director, is the person who is familiar with the proposed amendment and can be contacted in writing at 201 Howell Avenue, Brooksville, Florida 34601, or by telephoning (352) 540-3815, or by email at [canderson@cityofbrooksville.us](mailto:canderson@cityofbrooksville.us)

*Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
Page 2*

The adopted amendment is available for public inspection during regular business hours at the Brooksville Community Development Department located at 201 Howell Avenue, Brooksville, Florida.

Sincerely,

Pat Brayton  
Mayor

Enclosures

pc: Ronald F. Pianta, Assistant County Administrator, Hernando County  
file



## **ORDINANCE NO. 928**

**AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, APPROVING A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF BROOKSVILLE COMPREHENSIVE PLAN FOR PROPERTY APPROXIMATELY 9.40 ACRES IN SIZE WITH A STREET ADDRESS OF 1572 EAST JEFFERSON STREET, BEARING HERNANDO COUNTY PROPERTY APPRAISER'S KEY NUMBER 357562 AND LOCATED IMMEDIATELY SOUTH OF EAST JEFFERSON STREET AND WEST OF EMERSON ROAD; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Section 166.021, Florida Statutes, empowers the City Council of the City of Brooksville, Florida, hereinafter referred to as the City Council, to prepare, adopt, implement and amend city ordinances; and

**WHEREAS**, Sections 163.3161 through 163.3215, Florida Statutes, known and cited as the Community Planning Act, empowers and requires the City Council to prepare, adopt, implement and amend a Comprehensive Plan by ordinance; and

**WHEREAS**, a petition to amend the Future Land Use Map of the Comprehensive Plan, has been filed with the City; and

**WHEREAS**, the City of Brooksville Planning and Zoning Commission recommended at its meeting on January 13, 2021 that the City Council amend the Comprehensive Plan, and;

**WHEREAS**, the City Council of the City of Brooksville, Florida, has been designated as the Local Planning Agency of the City of Brooksville, Florida, hereinafter referred to as the Local Planning Agency; and

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes, the City Council, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for amendment, as described herein, to the Future Land Use Map of the City's Comprehensive Plan, and at said public hearing, the City Council, serving as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for amendment, as described herein, to the Future Land Use Map of the City's Comprehensive Plan, and endorsed the approval of said application for amendment, as described herein, to the City's Comprehensive Plan; and

**WHEREAS**, the City Council did on February 4, 2021 hold the required public hearing, with public notice having been provided, under the provisions of the small-scale development

amendment procedures established in Sections 163.3184, Florida Statutes, on said application for amendment, as described herein, to the Future Land Use Map of the City's Comprehensive Plan and at said public hearing, the City Council (serving as the Local Planning Agency) reviewed and considered all comments received during the public hearing, including recommendations of the City's Planning and Zoning Commission, and the Comprehensive Plan Amendment support documents concerning said application for amendment, as described herein, to the Future Land Use Map of the City's Comprehensive Plan; and

**WHEREAS,** the City Council has determined and found said application for amendment, as described herein, to the Future Land Use Map of the City's Comprehensive Plan to be consistent with the Future Land Use Element objectives and policies, and those of other affected elements of the City's Comprehensive Plan and Land Development Regulations; and

**WHEREAS,** the City Council has determined and found that approval of said application for amendment, as described herein, to the Future Land Use Map of the City's Comprehensive Plan, would promote the public health, safety, morals, order, comfort, appearance, prosperity, or general welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, AS FOLLOWS:**

**SECTION 1.** The following small-scale amendment to the City of Brooksville Comprehensive Plan is hereby approved:

Future Land Use Map Amendment

<b>File No.</b>	<b>Existing Future Land Use Designation</b>	<b>Proposed Future Land Use Designation</b>	<b>Location</b>	<b>Acres</b>	<b>Petitioner</b>
CPA 2021-S1	South Brooksville Planned Development District (Hernando County)	South Brooksville Planned Development District	Immediately south of East Jefferson Street and west Of Emerson Road.	9.40	Julian Exclusa

#### **CPA 2021-S1**

Pursuant to a Comprehensive Plan Amendment application CPA 2021-S1 by Julian Exclusa to amend the Future Land Use Map of the City's Comprehensive Plan, specifically amending the future land use classification from South Brooksville Planned Development District (Hernando County) to City of Brooksville South Brooksville Planned Development District for that certain property inclusive of all properties contained in Hernando County Property Appraiser Key Number 357562, the legal description of which is as depicted on Exhibit "A, a survey of the property shown in

Exhibit “B” and the Future Land Use map depicted on Exhibit “C”, all of which are attached and incorporated as a part of this ordinance.

**SECTION 2. PURPOSE AND INTENT.** This Ordinance is enacted to carry out the purpose and intent of and to exercise the authority set out in the Community Planning Act, Sections 163.3161 through 163.3215, Florida Statutes and Chapter 97-351 Laws of Florida, as amended.

**SECTION 3. ADOPTION OF AMENDMENT TO COMPREHENSIVE PLAN.** The plan amendment to the City of Brooksville Future Land Use Map, as described hereto, is hereby adopted by the City of Brooksville.

**SECTION 4. SEVERABILITY.** Should this Ordinance contain provisions herein that are in conflict with any laws, rules, or regulations of higher authority, or be declared null and/or void of constitutional authority by courts of competent jurisdiction, such provisions so declared shall stand severed herewith and in which case all remaining provisions of this Ordinance not so declared, shall stand and continue in effect and shall take effect upon passage and will remain in force until superseded, supplemented, amended, repealed or otherwise altered.

**SECTION 5. CONFLICT.** All ordinances or parts of ordinances in conflict herewith, to the extent of such conflict, are hereby repealed.

**SECTION 6. EFFECTIVE DATE.** This plan amendment shall become effective 31 days after its adoption as per this Ordinance.

**CITY OF BROOKSVILLE  
Ordinance No. 928**

Attest: \_\_\_\_\_  
Jennifer J. Battista, CMC  
City Clerk

By: \_\_\_\_\_  
Pat Brayton  
Mayor

PASSED on First Reading:  
FIRST NOTICE published on:  
SECOND NOTICE published on:  
PASSED on Second and Final Reading:

APPROVED AS TO FORM FOR THE RELIANCE OF  
THE CITY OF BROOKSVILLE ONLY:

\_\_\_\_\_  
Vose Law Firm, LLP  
City Attorney

**VOTE OF COUNCIL:**

Bailey \_\_\_\_\_  
Battista \_\_\_\_\_  
Bell \_\_\_\_\_  
Erhard \_\_\_\_\_  
Mayor Brayton \_\_\_\_\_

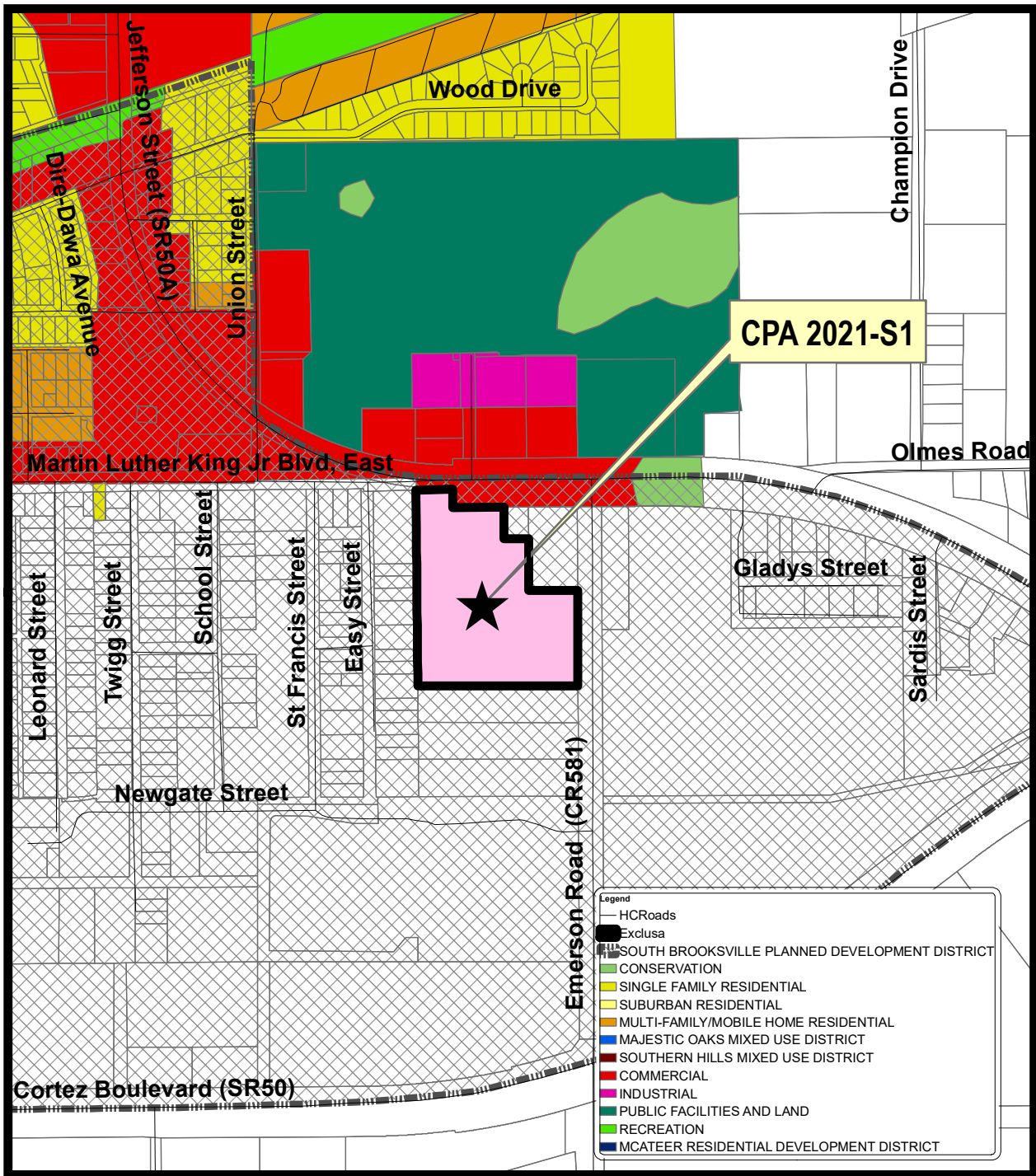
## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

The East  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; LESS road right of way for State Road No. 50; AND LESS the East 200.00 feet of the North 500.00 feet thereof; AND LESS that lot described in Official Records Book 139, Page 440, Public Records of Hernando County, Florida; AND LESS the South 450.00 feet thereof, ALL in Section 26, Township 22 South, Range 19 East, Hernando County, Florida.

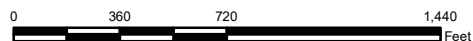
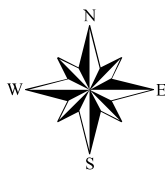


# Exhibit "C" to Ordinance No. 927 Small Scale CPA for Julian Exclusa



NOTE: "Undesignated" areas are parcels that have been annexed into the City of Brooksville that have not been assigned a Future Land Use designation.

\* Intensity/Density of asterisk labeled parcels shall be controlled by specific provisions found in Policy 1-5 of the Future Land Use Element GOPs.



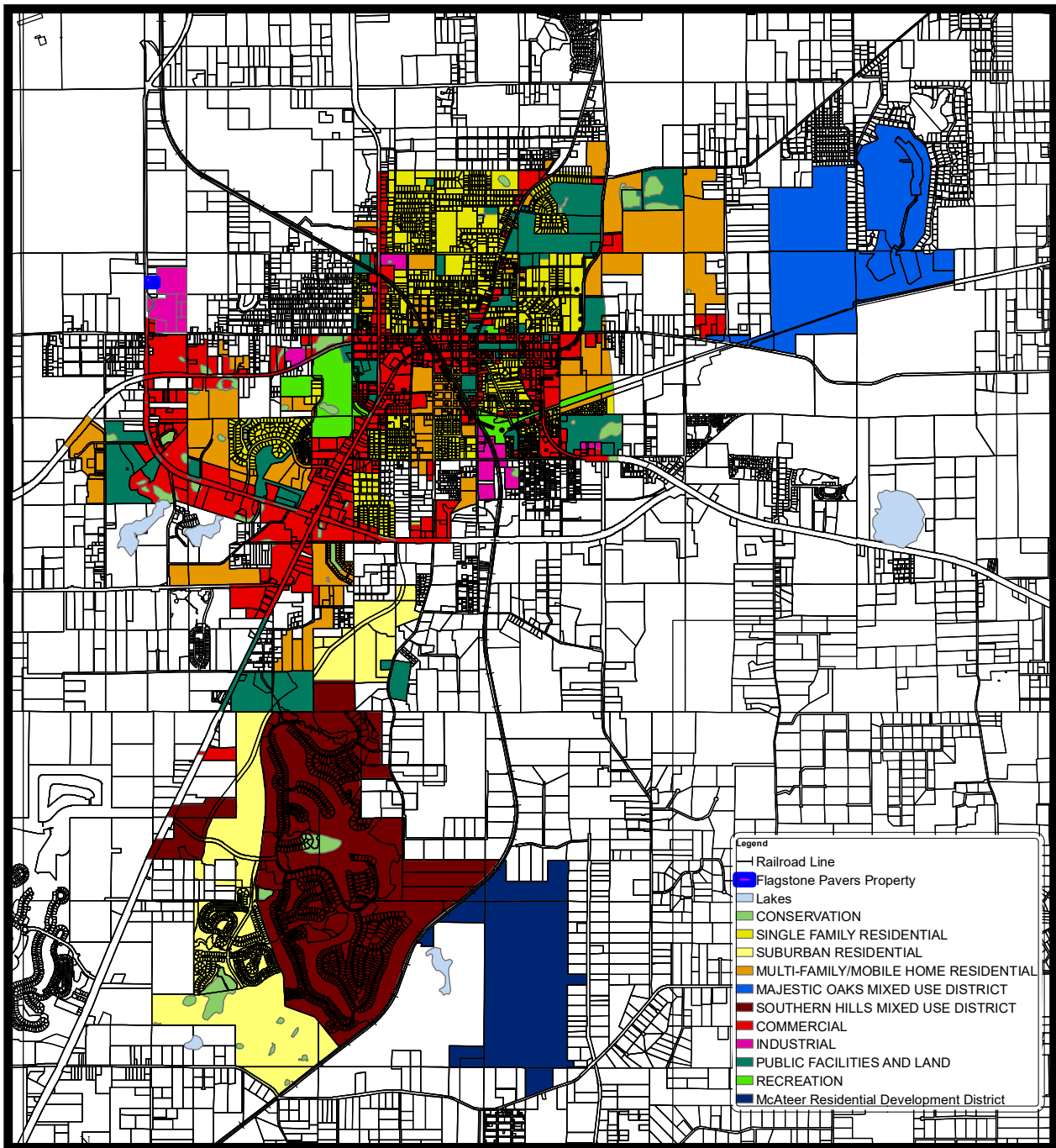
Source(s): Hernando County Property Appraiser - parcel data, 2015;  
City of Brooksville Community Development Dept. updates through September 2015  
Future Land Use data, Dec. 2007/Updated through September 2019

DISCLAIMER: Hernando County Property Appraiser  
"parcel data" was used for the parcel data images on this 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.

This map and/or digital data is for planning purposes only and should not be used to determine the precise location of any feature.

# BROOKSVILLE FUTURE LAND USE MAP

## Small Scale CPA for Julian Exclusa



0 2,850 5,700 11,400  
Feet

NOTE: "Undesignated" areas are parcels that have been annexed into the City of Brooksville that have not been assigned a Future Land Use designation.

\* Intensity/Density of asterisk labeled parcels shall be controlled by specific provisions found in Policy 1-5 of the Future Land Use Element GOPs.

Source(s): Hernando County Property Appraiser - parcel data, 2015;  
City of Brooksville Community Development Dept. updates through September 2015  
Future Land Use data, Dec. 2007/Updated through September 2015

DISCLAIMER: Hernando County Property Appraiser (parcel data) was used for the parcel data images on this 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.

This map and/or digital data is for planning purposes only and should not be used to determine the precise location of any feature.



**Map I-2**  
**Future Land Use Map**

For Planning Timeframe through 2026

**CITY OF BROOKSVILLE**  
**FLORIDA**



# CITY OF BROOKSVILLE

## PETITION FOR VOLUNTARY ANNEXATION AND AMENDMENT OF THE FUTURE LAND USE MAP OF THE BROOKSVILLE COMPREHENSIVE PLAN

**(DO NOT WRITE IN THIS SPACE, FOR CITY OFFICE USE ONLY)**

Petition # \_\_\_\_\_ Annexation \_\_\_\_\_ FLUMA \_\_\_\_\_

Date received: \_\_\_\_\_ Amount Paid: \$ \_\_\_\_\_

Tentative dates of Hearings: \_\_\_\_\_

### Property Owner

Name: Julian Exclusa

Address: 10352 Lightner Bridge Drive

City: Tampa State: FL Zip: 33626 Phone/Fax: 813-539-5382

### Applicant

Name: Same

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone/Fax: \_\_\_\_\_

### Agent

Name: ProCivil360, LLC

Address: 12 S. Main Street

City: Brooksville State: FL Zip: 34601 Phone/Fax: 352-593-4255



**General Information**

Property Location and/or Address: 1572 E. Jefferson Street

Legal Description: See attached deed

Tax Parcel #: R26-422-19-0000-0370-000

Parcel Key #: 357562

Site Acreage:

(a) Incorporated Area: \_\_\_\_\_

(b) Unincorporated Area: 9.4

(c) TOTAL ACREAGE 9.4

**Existing and Proposed Land Use & Zoning Information**

Present Zoning/Land Use Map Designation: R1C

Proposed Zoning/Land Use Map Designation: PDP

Land Use Map Amendment Required: Yes ☒ No ☐ From \_\_\_\_\_ To \_\_\_\_\_

**For All Development:**

Flood Zone: AE Base Elevation Required: \_\_\_\_\_

**Residential Development:**

Total # Units: \_\_\_\_\_ Single Family: \_\_\_\_\_ Multi-Family: \_\_\_\_\_

**Non Residential Development:**

Total Non-Residential Floor Area: \_\_\_\_\_

Commercial ☒ Professional \_\_\_\_\_ Industrial \_\_\_\_\_

Mixed Use \_\_\_\_\_

**Description of Existing Land Uses on the subject property:**

Vacant

**Description of Existing Land Uses surrounding the subject property:**

North - City

South - R1C

East - C2 / R1C

West - R1B

**Proposed Use of the subject property (development description, schedule, and phases):**

Proposed 50 Lot RV Park with amenities and 3300 sf retail shop for patrons

**Maximum allowable density under adopted future land use map designation:**

**Maximum allowable density under proposed future land use map designation:**

**Analysis of Soils and topography on the site:**

See attached exhibits

**Analysis of flood prone areas on the site:**

See attached FEMA Flood Map

**Analysis of vegetation and natural resources on the site:**

Natural vegetation on site with no known natural resources

**Analysis of historical/archeological resources on the site:**

None known of

**Analysis of the relationship of the amendment to adopted population projections:**

**Analysis of the impact of amendment on levels of service:**

**Traffic:**

Trips 9th Edition: 13 peak hour trips

$$.26 \times 50 = 13$$

**Potable Water:**

$$3750 \times 1.25 = 4688 \text{ GPD} / \text{Round up to } 5000 \text{ GPD for water}$$

**Sanitary Sewer:**

75 GPD per lot x 50 lots = 3750 GPD

Amenities: 10 GPD per person (100) x 10 = 1000 GPD

Shop/Store per bathroom (2) x 200 GPD = 400 GPD

Total = 5150 GPD

**Drainage:**

Flood plain encroachment with compensation 100 yr SWFWMD

**Solid Waste:**

6 to 10 per RV Lot;

6 x 50 = 300 lbs

10 x 50 = 500 lbs

Commercial

9/100 sf

9 x 33 = 297 lbs

Max 797 lbs/day

**Parks and Recreation:**

**Submittal Requirements**

*The following **MUST** be furnished with this application:*

Signed and sealed survey

Application Form

Justification for analysis responses (computations, copies of original analyses)

Proof of Ownership (Warranty Deed, Title Certification, etc.)

Application fee(s):

Comprehensive Plan Amendments:

Text Amendment (\$750.00 + Admin. Costs).....\$ \_\_\_\_\_

Map Amendment (\$750.00+ Admin. Costs).....\$ 750.00

Voluntary Annexation.....\$ No Fee

Advertising Fee (to be billed to petitioner by newspaper).....\$ \_\_\_\_\_

Certified Letters @\$6.47 (+\$1.00 per letter-Admin. Costs).....¢ \_\_\_\_\_

## AFFIDAVIT TO AUTHORIZE AGENT

I/we, Julian Exclusa, the owner(s) in fee simple of the below described real property hereby appoint ProCivil360, LLC as my (our) agent to file any and all petitions, sign required documents, make representations as to the issues of fact and to appear, as may be necessary, before the appropriate City of Brooksville authority. The authorized agent shall also have the authority to commit myself as the Owner(s) to the necessary future performance conditions as may be directed by the appropriate City authority as a condition of granting my petition.

Tax Parcel # R2642219000003700000

Parcel Key # 357562

Date: 8/4/2020

Owner: [Signature]

Signature

Julian Exclusa  
Print

Owner: \_\_\_\_\_

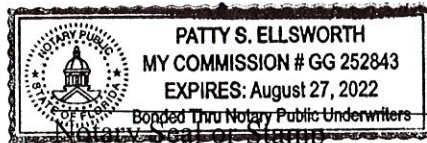
Signature

Print

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me this 4th day of August 2020, A.D. 2020 by Julian Exclusa, who is personally known to me or who has produced known to me as identification and who did not take an oath.

[Signature]  
Notary Public



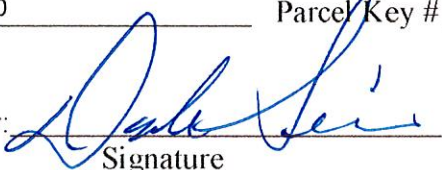
## AFFIDAVIT TO AUTHORIZE AGENT

I/we, Dale Seiden, the owner(s) in fee simple of the below described real property hereby appoint ProCivil360, LLC as my (our) agent to file any and all petitions, sign required documents, make representations as to the issues of fact and to appear, as may be necessary, before the appropriate City of Brooksville authority. The authorized agent shall also have the authority to commit myself as the Owner(s) to the necessary future performance conditions as may be directed by the appropriate City authority as a condition of granting my petition.

Tax Parcel # R26-422-19-0000-0370-0000

Parcel Key # 357562

Date: 12/23/20

Owner: 

Signature

Dale Seiden

Print

Owner: \_\_\_\_\_

Signature

Print

State of California  
County of Los Angeles

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath

SEE  
NOTARIAL CERTIFICATE  
ATTACHED

M.V.  
12.23.2020

Notary Public

Notary Seal or Stamp



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On December 23, 2020 before me, Marlene Valencia, Notary Public,  
(Here insert name and title of the officer)

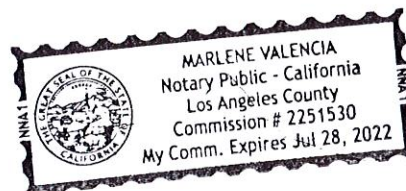
personally appeared Dale G. Seiden,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marlene Valencia  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit to Authorize  
(Title or description of attached document)

Agent  
(Title or description of attached document continued)

Number of Pages 1 Document Date 12-23-2020

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

## OWNER /OWNER'S AGENT AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership be contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application. It is understood that this application must be complete and accurate and the fee paid prior to processing.

Tax Parcel # R2642219000003700000

Parcel Key # 357562

Date: 10-06-20 Owner or Owner's Agent: Alan K. Garman  
Signature

Alan K. Garman  
Print

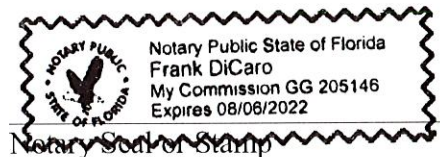
Owner or Owner's Agent: N/A  
Signature

Print

State of Florida  
County of Hernando

The foregoing instrument was acknowledged before me this 6 day of October, A.D. 2020 by Alan Garman, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

Frank DiCaro  
Notary Public



Notary Seal or Stamp



## PETITION ACKNOWLEDGMENT

This petition is filed pursuant to Section 171.044, Florida Statutes, for the purpose of voluntarily annexing the below described property into the City of Brooksville. This land is situated in the State of Florida, County of Hernando, and is contiguous to the present city boundary and is reasonably compact.

Legal Description:

Tax Parcel # R2642219000003700000 Parcel Key # 357562

I/we, ProCivil360, LLC / Alan K. Garman, do hereby state and affirm that all answers to the questions in this application and all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief. I further state and affirm that this petition contains the signatures of all the owners of the property proposed to be annexed.

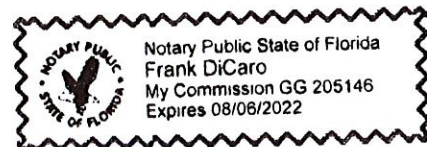
Date: 10-6-20 Owner or Agent: Alan K. Garman  
Alan K. Garman

STATE OF Florida  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 6th day of Oct, 2020 by Alan Garman, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Frank DiCaro  
SIGNATURE OF NOTARY

NOTARY SEAL/STAMP





Prepared by:  
Paramount Title  
Barbie Allen  
10525 Hearth Rd.  
Spring Hill, FL 34608  
File No.: SH19-63972  
This Deed is prepared pursuant to the issuance of Title Insurance

### GENERAL WARRANTY DEED

Made this July 30, 2019, A.D. by John D. Floyd, Jr. and Monte M. Floyd, husband and wife, individually and as trustees of The John and Monte Floyd Trust Under Agreement dated November 11, 2014, whose address is: 408 Warren Road, Lutz, FL 33548 hereinafter called the grantor, to Julian Exclusa, whose post office address is: 10352 Lightner Bridge Drive, Tampa, FL 33626, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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, viz:

The East 1/2 of the SE 1/4 of the NW 1/4; LESS road right of way for State Road No. 50; AND LESS the East 200.00 feet of the North 500.00 feet thereof; AND LESS that lot described in Official Records Book 139, Page 440, Public Records of Hernando County, Florida; AND LESS the South 450.00 feet thereof. ALL in Section 26, Township 22 South, Range 19 East, Hernando County, Florida.

Parcel ID No.: R26-422-19-0000-0370-0000

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Said 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 members 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 December 31, 2018.

Prepared by:  
Paramount Title  
Barbie Allen  
10525 Hearth Rd.  
Spring Hill, FL 34608  
incidental to the issuance of a title insurance policy  
File No.: SH19-63972

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

Signed and Sealed in Our Presence:

BA Allen  
Witness Printed Name: Barbie Allen

Jennifer Schiele  
Witness Printed Name: Jennifer Schiele

The John and Monte Floyd Trust Under Agreement  
dated November 11, 2014

BY: John D. Floyd, Jr. as trustee  
John D. Floyd, Jr., as Trustee

BY: John D. Floyd, Jr.  
John D. Floyd, Jr., individually

BY: Monte M. Floyd as trustee  
Monte M Floyd, as Trustee

BY: Monte M. Floyd  
Monte M. Floyd, individually

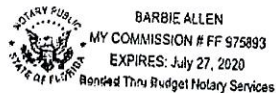
Address:

408 Warren Road  
Lutz, FL 33548

State of Florida  
County of HERNANDO

The foregoing instrument was acknowledged before me this 30th of July, 2019, by John D. Floyd, Jr., individually and as trustee and Monte M. Floyd, individually and as trustee of The John and Monte Floyd Trust Under Agreement dated November 11, 2014, who is/are personally known to me or who has produced a valid driver's license as identification.

BA Allen  
Notary Public



My Commission Expires: \_\_\_\_\_

(SEAL)

**NARRATIVE**  
FOR  
**Emerson RV Park**  
October 2020

**Project Location:** The property, 9.4 AC, is adjacent to Mason Tractors. It is located on the South side of Martin Luther King Blvd and the west side of Emerson road. A vicinity map is included on the submitted plan.

**Present Zoning:** The land is presently zoned R1C.

**Desired Zoning:** The applicant is desirous to utilize this property as RV Park.

**Present Land use:** The land is currently designated vacant MF property with a home and duplexes previously on the parcel.

**Summary of Request:** The applicant is desirous to develop the 9.4 acres into a 50 lot RV Park with Amenities to the North including a pool, rec facilities, and a commercial store. This land is currently occupied, however if the existing buildings cannot be converted to the proposed uses they will be removed and replaced.

The present owner will demolish the previous residence and duplexes on the property and would like to further expand for amenities, a store and RV Park to the South.

**Access:** The site is accessed from E. Jefferson Street. and Emerson Road. There is an existing driveway connection to the north where the existing residence is located. This would be widened and used as an entrance/exit to the facility for better routing of traffic on-site along with an entrance/exit to Emerson. A new fence and gate are proposed to the RV Park.

**Soils:** From mapping available on-line at the NRSC site, the soils are found to be Blitchton, and Nobleton soils within the project area. These are soils are designated 11 and 36, on the included mapping.

The permeability rate was determined to be the minimum allowed estimated by the NRSC values. This would be 13 feet per day in the vertical direction on average.

**Sanitary Sewer:** Sanitary Sewer is available by the City of Brooksville.

**Potable Water:** Potable Water is available by the City of Brooksville.

**Wetland:** There is an existing Wetland located on the southern most part of the property that extends into the adjacent property to the South. No wetland impacts are anticipated. All buffers and regulations will be met.

**Environmental:** The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment.

**NARRATIVE**  
**FOR**  
**Emerson RV Park**  
October 2020

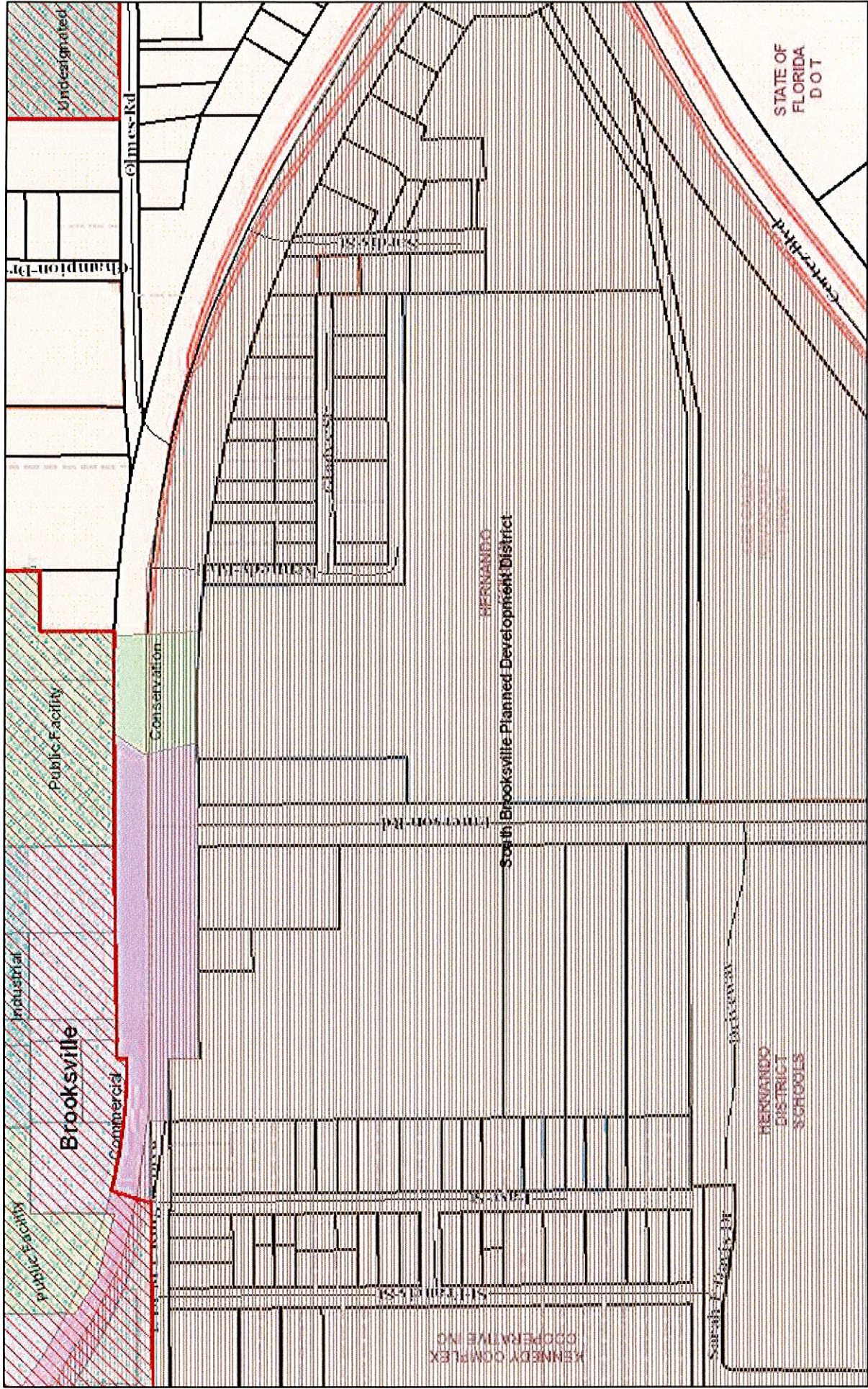
**Floodplain:** The project is located within the Bystre Lake Basin. In reviewing the FEMA Map, the parcel is designated as "X" and "AE", which will require some compensation calculations for construction in a flood plain.

**Drainage:** If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by the City of Brooksville and the Southwest Florida Water Management District (SWFWMD). The parcel will be incorporated into the existing Bystre Lake Drainage Study. The minor system, culverts, inlets, curbs, etc. shall meet industry standards and regulations.

**Traffic:** The parcels add 169 daily trips with 14 AM trips and 18 PM trips per 50 RV Lots, in the ITE Trip Manual 9<sup>th</sup> edition.



# Emerson FLU Map



October 20, 2020

City Boundaries

City Boundaries Annex Data

Unknown Date

0/0/83



# National Flood Hazard Layer FIRMette



82°22'55"W 28°32'58"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, AE
- With BFE or Depth  
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2020 at 3:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



82°22'18"W 28°32'26"N

1:6,000

Feet

2,000

1,500

1,000

500

0

250

500

1,000

1,500

2,000

2,500

3,000

3,500

4,000







## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: J. 1.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Kimberly Price, Human Resources Administrator  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Resolution No. 2021-05 to Approve New Personnel Manual for the City of Brooksville  
**DATE:** 03/01/2021

---

### **CITY MANAGER RECOMMENDATION:**

Approve Resolution No. 2021-05 upon roll call vote

### **REPORT IN BRIEF:**

City Staff presented the new Personnel Manual to City Council during the February 18, 2021 council meeting. City council members approved the new Personnel Manual with a vote of 5-0 in favor of adoption. The Resolution is being presented to approve and adopt the new Manual with an effective date of April 1, 2021.

### **DISCUSSION:**

No further discussion is required other than approval of the Resolution.

### **FISCAL IMPACT:**

There is no fiscal impact involved with the approval of the Resolution.

### **ALTERNATIVES:**

There are no alternatives identified.

---

### **Attachments**

Resolution 2021-05



**RESOLUTION NO. 2021-05**

**A RESOLUTION OF THE CITY OF BROOKSVILLE, FLORIDA,  
APPROVING A NEW PERSONNEL MANUAL FOR THE CITY OF  
BROOKSVILLE, AND PROVIDING FOR SEVERABILITY,  
CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Council reviewed and discussed the provisions of a proposed new personnel manual for the city after hearing a presentation about such manual by City staff at its meeting on February 18, 2021; and

**WHEREAS**, the City Council finds that the provisions of the new personnel manual are in the best interest of the City, its residents, and its employees.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA**, that:

**SECTION 1.** The attached Personnel Manual is hereby adopted as the Personnel Manual of the City of Brooksville, and the City Manager is hereby authorized and directed to begin implementing such new Personnel Manual as of the effective date of this Resolution.

**SECTION 2. CONFLICT.** Any prior resolution or manual of the City inconsistent with the provisions of this resolution and attached manual are hereby repealed to the extent of such inconsistency.

**SECTION 3. SEVERABILITY.** If any provision of this resolution or the attached manual is held invalid, such invalidity shall not affect the other provisions of this resolution or attached manual, and to this end, the provisions of this resolution and attached manual are hereby declared severable.

**SECTION 4. EFFECTIVE DATE.** This resolution shall take effect as of April 1, 2021.

**ADOPTED** this 1st day of March, 2021.

**CITY OF BROOKSVILLE**

ATTEST: \_\_\_\_\_  
Jennifer Battista, City Clerk, CMC

By: \_\_\_\_\_  
Pat Brayton, Mayor

Approved as to legal sufficiency  
and form:

VOTE OF COUNCIL:

Bailey	_____
Battista	_____
Bell	_____
Brayton	_____
Erhard	_____

---

Gretchen R. H. (“Becky”) Vose, City Attorney



## AGENDA ITEM MEMORANDUM

City Council  
AGENDA ITEM: J. 2.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Steve Gouldman, City Planner  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Specimen Tree Removal Request—TR 2021-02; Jonathan L. Wolf/Rochester Park, LTD. on behalf of TBF Partners, LTD.  
**DATE:** 03/01/2021

---

### INTRODUCTION & BACKGROUND:

The Petitioner, Jonathan L. Wolf/Rochester Park, LTD on behalf of TBF Partners, LTD., requests City Council's approval to remove certain specimen trees from two properties of approximately 6.56 acres located at the northwest of the intersection of Cortez Boulevard (State Road 50) and Candlelight Boulevard. The request is submitted in conjunction with construction plans for an in anticipation of a proposal to construct an 86-unit age restricted multi-family complex.

The subject site is heavily wooded with native vegetation and the developer has retained a Landscape Architect to assist in the preservation of existing trees and vegetation on the properties. To this end, more than 358 trees were identified that are 10 inches DBH or greater. Of these, the developer proposes to preserve 108 native existing trees on the parcels, 29 of which are specimen trees that have an average diameter of 21 +/- inches.

The following table is a synopsis of the developer's tree preservation/removal request:

	<u># of Trees</u>	<u>Total Diameter</u>	<u>Average Diameter</u>
Specimen Trees requiring City Council Approval to remove	43"	945"	21"
Specimen Trees to be retained/preserved on site	29"	633"	21"
All Trees retained/preserved on site	108"	1209"	11"

Of the specimen trees proposed for removal, 31% are oaks (13) and 12% are sweet gum (5). Of the specimen trees proposed to be retained, 59% are oaks (17).

Land Development Code (LDC) Article IV, Section 4-5.4.a. states, "Trees with a diameter breast height (DBH) of eighteen (18) inches or greater shall be classified as a specimen tree and shall be preserved unless the tree is within six (6) feet of a site approved for a building. The City Council is empowered to make deviations from development regulations or to authorize removal of specimen trees." The Section further states that "A permit will be issued by the administrative official if A) the remaining trees on the site are sufficient to comply with minimum landscaping requirements, B) the site would be brought into compliance with the minimum requirements, or C) the tree(s) is/are to be replaced by one or more

approved trees totaling one hundred fifty (150) percent of the cross sectional area of the tree(s) to be removed.”

The Developer submitted a landscape site plan that complies with the LDC landscaping requirements provided in Section 4-5.6. as mandated by LDC Article IV, Section 4-5.4.a The plan provides for required landscape, buffer and tree protection consistent with and in addition to the LDC requirements.

**FISCAL IMPACT:**

The removal of the specimen trees will not impact the City’s current operating budget.

**LEGAL NOTE:**

Section 1.03 of the City of Brooksville Charter provides that “the city shall have all governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions and render municipal services, and it may exercise any power for municipal purposes except when expressly prohibited by law.”

**CITY MANAGER RECOMMENDATION:**

The City Manager finds that the petitioner meets the intent of the City’s tree preservation requirements in its proposed plan and it is recommended that City Council authorize and conditionally approve the petitioner’s request to remove designated specimen trees from the site as outlined in its Landscape/Tree Removal Plan dated December 28, 2020. The authorization includes the following specific conditions:

1. The developer shall (at a minimum) protect all existing trees to be preserved in accordance with the Land Development Code.
2. The developer of the property shall employ a professional licensed landscape architect to design and oversee the construction of a tree-root protection system, to better ensure the health and viability of the existing trees to be preserved on the property. Construction plans shall specify planting details, tree & root protection details and maintenance & irrigation details.
3. At least 75% of the replacement trees to be planted must be at least 3-inches at their DBH at the time of planting.

Any trees slated to be preserved that do not survive the first five years from the date that the project receives a Certificate of Occupancy will be required to be replaced by the developer/property owner.

---

**Attachments**

Area Map

Application

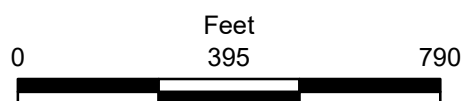
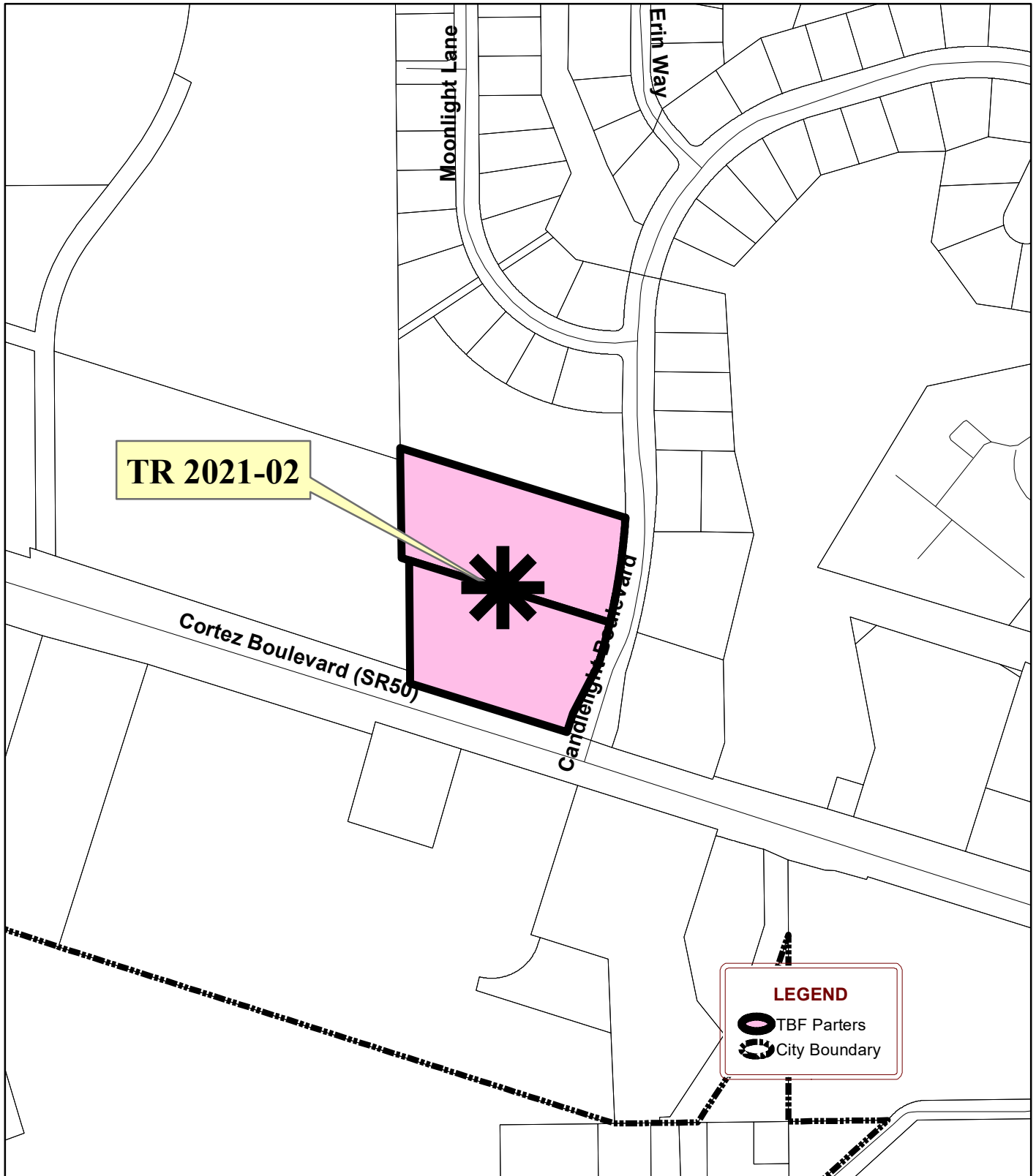
Tree Removal Plan

Landscape Plans

Site Plan



# TR 2021-02 SPECIMEN TREE REMOVAL REQUEST TBF PARTNERS, LTD.



\*Base map information provided by the Hernando County Property Appraiser's office. Map created by the Brooksville Community Development Department.

Disclaimer: This map is intended for planning purposes only, and should not be used to determine the precise location of any feature shown thereon.

f:\Esri\ArcMap Projects\Freedom Gardens Rezoning Map.mxd



Application # TR2021-02  
2021-00017

**City Of Brooksville**  
**Tree Removal Permit Application**

Most Oaks and certain other native trees over Ten inches (10") in diameter, (measured 42 inches above the ground) are not to be removed without a City permit. Special requirements apply to Specimen (over 18" in diameter) trees. Although a permit will not generally be issued for healthy protected trees unless they are being replaced, there are a number of exceptions, and some species can be removed without a permit regardless of size or conditions. Please provide full information so an accurate determination can be made.

Applicant: JONATHAN L. WOLF / Rochester Park, LTD

☐ Owner ☒ Agent (attach authorization from owner) Agent Phone: 407-353-3233

Owner Name: TBE Partners, Ltd. / Thomas Bronson

Address: 24060 Deer Run Road; Brooksville, FL 34601

Phone: 352-796-3399 Email: 31bronson@gmail.com

☐ Single Family/Duplex: ☒ Multi-Family/Commercial: (See Reverse)

Tree(s) to be removed (please mark for identification by inspector):

☐ One tree Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches

☒ Multiple trees (list separately on reverse side)

Reason for Tree Removal: ☐ Dead ☐ Diseased ☒ Other THE EXISTING SITE HAS SIGNIFICANT TREE COVER. EVERY EFFORT HAS BEEN MADE TO SAVE AS MANY TREES AS POSSIBLE WHILE ALSO PROVIDING SIGNIFICANT NEW LANDSCAPING.

I certify the information contained herein is accurate and complete and I understand that any omitted, false, misleading, incorrect, or incomplete statements made may result in prosecution for violation of City Code.

Applicant Signature: \_\_\_\_\_ Date: 02/03/2021

Inspection/Approval to be completed by the City:

Inspected By: David Peters Date: 2-12-21

☒ New Construction ☐ Existing Home/Structures ☐ Redevelopment

☒ Protected Tree (10"- Less than 18" DBH) ☒ Specimen Tree (Greater than 18" DBH)

☒ Required Tree Density Remains

☐ Tree Replacement Required : # Trees Req. \_\_\_\_\_ Min DBH Req. \_\_\_\_\_

Tree Type: SEE LIST DBH: \_\_\_\_\_ Approval to Remove: ☐ YES ☐ NO

PERMIT FEE: \$ 2,300.<sup>00</sup>



Multiple trees to be removed (must be mark for identification by inspector):

- 1) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 2) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 3) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 4) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 5) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 6) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 7) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 8) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 9) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO
- 10) Type: \_\_\_\_\_ Estimated Diameter: \_\_\_\_\_ inches  
Reason: ☐ Dead ☐ Diseased ☐ Other Approval ☐ YES ☐ NO

**Multi-Family/Commercial:** Attach two (2) site plans which include:

1. Location of trees to be removed, retained/relocated, and reason, and replacement stock to be planted.
2. Location on the site, common name and proper botanical name, DBH and quantity in the event that a stand of trees occurs.
3. Legal description of property.
4. Name of landscape designer/consultant, if any.
5. Name, address, telephone number and signature of property owner.
6. Locations of existing or proposed utility services.
7. Proposed changes, if any, in elevation, grade, and major contour.
8. Location of all existing and proposed structures, improvements, and uses, including the location and dimensions of property lines, buildings and structure setbacks, existing or proposed utility services, and buffers as required.

# AGENT OF RECORD LETTER

To: HERNANDO COUNTY/SWFWMD/CITY OF BROOKSVILLE/DEP/FDOT

I, THOMAS BRONSON, AUTHORIZED PERSON FOR TBF PARTNERS, LTD., as the owner, hereby authorize and appoint COASTAL ENGINEERING ASSOCIATES, INC. & ROCHESTER PARK, LTD. to act as my agent(s), with the authority to apply for and sign all documents, as well as to represent me with regard to the Development Review Process, and for the purposes of Utilities Service Connection, FDEP Permitting Submittals/ Approvals, Subdivision Submittals/Approvals, Construction Drawing Submittals/ Approvals, and Final Plat Submittals/Approvals with regard to the following project(properties):  
ROCHESTER APARTMENTS (PROPERTY KEY NO.'S: 359356 & 1408925)

Date: January 7, 2021

Thomas Bronson  
Applicant/Owner (Signature)

THOMAS BRONSON  
24060 DEER RUN ROAD  
BROOKSVILLE, FL 34601

Applicant's AGENT:

COASTAL ENGINEERING ASSOCIATES, INC.  
966 CANDLELIGHT BLVD.  
BROOKSVILLE, FL 34601  
(352) 796-9423

Applicant's AGENT:

ROCHESTER PARK, LTD.  
1105 KENSINGTON PARK DR.  
SUITE 200  
ALTAMONTE SPRINGS, FL 32714  
(407) 333-3233

STATE OF Florida

COUNTY OF Hernando

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, Thomas E. Bronson, to me known to be the person described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of January, 2021.

Angela L. Maze  
NOTARY PUBLIC  
State of Florida at Large

☒ Personally known to me

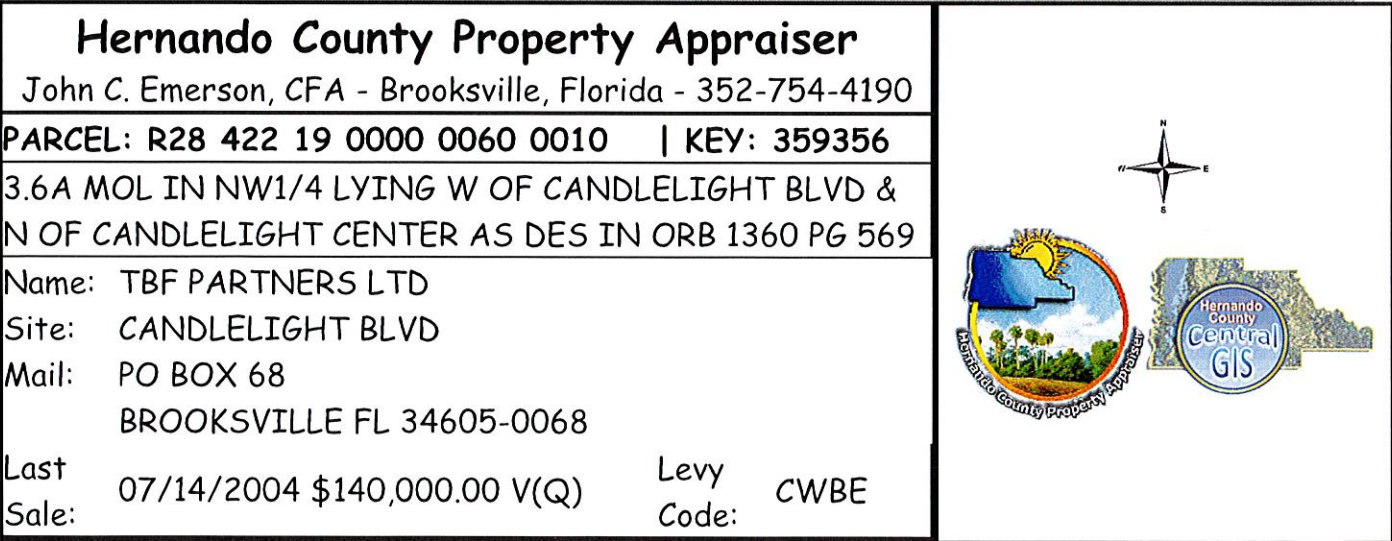
☐ Presented identification

☒ DID Take an oath ☐ DID NOT take an oath

My Commission Expires:







www.hernandopa-fl.us/Propertysearch/printmap.html?visiblelayers=1,2,3,4,5,6,7,8,9,14,32&extent=522878.4571044579,1529650.6140544496,52517... 1/2





www.hernandopa-fl.us/Propertysearch/printmap.html?visiblelayers=1,2,3,4,5,6,7,8,9,14,32&extent=522849.33838063746,1529927.67124689,525201.... 1/2



**WARRANTY DEED**

FROM CORPORATION  
Record and Return to AND This Instrument prepared by:  
Linda B. Martin, CLC/CLS an employee of  
**Gulf Coast Title Co., Inc.**  
111 N. Main St., Brooksville, FL 34601  
incidental to the issuance of a title insurance policy.  
File Number: **T-64489**

Property Appraisers Parcel ID/Folio Number(s):  
**R28 422 19 0000 0060 0010**  
Grantee's S.S. #'s:

Doc# **2004051299**  
Hernando County, Florida  
07/19/2004 1:32PM  
KAREN NICOLAI, Clerk

MODERNIZATION TRUST FUND\$	1.50
BOCC/COURT TECHNOLOGY \$	4.00
MOD FUND/COURT TECHNOLOG\$	3.00
FACC/CCIS \$	0.20
RECORDING \$	9.00
DEED DOC STAMP \$	988.00
07/19/2004	<b>Deputy Clk</b>

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**This Warranty Deed**, Made and executed the 14 day of July, 2004,

by **Candlelight Mini-Storage, Inc., a Florida corporation**, having its principal place of business at, 23250 Turkey Trot lane, Brooksville, Florida 34601, hereinafter called the **Grantor**,  
to **TBF Partners, Ltd., a Texas limited partnership**, whose post office address is 24060 Deer Run Rd., Brooksville, Florida 34601, hereinafter called the **Grantee**.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) 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, State of Florida**, viz:

See Exhibit "A"

**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; and hereby 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 December 31, 2003, and subject to Covenants, Restrictions, and Easements of record, if any.

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

ATTEST: \_\_\_\_\_

**Candlelight Mini-Storage, Inc.**

Signed, sealed and delivered in the presence of

Witness Sign above Susan Becker  
Print Name here: SUSAN BECKER

Witness Sign above L. Martin  
Print Name here: L. Martin

Signature [Signature]  
By: **Lynn Mountain**  
Its: **President**

(Corporate Seal)

**STATE OF FLORIDA**  
**COUNTY OF HERNANDO**

This foregoing instrument was acknowledged before me this 14 day of July, 2004 by **Lynn Mountain**, as President, of **Candlelight Mini-Storage, Inc., a Florida corporation**, on behalf of the Corporation. Said person(s) is/are personally known to me, or has/have produced \_\_\_\_\_ as identification.

NOTARY RUBBER STAMP SEAL

Notary Signature [Signature]

Name

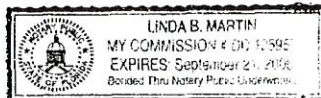


Exhibit "A"

File No. 64489

Parcel B: A parcel of land lying in the Northwest  $\frac{1}{4}$  of Section 28, Township 22 South, Range 19 East, Hernando County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot Number 15 as shown on the plat of Candlelight Unit 1 and recorded in plat book 16, pages 81 through 83, public records of Hernando County, Florida, thence run South  $02^{\circ}21'40''$  East along the Westerly right-of-way line of Candlelight Boulevard 183.01 feet to the P.C. of a curve to the right, said curve having a central angle of  $3^{\circ}06'15''$ , a radius of 1595.00 feet, and a chord bearing and distance of South  $02^{\circ}03'03''$  West 86.40 feet, thence run Southwesterly along the arc of said curve and the Westerly right-of-way line of Candlelight Boulevard 86.41 feet to the POINT OF BEGINNING,

thence continue along the Westerly right-of-way line of Candlelight Boulevard and a curve to the right, said curve having a central angle of  $9^{\circ}44'11''$ , a radius of 1595.00 feet and a chord bearing and distance of South  $08^{\circ}28'16''$  West 270.71 feet,

thence along the arc of said curve 271.04 feet,

thence run North  $72^{\circ}44'26''$  West 558.04 feet,

thence run North  $00^{\circ}37'46''$  West 281.13 feet,

thence South  $72^{\circ}44'26''$  East 603.03 feet to a point on the Westerly right-of-way line of Candlelight Boulevard and the POINT OF BEGINNING.

A handwritten signature in black ink, consisting of a stylized 'J' followed by a series of loops and a final horizontal stroke.



## Tbf Partners, Ltd. Overview

Tbf Partners, Ltd. filed as a **Domestic Limited Partnership (LP)** in the **State of Texas** on Thursday, December 28, 2000 and is approximately twenty-one years old, as recorded in documents filed with **Texas Secretary of State**.

Sponsored

[Learn More](#)

D&B Reports Available for Tbf Partners, Ltd.

Excel

## Companies for Tbf Partners, Ltd.

Tbf Partners, Ltd. has another company listed as an officer. It is not uncommon for one company to hold a position in another company.

Name

Status

Tbf Management, LLC

Active

## Tbf Management, LLC Overview

Tbf Management, LLC filed as a **Domestic Limited Liability Company (LLC)** in the **State of Texas** on Wednesday, December 27, 2000 and is approximately twenty-one years old, according to public records filed with **Texas Secretary of State**.

Sponsored

[Learn More](#)

D&B Reports Available for Tbf Management, LLC

Network Visualizer

Network Visualizer

John Thomas Bronson

**Tbf Management, LLC**

Tbf Partners, Ltd.

Hernando Shores, Inc.

Tbf Partners II, LLC

Thomas E. Bronson

Majestic Oaks Partners, LLC

BCC, LLC

Woodland Waters Development Company, LLC

Bkleen, LLC

Old Spring Hill LLC  
American Aggregates, LLC

Candlelight, Inc.  
T.B.F., L.C.  
Smi Holdings Inc.  
Kindred Motors, Inc.

Leopard Quarterback Club of Brooksville, Inc.

McKethan Properties Inc  
Public Policy Network, Inc.  
Alliance Acquisition, L.L.C.  
B.F. Corp.

J. Thomas Bronson  
Woodland Waters, Phase Six Homeowners Association, Inc.  
Majestic Oaks Land, LLC  
Marshall Motors LLC  
Bln Transportation, LLC  
Quarry View Partners, LLC



## Detail by Entity Name

Florida Limited Partnership  
ROCHESTER PARK, LTD.

### Filing Information

**Document Number** A16000000503  
**FEI/EIN Number** 36-4850294  
**Date Filed** 09/23/2016  
**State** FL  
**Status** ACTIVE

### Principal Address

1105 KENSINGTON PARK DRIVE STE 200  
ALTAMONTE SPRINGS, FL 32714

### Mailing Address

1105 KENSINGTON PARK DRIVE STE 200  
ALTAMONTE SPRINGS, FL 32714

### Registered Agent Name & Address

GRAY, JR, N. DWAYNE, ESQ  
315 E ROBINSON STREET STE 600  
ORLANDO, FL 32801

### General Partner Detail

#### **Name & Address**

Document Number L16000171790

ROCHESTER PARK GP, LLC  
1105 KENSINGTON PARK DRIVE STE 200  
ALTAMONTE SPRINGS, FL 32714

### Annual Reports

Report Year	Filed Date
2018	04/16/2018
2019	03/19/2019
2020	06/03/2020

### Document Images

<a href="#">06/03/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/15/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/23/2016 -- Domestic LP</a>	<a href="#">View image in PDF format</a>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
ROCHESTER PARK GP, LLC

### Filing Information

<b>Document Number</b>	L16000171790
<b>FEI/EIN Number</b>	81-4010170
<b>Date Filed</b>	09/13/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC AMENDMENT
<b>Event Date Filed</b>	12/03/2018
<b>Event Effective Date</b>	NONE

### Principal Address

1105 KENSINGTON PARK DRIVE STE 200  
ALTAMONTE SPRINGS, FL 32714

### Mailing Address

1105 KENSINGTON PARK DRIVE STE 200  
ALTAMONTE SPRINGS, FL 32714

### Registered Agent Name & Address

GRAY, N. DWAYNE, JR ESQ  
315 E ROBINSON STREET STE 600  
ORLANDO, FL 32801

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR AND MBR

WOLF, JONATHAN L  
1105 KENSINGTON PARK DRIVE STE 200  
ALTAMONTE SPRINGS, FL 32714

Title MBR

DYAL, JAMES E  
1105 KENSINGTON PARK DRIVE STE 200  
ALTAMONTE SPRINGS, FL 32714

Title MBR





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

TBF PARTNERS II, LLC

### Filing Information

**Document Number** L12000160053

**FEI/EIN Number** 46-1629134

**Date Filed** 12/26/2012

**State** FL

**Status** ACTIVE

### Principal Address

24060 DEER RUN ROAD  
BROOKSVILLE, FL 34601

### Mailing Address

24060 DEER RUN ROAD  
BROOKSVILLE, FL 34601

### Registered Agent Name & Address

BRONSON, THOMAS E  
24060 DEER RUN ROAD  
BROOKSVILLE, FL 34601

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

BRONSON, THOMAS E  
24060 DEER RUN ROAD  
BROOKSVILLE, FL 34601

Title Officer/Director

Bronson, John Thomas  
24060 DEER RUN RD.  
BROOKSVILLE, FL 34601

### Annual Reports

Report Year	Filed Date
2018	04/24/2018
2019	04/03/2019

2020

03/30/2020

**Document Images**[03/30/2020 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/03/2019 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/24/2018 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/15/2017 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/01/2016 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/14/2015 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/25/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/11/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/26/2012 -- Florida Limited Liability](#)[View image in PDF format](#)

Florida Department of State, Division of Corporations

## LEGAL DESCRIPTION

### PARCEL 1:

A parcel of land lying in the Northwest ¼ of Section 28, Township 22 South, Range 19 East, Hernando County, Florida, and being more particularly described as follows:

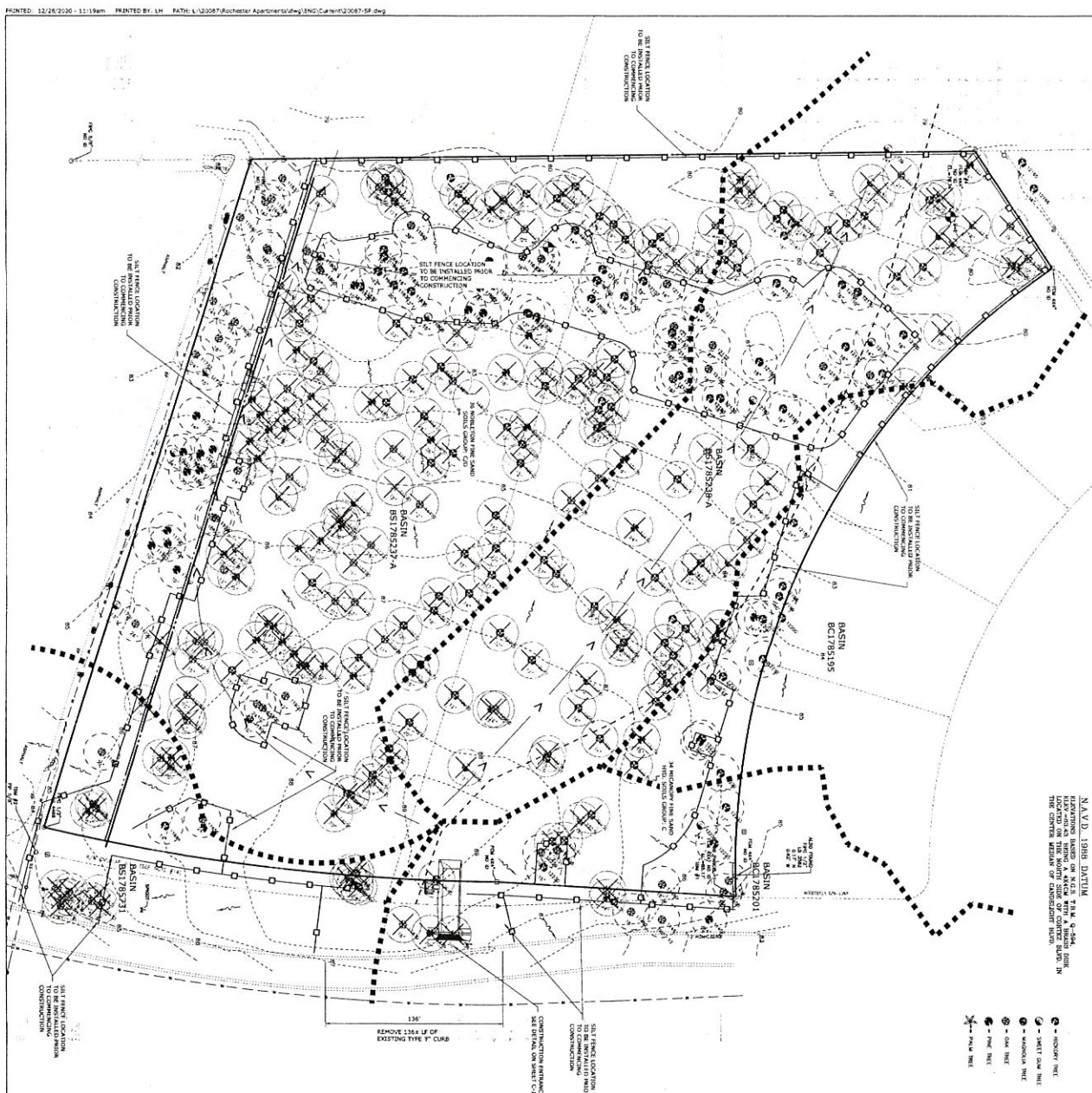
Begin at the Southeast corner of Lot Number 15 as shown on the plat of Candlelight Unit 1 and recorded in Plat Book 16, Pages 81 through 83, Public Records of Hernando County, Florida, thence run South 02°21'40" East along the Westerly right-of-way line of Candlelight Boulevard 183.01 feet to the P.C. of a curve to the right, said curve having a central angle of 3°06'15", a radius of 1595.00 feet, and a chord bearing and distance of South 02°03'03" West 86.40 feet, thence run Southwesterly along the arc of said curve and the Westerly right-of-way line of Candlelight Boulevard 86.41 feet, thence run North 72°44'26" West 603.03 feet, thence run North 00°37'46" West 275.87 feet to the Southwest corner of a 20.00 foot drainage right-of-way as shown on the aforementioned plat of Candlelight Unit 1, thence run along said drainage right-of-way line North 56°28'25" East 108.25 feet to the Southwesterly corner of Lot Number 12 as shown on the aforementioned plat of Candlelight Unit 1, said point also being the P.C. of a curve to the left, said curve having a central angle of 56°45'27", a radius of 555.00 feet, and a chord bearing and distance South 62°15'33" East 527.58 feet, thence run along the rear lot line of Lots 12, 13, 14 and 15 of the aforementioned Candlelight Unit 1, an arc distance of 549.79 feet, thence run North 89°22'14" East along the rear lot line of the aforementioned Lot 15 17.45 feet to a point on the Westerly right-of-way line of Candlelight Boulevard and the POINT OF BEGINNING.

### PARCEL 2:


A parcel of land lying in the Northwest ¼ of Section 28, Township 22 South, Range 19 East, Hernando County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Lot Number 15 as shown on the plat of Candlelight Unit 1 and recorded in Plat Book 16, Pages 81 through 83, Public Records of Hernando County, Florida, thence run South 02°21' 40" East along the Westerly right-of-way line of Candlelight Boulevard 183.01 feet to the P.C. of a curve to the right, said curve to the right, said curve having a central angle of 3°06'15", a radius of 1595.00 feet, and a chord bearing and distance of South 02°03'03" West 86.40 feet, thence run Southwesterly along the arc of said curve and the Westerly right-of-way line of Candlelight Boulevard 86.41 feet to the POINT OF BEGINNING, thence continue along the Westerly right-of-way line of Candlelight Boulevard and a curve to the right, said curve having a central angle of 9°44'11", a radius of 1595.00 feet and a chord bearing and distance of South 08°28'16" West 270.71 feet, thence run along the arc of said curve 271.04 feet, thence run North 72°44'26" West 558.04 feet, thence North 00°37'46" West 281.13 feet, thence South 72°44'26" East 603.03 feet to a point on the Westerly right-of-way line of Candlelight Boulevard and the POINT OF BEGINNING.





N.A.V.D. 1988 DATUM  
ELEVATIONS BASED ON N.G.S. TBM Q-594.  
BLVD -63.43 HING A 4X6CM WITH A BRASS DISK  
LOCATED ON THE NORTH SIDE OF COURTESY BLVD. 1  
THE CENTER MEDIAN OF CANDELIGHT BLVD.

-  - HICKORY TREE
-  - SWEET GUM TREE
-  - MAGNOLIA TREE
-  - OAK TREE
-  - PINE TREE
-  - PALM TREE

LEGEND AND ABBREVIATIONS

- [illegible]

## DESCRIPTION

As a first step, the 1000 Genomes Project (2012) has produced a reference panel of 2,688 haplotypes from 2,688 individuals from 26 populations. This panel is available at <http://www.1000genomes.org>. The 1000 Genomes Project has also produced a reference panel of 2,688 haplotypes from 2,688 individuals from 26 populations. This panel is available at <http://www.1000genomes.org>. The 1000 Genomes Project has also produced a reference panel of 2,688 haplotypes from 2,688 individuals from 26 populations. This panel is available at <http://www.1000genomes.org>.

[illegible][illegible]

12. The effect of the level of heterogeneity in a structured region, as classified in the STANSTAT database, on the detection of a disease outbreak is investigated. The assumed relative contact frequency (i.e. the transmission probability) between individuals is modelled by a random variable with a lognormal distribution. The effect of the level of heterogeneity on the detection of a disease outbreak is investigated by means of a simulation study.
13. The effect of the level of heterogeneity in a structured region, as classified in the STANSTAT database, on the detection of a disease outbreak is investigated by means of a simulation study.
14. The effect of the level of heterogeneity in a structured region, as classified in the STANSTAT database, on the detection of a disease outbreak is investigated by means of a simulation study.

LINE	WAVELENGTH	FLUX DENSITY
1.1(1)	4861.32 Å	17.40
1.1(2)	4861.32 Å	15.70
1.3	5172.36 Å	20.00
1.5	5027.71 Å	183.01
1.6	5172.46 Å	19.30

[illegible]

**LEGEND:**

- 

## EXISTING CONDITIONS AND DEMO PLAN

ROCHESTER PARK APARTMENTS

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

DATE	REV.	REV. NO.	REVISION	REUSE OF DOCUMENT
				THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND CONCEPTS, IS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT 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.
C-03			DRAWING, ANALYSIS, NOTES, DATED & SIGNED BY REGISTERED PROFESSIONAL	
WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"				



- ☛ - HICKORY TREE
- ☛ - SWEET GUM TREE
- ☛ - MADROGUA TREE
- ☛ - OAK TREE
- ☛ - PINE TREE
- ☛ - PALM TREE

[illegible]

### LEGEND

[illegible]

INFORMATION IS ALSO BASED ON EXISTING MONUMENTIZATION

FROM THE FILE OF CANCELLERY UNIT-1 AS RECORDED IN  
P.B. 18, PAGES 81-83 OF THE PUBLIC RECORDS OF  
DEKALBE COUNTY, GEORGIA AND ALSO FROM THE RECORDS

the point of attachment.

right-of-way line of Cascade Electric Boulevard R.R. 41 feet to the right-of-way line of Cascade Electric Boulevard and a curve to the right of 198.00 feet and a second bearing and distance of 3

Book 18, Pages 51 through 61, Public Records of Hammond Co.  
The Westernly right-of-way Line of Cassinlight Boulevard 103.07  
feet North, North-South Boundary in section angle of 23°0'15". 9 feet

A parcel of land lying in the Northwest 1/4 of Section 22, Town

Geographical Unit 3, an area distance of 549.79 feet, thence run along the line of the above mentioned lot 15 17.45 feet to a point on the westerly line of Section 14.

distance run along solid discharge right-of-way line North 56°28'30" (number 12 on system on the aforementioned plot of Cancellation the left, said curve having a central angle of 56°45'27", a radius

coy, thence run Southeasterly along the arc of sold survey and  
101.41 feet, thence run North 72°46'20" West 603.03 feet, thence

and being more particularly described as follows:

DECEMBER 1961

March, 31

—X—X— = Fictive Line

- ☼ **Fast Book**
- ☼ **Right-of-Way**
- ☼ **RealEstate**
- ☼ **Light Pole**
- ☼ **Basin for Beasts**

- = FILLING CONCRETE
- △ = DESCRIPTIVE POINT

- = FOUND HIGH PIN
- = SET FROM PIN AREA
- FOUND EXPOSED WOUND
- Contrepla
- Chalk Mark, Entrance

- ☐ FIELD MEASUREMENT
- ☐ TOWARD HIGH PUMP AND CAP
- ☐ SET HIGH PUMP AND CAP
- ☒ ELECTRIC TRAP
- ☒ WATER METER
- ☒ GAUGE/STAY WANTED

<input type="checkbox"/> CHECK	PDB = Point of Beginning
<input type="checkbox"/> CALCULATED	POC = Point of Commencement
	POB = Point of Beginning

**LEGEND AND ABBREVIATIONS**

---

100

[illegible]

**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.

**DRAWING INVALID UNLESS SIGNED, DATED**

**Coastal** Engineering  
Planning  
Surveying  
Environmental  
Transportation  
Construction Management  
engineering associates, inc.

966 Candleright Boulevard • Brooksville • Florida 34601  
(352) 790-0423 • Fax (352) 790-8360  
EB-0000142

[illegible]

EXISTING CONDITIONS AND DEMO PLAN

ROCHESTER PARK APARTMENTS

**SPECIMEN TREES**

ID	PT NO.	TREE	DBH	REMOVED	NOTES:
3	11428	OAK 20	20	X	
4	11429	PINE 20	20	X	Pines are not regulated by COB
33	11654	OAK 28	28	X	
40	11690	PINE 30	30	X	Pines are not regulated by COB
63	11761	OAK 18	18	X	
65	11763	OAK 24	24	X	
85	11783	OAK 24	24	X	
97	11795	PINE 24	24	X	Pines are not regulated by COB
99	11797	OAK 24	24	X	
110	11809	HICKORY 23	23	X	
111	11810	HICKORY 24	24	X	
112	11811	HICKORY 24	24	X	
114	11813	PINE 28	28	X	Pines are not regulated by COB
120	11819	HICKORY 27	27	X	
126	11825	PINE 18	18	X	Pines are not regulated by COB
128	11827	PINE 29	29	X	Pines are not regulated by COB
146	11845	PINE 28	28	X	Pines are not regulated by COB
148	11847	OAK 36	36	X	
152	11874	HICKORY 18	18	X	
180	12051	HICKORY 20	20	X	
181	12052	HICKORY 20	20	X	
185	12056	HICKORY 19	19	X	
187	12058	PINE 20	20	X	Pines are not regulated by COB
196	12067	PINE 18	18	X	Pines are not regulated by COB
197	12068	MAGNOLIA 19	19	X	
202	12073	HICKORY 18	18	X	
209	12080	HICKORY 20	20	X	
210	12081	HICKORY 20	20	X	
215	12086	HICKORY 18	18	X	
217	12088	HICKORY 22	22	X	
220	12091	HICKORY 21	24	X	
222	12093	HICKORY 21	21	X	
232	12103	HICKORY 19	19	X	
233	12104	HICKORY 19	19	X	
241	12112	OAK 18	18	X	
254	12126	PINE 18	18	X	Pines are not regulated by COB
256	12128	OAK 26	26	X	
261	12133	PINE 19	19	X	Pines are not regulated by COB
262	12134	SWEET GUM 18	18	X	
264	12136	HICKORY 26	26	X	
266	12138	OAK 25	25	X	
267	12139	SWEET GUM 24	24	X	
276	12148	HICKORY 24	24	X	
279	12151	PINE 18	18	X	Pines are not regulated by COB
280	12152	PINE 29	29	X	Pines are not regulated by COB
287	12159	HICKORY 22	22	X	

288	12160	HICKORY 18	18	X	
291	12163	OAK 35	35	X	
292	12164	OAK 20	20	X	
303	12176	SWEET GUM 20	20	X	
304	12177	PINE 19	19	X	Pines are not regulated by COB
318	12192	PINE 24	24	X	Pines are not regulated by COB
319	12193	HICKORY 18	18	X	
320	12194	SWEET GUM 24	24	X	
321	12195	HICKORY 24	24	X	
340	12214	HICKORY 18	18	X	
342	12216	OAK 18	18	X	
357	12231	SWEET GUM 18	18	X	
			1287		Total caliper inches
			342		Less pine caliper inches
			945		Total caliper inches to be removed



# PROTECTED TREES

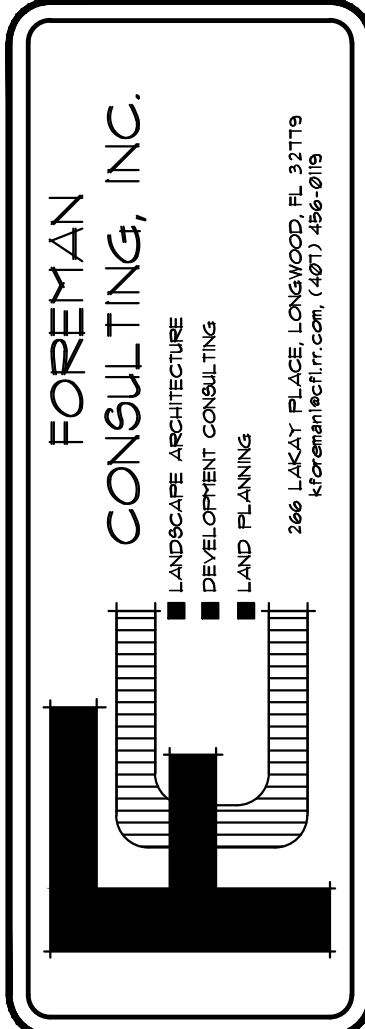
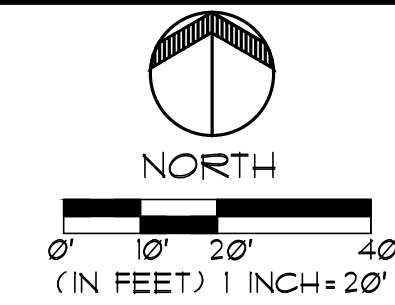
ID	PT NO.	TREE	DBH	REMOVED	NOTES:
1	9805	HICKORY 16	16	X	
2	9806	HICKORY 15	15	X	
6	11437	OAK 16	16	X	
28	11646	OAK 16	16	X	
29	11647	OAK 14	14	X	
39	11689	OAK 16	16	X	
41	11691	OAK 10	10	X	
43	11693	OAK 10	10	X	
44	11694	OAK 10	10	X	
45	11695	SWEET GUM 12	12	X	
47	11716	OAK 15	15	X	
48	11717	OAK 15	15	X	
49	11718	OAK 15	15	X	
59	11728	PINE 12	12	X	Pines are not regulated by COB
60	11729	SWEET GUM 14	14	X	
61	11730	PINE 15	15	X	Pines are not regulated by COB
62	11731	OAK 13	13	X	
64	11762	SWEET GUM 12	12	X	
66	11764	PINE 15	15	X	Pines are not regulated by COB
67	11765	PINE 13	13	X	Pines are not regulated by COB
78	11776	PINE 12	12	X	Pines are not regulated by COB
79	11777	PINE 12	12	X	Pines are not regulated by COB
80	11778	PINE 14	14	X	Pines are not regulated by COB
81	11779	PINE 14	14	X	Pines are not regulated by COB
82	11780	PINE 13	13	X	Pines are not regulated by COB
83	11781	OAK 15	15	X	
84	11782	OAK 13	13	X	
86	11784	SWEET GUM 10	10	X	
87	11785	SWEET GUM 10	10	X	
88	11786	OAK 10	10	X	
89	11787	PINE 10	10	X	Pines are not regulated by COB
90	11788	PINE 10	10	X	Pines are not regulated by COB
91	11789	PINE 12	12	X	Pines are not regulated by COB
92	11790	OAK 12	12	X	
93	11791	OAK 15	15	X	
94	11792	OAK 12	12	X	
95	11793	TRPMCA 12	12	X	
96	11794	TRPMCA 12	12	X	
98	11796	HICKORY 10	10	X	
100	11798	PINE 11	11	X	Pines are not regulated by COB
101	11799	OAK 12	12	X	
102	11800	HICKORY 10	10	X	
103	11801	PINE 10	10	X	Pines are not regulated by COB
104	11802	HICKORY 10	10	X	
108	11806	HICKORY 14	14	X	
113	11812	OAK 12	12	X	

115	11814	HICKORY 12	12	X	
116	11815	HICKORY 12	12	X	
117	11816	HICKORY 12	12	X	
118	11817	HICKORY 12	12	X	
119	11818	OAK 16	16	X	
121	11820	MAGNOLIA 16	16	X	
127	11826	OAK 16	16	X	
133	11832	OAK 12	12	X	
144	11843	HICKORY 12	12	X	
145	11844	HICKORY 10	10	X	
147	11846	HICKORY 10	10	X	
149	11848	OAK 10	10	X	
150	11849	OAK 11	11	X	
151	11873	HICKORY 10	10	X	
153	11875	OAK 13	13	X	
154	11876	PINE 14	14	X	Pines are not regulated by COB
155	11877	OAK 13	13	X	
156	11878	OAK 12	12	X	
157	11879	HICKORY 12	12	X	
158	11880	HICKORY 10	10	X	
159	11881	SWEET GUM 15	15	X	
160	11882	HICKORY 15	15	X	
161	11892	HICKORY 12	12	X	
162	11893	PINE 11	11	X	Pines are not regulated by COB
163	11894	PINE 11	11	X	Pines are not regulated by COB
164	11895	PINE 10	10	X	Pines are not regulated by COB
165	11896	PINE 10	10	X	Pines are not regulated by COB
166	11897	PINE 10	10	X	Pines are not regulated by COB
167	11898	PINE 15	15	X	Pines are not regulated by COB
168	11899	PINE 12	12	X	Pines are not regulated by COB
169	11900	PINE 10	10	X	Pines are not regulated by COB
170	11901	HICKORY 15	15	X	
175	11906	OAK 15	15	X	
176	11907	OAK 13	13	X	
177	11908	OAK 11	11	X	
178	11909	PINE 13	13	X	Pines are not regulated by COB
179	11910	PINE 10	10	X	Pines are not regulated by COB
182	12053	HICKORY 17	17	X	
183	12054	HICKORY 16	16	X	
184	12055	OAK 15	15	X	
186	12057	HICKORY 17	17	X	
188	12059	OAK 12	12	X	
189	12060	HICKORY 13	13	X	
190	12061	PINE 17	17	X	Pines are not regulated by COB
191	12062	HICKORY 12	12	X	
192	12063	HICKORY 14	14	X	
193	12064	HICKORY 16	16	X	
194	12065	HICKORY 16	16	X	

195	12066	SWEET GUM 15	15	X	
198	12069	HICKORY 12	12	X	
199	12070	HICKORY 16	16	X	
200	12071	HICKORY 16	16	X	
201	12072	HICKORY 12	12	X	
203	12074	HICKORY 14	14	X	
204	12075	HICKORY 14	14	X	
205	12076	HICKORY 15	15	X	
206	12077	HICKORY 15	15	X	
207	12078	HICKORY 17	17	X	
208	12079	HICKORY 17	17	X	
211	12082	PINE 17	17	X	Pines are not regulated by COB
212	12083	HICKORY 17	17	X	
213	12084	HICKORY 12	12	X	
214	12085	SWEET GUM 12	12	X	
216	12087	HICKORY 17	17	X	
218	12089	HICKORY 14	14	X	
219	12090	HICKORY 12	12	X	
221	12092	PINE 14	14	X	Pines are not regulated by COB
223	12094	SWEET GUM 16	16	X	
224	12095	HICKORY 12	12	X	
225	12096	HICKORY 14	14	X	
226	12097	HICKORY 14	14	X	
227	12098	HICKORY 16	16	X	
234	12105	HICKORY 13	13	X	
237	12108	HICKORY 12	12	X	
238	12109	HICKORY 16	16	X	
239	12110	HICKORY 14	14	X	
240	12111	OAK 16	16	X	
242	12113	OAK 12	12	X	
249	12121	HICKORY 16	16	X	
250	12122	HICKORY 16	16	X	
251	12123	HICKORY 16	16	X	
252	12124	HICKORY 16	16	X	
253	12125	HICKORY 16	16	X	
255	12127	OAK 16	16	X	
263	12135	TRPMCA 12	12	X	
265	12137	HICKORY 12	12	X	
268	12140	TRPMCA 16	16	X	
269	12141	SWEET GUM 14	14	X	
270	12142	HICKORY 17	17	X	
271	12143	HICKORY 14	14	X	
272	12144	HICKORY 14	14	X	
273	12145	SWEET GUM 14	14	X	
274	12146	HICKORY 14	14	X	
275	12147	HICKORY 16	16	X	
277	12149	HICKORY 17	17	X	
278	12150	MAGNOLIA 13	13	X	

281	12153	HICKORY 14	14	X	
282	12154	HICKORY 14	14	X	
283	12155	HICKORY 14	14	X	
286	12158	HICKORY 16	16	X	
289	12161	SWEET GUM 12	12	X	
290	12162	SWEET GUM 12	12	X	
295	12167	HICKORY 12	12	X	
296	12168	HICKORY 16	16	X	
311	12184	HICKORY 17	17	X	
312	12185	SWEET GUM 16	16	X	
314	12188	HICKORY 16	16	X	
315	12189	SWEET GUM 12	12	X	
316	12190	OAK 16	16	X	
317	12191	HICKORY 16	16	X	
322	12196	SWEET GUM 16	16	X	
323	12197	OAK 17	17	X	
329	12203	HICKORY 12	12	X	
330	12204	HICKORY 14	14	X	
331	12205	HICKORY 12	12	X	
332	12206	HICKORY 12	12	X	
333	12207	HICKORY 10	10	X	
334	12208	HICKORY 10	10	X	
335	12209	HICKORY 12	12	X	
336	12210	HICKORY 16	16	X	
339	12213	HICKORY 16	16	X	
341	12215	HICKORY 14	14	X	
343	12217	HICKORY 16	16	X	
344	12218	HICKORY 14	14	X	
345	12219	PINE 15	15	X	Pines are not regulated by COB
352	12226	HICKORY 16	16	X	
353	12227	HICKORY 13	13	X	
358	12232	HICKORY 17	17	X	
2356					Total caliper inches
362					Less pine caliper inches
1994					Caliper inches to be removed

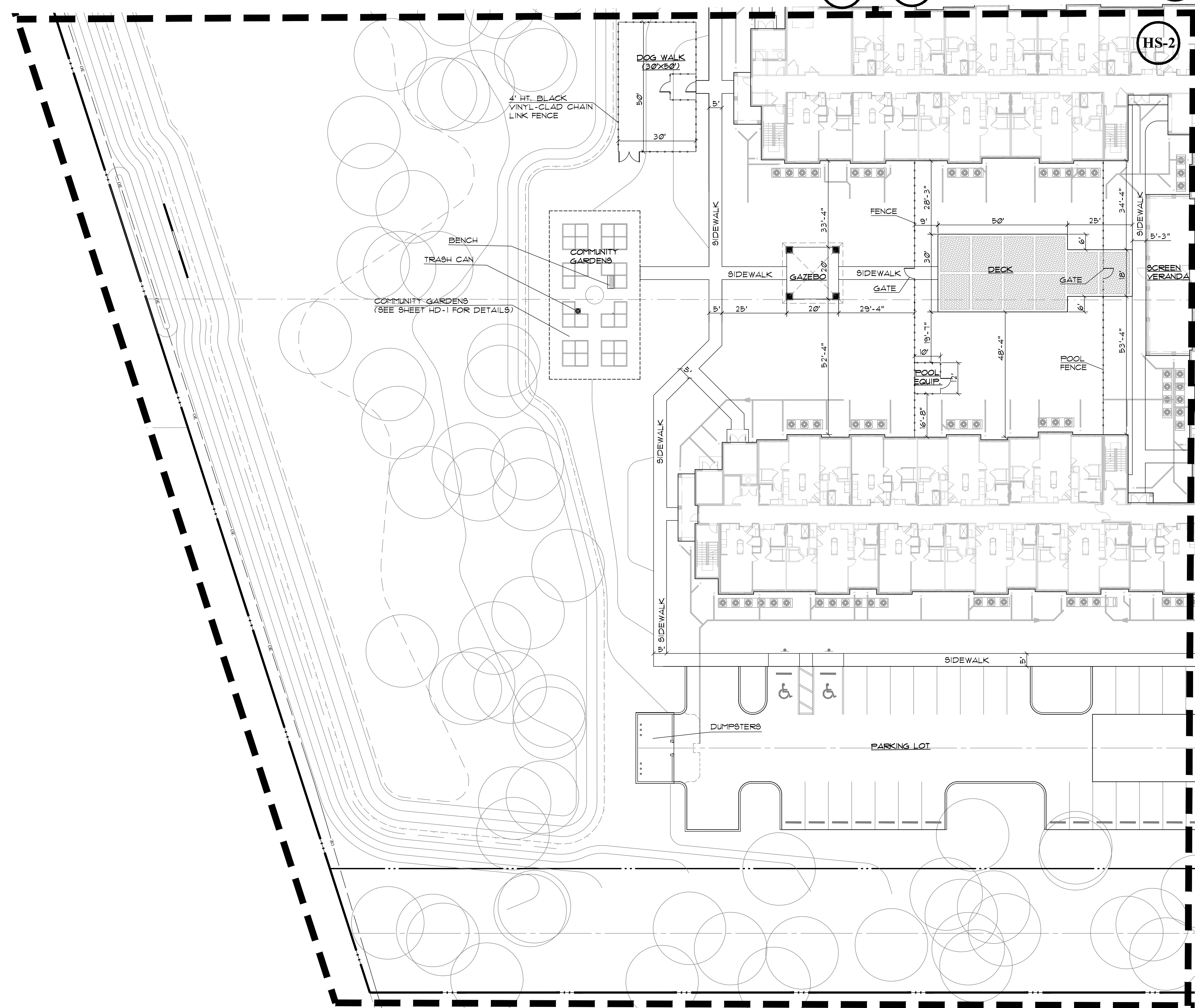


[illegible]

ROCHESTER PARK  
APARTMENTS  
PREPARED FOR: WENDOVER HOUSING PARTNERS  
BROOKSVILLE, FLORIDA  
HARDSCAPE LAYOUT PLAN

DATE:	02/01/2021
SCALE:	1 = 20'
DRAWN BY:	RYM
DESIGNED BY:	KJF
CHECKED BY:	KJF

SHEET NO.  
HS-2





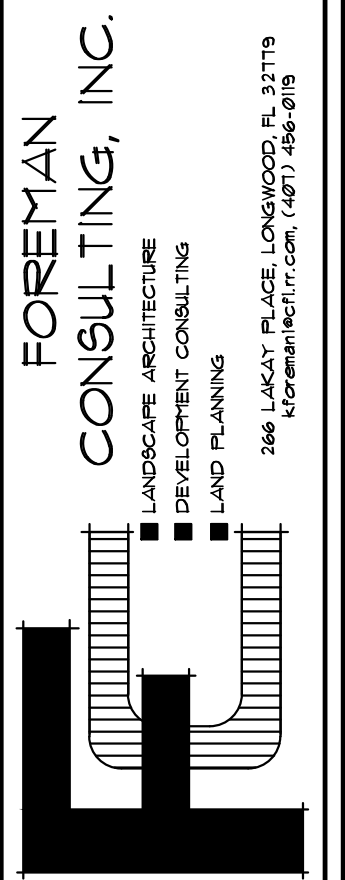






**NOTE:**

- PRECAST INSTALLER SHALL BE RESPONSIBLE FOR OBTAINING BUILDING PERMIT FOR ALL COLUMNS AND SIGN PANEL.
- PRECAST INSTALLER TO PROVIDE ELECTRICAL PVC SLEEVE IN COORDINATION WITH THE LED SIGNAGE INSTALLATION.

[illegible]

# ROCHESTER PARK APARTMENTS

PREPARED FOR: WENDOVER HOUSING PARTNERS  
BROOKSVILLE, FLORIDA

---

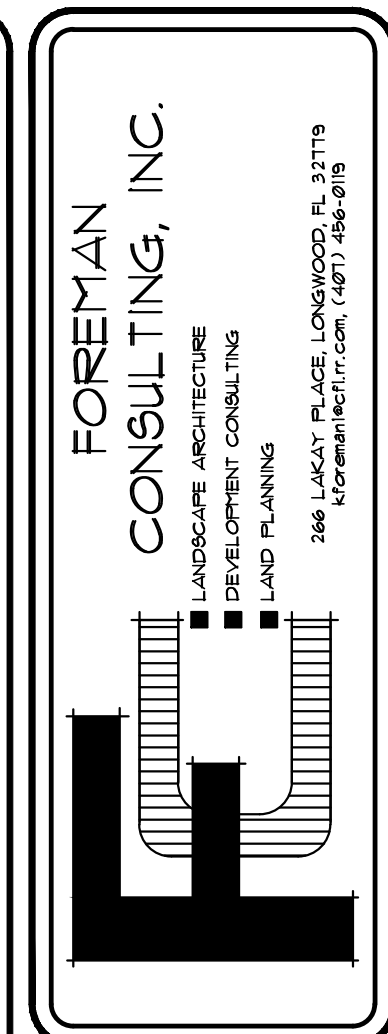
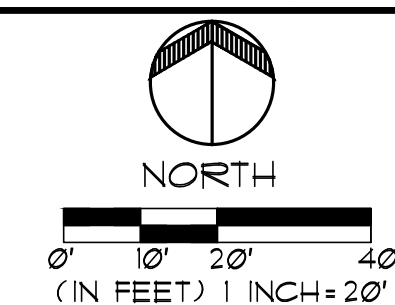
## HARDSCAPE DETAILS

DATE:	02/01/2021
SCALE:	AS SHOWN
DRAWN BY:	RYM
DESIGNED BY:	KJF
CHECKED BY:	KJF

SHEET NO.  
HD - 1





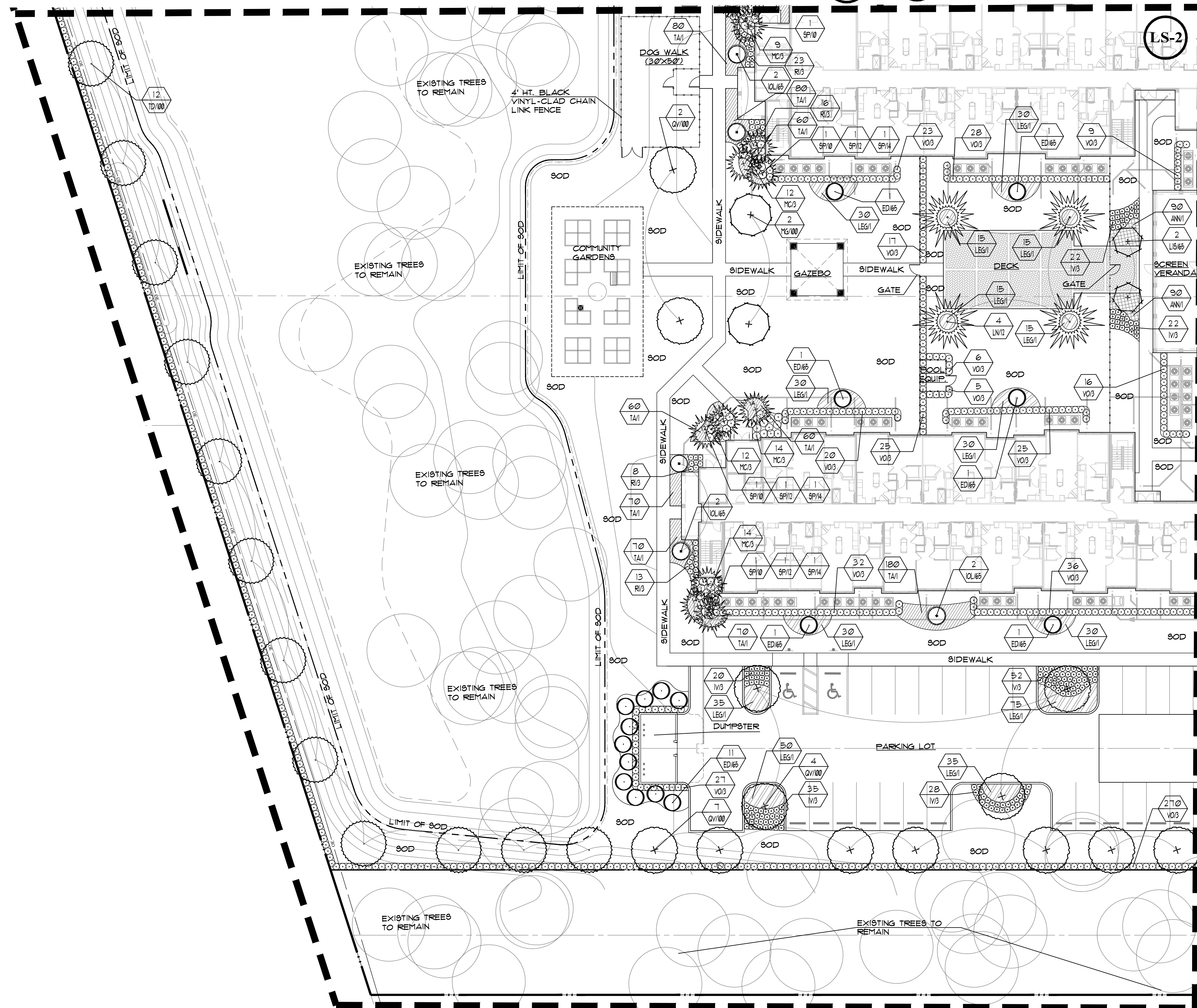
[illegible]

ROCHESTER PARK  
APARTMENTS  
PREPARED FOR WENDOVER HOUSING PARTNERS  
BROOKSVILLE, FLORIDA

LANDSCAPE PLAN

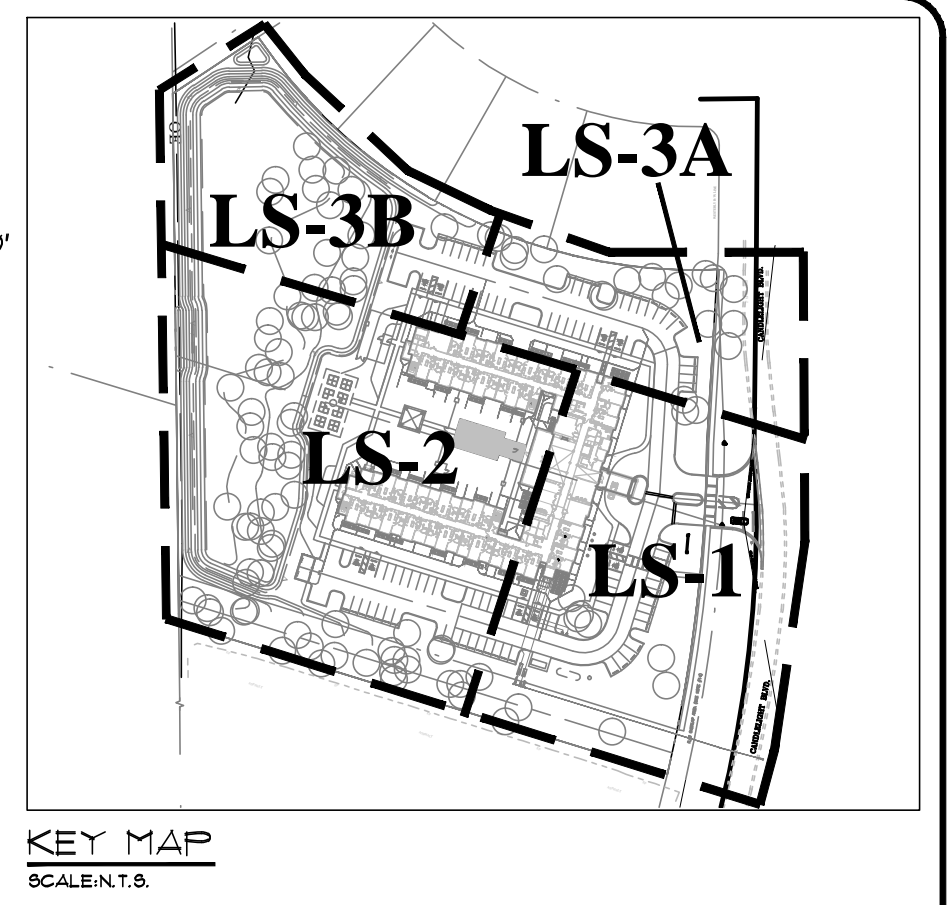
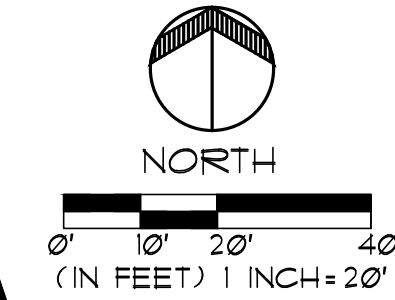
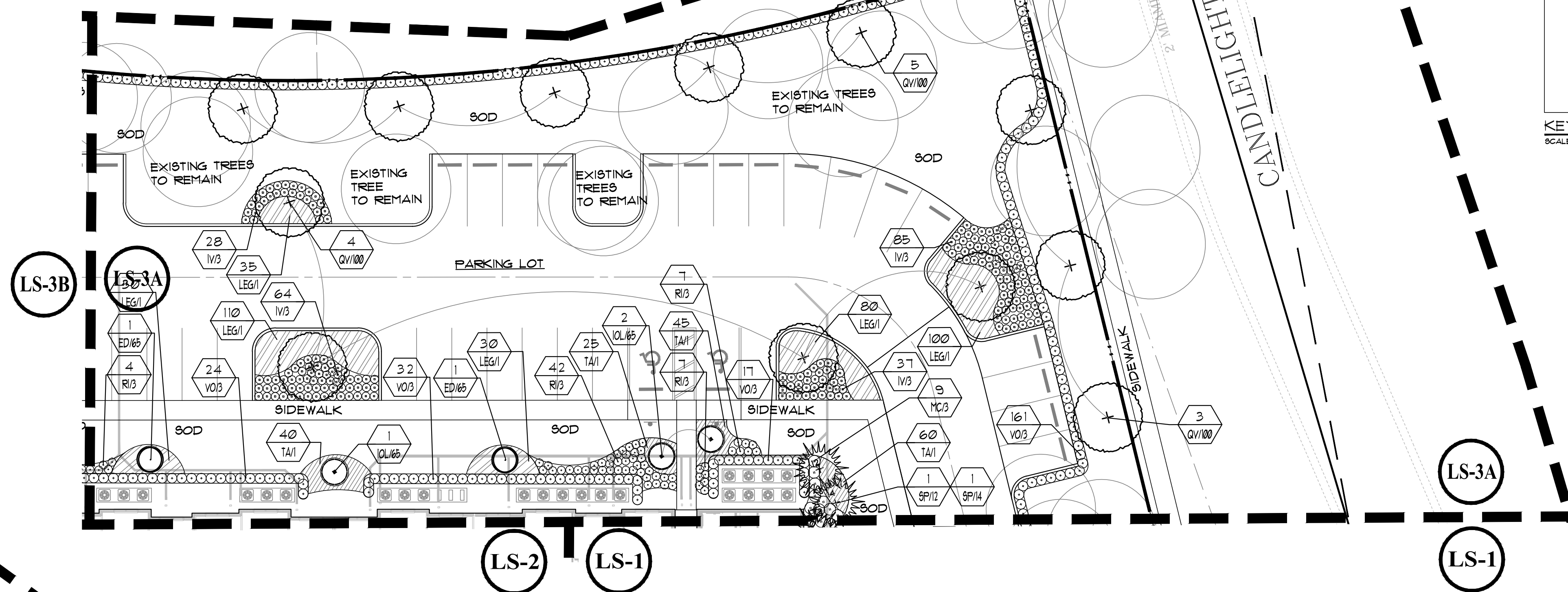
DATE:	02/01/2021
SCALE:	1 = 20'
DRAWN BY:	RYM
DESIGNED BY:	KJF
CHECKED BY:	KJF

SHEET NO.  
LS-2



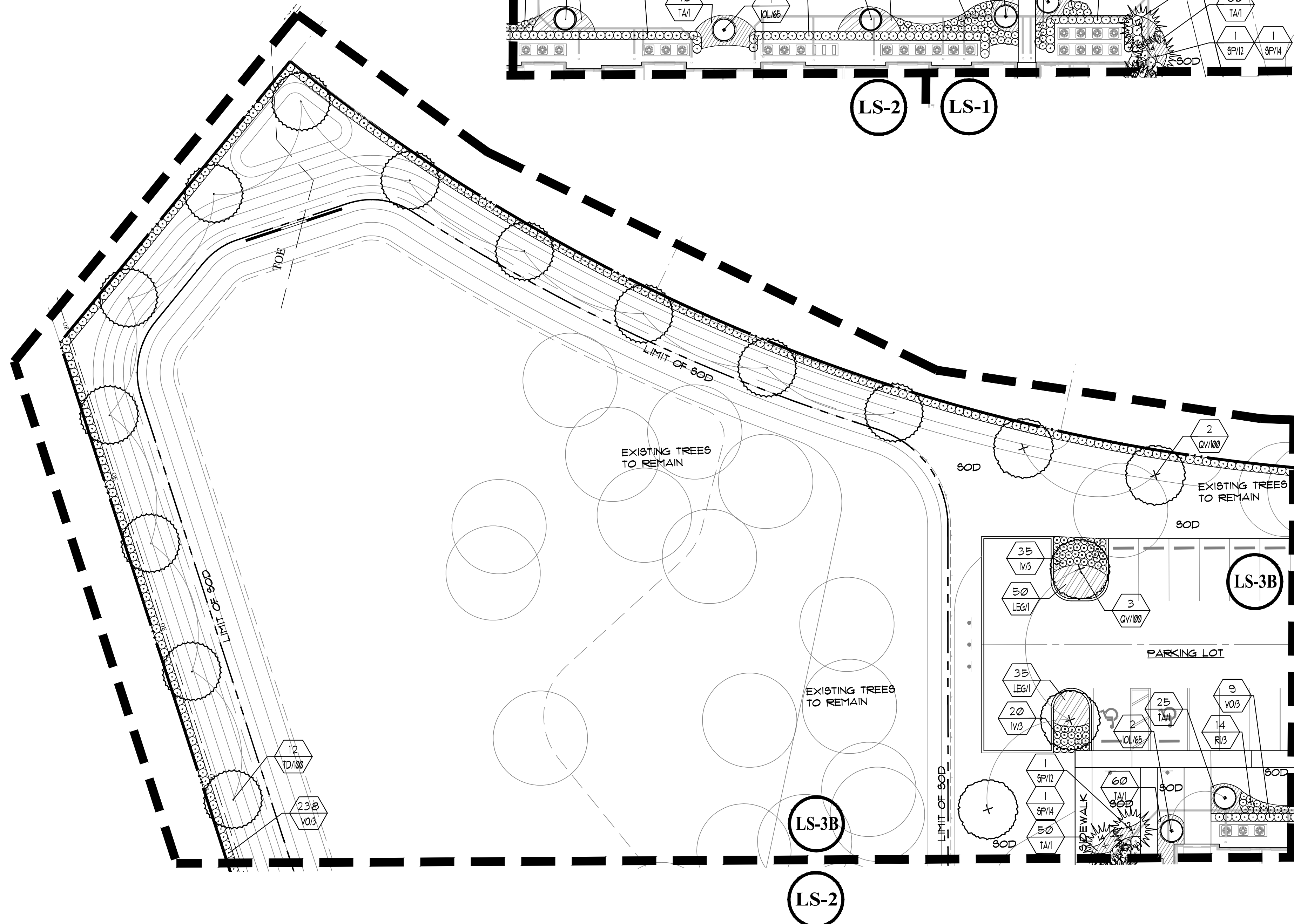
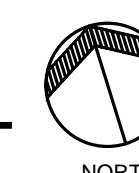
# SHEET LS-3A

SCALE: 1" = 20'

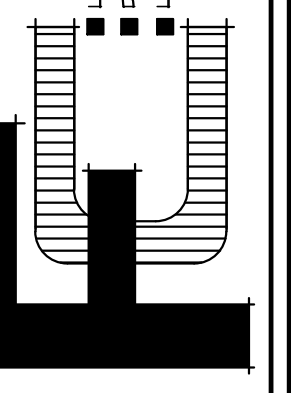


# SHEET LS-3B

SCALE: 1" = 20'



FOREMAN  
CONSULTING, INC.



LANDSCAPE ARCHITECT  
KENT FOREMAN, P.E.

RTS

DESCRIPTION

DATE

ROCHESTER PARK  
APARTMENTS  
PREPARED FOR: WENDOVER HOUSING PARTNERS  
BROOKSVILLE, FLORIDA  
LANDSCAPE PLAN

DATE: 02/01/2021

SCALE: 1" = 20'

DRAWN BY: RYM

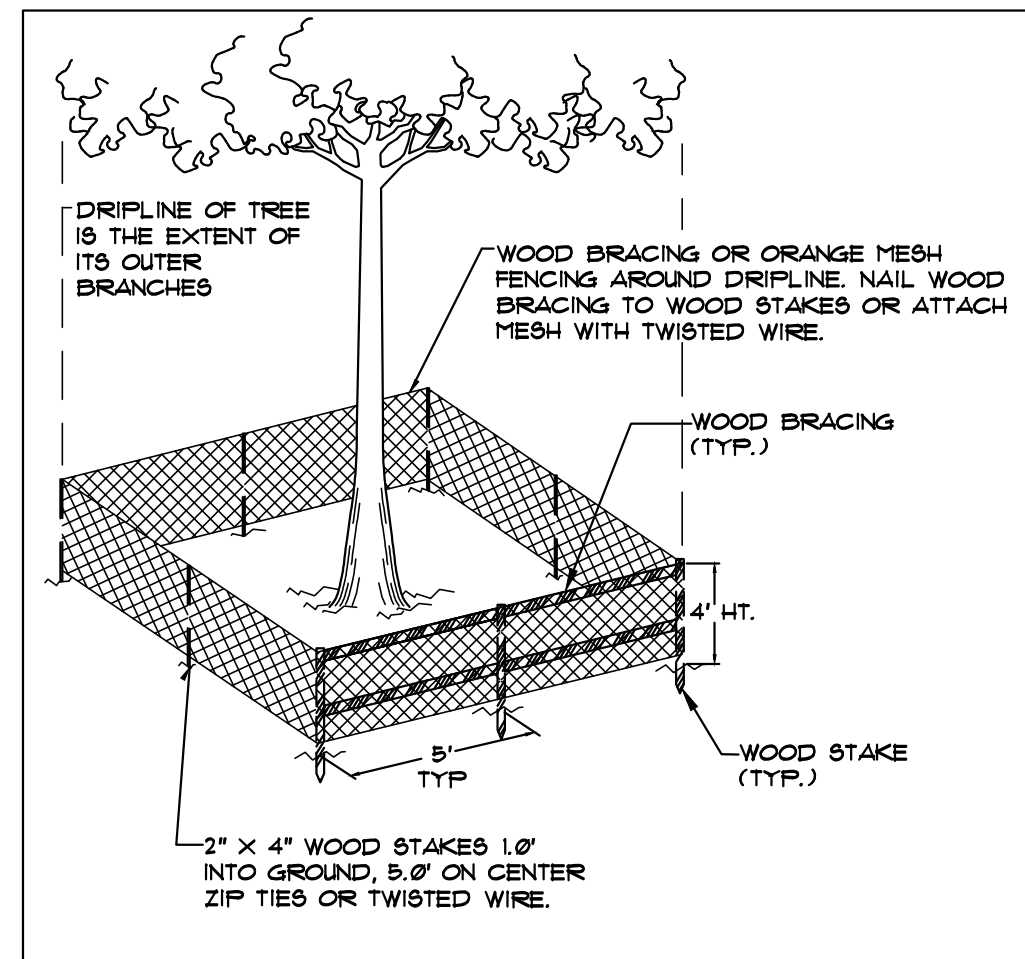
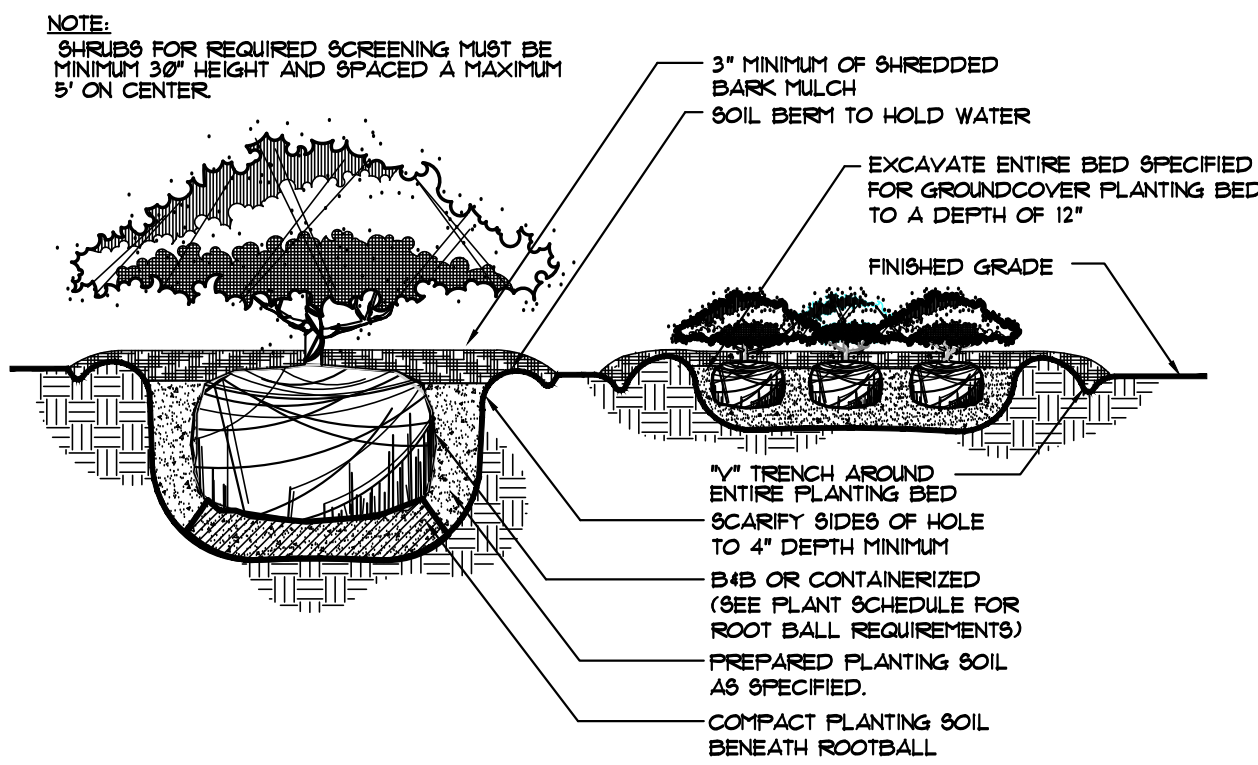
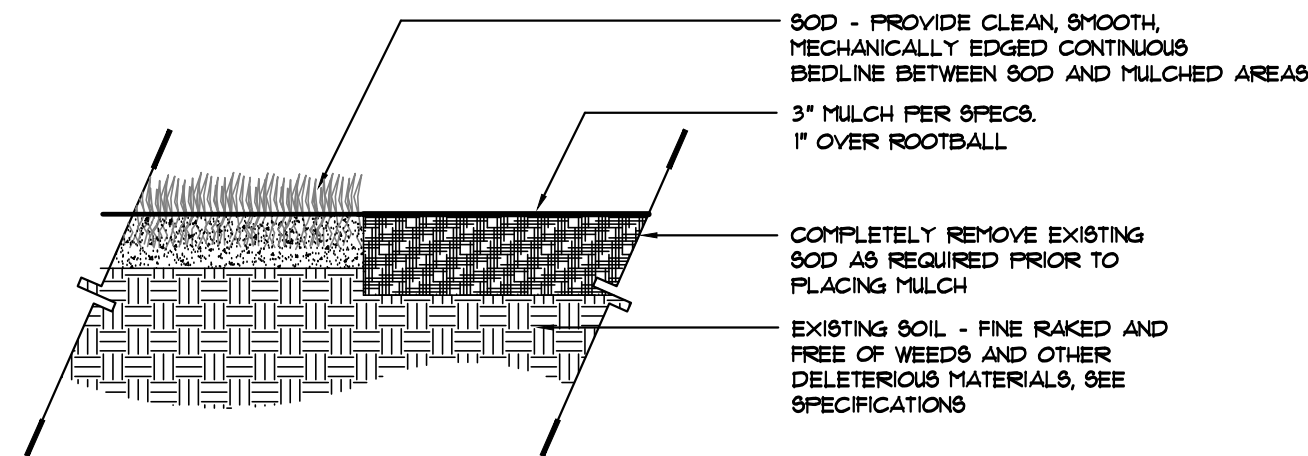
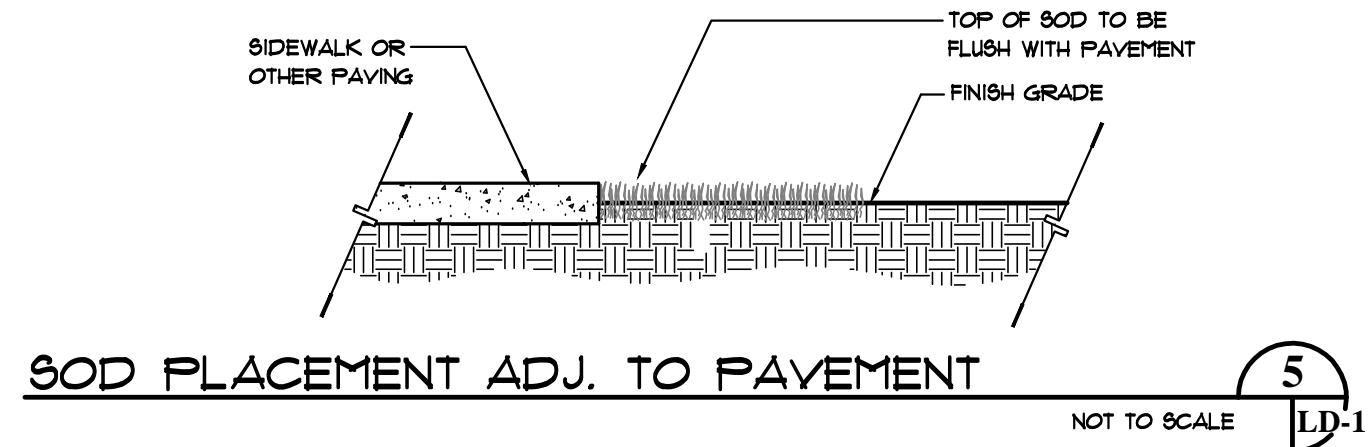
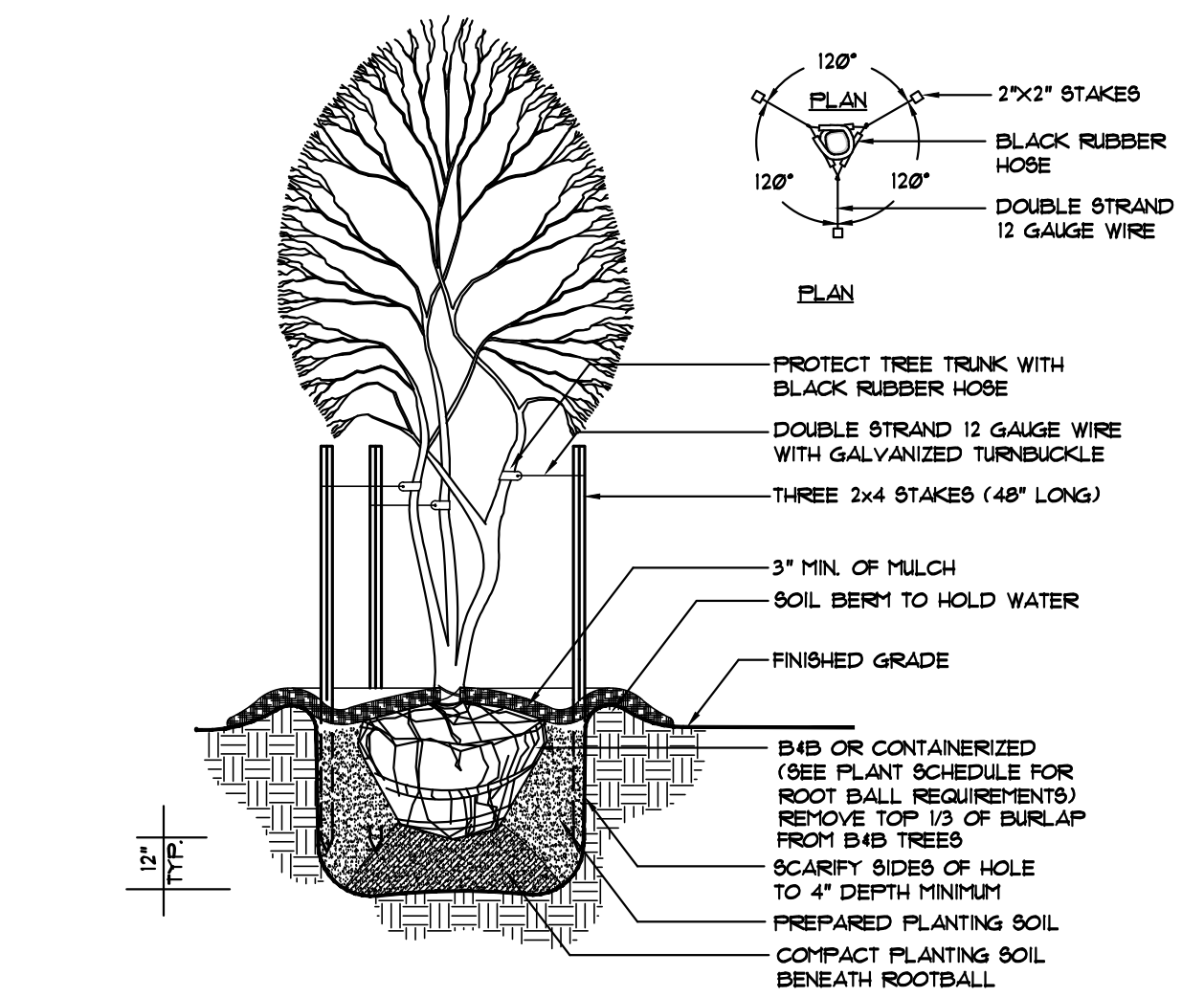
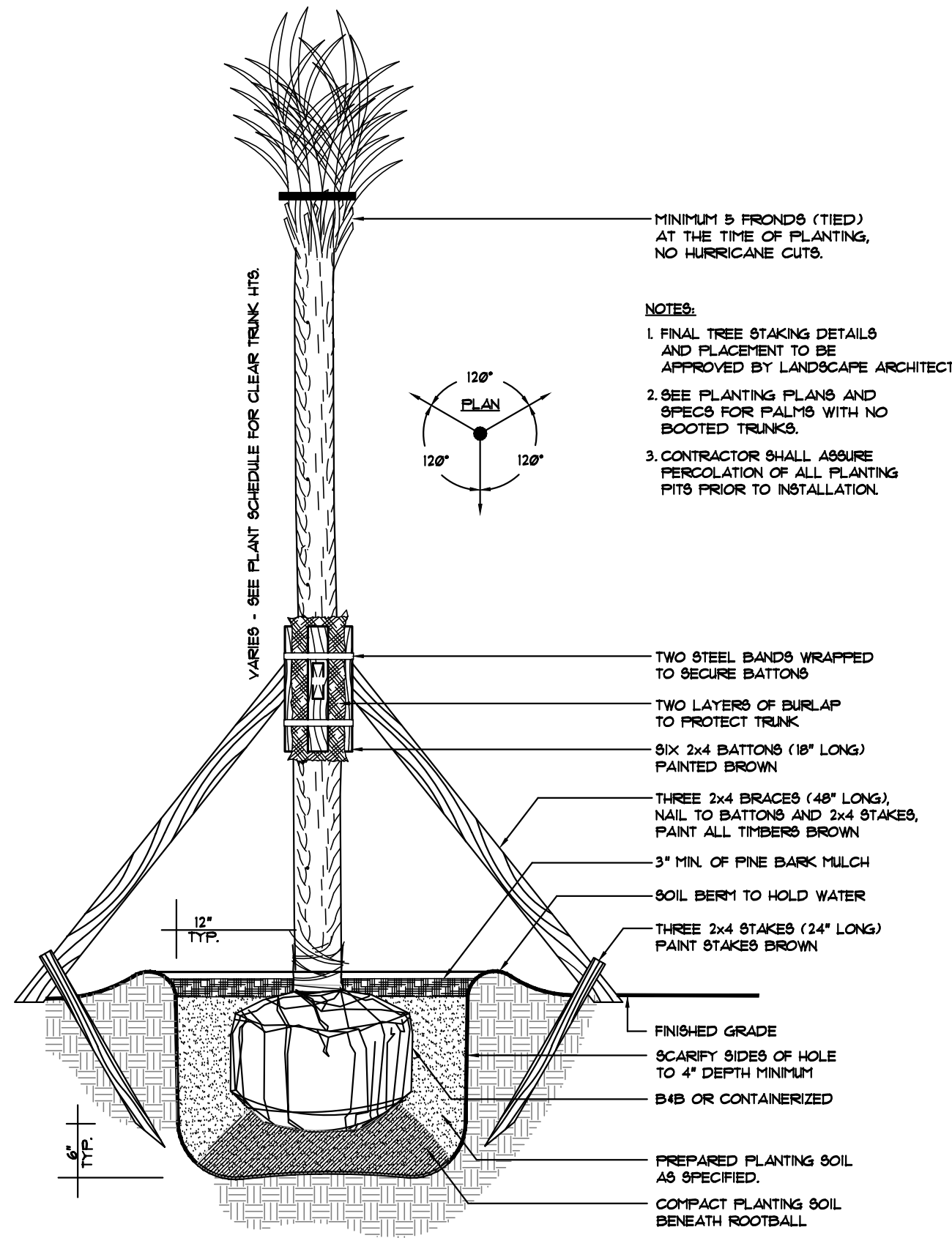
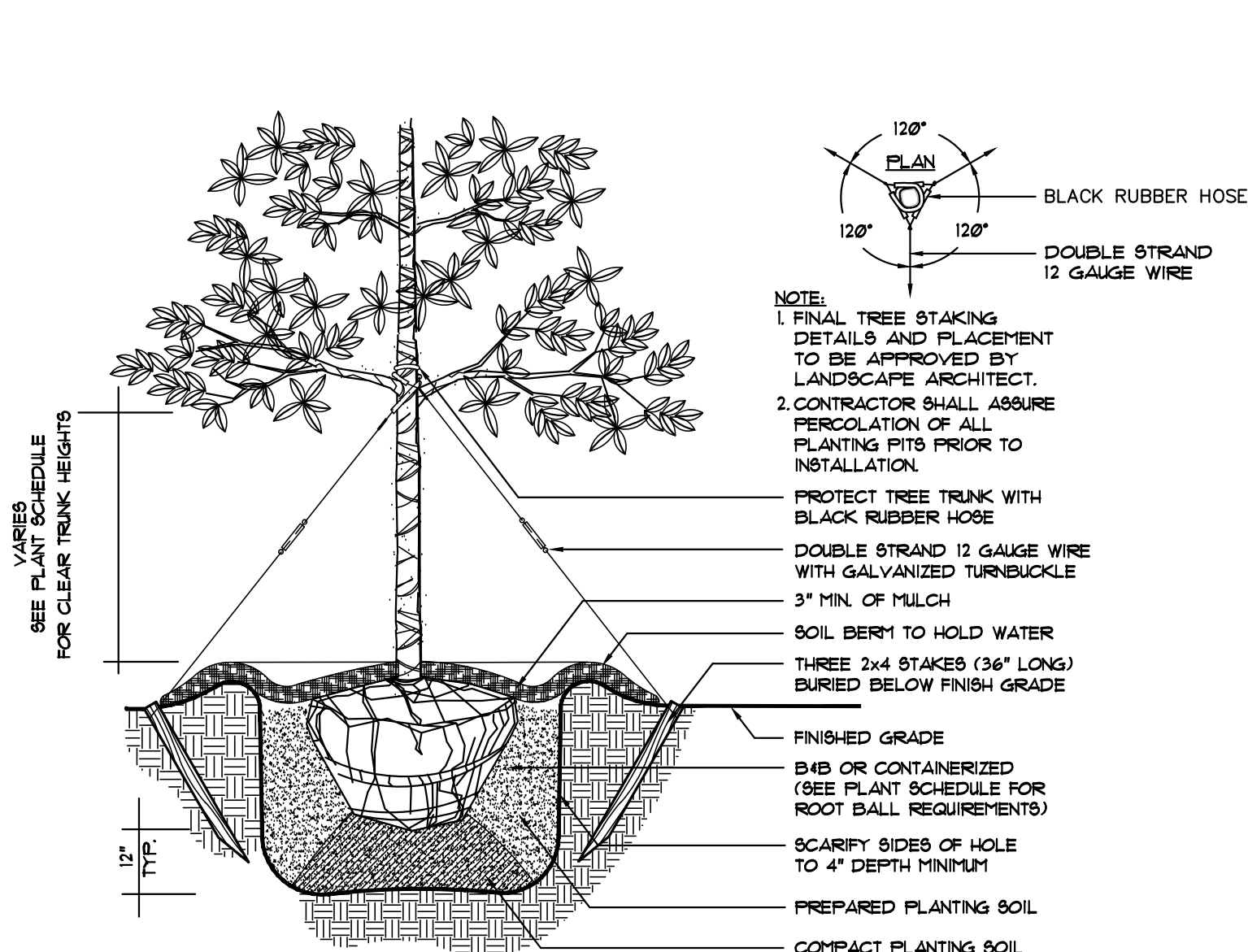
DESIGNED BY: KJF

CHECKED BY: KJF

SHEET NO.

LS-3





# PLANT LIST:

TREES					
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	FLORIDA FRIENDLY
19	ED/65	Elaeocarpus decipiens	Japanese Blueberry	65 gal., 10'-12' ht., 5'-6' spr., 3" cal.	YES
17	IOL/65	Ilex 'Cona' Oakleaf	Oak Leaf Holly	65 gal., 10'-12' ht., 5'-6' spr., 3" cal.	YES
2	LIS/65	Lagerstroemia indica 'Muskogee'	Lavender Crape Myrtle	65 gal., 10'-12' ht., 5'-6' spr., 3" cal., Standard	YES
2	MG/100	Magnolia grandiflora	Southern Magnolia	100 gal., 12' min. ht., 3" cal.	YES
51	QV/100	Quercus virginiana	Live Oak	100 gal., 12' min. ht., 3" cal.	YES
24	TD/100	Taxodium distichum	Bald Cypress	100 gal., 12' min. ht., 3" cal.	YES

PALMS					
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	FLORIDA FRIENDLY
4	LN/12	Livistona Nitida	Nitida Palm	Min. 12' c.t. ht, matched, specimen quality, regenerated.	YES
1	PS/8	Phoenix sylvestris	Sylvester Palm	8' c.t. ht, matched, specimen quality, regenerated.	YES
18	SP	Sabal palmetto	Sabal Palm	10', 12' & 14' c.t. ht., regenerated.	YES

SHRUBS & GROUNDCOVER					
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	FLORIDA FRIENDLY
445	ANN/1	Annua	Annua	1 gal., 5-7 leaves, 12" o.c.	VARIES
46	DI/1	Dietes iridoides	African Iris White	1 gal., 6"-12" ht., 18" o.c.	YES
713	IV/3	Ilex vomitoria "Schillings"	Schillings Holly	3 gal., 15"-18" x 15"-18", 24" o.c.	YES
1282	LEG/1	Liriope 'Emerald Goddess'	Emerald Goddess	1 gal., 4-5 ppp., full, 15" o.c.	YES
88	MC/3	Muhlenbergia capillaris	Muhly Grass	3 gal., 24"-30" ht., 30" o.c.	YES
206	RI/3	Rhaphiolepis indica 'Alba'	White Indian Hawthorn	3 gal., 15"-18" ht., 15"-18" spr., 24" o.c.	YES
1550	TA/1	Trachelospermum asiaticum	Asian Jasmine	1 gal., 4-5 ppp, 12" runners, 12" o.c.	YES
1203	V0/3	Viburnum suspensum	Sandankwa Viburnum	3 gal., 30" min. ht., 30" o.c.	YES

SOD					
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	FLORIDA FRIENDLY
34,400 SF.	SOD	Paspalum notatum	Bahia Sod	solid sod	YES

# LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", "PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA", DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSEYMEN 'STANDARDS FOR NURSERY STOCK', LATEST EDITION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ECT) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL AQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THERE REPLACEMENT IF DAMAGED BY HIM.
- ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF PINE BARK MULCH.

# FLOWERING ANNUALS SCHEDULE:

SEASON	VARIETY	COLOR
January-March	Pansy Petunia	Purple, Red Purple
April-June	Begonia Salvia Marigold Impatiens	Pink, Red Purple, Red Yellow, Orange Pink, Purple, Lavender
July-September	Begonia Salvia	Pink, Red Purple, Red
October-December	Petunia Pansy Impatiens	Purple Purple, Red Pink, Purple, Lavender





NORTH

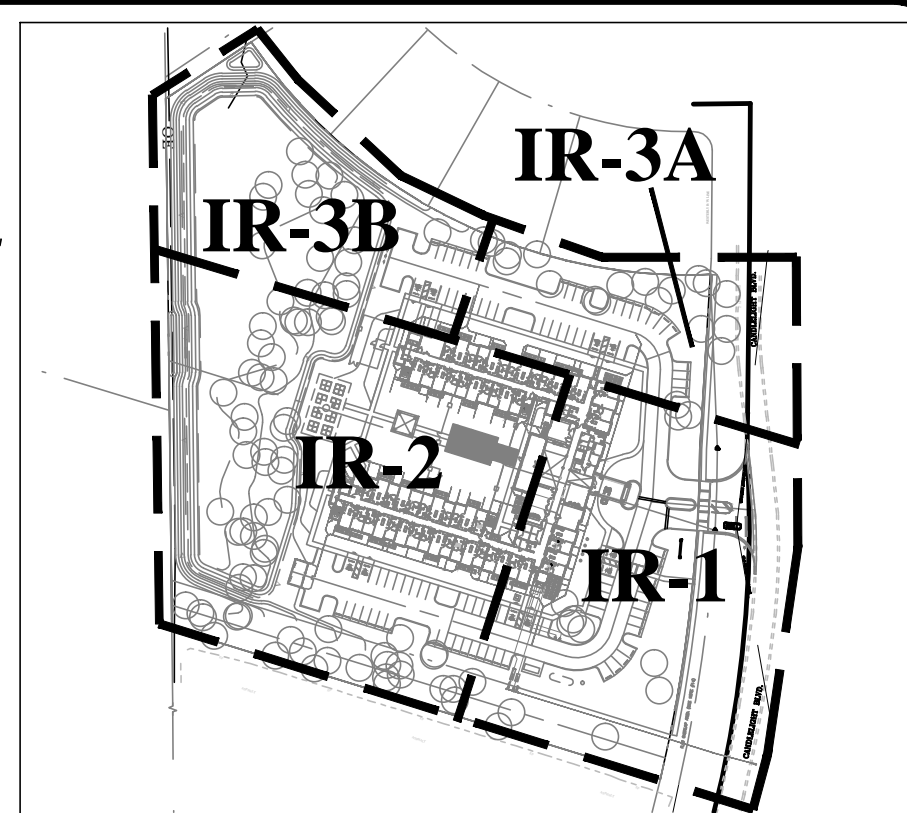
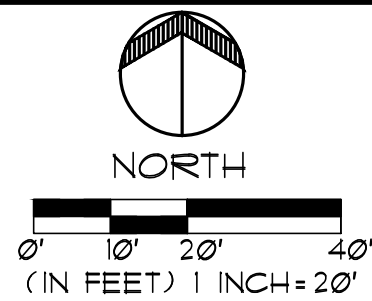
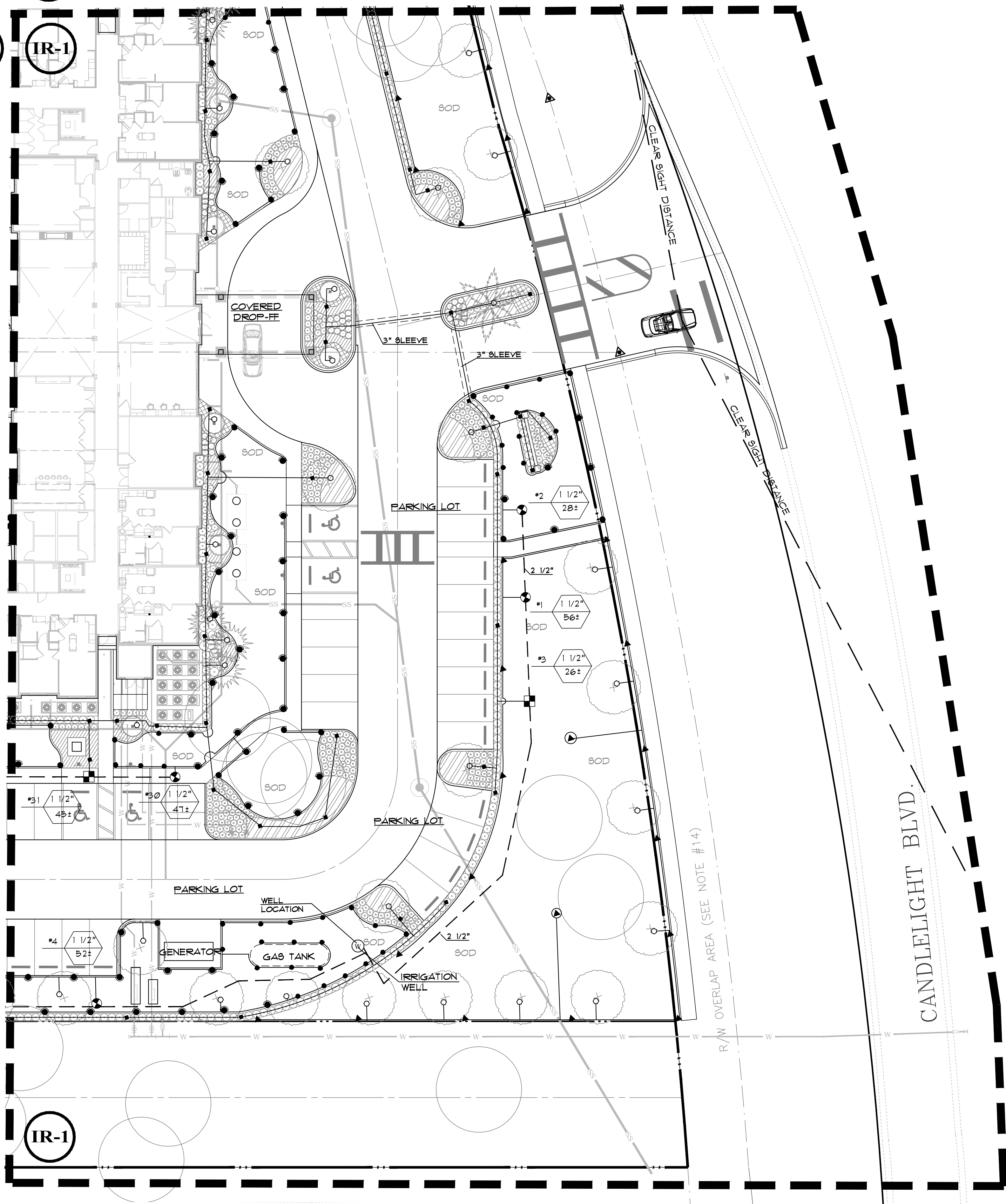
IR-2

IR-3

IR-1

IR-2

IR-1



KEY MAP  
SCALE: 1\"/>

FOREMAN  
CONSULTING, INC.

LANDSCAPE ARCHITECTURE  
DEVELOPMENT CONSULTING  
LAND PLANNING

366 LAKAY PLACE LONGWOOD, FL 32719  
407-486-9119  
foreman@fc.com

LANDSCAPE ARCHITECT:  
KENT FOREMAN, P.E.

REG. # 463

DESCRIPTION	DATE
IR-1	
IR-2	
IR-3A	
IR-3B	

ROCHESTER PARK  
APARTMENTS

PREPARED FOR: WENDOVER HOUSING PARTNERS  
BROOKSVILLE, FLORIDA

IRRIGATION PLAN

DATE: 02/01/2021

SCALE: 1" = 20'

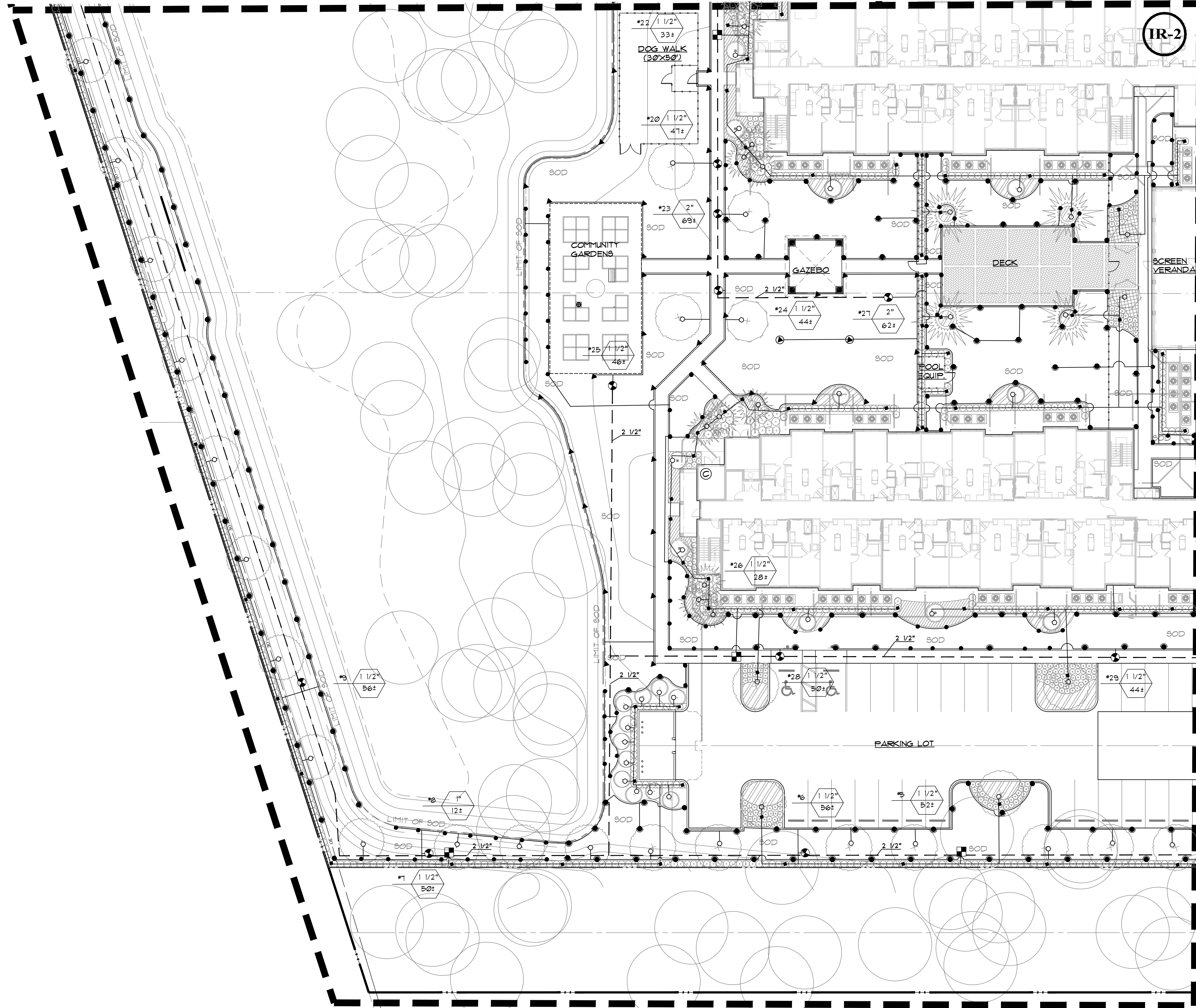
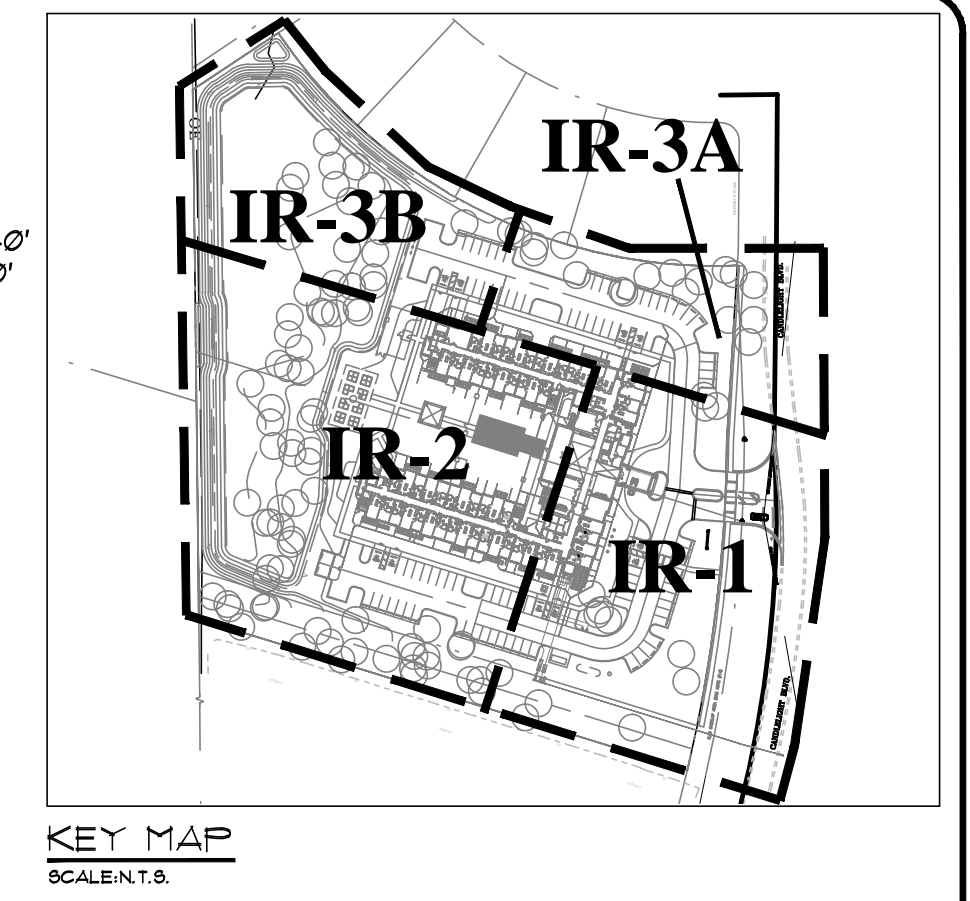
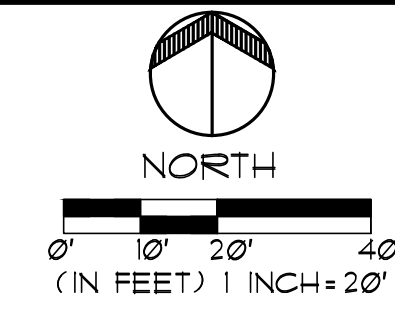
DRAWN BY: RYM

DESIGNED BY: KJF

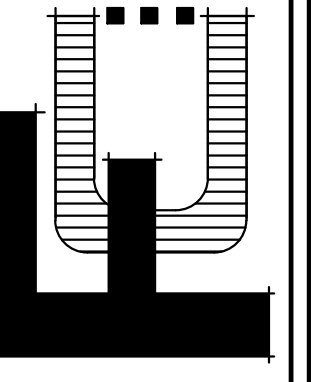
CHECKED BY: KJF

SHEET NO.

10 - 1



FOREMAN  
CONSULTING, INC.



LANDSCAPE ARCHITECT  
KENT FOREMAN, P.E.

DESCRIPTION

RTS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

CS

ROCHESTER PARK  
APARTMENTS  
PREPARED FOR: WENDOVER HOUSING PARTNERS  
BROOKSVILLE, FLORIDA

IRRIGATION PLAN

DATE: 02/01/2021

SCALE: 1" = 20'

DRAWN BY: RYM

DESIGNED BY: KJF

CHECKED BY: KJF

SHEET NO.

10 - 2



# SHEET IR-3A

SCALE: 1" = 20'



IR-3B

IR-3A

IR-2

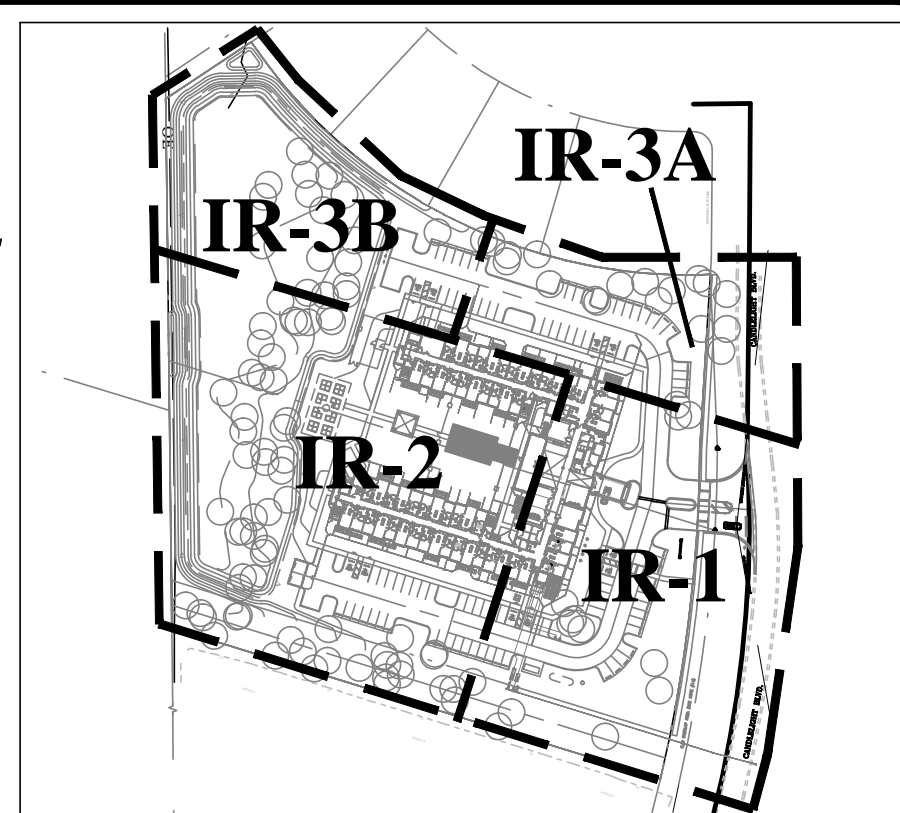
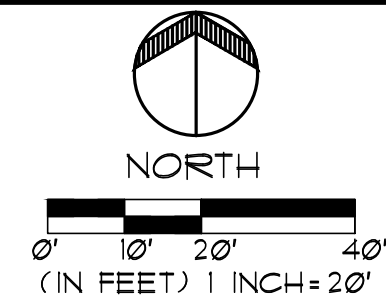
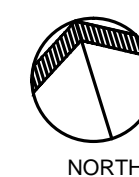
IR-1

IR-3A

IR-1

# SHEET IR-3B

SCALE: 1" = 20'



KEY MAP  
SCALE: 1" = 20'

**FOREMAN CONSULTING, INC.**

LANDSCAPE ARCHITECTURE  
DEVELOPMENT CONSULTING  
LAND PLANNING

266 LAKAY PLACE LONGWOOD, FL 32719  
407-486-9191  
foreman@fcir.com

LANDSCAPE ARCHITECT:  
KENT FOREMAN, P.E.

REG. # 4493

DESCRIPTION	DATE
IR-1	
IR-2	
IR-3A	
IR-3B	

**ROCHESTER PARK APARTMENTS**

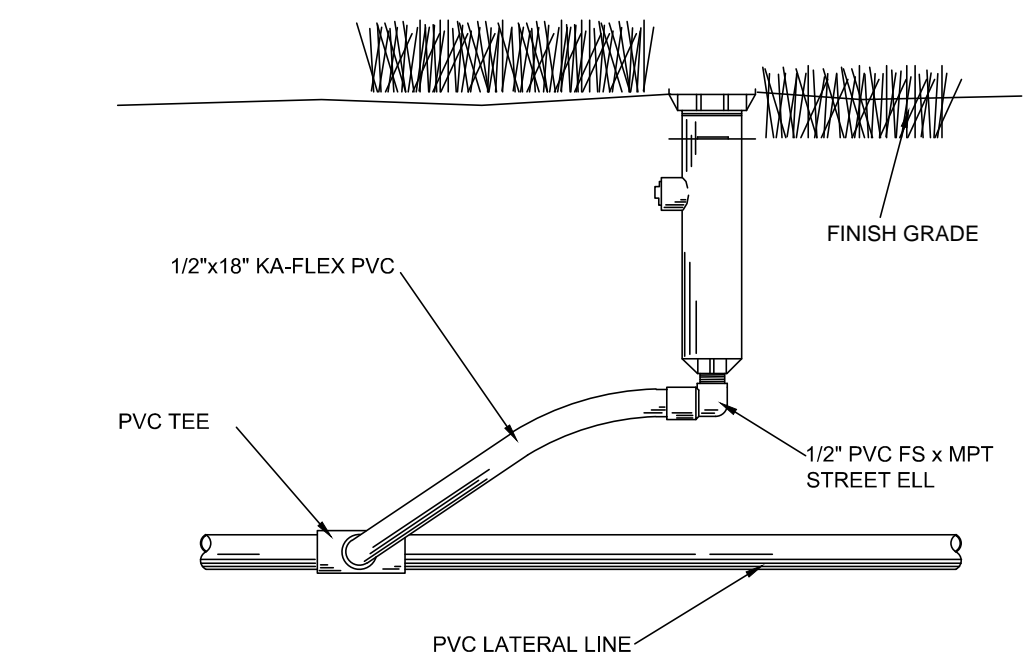
PREPARED FOR: WENDOVER HOUSING PARTNERS  
BROOKSVILLE, FLORIDA

IRRIGATION PLAN

DATE:	02/01/2021
SCALE:	1" = 20'
DRAWN BY:	RYM
DESIGNED BY:	KJF
CHECKED BY:	KJF

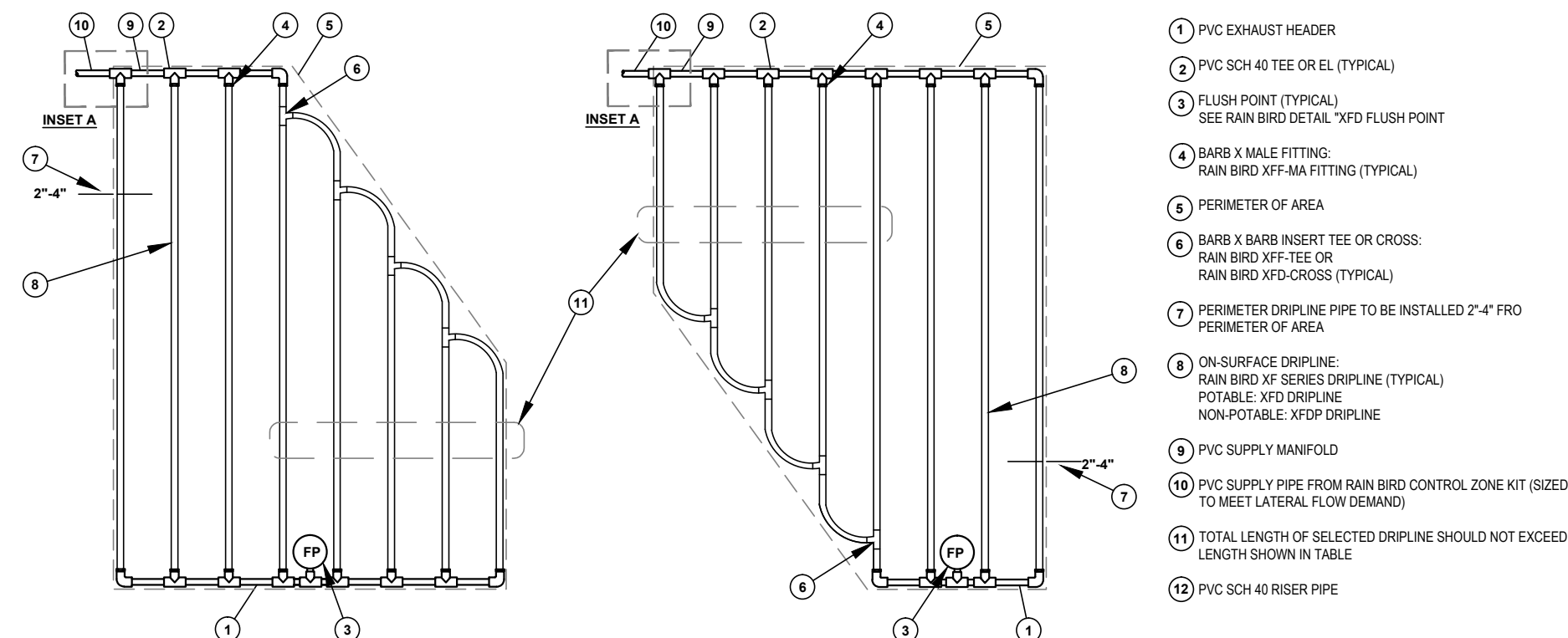
SHEET NO.

10-3



6" POP-UP SPRAY HEAD  
(DO NOT USE SIDE INLET) NOT TO SCALE

1  
IRD-1

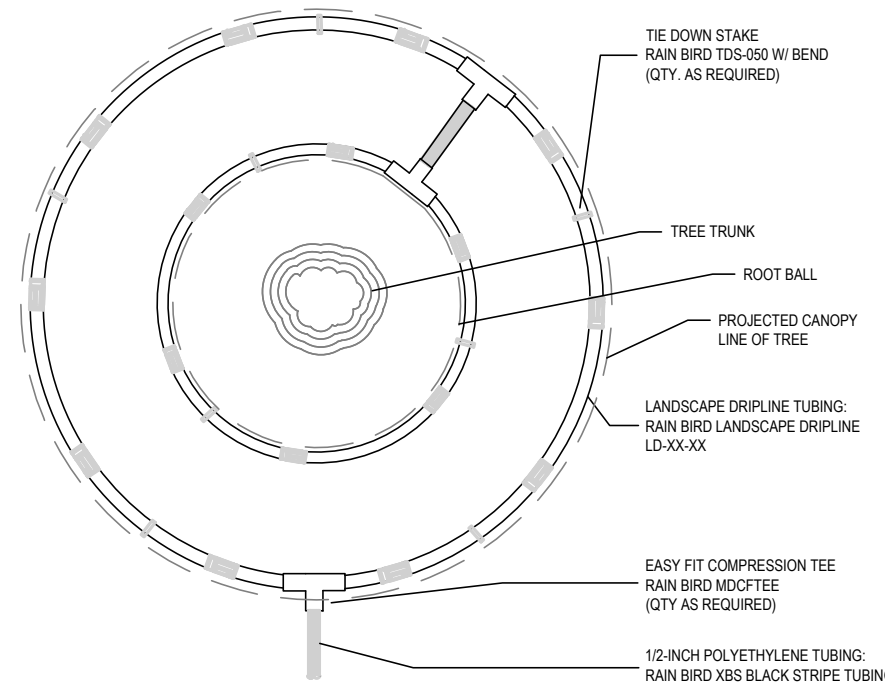


NOTES:  
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEBSITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.  
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.  
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50 PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	0.6	Nominal Flow (gph)	0.6	Nominal Flow (gph)	0.6
15	273	155	314	250	404	322
20	318	189	353	284	508	369
30	360	230	413	350	586	414
40	395	255	455	402	652	474
50	417	285	528	450	720	498
60	460	300	595	485	790	514

XFD ON SURFACE DRIPLINE IRREGULAR  
SHAPED LAYOUT NOT TO SCALE

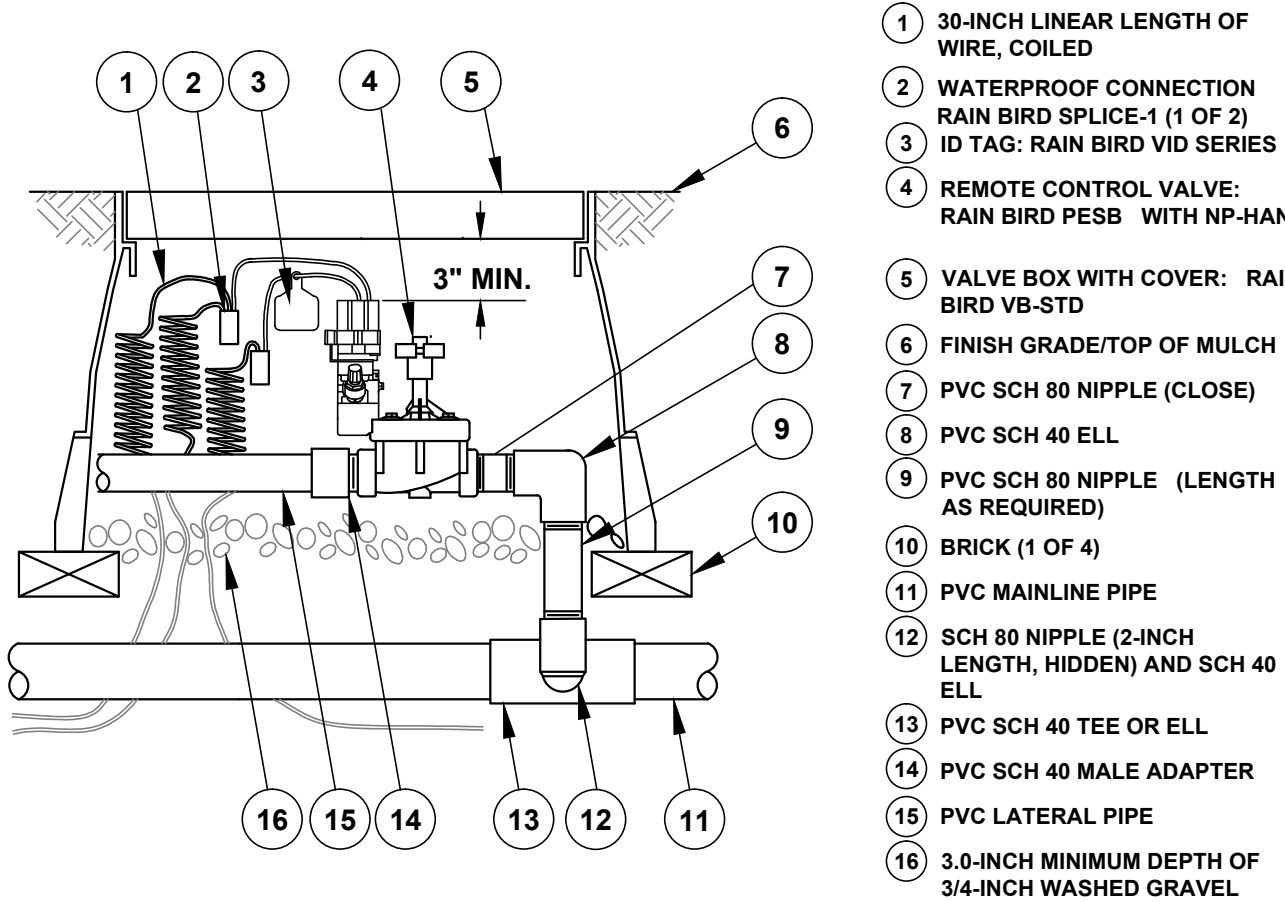
4  
IRD-1



NOTES:  
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEBSITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.  
2. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TREES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

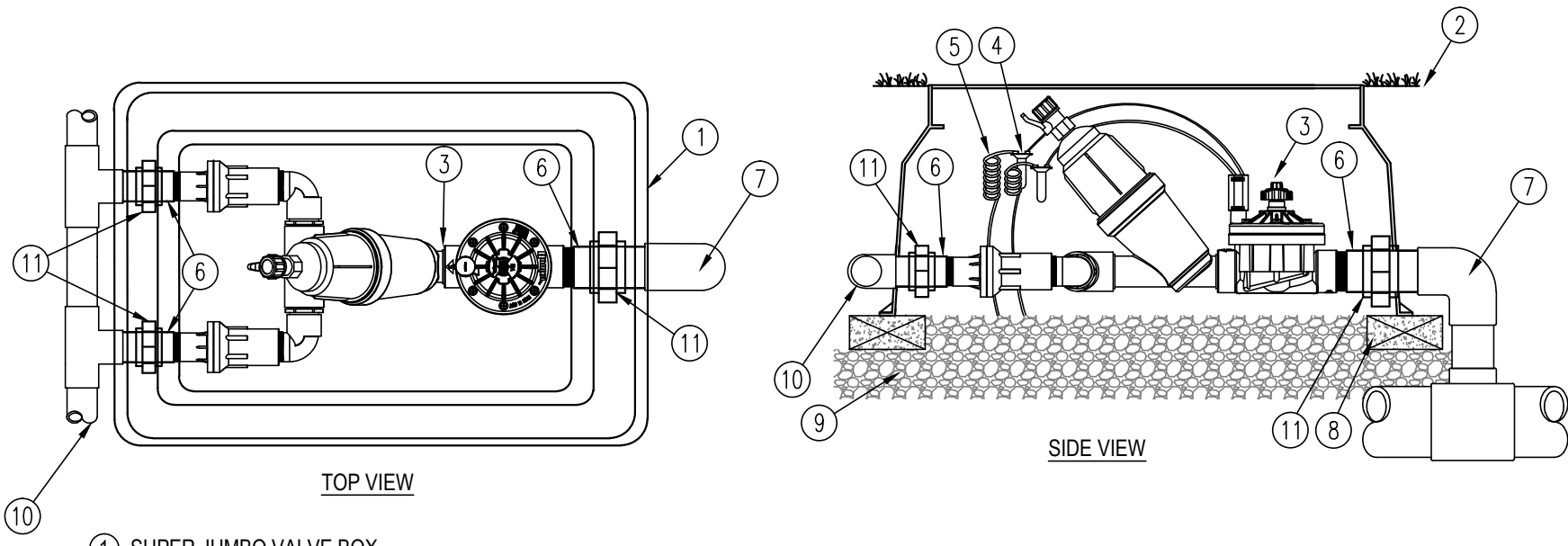
XFD ON SURFACE DRIPLINE  
AROUND TREE NOT TO SCALE

2  
IRD-1



ELECTRIC REMOTE-CONTROL VALVE  
PEBS SERIES NOT TO SCALE

5  
IRD-1



1. SUPER JUMBO VALVE BOX  
2. DRIP ZONE KIT MODEL ICZ-151-40 WITH FILTER (TIP 45 DEGREES) REGULATOR 40 PSI  
3. FINISH GRADE  
4. WATERPROOF CONNECTORS (2)  
5. 18-24" COILED WIRE  
6. SCH 80 T.O.E. NIPPLE  
7. MAIN LINE PIPE & FITTINGS  
8. BRICK SUPPORTS (7)  
9. 3/4" MINUS WASHED GRAVEL  
10. LATERAL PIPE AND FITTING  
11. PVC SLIP UNIONS (2)

ICZ-151-40 DRIP CONTROL KIT NOT TO SCALE

3  
IRD-1

## SYMBOL LEGEND:



RB-PE9B VALVE- SIZE PER PLANS



RB 1800 SERIES SPRAY HEADS  
1806- FOR TURF



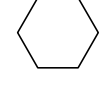
WELL PROVIDED BY OWNER



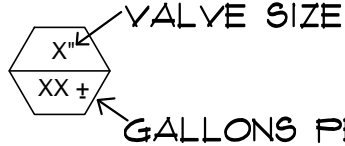
HUNTER FGP ULTRA ROTORS  
W- #4 NOZZLE



HUNTER FGP #6 NOZZLE



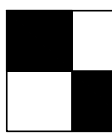
ADJUSTABLE FLOOD BUBBLER



VALVE SIZE  
GALLONS PER MINUTE



DRIPLINE LATERAL CONNECTION  
RB-XFD-09-12 ON SURFACE DRIPLINE



HUNTER ICZ-DRIP ZONE VALVES  
SIZE AS NOTED



RB ESPXME CONTROLLER  
-W-HUNTER MINI CLICK RAIN SENSOR  
ESPXME CONTROLLER FOR SMALL PARK

2 1/2" CL 200 MAIN LINE

## NOZZLE SELECTION CHART:

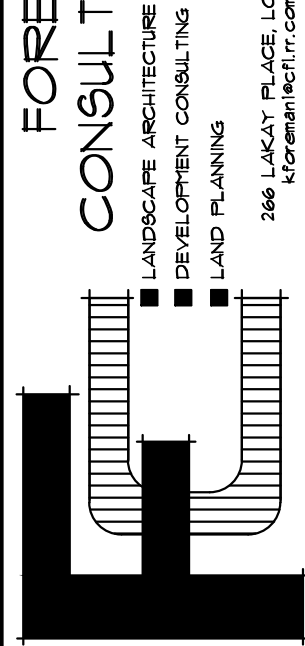
PATTERN	GPM @ 30-psi	RADIUS @ 30-psi
15F FULL	3.70	15'
15TD THREE-QUARTER	2.78	15'
15TT TWO-THIRD	2.48	15'
15H HALF	1.85	15'
15T THIRD	1.23	15'
15Q QUARTER	.93	15'
15CST END STRIP	.61	4x15'
15CST CENTER STRIP	1.21	4x30'
15SST SIDE STRIP	1.21	4x30'
12F FULL	2.60	12'
12TD THREE-QUARTER	1.95	12'
12TT TWO-THIRD	1.74	12'
12H HALF	1.30	12'
12T THIRD	.87	12'
12Q QUARTER	.65	12'
10F-LA FULL	1.57	10'
10H-LA HALF	.79	10'
10T-LA THIRD	.52	10'
10Q-LA QUARTER	.39	10'
8F-FLT FULL	1.57	8'
8H-FLT HALF	.79	8'
8T-FLT THIRD	.52	8'
8Q-FLT QUARTER	.39	8'

ALL PERFORMANCES SHOWN ARE AT 30 PSI  
RAIN BIRD NOZZLE  
PERFORMANCE CHART

## IRRIGATION NOTES:

- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT HAVE BEEN POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ANTICIPATE THOSE IN-FIELD VARIATIONS WHICH MAY REQUIRE ADJUSTMENT ON SITE.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, THE RESPONSIBILITY FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION SHALL REMAIN SOLELY THAT OF THE INSTALLER. THE INSTALLER SHALL OBTAIN ANY LOCATES, PERMITS AND INSPECTIONS.
- ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL INSTALLED BEDLINES, 80D LIMITS, AND PLANT LOCATIONS.
- ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, FULLY OPERATIONAL, AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.
- ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN MAXIMUM COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS OR WALLS, OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE SUITABLE PRESSURE-COMPENSATING SCREENS OR ADJUSTABLE-ARC NOZZLES WHERE REQUIRED TO ACHIEVE MAXIMUM COVERAGE CONTROL.
- THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST CLARIFICATION. AS-BUILT DRAWINGS SHALL BE PREPARED, INCLUDING ZONE GALLONAGE DATA FOR EACH UNIT.

FOREMAN  
CONSULTING, INC.



LANDSCAPE ARCHITECT  
KENT FOREMAN, RLA

DESCRIPTION

DATE

ROCHESTER PARK  
APARTMENTS  
PREPARED FOR: WENDOVER HOUSING PARTNERS  
BROOKSVILLE, FLORIDA  
IRRIGATION DETAILS & NOTES

DATE: 02/01/2021

SCALE: N.T.S.

DRAWN BY: RYM

DESIGNED BY: KJF

CHECKED BY: KJF

SHEET NO.

IRD - 1









## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: J. 3.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Mark Kutney, City Manager  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Discussion of reverting one-way pairs into two way system  
**DATE:** 03/01/2021

---

### *Attachments*

Information from 4/17/17 Council Packet  
Minutes from 4/17/17 Council Meeting





# CONSENT AGENDA ITEM MEMORANDUM

City Council  
AGENDA ITEM: F1  
April 17, 2017

**TO: THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS**

**FROM: BILL GEIGER, ACTING CITY MANAGER** *BG*

**SUBJECT: MPO ONE-WAY PAIRS CONVERSION STUDY**

**DATE: APRIL 5, 2017**

**GENERAL SUMMARY/BACKGROUND:** The Hernando/Citrus MPO has conducted an area-wide transportation analysis of the Downtown Brooksville Area with a focus on the one-way configuration of Broad Street and Jefferson Street. After conducting the analysis of existing and future traffic, it has been determined that conversion of Broad Street and Jefferson Street to two-way traffic is feasible through the year 2040 planning horizon. The study has also identified potential issues that will need to be vetted and resolved prior to future implementation steps. Continued coordination by the City with FDOT District 7, the Hernando/Citrus Metropolitan Planning Organization and Hernando County will continue to be a critical component of any changes proposed for these State and U.S. roadways.

Some of the issues to be covered and will be discussed include coordination with existing and proposed transportation solutions in the area such as the Good Neighbor Trail (a segment of the Coast-to-Coast Trail), the Florida Main Street Designation, and the Water Tower Project. Other issues include potential transfer of state-owned Right-of-Way, associated local jurisdiction maintenance agreements, balancing context sensitive complete streets improvements with on-street and off-street parking capacity, potential left-turn restrictions, and traffic congestion in the future.

The MPO's consultant, Tindale Oliver, will brief the Council on the current findings of the study and possible options for reversion of the one-way pairs to their original two-way configuration. The results and recommendations of the study will be presented to the MPO Board on April 18, 2017.

**BUDGET IMPACT:** No budget impact to review and comment on the report.

**Reviewed by Finance Department:** *AG*

**LEGAL NOTE:** The City Council has home-rule authority (Article VII, (2), Florida Constitution/Section 166.011, Florida Statutes) to consider matters of intergovernmental benefit.

**Reviewed by City Attorney:** *CS*

**RECOMMENDATION:** No action required at this time; Council is being asked to provide feedback and comment on the study.

**ATTACHMENT:** 1. Tindale-Oliver Study Agenda Items



## Hernando/Citrus MPO

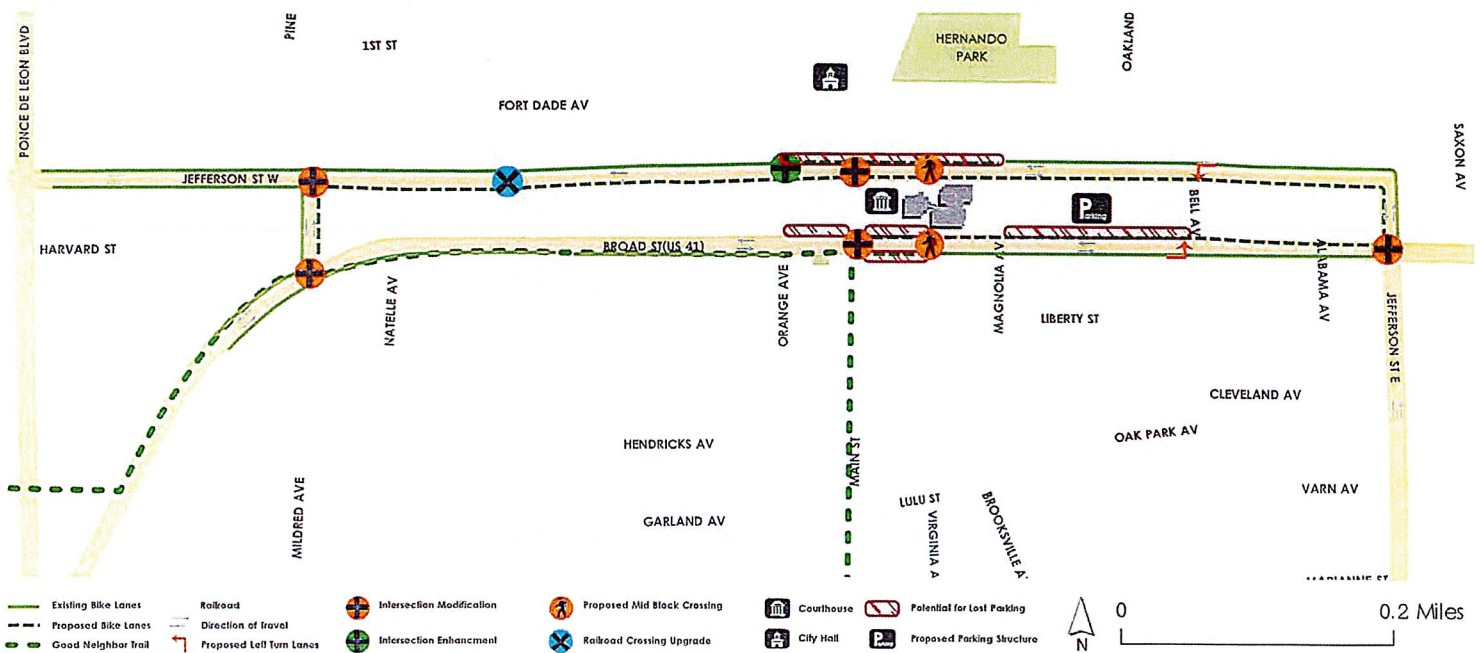
### BROOKSVILLE AREA-WIDE TRANSPORTATION ANALYSIS

**DRAFT** Matrix of Pros and Cons for Reverting Broad Street and Jefferson Street to Two-Way **DRAFT**

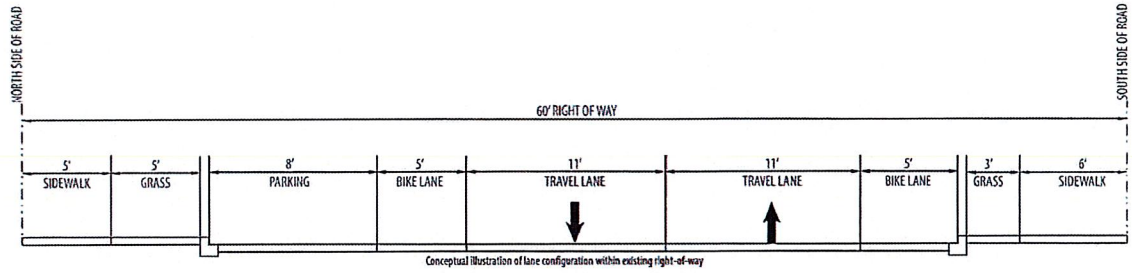
CATEGORY	PROS	CONS
<b>MOBILITY</b>		
<b>TRAFFIC SPEED</b>	<ul style="list-style-type: none"> <li>Narrower lanes would slow traffic speeds</li> </ul>	<ul style="list-style-type: none"> <li>Slight Loss of travel time.</li> </ul>
<b>TRAFFIC DIVERSION</b>	<ul style="list-style-type: none"> <li>Decreased vehicles miles traveled in downtown by eliminating indirect routes.</li> <li>Local streets could see a decrease in traffic (Mildred Avenue and Main Street).</li> <li>Truck traffic by be more likely to use SR 50 Bypass.</li> </ul>	<ul style="list-style-type: none"> <li>Local streets (Bell Avenue, Magnolia Avenue, and Lemon Avenue) could see an increase in traffic with restricted left turns at Main Street.</li> </ul>
<b>VEHICLE MOBILITY</b>	<ul style="list-style-type: none"> <li>Level of service will not degrade substantially until 2040.</li> </ul>	<ul style="list-style-type: none"> <li>Some intersections will experience increased delay due to left turn conflicts.</li> <li>Reduced efficiency of traffic signal coordination.</li> <li>Congestion returns sooner with reduced capacity, by 2040.</li> </ul>
<b>NEIGHBORHOOD ACCESSIBILITY</b>	<ul style="list-style-type: none"> <li>Improved accessibility to Study Area Streets.</li> </ul>	
<b>SAFETY</b>		
<b>PEDESTRIAN SAFETY/MOBILITY</b>	<ul style="list-style-type: none"> <li>Pedestrian Safety improved with slower vehicular speeds.</li> <li>Improved driver/pedestrian visibility at unsignalized crossings.</li> </ul>	<ul style="list-style-type: none"> <li>Results in more intersection vehicle turn movements that conflict with pedestrians.</li> <li>Removal of bulb-outs to accommodate left-turn lanes lengthens crossing distance.</li> </ul>
<b>BICYCLIST SAFETY/MOBILITY</b>	<ul style="list-style-type: none"> <li>Reduces wrong-way bicycle crash potential.</li> <li>Vehicle speeds reduced.</li> </ul>	<ul style="list-style-type: none"> <li>Results in more intersection vehicle turn movement that conflict with cyclists.</li> </ul>
<b>VEHICULAR SAFETY</b>	<ul style="list-style-type: none"> <li>Overall improved vehicular safety due to lower speeds.</li> <li>Severity of crashes should be reduced.</li> <li>Elimination of swide-swipe crashes at Mildred Avenue and Broad Street.</li> </ul>	<ul style="list-style-type: none"> <li>Low-severity intersection crashes may increase due to increased in vehicle turning movement conflicts.</li> </ul>
<b>QUALITY OF LIFE and ENVIRONMENT</b>		
<b>PARKING</b>		<ul style="list-style-type: none"> <li>Less on-street parking, overall loss of upto 25 on-street parking spaces for construction of left turn lanes.</li> </ul>
<b>HEAVY VEHICLES/DELIVERIES</b>	<ul style="list-style-type: none"> <li>Potential for more trucks to use Bypass.</li> </ul>	<ul style="list-style-type: none"> <li>Geometric Improvemets may be required at several intersections.</li> <li>Assumes truck encroachment into bike lanes (11-foot lanes).</li> </ul>
<b>EFFECT ON HISTORIC ENVIRONMENT</b>	<ul style="list-style-type: none"> <li>Re-establishing historic street grid pattern.</li> </ul>	
<b>ENVIRONMENTAL IMPACTS</b>		<ul style="list-style-type: none"> <li>Air quality may be impacted due to increased congestion at signalized intersections.</li> </ul>
<b>COST</b>		<ul style="list-style-type: none"> <li>Reversion is more costly.</li> </ul>



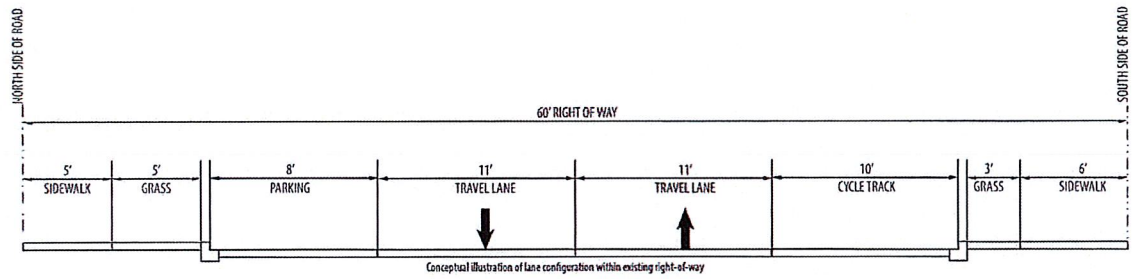
# Jefferson Street & Broad Street Proposed Modifications and Enhancements



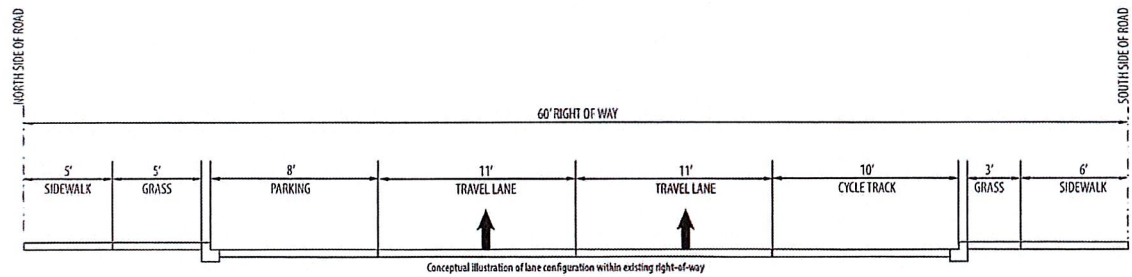
Option A



Option B



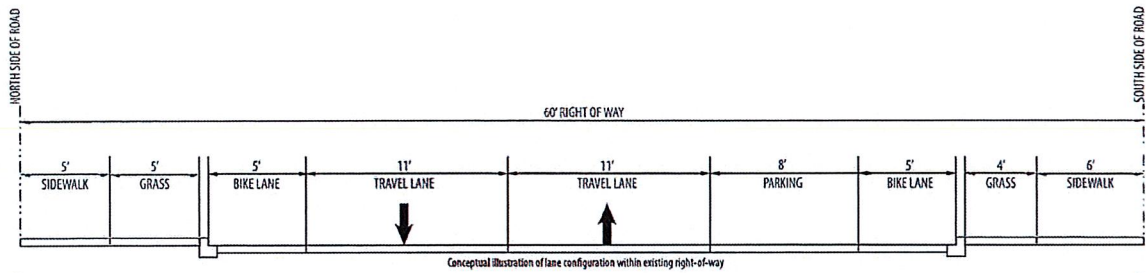
Option C



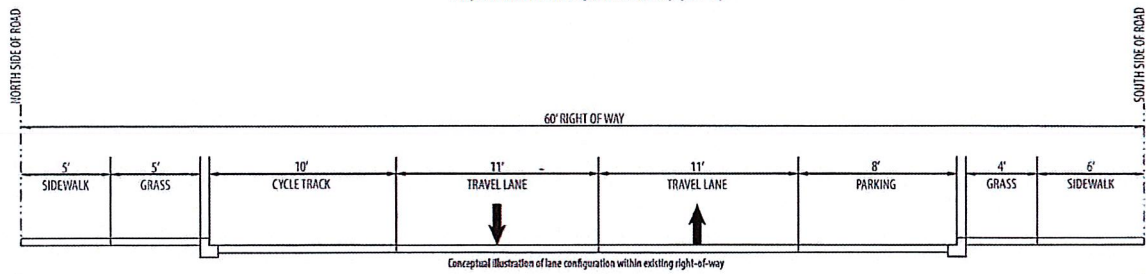
Broad St  
Typical Sections  
Proposed Conditions

DRAFT Concept Alternatives

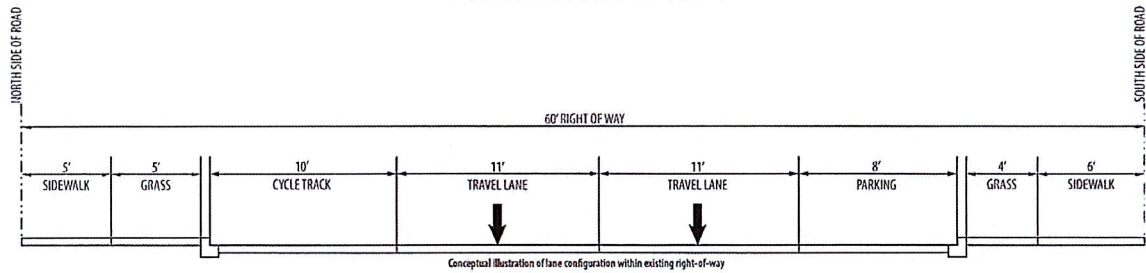
Option A



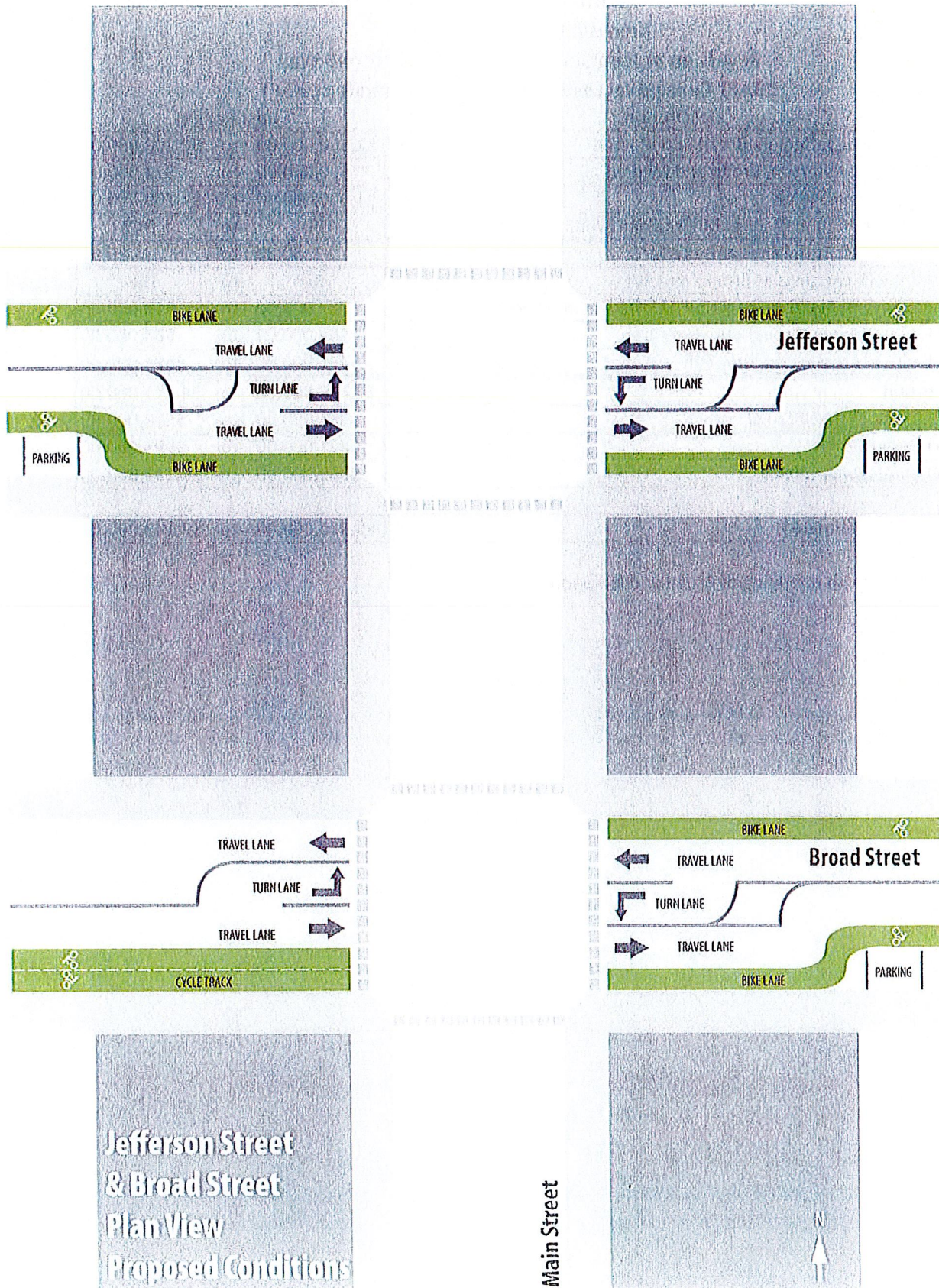
Option B



Option C







**Hernando/Citrus MPO**  
**Brooksville Area-wide Study**  
**Reversion of Jefferson St. and Broad St. to Two Way**  
**DRAFT Conceptual Level Planning Cost Estimates DRAFT**

Description	Cost Range
1) Resurfacing Jefferson, Broad and Mildred	\$1,800,000.00 -to- \$2,200,000.00
2) Restriping Jefferson, Broad and Mildred	\$60,000.00 -to- \$72,000.00
3) Rebuild four signals	\$1,000,000.00 -to- \$1,200,000.00
4) Construct Roundabout at Mildred and Broad	TBD -to- TBD
5) Include Left Turn Lanes at Bell Ave*	\$0.00 -to- \$0.00
6) Midblock crossings at Brooksville Ave	TBD -to- TBD
7) Enhancements to intersection of Jefferson and Lemon	\$12,000.00 -to- \$15,000.00
8) Revise signage throughout study area	\$53,000.00 -to- \$64,000.00
9) Railroad Crossing on Jefferson	\$495,000.00 -to- \$594,000.00
Subtotal	\$3,420,000.00 -to- \$4,145,000.00
10) CEI/MOT/MOB (20%)	\$684,000.00 -to- \$829,000.00
11) Design (20%)	\$821,000.00 -to- \$995,000.00
12) Contingency (20%)	\$985,000.00 -to- \$1,194,000.00
<b>Total Cost Estimate</b>	<b>\$5,910,000.00 -to- \$7,163,000.00</b>

\* Included with restriping of Broad and Jefferson



## REGULAR COUNCIL MEETING MINUTES-APRIL 17, 2017

and presented to Mike Walker, Director of Parks, Recreation and Facilities. Mr. Walker advised the Arbor Day celebration will take place on April 28<sup>th</sup> at 10:00 a.m. at the One-room Schoolhouse. The trees were once again donated by Stewarts Tree Service.

### PRESENTATIONS & REQUESTS FOR SPONSORSHIP CREDITS

#### Presentation - One-Way Pairs Study / Tindale, Oliver & Associates

Steve Diez of the Hernando/Citrus MPO gave a brief history. He advised the study is complete and will be presented to the MPO tomorrow for a summary and it will be up to City Council going forward to report and coordinate with FDOT as to what they would like to see.

Wally Blain of Tindale Oliver & Associates reviewed the study as provided in Attachment A hereto, which included:

- Study Objective
- Technical Analysis
- Outcomes and Opportunities
- Coordination and Ongoing Projects
- Moving Forward

Moving forward Mr. Blain advised the feasibility study would need to go to design.

Council Member Bernardini stated taking over the stated streets is a major responsibility. He inquired how many turn lanes would be on the main street. Mr. Blain stated the analysis did not have a problem with no turn lanes but felt a 1-2 car storage turn lane would be sufficient until the Bell Street area where a 6-10 car storage may be needed. Mr. Blain advised that under a two-way conversion there would be fewer left turns from Jefferson or Broad.

Mayor Battista stated that previous versions included a rerouting of US 41 further north, but it was not included in this version. Cliff Manuel, President of the Brooksville Vision Foundation further reviewed the rerouting options.

Council Member Kahler asked if the Orange Street Pedestrian Project refers to the SunTrust parking lot benches. Acting City Manager Geiger advised they are still in negotiations. Council Member Kahler asked the Acting City Manager if there would be state/federal funding available for this project. He advised the City would work to obtain funding through the Metropolitan Planning Organization and the Department of Transportation.

Council Member Kemerer stated the concept has changed from what was presented a few years ago. He pointed out that they are asking the state for the Coast to Coast Trail to utilize US 41, which he felt changes the complexion of the whole issue. Mr. Blain stated there could be a conflict that needs to be looked at. How the lanes are utilized for trucks will be moved from the feasibility to the engineering stage.

Mr. Manuel stated the potential of rerouting US 41 is moving much slower than idea of rerouting US 98. Both options require complete street redesign and the safety of pedestrians and bikes need to be foremost in that design. Both need to be complete streets. The point is to try to encourage trucks to use different routes. You can restrict trucks from traveling on roads downtown if the street is not a US highway. Mr. Manuel suggested to obtain federal and state funding Council would need to make a decision and stand by it. He further reviewed the process involved in

## **REGULAR COUNCIL MEETING MINUTES–APRIL 17, 2017**

changing designations of US highways, advising the County would have to participate with the City.

Acting City Manager Geiger reported there was a meeting today with Brian Malmberg during which this issue was discussed. The roads would continue at a collector level even if they are turned back into a local government (City and County) and would still be maintained by the County. Mr. Blain discussed options to slow traffic down. Council Member Bernardini mentioned that there need to be some type of pedestrian cross walk near Magnolia Street to make it safer. Mr. Blain stated it should be encouraged for individuals to use the east side. Council Member Bernardini felt there should be some type of striping delineating a cross walk. Mr. Manuel explained it is very difficult to obtain a permit and if the City of Brooksville wants to take over options for their streets they need to be designated local streets.

Mayor Battista inquired of Mr. Manuel, based on his experience, why truckers would want to come through downtown instead of taking the bypass. Mr. Manuel stated it is because they are US highways, but they should be encouraged to utilize a different route other than downtown. US highways are supposed to be for trucks; designed to move trucks through quicker. Council Member Kahler felt Council should remain consistent with the plan as presented and discussed in the past in order to move forward. Council Member Bernardini was not in favor of losing the 25 parking spaces that would lost with the final design. Council Member Kemerer asked for clarification that council wanted to go with the two-way streets as previous discussed and to reroute the US designated roads. Mayor Battista confirmed.

### **CONSENT AGENDA**

Council Member Bernardini, referencing meal reimbursement verbiage contained in the minutes of the Personnel Manual Workshop, that staff may be required to attend conference/seminars, etc., in which there may be provided a breakfast that consists of coffee and donut. He felt that was not adequate. Council Member Kahler advised that was referenced for in-county conferences.

### **Minutes**

May 17, 2016 – Personnel Manual Workshop  
June 22, 2016 – Personnel Manual Workshop Part 2  
August 8, 2016 – Budget Workshop  
August 22, 2016 – Budget Workshop  
December 19, 2016 – Regular Session

### **Howell Avenue Sidewalk Local Cost Share**

Council consideration to approve the budget amendment as attached.

### **Motion:**

Motion by Vice-Mayor Erhard, and seconded by Council Member Kahler to approve the Consent Agenda. Motion carried 5-0.

Council Member Bernandini, referencing page 3 of the August 22<sup>nd</sup> Budget Workshop minutes, asked about the turnover rate a report, indicating there is a high turnover rate. Acting City Manager Geiger stated he can provide info with turnover rate within a specific time period. Mayor stated out of a little over 100, 60 people had been lost over the last two and a half years and he would like to know what departments. Acting City Manager Geiger stated this would take much manpower to create the info by department and the reasons why they left. Council Member Kemerer stated there could have been staff moved from one department to another. Discussion continued. Acting City Manager Geiger will have that information by the first budget review.





## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: J. 4.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Mark Kutney, City Manager  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** Discussion of Tom Varn Park Stadium complex  
a. Roof repairs needed to girls' locker room (verbal only)  
b. Status report of meeting with school board representative(s) on stadium reports (verbal only)  
**DATE:** 03/01/2021

---



## **AGENDA ITEM MEMORANDUM**

City Council  
AGENDA ITEM: Q.  
03/01/2021

**TO:** Honorable Mayor and City Council Members  
**FROM:** Jennifer Batista, City Clerk  
**VIA:** Mark Kutney, City Manager  
**SUBJECT:** **CORRESPONDENCE TO NOTE**  
a. Letter of resignation dated 2-16-21 from Ronette Snyder, Beautification Board  
b. Letter of appreciation dated 2-16-21 from Mayor to Alan Garman, Parks and Rec Board  
c. Letter of appreciation dated 2-16-21 from Mayor to Darren McKethan, Parks and Rec Board  
d. Letter of appreciation dated 2-16-21 from Mayor to Frank Miller, Parks and Rec Board  
**DATE:** 03/01/2021

---

### Attachments

Resignation, R. Snyder  
Appreciation, A. Garman  
Appreciation, D. McKethan  
Appreciation, F. Miller

To: City of Brooksville, City Clerk  
Jennifer J. Battista, CMC

From: Ronette Snyder  
827 Darby Lane  
Brooksville, FL 34601

Date: February 16, 2021

Re: City of Brooksville Beautification Board Appointment

Please accept this paper as my notification that it is my wish not to continue as a Member of the City of Brooksville Beautification Board effective your acceptance date. Appointment date, December 16, 2013, to present re-appointment on December 16, 2019 as full-time member through December 31, 2023.

It has been my honor to serve the City of Brooksville these past eight (8) years. I have delighted in being active with the Board's functions (as well as serving as Chair). Especially identifying residential and commercial city properties for nomination of the Margaret Ghiotto Awards.

I had fun participating in EARTH DAY: STOP LITTER/Keep Brooksville Beautiful with the Beautification Board's Adopt-A-Street Program. I adopted Darby Lane, and implemented my Garden Club to partake in so mentioned program as well as Adopt-A-Trail. Helping to "man" the BB table at Art-In-The Park for two (2) years allowed me to be creative with attending parents and kids to make posters 'Don't be A Litter Bug,' showing public the new BB Banner and Photo Poster highlighting Beautification Board's other functions.

My favorite "duty" was driving around with BB Members and viewing the colorful Holiday Lights on City homes and businesses. Those six years allowed the Board Members and myself to share time with home-made cookies, laugh and have some fun while deciding winners of the Holiday Light Decoration Contest.

Arbor Day Poster Contest and Tree Planting and Elementary School Children's Christmas Tree Decorating Event each year also were functions that made me proud to be part of the Beautification Board.

I am happy to see the younger new Beautification Board appointees. They bring new energy and fresh ideas. I extend the present Chair and Vice Chair and new Members health, success and I gratefully accept and give thanks for this time to exit.

Sincerely,

Ronette A. Snyder

*Ronette A. Snyder*

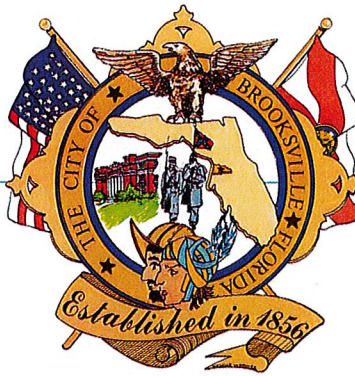
cc: Stacey Winchester

Angie Winchester

Beautification Board Members

*effective 2/16/21*  
*Battista*

*CTN 3/1/21*



February 16, 2021

Mr. Alan K. Garman  
23080 DeWitt Dr.  
Brooksville, Fl. 34601

Dear Mr. Garman:

On behalf of the City of Brooksville, I would like to officially take this opportunity to thank you for your dedicated community service on the Parks and Recreation Advisory Board. I was sorry to hear of your decision not to seek reappointment but I understand there are times we must prioritize our commitments.

Through your active participation you have made a difference within the community, and your service is very much appreciated. You were instrumental as a volunteer in the development of the Quarry Golf Course and many other programs that were so successful in the Parks' system. Your focus as a board member was always on improving the Park for the benefit of the community and especially the youth.

Again, I thank you for your service of contributions, time and efforts. You have helped the Board recommend approval of many programs and grants through the years and your input will be missed.

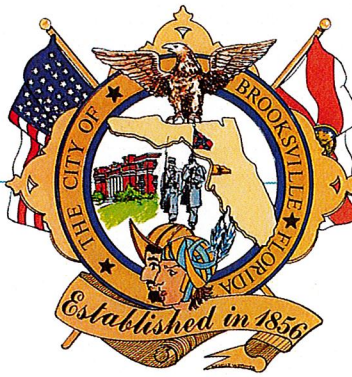
Sincerely,

Pat Brayton  
Mayor

cc: Stacey Winchester, Recording Secretary  
Angie Whisnant, Parks and Recreation Director  
Mark Kutney, City Manager

CTN 3/1/21





February 16, 2021

Mr. Darren McKethan  
529 Colonial Drive  
Brooksville, FL34601

Dear Mr. McKethan:

On behalf of the City of Brooksville, I would like to officially take this opportunity to thank you for your dedicated community service on the Parks and Recreation Advisory Board.

Through your active participation you have made a difference within the community, and your service is very much appreciated.

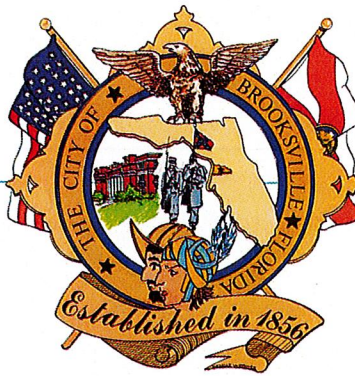
Again, I thank you for your service of contributions, time and efforts. You have helped the Board recommend approval of many programs and grants for the betterment of the Parks system as a member of the Parks and Recreation Advisory Board and your input will be missed.

Sincerely,

Pat Brayton  
Mayor

cc: Stacey Winchester, Recording Secretary  
Angie Whisnant, Parks and Recreation Director  
Mark Kutney, City Manager

CTN 3/1/21



February 16, 2021

Mr. Frank Miller  
10122 Kimbrough Dr.  
Brooksville, FL 34601

Dear Mr. Miller:

On behalf of the City of Brooksville, I would like to officially take this opportunity to thank you for your dedicated community service on the Parks and Recreation Advisory Board.

Through your active participation you have made a difference within the community, and your service is very much appreciated.

Again, I thank you for your service of contributions, time and efforts. You have helped the Board recommend approval of many programs and grants for the betterment of the Parks system as a member of the Parks and Recreation Advisory Board and your input will be missed.

Sincerely,

Pat Brayton  
Mayor

cc: Stacey Winchester, Recording Secretary  
Angie Whisnant, Parks and Recreation Director  
Mark Kutney, City Manager

CTN 3/1/21