



City Of Brooksville

Community Development Department
Verl Emrick, Director

CITY OF BROOKSVILLE PLANNING AND ZONING COMMISSION MEETING

**City Hall Council Chambers
201 Howell Avenue
Brooksville, FL 34601**

AGENDA

January 12, 2022

5:30 PM

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **APPROVAL OF MINUTES:** December 8, 2021
- D. **APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN**
- E. **ORDINANCE NUMBER 938—LDCTA 2021-03—TEXT AMENDMENTS TO LAND DEVELOPMENT CODE ARTICLE VIII, SECTIONS 8-1.1 AND 8-1.4**
City-initiated application for amendments to Land Development Code Article VIII, “Administration, Application and Appeal Procedures,” Part 8-1, “Administration,” Section 8-1.1., “Establishment of Local Planning Agency” to transfer the City Local Planning Agency designation from City Council to the Planning And Zoning Commission and Section 8-1.4., “Planning and Zoning Commission” providing a procedural modification recognizing the Planning and Zoning Commission as the Local Planning Agency.
- F. **ORDINANCE NUMBER 939—RZ 2021-06 – SH VENTURE II, LLC., AND GREENPOINTE DEVELOPMENT, LLC. APPLICANT PETITION REQUESTING REZONING FROM HERNANDO COUNTY AG TO CITY OF BROOKSVILLE PDP-R**
Request to rezone an approximately 83.30-acre tract from Hernando County AG (Agricultural) to City of Brooksville PDP-R (Planned Development Project-Residential). The subject property is located on the north side of Southern Hills Boulevard, immediately east of the future Governor Boulevard and approximately 1,220 feet east of the intersection of US Highway 41 (Broad Street) and Southern Hills Boulevard. The petitioner requests the property be rezoned to PD-R to allow for the development of up to 175 single family detached homes.
- G. Citizen Input (3 minutes per citizen)
- H. Items by Chairman

I. Items by Board Members

J. **ADJOURNMENT**

Please be advised that two or more City Council Members may attend and participate in this meeting. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City's Human Resource Administrator's Office no later than 48 hours in advance of the meeting at (352) 540-3810. Meeting agendas and supporting documentation are available from the City Clerk's office and on the City's website 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 a verbatim record of the proceedings is made.

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

- Disclosure of any ex parte communications by Commission 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 Commission and party-interveners, if they request.
- Testimony of party-interveners and their witnesses, with cross-examination by Commission 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 Chairperson, present information to the Commission, and may be questioned by the Commission but is not required to be subject to cross examination, and need not be sworn in.
- Close of public hearing.
- Commission deliberation/vote.

**CITY OF BROOKSVILLE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES**

Joseph E. Johnston, III Council Chambers, 201 Howell Avenue, Brooksville, Florida

**December 8, 2021
5:30 PM**

Attending were Vice Chairman Elmer Korbus, Ronald Lawson, and alternates Michael Dolan and John Redpath. Also present were Ronald Snowberger, City Manager, Verl Emrick, Community Development Director, John Cary, City Attorney and Concetta Cook, Recording Secretary.

The meeting was called to order at 5:30 p.m. by Vice Chairman Korbus.

PLEDGE OF ALLEGIANCE

Those present stood for the Pledge of Allegiance.

APPROVAL OF MINUTES: August 11, 2021

Motion:

Motion was made by Lawson and seconded by Dolan to approve the August 11, 2021 minutes. Motion carried 4-0.

**RECEIVE AS INFORMATION – CITY COUNCIL’S AUTHORIZATION TO
NEGOTIATE THE JOINT PLANNING AGREEMENT WITH HERNANDO COUNTY**

Ronald Snowberger, City Manager, summarized the benefits of the Joint Planning Agreement, which is included below in its entirety.

Both the City of Brooksville and Hernando County provide planning, zoning and development review services within their respective jurisdictions. An independent approach to these services without inter-local cooperation and coordination can often lead to inefficient, uncoordinated, and unstructured development. In determining growth and expansion for the City, it is imperative that a coordinated effort with the County to identify lands that are logical candidates for urbanized development. The coordination with Hernando County would include but not be limited to appropriate land uses and infrastructure needs, service provider needs for land use, ensuring natural resources and establishing coordination of the countywide planning efforts inclusive of all jurisdictions.

Vice Chairman Korbus asked if there are any questions from the Board to the City Manager.

Mr. Snowberger responded yes to Mr. Dolan, asking if there would be any discussions to regularize the boundaries.

Mr. Korbus stated the Joint Planning Agreement has been in the works for years. Mr. Snowberger replied this agreement was initiated in 2010 and was not completed by the City or the County. Both the County Administrator, Jeff Rogers, and Mr. Snowberger are in total agreement and were supported by the City Council. Mr. Rogers is doing the same.

Mr. Snowberger further states they hope to start meetings in the first quarter of 2022 and have them scheduled quarterly.

ADVISORY – AMENDMENTS TO CRA MATCHING GRANT PROGRAM APPLICATION

Verl Emrick, Community Development Director, summarized the amendments to the CRA Matching Grant Program Application, which is included below in its entirety.

Staff requests the Planning and Zoning Commission review and submit comments/suggestions to the Community Redevelopment Agency Board relative to the proposed changes to the CRA Matching Grant Program Application.

In 1999, the City of Brooksville formally established a Community Redevelopment Area (CRA) in its downtown. The CRA is approximately 104 acres in size, and includes properties within a defined area (See Exhibit “A” attached) that front along Main Street, Liberty Street, Broad Street, Jefferson Street, Fort Dade Avenue and Saxon Avenue. The Brooksville City Council, sitting as the Community Redevelopment Agency, adopted a Community Redevelopment Plan which lists numerous goals and objectives for the district designated as the Community Redevelopment Area. Goal #3 and Objectives 4.14 through 4.18 of that Plan specifically address property enhancement and beautification and the need to establish a program or programs that address this topic. The Plan recognizes that façade grants have become an integral part of most community redevelopment plans with the average grant being offered at a range of \$2,000 to \$5,000 per award. This program specifically implements Objective 4.15 and 4.17, while incorporating other items such as landscaping and historic preservation as being eligible for cost reimbursement consistent with other objectives in the Plan.

Vice Chairman Korbus asked if there are any questions from the Board to staff.

Mr. Snowberger responded to Mr. Korbus's question on who sets the boundaries. The CRA was established in 1996 and updated in 2013. Mr. Cary further stated once the boundaries are set for the CRA district, the only way to add additional properties is to create a new CRA.

ADOPT AMENDMENT TO BUILDING CODE

John Cary, City Attorney summarized the amendments to the Building Code, which is included below in its entirety.

Ordinance 935 of the City of Brooksville, Florida, amending Article X, “Buildings and Building Regulations”, Land Development Code of the City of Brooksville, to revise and update the adoption and incorporation of certain Building and Maintenance codes throughout the Article; and providing for conflicts, codification, severability and an effective date.

RECOMMENDATION: The City Attorney recommends the Planning and Zoning Commission approve to Adopt Ordinance 935 with the amendments to the Building Code.

Vice Chairman Korbus asked if there are any questions from the Board to staff.

Mr. Cary stated the last major update to the City of Brooksville Building Code was in 2012, in response to Mr. Korbus's question of the previous revision.

Motion:

Motion was made by Dolan to accept the amendments to the Building Code and seconded by Lawson. Motion carried 4-0.

ADOPT THE INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

John Cary, City Attorney summarized adopting the International Property Maintenance Code (IPMC), which is included below in its entirety.

Ordinance 936 of the City of Brooksville, Florida, creating Part 4 of Article X of the Land Development Code of the City of Brooksville – Buildings and Building Regulations, entitled “Property Maintenance Code” Sections 10-4.1 entitled “International Property Maintenance Code – adopting a modified version of the International Property Maintenance Code; providing for conflicts, codification, severability, and an effective date.

Vice Chairman Korbus asked if there are any questions from the Board to staff.

Richard Smith, City of Brooksville Code Enforcement Officer, stated the City’s Code Enforcement follows the 1991 version, which has been modified many times throughout the years and brings us into the 21st century. Additionally, the IPMC will include the Fire Safety chapter that will allow Code Enforcement to handle rental properties. Nothing in the IPMC is designed to be punitive, and it is to provide a minimum standard of property maintenance for both residential and commercial.

Mr. Emrick further states, having the IPMC in place would also help Code Enforcement with violations in the CRA district.

Motion:

Motion was made by Lawson to adopt the International Property Maintenance Code and seconded by Redpath. Motion carried 4-0.

ADJOURNMENT

Upon proper motion and there being no further business to come before the Commission, the meeting was adjourned at 6:20 PM.

Elmer Korbus, Vice Chairman
Planning and Zoning Commission
Minutes Approved on:



A G E N D A I T E M

M E M O R A N D U M

TO: **PLANNING AND ZONING COMMISSION**

FROM: **VERL EMRICK, COMMUNITY DEVELOPMENT DIRECTOR**

VIA: **STEVE GOULDMAN, AICP, CITY PLANNER**

**SUBJECT: LDCTA 2021-03, ORDINANCE NUMBER 938–CITY INITIATED
TEXT AMENDMENT TO LAND DEVELOPMENT CODE ARTICLE
VIII SECTIONS 8-1.1 AND 8-1.4.**

DATE: **JANUARY 12, 2022**

STAFF RECOMMENDATION:

The Community Development Department recommends the Planning and Zoning Commission find the proposed Land Development Code (LDC) text amendments consistent with Chapter 163.3174, F.S. and the City of Brooksville Comprehensive Plan and asks the Planning and Zoning Commission to recommend 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 amendments. After holding the Public Hearing as the LPA, the City Council should then hold two public hearings to take action on an Ordinance Number 938 to adopt the LDC amendments.

INTRODUCTION, BACKGROUND INFORMATION & DISCUSSION:

The petition is a City-initiated request for text amendments to the Land Development Code. Specifically, the proposed modifications are to LDC Article VIII, “Administration, Application and Appeal Procedures,” Part 8-1, “Administration,” Section 8-1.1., “Establishment of Local Planning Agency” to transfer the City Local Planning Agency designation from City Council to the Planning And Zoning Commission and Section 8-1.4., “Planning and Zoning Commission” providing a procedural modification recognizing the Planning and Zoning Commission as the Local Planning Agency.

Chapter 163.3174 F.S. requires all local jurisdictions designate and by ordinance establish a local planning agency (LPA) unless the agency is otherwise established by law. All local planning agencies are the first to review rezoning, comprehensive plan amendments and amendments to land development regulations in each municipality and county. Chapter 163.3174, F.S. requires that all LPAs include a representative of the school district appointed by the school board as a nonvoting member of the LPA to attend meetings at which the LPA considers comprehensive plan amendments, rezonings and LDC text amendments.

Presently, and for many years, City Council has been designated as the City’s Local Planning Agency, and the designation is codified in LDC Article VIII, “Administration, Application and Appeal Procedures,” Part 8-1, “Administration,” Section 8-1.1., “Establishment of Local Planning Agency.” Historically, City Council has scheduled LPA

meetings to occur during regular meetings of the Council, requiring that City Council adjourn from its regular meeting, convene as the LPA to hear the proposed amendments and/or modifications, adjourn from the LPA meeting and reconvene to the regular meeting and hear the proposed amendment and/or modifications. The process has led to confusion on the part of City Council members and the public. Additionally and as noted above, the Florida statutes require LPAs include at their meetings a representative of the school district appointed by the school board as a nonvoting member of the LPA. Historically, no representative of the School Board attends meetings of the City's LPA but does attend regular meetings of the Planning and Zoning Commission.

The proposed text amendments to the LDC are as follows:

Article VIII - ADMINISTRATION, APPLICATION AND APPEAL PROCEDURES

PART 8-1 – ADMINISTRATION

Sec. 8-1.1. - Establishment of Local Planning Agency. The Brooksville ~~City Council~~ Planning and Zoning Commission shall be designated as the ~~L~~ocal ~~p~~lanning ~~a~~gency for the City of Brooksville.

Sec. 8-1.4. - Planning and Zoning Commission.

(d) Powers and duties. The Planning and Zoning Commission shall simultaneously act in its capacity as the City of Brooksville Local Planning Agency (LPA) and have the following powers and duties:...

The proposed modifications above will eliminate the noted confusion caused by the present practice and will render the composition of the LPA consistent with Chapter 163.3174, F.S. Providing that the Planning and Zoning Commission act simultaneously as the Planning and Zoning Commission and the LPA will also prevent confusion as witnessed at the City Council meetings.

LEGAL NOTE:

The City Attorney has reviewed the proposed modifications and finds the request legally sufficient and consistent with Chapter 163.3174, F.S.

ATTACHMENT:

Draft Ordinance No. 938

ORDINANCE NO. 938

**AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA
MODIFYING ARTICLE VIII OF THE CITY OF BROOKSVILLE
LAND DEVELOPMENT CODE, "ADMINISTRATION,
APPLICATION AND APPEAL PROCEDURES," PART 8-1,
"ADMINISTRATION," SECTION 8-1.1., "ESTABLISHMENT OF
LOCAL PLANNING AGENCY" TO TRANSFER THE CITY
LOCAL PLANNING AGENCY DESIGNATION FROM CITY
COUNCIL TO THE PLANNING AND ZONING COMMISSION
AND SECTION 8-1.4., "PLANNING AND ZONING
COMMISSION" PROVIDING A PROCEDURAL
MODIFICATION RECOGNIZING THE PLANNING AND
ZONING COMMISSION AS THE LOCAL PLANNING
AGENCY; PROVIDING FOR CONFLICTS AND REPEALER,
SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the City of Brooksville, Florida is vested with home rule authority pursuant to Article VII, Section 2 of the Constitution of the State of Florida and Chapter 166, Florida Statutes, to enact ordinances; and,

WHEREAS, the City Council of the City of Brooksville has the authority to prepare, adopt and enforce this Code pursuant to the Florida Constitution, Chapter 163 Florida Statutes, Chapter 166 Florida Statutes, the City of Brooksville Comprehensive Plan, and such other authorities and provisions established in statutory or common law; and

WHEREAS, it is the purpose of the City Council of the City of Brooksville to establish the standards, regulations and procedures for review and approval of all proposed development of property in the City of Brooksville and to provide a development review process that will be comprehensive, consistent, and efficient in the implementation of the goals, objectives, and policies of the City of Brooksville Comprehensive Plan; and

WHEREAS, the City Council of the City of Brooksville has determined the designation of the Planning and Zoning Commission as the City's Local Planning Agency is consistent with Chapter 163.3174, Florida Statutes and the City's Comprehensive Plan and it is in the best public interest for such designation;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL MEMBERS OF THE CITY OF BROOKSVILLE THAT THE FOLLOWING MODIFICATIONS TO LAND DEVELOPMENT CODE ARTICLE VIII, "ADMINISTRATION, APPLICATION AND APPEAL PROCEDURES," PART 8-1, "ADMINISTRATION," SECTION 8-1.1., "ESTABLISHMENT OF LOCAL PLANNING AGENCY" AND SECTION 8-1.4., "PLANNING AND ZONING COMMISSION" ARE HEREBY ADOPTED.

SECTION 1. CONFLICTS AND REPEALER. The following provisions of the City of Brooksville Code of Ordinances are hereby amended: Section 8-1.1., "Establishment of Local Planning Agency" and Section 8-1.4., "Planning and Zoning Commission," all contained in Subpart B, "Land Development Code," as amended, of Part II of the City of Brooksville Code of Ordinances. All ordinances, or parts thereof, and resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 2. LAND DEVELOPMENT CODE. Part 8-1, “Administration,” of Article VIII, “Administration, Application and Appeal Procedures,” of Subpart B, “Land Development Code,” as amended, of Part II of the City of Brooksville Code of Ordinances shall be modified as follows:

Sec. 8-1.1. - Establishment of Local Planning Agency. The Brooksville ~~City Council~~ Planning and Zoning Commission shall be designated as the ~~H~~Local ~~P~~Planning ~~A~~Agency for the City of Brooksville.

Sec. 8-1.4. - Planning and Zoning Commission.

(d) Powers and duties. The Planning and Zoning Commission shall simultaneously act in its capacity as the City of Brooksville Local Planning Agency (LPA) and have the following powers and duties:

SECTION 3. CODIFICATION. It is the intention of the City Council of the City of Brooksville that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Brooksville, Florida. The Code codifier is granted authority to codify the provisions of this Ordinance.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance, or application hereof, is for any reason held invalid, unlawful or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption by the Brooksville City Council.

CITY OF BROOKSVILLE, FLORIDA
Ordinance No. 938

Attest: _____
Jennifer --J. Battista, CMC
City Clerk

By: _____
Pat Brayton
Mayor

PASSED on First Reading:
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
City Attorney

VOTE OF COUNCIL:

Bailey	_____
Battista	_____
Erhard	_____
Vice Mayor Bell	_____
Mayor Brayton	_____



AGENDA ITEM MEMORANDUM

TO: PLANNING AND ZONING COMMISSION

VIA: VERL EMRICK, COMMUNITY DEVELOPMENT DIRECTOR

FROM: STEVE GOULDMAN, AICP, CITY PLANNER

**SUBJECT: ORDINANCE NUMBER 939—RZ 2021-06 – SH VENTURE II, LLC.,
AND GREENPOINTE DEVELOPMENT, LLC. APPLICANT PETITION
REQUESTING REZONING FROM HERNANDO COUNTY AG TO CITY
OF BROOKSVILLE PDP-R**

DATE: JANUARY 12, 2022

INTRODUCTION & BACKGROUND INFORMATION:

The petition is a request to rezone an approximately 83.30-acre tract from Hernando County AG (Agricultural) to City of Brooksville PDP-R (Planned Development Project-Residential). Located on the north side of Southern Hills Boulevard, immediately east of the future Governor Boulevard and approximately 1,220 feet east of the intersection of US Highway 41 (Broad Street) and Southern Hills Boulevard, the subject tract was annexed into the City on May 28, 2003 (Ordinance Number 633). City Council adopted Ordinance Number 670 on March 1, 2004 designating the property with Suburban Residential and Southern Hills Plantation Mixed Use Comprehensive Plan Future Land Use designations. The Future Land Use designations allow a maximum density of 2.5 dwelling units per acre, resulting in a maximum of 208 residential dwelling units that could be considered for development on the property. The petitioner requests the property be rezoned to PD-R to allow for the development of up to 175 single family detached homes. As proposed, the minimum lot size will be 5,500 square feet, with each lot a minimum of 50 feet wide and 110 feet in depth. The lots will be developed with front yards of 25 feet, 20-foot rear yards and side yards of 5 feet.

COMPATIBILITY WITH SURROUNDING AREA:

The development is located adjacent to the Southern Hills Plantation development to the east and west. Properties along the western boundary of the Southern Hills Plantation PD-MU (Planned Development-Mixed Use) project to the east have been developed with residential lot widths of 85 feet and are separated from the subject property by a vegetated natural area containing drainage facilities. The natural/drainage facility area varies in width from approximately 200 to 450 feet. Properties to the west and northwest immediately across the future Governor Boulevard are zoned PD-MU (Planned Development-Mixed Use), AG (Agricultural) and C3 (Highway Commercial). The PD-MU property is part of the Southern Hills Plantation PDP-MU, is undeveloped and allowed up to 240,000 square feet of commercial floor space. The C3-zoned property is developed as a mobile home park and the properties zoned AG are undeveloped. To the south across Southern Hills Boulevard is a subdivision zoned PDP-R permitted for the development of up to 925 single family residential units. Development standards for the PDP-R property are comparable to the subject proposal, containing lots a minimum of 6,120 square feet, with each lot a minimum of 51 feet wide and developed with front yards a minimum of 20 feet, 15-foot rear yards and side yards of 5 feet. Additional development along the south side of Southern Hills Boulevard is anticipated to include commercial as well as residential uses. Based on the above, staff finds the request compatible with the development pattern in the general area.

PUBLIC FACILITIES AND LEVEL OF SERVICE:

The subject development will be served by City water and sewer services and a Utility Service Agreement with the City is required. Access to the project will be via one roadway from Governor Boulevard and one from Southern Hills Boulevard. Based on data assumptions contained within the City's Comprehensive Plan and the Institute of Transportation Engineers (ITE) documentation, the analysis below depicts the impacts associated with the proposed use.

Trip Generation:

As stated previously, the subject proposal is for the development of 175 detached single family dwelling units. According to the ITE Trip Generation Manual (8th Edition), 175 detached single family conventional dwellings (LUC 210) will generate approximately 1,675 daily vehicle trips with 177 P.M. Peak Hour trips. A detailed traffic analysis will be required prior to the development of the project to determine if roadway improvements are necessary and to ensure that all roadways impacted will continue to operate at acceptable levels of service.

Water:

Water consumption for the 175 single family conventional detached units will be an estimated 46,200 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 175 single family conventional detached dwelling units will be an estimated 42,000 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. 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 as well as the SWFWMD 40D-4 permitting requirements and all City Comprehensive Plan policies relating to stormwater retention and conveyance.

Recreation Facilities:

The proposed development will include an approximately eight-acre recreation area. Additionally, a variety of City and County parks and recreation facilities are available to serve the subject site.

Public School Facilities:

The development will generate 54 students, with 25 of the students attending Moton Elementary School, 12 attending D.S. Parrott Middle School and 17 attending Hernando High School. Adequate capacity for the proposed development is currently available in the assigned Concurrency Service Areas (CSAs) of each of the school.

NATURAL RESOURCES AND FEATURES:

According to the Soil Survey of Hernando County, the soils on the property consist of Nobleton Fine Sand (0 to 5% slopes), Blichton Loamy Fine Sand (2 to 5% slopes), Flemington Fine Sandy Loam (2 to 5% slopes), Sparr Fine Sand (0 to 5% 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.

CITY MANAGER RECOMMENDATION:

The City Manager recommends that the Planning & Zoning Commission find the request compatible with the surrounding zoning and land use and consistent with the City's Comprehensive Plan and recommend that City Council approve the rezoning of this property from Hernando County AG (Agricultural) to PDP-R (Planned Development Project-Residential), subject to the following conditions:

1. Unless otherwise specified herein, the project shall be developed in accordance with the Land Development Code as well as the rules and regulations of all applicable government entities.
2. The project shall be allowed a maximum of 175 lots for single-family conventional dwellings. Development standards for the project shall be as follows:

Minimum Lot Size:	5,500 square feet.
Minimum Lot Width:	50 feet at building line.
Front Yard Setback:	25 feet.
Rear Yard Setback:	20 feet.
Side Yard Setback:	5 feet.
Maximum Height:	35 feet

3. The development shall provide a recreation area a minimum of seven (7) upland acres in size. The recreation area shall be generally located as shown on the site plan and may contain a community center/clubhouse, swimming pools, ball courts, multi-use trails, exercise equipment, playground equipment, pavilions, picnic facilities, pergolas, gazebos, benches, bicycle racks, fountains, and public art. The recreation area shall be platted as a separate parcel and shall be owned and maintained by a Community Development District (CDD), Homeowners Association or similar entity.
4. Community gathering places may be provided within the project. The gathering places shall be a minimum of 5,500 square feet in size and shall be improved and maintained by the developer and successors in a manner which makes such areas distinguishable and suitable for recreational, social or leisure purposes. Such improvements may include, but are not limited to, sod, pavers, flower beds, shade trees, playground equipment, pergolas, gazebos, benches, bicycle racks, fountains, and public art. Community gathering places shall not include trails, off-street vehicular use areas and stormwater retention/detention areas. The gathering places shall be platted as a separate parcel and shall be owned and maintained by a Community Development District (CDD), Homeowners Association or similar entity.
5. Mailboxes shall be located in community kiosks provided throughout the project or in one location. Mailboxes on or adjacent to individual lots shall be prohibited.
6. The project shall be permitted two access roadways and the roadways shall be located as shown on the site plan, with the access to Governor Boulevard located a minimum of 1,000 feet north of Southern Hills Boulevard. The developer shall design Governor Boulevard as a four-lane divided collector facility, but shall only be required to construct a two-lane facility on one side of the existing right-of-way. Construction shall include landscaping provided in accordance with *The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design*, drainage, irrigation, street lighting, bicycle and pedestrian facilities and regulatory signage. The construction of Governor Boulevard to the project entrance shall be completed prior to the issuance of the first Certificate of Occupancy for the project.
7. The developer shall provide a buffer 20 feet in width along the entire western and southern project boundaries. At the internal edge of the buffer, a PVC fence six feet in

height shall be installed. The fence shall contain brick or stone columns a minimum of two feet in width and spaced no more than 100 feet apart. Except for those trees required for removal to accommodate the fence and a multi-use path or sidewalk, all trees eight (8) inches DBH and larger within the buffer shall be preserved. Additional landscaping consistent with the provisions of *The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design* may be provided.

8. The buffer area shall be platted as a separate parcel and shall be owned and maintained by a Community Development District (CDD), Homeowners Association or similar entity.
9. The project entrances may incorporate appropriate signage and gating consistent with Land Development Code standards. If the community is gated, streets within the project behind the gates shall be privately owned and maintained by a CDD, Homeowners Association or similar entity.
10. The developer shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits to address wildlife issues shall be provided prior to the issuance of development permits by the City of Brooksville.
11. The developer shall enter into a Utility Service Agreement with the City of Brooksville.
12. All utilities serving this project shall be installed underground.
13. The developer will be required to 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.
14. Prior to the City issuing a development permit for this project, the developer will be required to address and resolve all issues related to impacts of the proposed development on public infrastructure and services. Concurrency deficiencies, if any, shall be mitigated with agencies that provide and maintain infrastructure and services that directly serve the proposed development.

ATTACHMENTS:

- (1) Draft Ordinance No. 939 with Exhibit "A," Legal Description, Exhibit "B," RZ 2021-06 Area Zoning Map and Exhibit "C, Site Plan.
- (2) RZ Petition (As submitted by Donald R. Lacey, AICP, Coastal Engineering Associates, Inc. as Agent.

ORDINANCE NO. 939

AN ORDINANCE AMENDING THE ZONING MAP AND APPROVING THE REZONING OF PROPERTY APPROXIMATELY 83.30 ACRES IN SIZE BEARING HERNANDO COUNTY PROPERTY APPAISER'S KEY NUMBER 0171892, GENERALLY DESCRIBED AS LOCATED ON THE NORTH SIDE OF SOUTHERN HILLS BOULEVARD, IMMEDIATELY EAST OF THE RIGHT-OF-WAY FOR THE FUTURE GOVERNOR BOULEVARD AND APPROXIMATELY 1,220 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 HERNANDO COUNTY AG TO CITY OF BROOKSVILLE PDP-R (PLANNED DEVELOPMENT DISTRICT-RESIDENTIAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. FINDINGS. The City Council does hereby find that the proposed zoning of this property with a PDP-R designation is consistent with the City's Comprehensive Plan and is compatible with existing land uses in the area.

SECTION 2. REZONING & ZONING MAP AMENDMENT. That the following described property in the City of Brooksville, Florida is hereby zoned as a PDP-R (Planned Development Project – Residential) with residential uses.

Owner: Greenpointe Development, LLC.

Petitioner: SH Ventures II, LLC

Donald R. Lacey, AICP, Coastal Engineering Associates, Inc., Agent

Legal Description: See Exhibit "A" for the complete Legal Description

Location: This parcel is 83.30 acres in size and is located on the north side of Southern Hills Boulevard, east of the right-of-way for the future Governor Boulevard and approximately 1,220 feet east of the intersection of Broad Street and Southern Hills Boulevard. Exhibit "B" provides a graphic view of the property.

The aforementioned property located within the City of Brooksville, Florida, is hereby assigned a zoning classification of PDP-R (Planned Development Project – Residential),

and the zoning map of the City of Brooksville shall be amended accordingly. The Planned Development Project shall be subject to the following conditions:

1. Unless otherwise specified herein, the project shall be developed in accordance with the Land Development Code as well as the rules and regulations of all applicable government entities.
2. The project shall be allowed a maximum of 175 lots for detached single-family conventional dwellings. Development standards for the project shall be as follows:

Minimum Lot Size:	5,500 square feet.
Minimum Lot Width:	50 feet at building line.
Front Yard Setback:	25 feet.
Rear Yard Setback:	20 feet.
Side Yard Setback:	5 feet.
Maximum Height:	35 feet

3. The development shall provide a recreation area a minimum of seven (7) upland acres in size. The recreation area shall be generally located as shown on the site plan and may contain a community center/clubhouse, swimming pools, ball courts, multi-use trails, exercise equipment, playground equipment, pavilions, picnic facilities, pergolas, gazebos, benches, fountains, and public art.
4. Community gathering places may be provided within the project. The gathering places shall be a minimum of 5,500 square feet in size and shall be improved and maintained by the developer and successors in a manner which makes such areas distinguishable and suitable for recreational, social or leisure purposes. Such improvements may include, but are not limited to, sod, pavers, flower beds, shade trees, playground equipment, pergolas, gazebos, benches, fountains, and public art.
5. Mailboxes shall be located in community kiosks provided throughout the project or in one location within the development. Mailboxes on or adjacent to individual lots shall be prohibited.
6. The project shall be permitted two access roadways and the roadways shall be located as shown on the site plan, with the access to Governor Boulevard located a minimum of 1,000 feet from Southern Hills Boulevard. The developer shall design Governor Boulevard as a four-lane divided collector facility, but shall only be required to construct a two-lane facility on one side of the existing right-of-way. Construction shall include landscaping provided in accordance with *The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design*, drainage, irrigation, street lighting, bicycle and pedestrian facilities and regulatory signage. The construction of Governor Boulevard to the project entrance shall be completed prior to the issuance of the first Certificate of Occupancy for the project.

7. The developer shall provide a buffer 20 feet in width along the entire western and southern project boundaries. At the internal edge of the buffer, a PVC fence six feet in height shall be installed. The fence shall contain brick or stone columns a minimum of two feet in width and spaced no more than 100 feet apart. Except for those trees required for removal to accommodate the fence and a multi-use path or sidewalk, all trees eight (8) inches DBH and larger within the buffer shall be preserved. Additional landscaping consistent with the provisions of *The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design* may be provided. The buffer area shall be platted as a separate parcel and shall be owned and maintained by a Community Development District, Homeowners Association or similar entity.
8. The project entrances may incorporate appropriate signage and gating consistent with Land Development Code standards. If the community is gated, streets within the project behind the gates shall be privately owned and maintained.
9. The developer shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits addressing wildlife issues shall be provided prior to the issuance of development permits by the City of Brooksville.
10. The developer shall enter into a Utility Service Agreement with the City of Brooksville.
11. All utilities serving this project shall be installed underground.
12. The developer will be required to 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.
13. Prior to the City issuing a development permit for this project, the developer will be required to address and resolve all issues related to impacts of the proposed development on public infrastructure and services. Concurrency deficiencies, if any, shall be mitigated with agencies that provide and maintain infrastructure and services that directly serve the proposed development.

SECTION 3. SEVERABILITY. Should this Ordinance contain any provisions that are in conflict with any law or are declared null or void by a court of competent jurisdiction, such provisions shall be severed and all remaining provisions of this Ordinance shall continue in effect.

SECTION 4. EFFECTIVE DATE. This Ordinance and zoning of the properties described hereto shall take effect immediately upon its adoption as provided by Florida law.

CITY OF BROOKSVILLE

Ordinance No. 939

Attest: _____ By: _____
Jennifer J. Battista, CMC Pat Brayton
City Clerk 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 _____
Erhard _____
Vice Mayor Bell _____
Mayor Brayton _____

Exhibit "A"

PARCEL 1:

DESCRIPTION . (AS PER DEED IN O.R. BOOK 1240, PAGES 1218-1220)

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS RIGHT OF WAYS OF RECORD AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, LYING SOUTH OF THE RIGHT OF WAY OF BARNETT ROAD AND STATE ROAD 577, AS THE SAME ABUTS THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

TOGETHER WITH
PARCEL 2:

OFFICIAL RECORDS
BK: 2778 PG: 1679

COMMENCE AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN O.R. BOOK 315, PAGE 545, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89°36'35" WEST A DISTANCE OF 188.68 FEET TO A POINT ON A CURVE THAT IS CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 2040.00 FEET, A DELTA ANGLE OF 12°34'59", A CHORD DISTANCE OF 447.12 FEET, AND A CHORD BEARING OF N 06°48'23" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 448.02 FEET TO A POINT OF TANGENCY; THENCE N 00°30'54" W A DISTANCE OF 194.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CORTEZ BOULEVARD (STATE ROAD 50), SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 2939.79 FEET, A DELTA ANGLE OF 04°31'44", A CHORD DISTANCE OF 232.31 FEET, AND A CHORD BEARING OF S 88°13'51" E; THENCE ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT OF WAY LINE OF CORTEZ BOULEVARD A DISTANCE OF 232.37 FEET; THENCE LEAVING SAID LINE, S 00°30'17" E A DISTANCE OF 630.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 3:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34, N 89°50'51" E A DISTANCE OF 193.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH CONNECTOR ROAD DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 910.00 FEET, A DELTA ANGLE OF 34°28'09", A CHORD DISTANCE OF 539.24 FEET, AND A CHORD BEARING OF S 20°29'04" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 547.46 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID LINE, N 00°29'53" W A DISTANCE OF 504.65 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34, N 89°50'51" E A DISTANCE OF 313.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°50'51" E A DISTANCE OF 357.21 FEET; THENCE LEAVING SAID NORTH LINE S 17°04'43" W A DISTANCE OF 70.00 FEET; THENCE N 89°14'15" E A DISTANCE OF 12.77 FEET; THENCE S 00°19'24" E A DISTANCE OF 529.02 FEET; THENCE S 72°44'36" E A DISTANCE OF 10.00 FEET; THENCE S 17°06'31" W A DISTANCE OF 209.77 FEET; THENCE S 72°55'14" E A DISTANCE OF 210.00 FEET TO THE WEST RIGHT OF WAY LINE OF HOPE HILL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE S 16°08'39" W A DISTANCE OF 199.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 68°19'05" W A DISTANCE OF 803.86 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID WEST LINE N 00°29'53" W A DISTANCE OF 664.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH CONNECTOR ROAD DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 42°41'25", A CHORD DISTANCE OF 749.81 FEET, AND A CHORD BEARING OF N 24°11'53" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 767.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 4 COMPOSITE:

OFFICIAL RECORDS
BK: 2778 PG: 1680

SURVEY EXHIBIT 4 (NON RESIDENTIAL "A"):

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 34, S 00°32'09" E A DISTANCE OF 509.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, S 00°32'09" E A DISTANCE OF 849.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH ROAD AS DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 3400.00 FEET, A DELTA ANGLE OF 10°56'39", A CHORD DISTANCE OF 648.45 FEET, AND A CHORD BEARING OF N 56°41'15" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 649.44 FEET TO A POINT OF TANGENCY; THENCE N 62°09'00" E A DISTANCE OF 543.00 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 910.00 FEET, A DELTA ANGLE OF 24°19'10". A CHORD DISTANCE OF 383.36 FEET, AND A CHORD BEARING OF N 50°01'17" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 386.25 FEET; THENCE S 89°42'36" W A DISTANCE OF 1323.74 FEET TO THE POINT OF BEGINNING.

AND SURVEY EXHIBIT 4 (NON RESIDENTIAL "B"):

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 34, N 89°50'56" E A DISTANCE OF 1325.05 FEET; THENCE S 00°29'53" E A DISTANCE OF 683.18 FEET TO THE POINT OF BEGINNING, SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH ROAD AS DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE S 00°29'53" E A DISTANCE OF 951.60 FEET; THENCE S 89°30'07" W A DISTANCE OF 263.84 FEET; THENCE N 19°59'58" W A DISTANCE OF 71.99 FEET; THENCE N 58°00'49" W A DISTANCE OF 35.55 FEET; THENCE N 82°22'04" W A DISTANCE OF 170.76 FEET; THENCE N 67°03'52" W A DISTANCE OF 236.39 FEET; THENCE N 39°54'15" W A DISTANCE OF 233.37 FEET; THENCE N 51°46'30" W A DISTANCE OF 46.62 FEET; THENCE N 72°47'40" W A DISTANCE OF 26.37 FEET TO SAID EASTERLY RIGHT OF WAY OF A FUTURE NORTH/SOUTH ROAD, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 3280.00 FEET, A DELTA ANGLE OF 03°47'35", A CHORD DISTANCE OF 217.09 FEET, AND A CHORD

BEARING OF N 60°15'13" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.13 FEET TO A POINT OF TANGENCY; THENCE N 62°09'00" E A DISTANCE OF 543.00 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 16°36'07", A CHORD DISTANCE OF 297.41 FEET, AND A CHORD BEARING OF N 53°52'36" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.48 FEET TO THE POINT OF BEGINNING.

AND SURVEY EXHIBIT 4 (NON RESIDENTIAL "C"):

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 33, S 00°32'09" E A DISTANCE OF 1969.84 FEET; THENCE S 89°27'28" W A DISTANCE OF 777.26 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH ROAD AS DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE S 89°27'28" W A DISTANCE OF 542.52 FEET; THENCE S 00°31'54" E A DISTANCE OF 764.23 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE, N 33°32'20" E A DISTANCE OF 727.72 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 1015.00 FEET, A DELTA ANGLE OF 11°53'55", A CHORD DISTANCE OF 210.41 FEET, AND A CHORD BEARING OF N 39°19'26" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.78 FEET TO THE POINT OF BEGINNING.

[PARCEL 5 NOT INCLUDED.]

OFFICIAL RECORDS
BK: 2778 PG: 1682

TOGETHER WITH
PARCEL 6:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 4; THENCE, ALONG TOWNSHIP LINE, S 89°53'06" E A DISTANCE OF 496.94 FEET TO THE 4TH MILE POST; THENCE CONTINUING ALONG SAID TOWNSHIP LINE, S 89°53'55" E A DISTANCE OF 2157.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID TOWNSHIP LINE, S 89°53'55" E A DISTANCE OF 1024.46 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD AND ALSO BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2160.00 FEET AND A DELTA OF 16°18'28"; THENCE ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE 614.79 FEET; THENCE S 18°04'11" W A DISTANCE OF 737.90 FEET; THENCE, DEPARTING SAID RIGHT OF WAY N 78°33'04" W A DISTANCE OF 39.06 FEET; THENCE N 27°01'51" W A DISTANCE OF 57.38 FEET; THENCE S 89°46'47" W A DISTANCE OF 154.13 FEET; THENCE S 26°49'34" W A DISTANCE OF 25.49 FEET; THENCE S 83°29'04" W A DISTANCE OF 176.57 FEET; THENCE N 36°19'22" W A DISTANCE OF 144.03 FEET; THENCE N 00°17'00" E A DISTANCE OF 1155.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 6A:

A PARCEL OF LAND LYING IN THE NW 1/4 AND THE NE 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE, ALONG EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, S 00°17'00" W A DISTANCE OF 1155.01' TO THE POINT OF BEGINNING; THENCE S 56°19'22" E A DISTANCE OF 144.03 FEET; THENCE N 83°29'04" E A DISTANCE OF 176.57 FEET; THENCE N 26°49'34" E A DISTANCE OF 25.49 FEET; THENCE N 89°46'47" E A DISTANCE OF 154.13 FEET; THENCE S 27°01'51" E A DISTANCE OF 57.38 FEET; THENCE S 78°33'04" E A DISTANCE OF 39.06 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD; THENCE, ALONG SAID WESTERLY RIGHT OF WAY OF THE NORTH/SOUTH CONNECTOR ROAD, S 18°04'11" W A DISTANCE OF 131.86 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET AND A DELTA OF 19°42'10"; THENCE, ALONG THE ARC OF SAID CURVE, 349.04 FEET; THENCE S 37°46'31" W A DISTANCE OF 532.88 FEET; THENCE, DEPARTING SAID RIGHT OF WAY, N 00°17'00" E A DISTANCE OF 546.13 FEET; THENCE N 89°54'44" W A DISTANCE OF 1105.69 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY U.S. 41; THENCE, ALONG SAID RIGHT OF WAY U.S. 41, N 26°13'51" E A DISTANCE OF 447.57 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 4695.66 FEET AND A DELTA OF 00°00'53"; THENCE ALONG THE ARC OF SAID CURVE 1.21 FEET; THENCE, DEPARTING SAID RIGHT OF WAY U.S. 41, S 89°53'58" E A DISTANCE OF 909.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 6B:

OFFICIAL RECORDS
BK: 2778 PG: 1683

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE, ALONG THE NORTH LINE OF SAID SECTION 4 AND ALSO BEING THE NORTH LINE OF SAID TOWNSHIP 23, S 89°53'55" E A DISTANCE OF 1172.79 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD AND THE WESTERLY LINE OF SOUTHERN HILLS PHASE I. SAID POINT ALSO BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2040.00 FEET AND A DELTA OF 19°47'51"; THENCE, ALONG THE ARC OF SAID CURVE 704.88 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WESTERLY LINE OF SOUTHERN HILLS PHASE I AND CURVE HAVING A RADIUS OF 2040.00 FEET AND A DELTA OF 28°05'03"; THENCE ALONG THE ARC OF SAID CURVE 999.93 FEET; THENCE S 10°34'26" E A DISTANCE OF 124.57 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 6160.00 FEET AND A DELTA OF 17°23'33"; THENCE ALONG THE ARC OF SAID CURVE 1869.90 FEET; THENCE S 06°49'07" W A DISTANCE OF 848.04 FEET; THENCE S 09°16'01" W A DISTANCE OF 202.44 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT OF WAY SOUTHERN HILLS BOULEVARD AND THE WESTERLY LINE SOUTHERN HILLS PHASE I. SAID POINT ALSO BEING ON A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2440.00 FEET AND A DELTA OF 05°39'39"; THENCE ALONG THE ARC OF SAID CURVE 241.08 FEET; THENCE N 82°01'30" W A DISTANCE OF 180.06 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 21°14'03"; THENCE, ALONG THE ARC OF SAID CURVE 348.37 FEET; THENCE N 52°33'31" E A DISTANCE OF 167.60 FEET; THENCE N 37°13'20" E A DISTANCE OF 87.18 FEET; THENCE N 30°14'08" E A DISTANCE OF 93.82 FEET; THENCE N 21°28'29" E A DISTANCE OF 104.00 FEET; THENCE N 31°13'52" E A DISTANCE OF 65.62 FEET; THENCE N 48°14'53" E A DISTANCE OF 71.79 FEET; THENCE N 28°45'15" E A DISTANCE OF 60.57 FEET; THENCE N 76°38'02" E A DISTANCE OF 46.33 FEET; THENCE N 15°33'05" W A DISTANCE OF 320.21 FEET; THENCE S 89°06'37" W A DISTANCE OF 287.34 FEET; THENCE S 67°24'43" W A DISTANCE OF 200.89 FEET; THENCE S 89°06'37" W A DISTANCE OF 287.34 FEET; THENCE N 60°43'48" W A DISTANCE OF 280.24 FEET; THENCE S 45°50'37" W A DISTANCE OF 259.03 FEET; THENCE S 89°55'09" W A DISTANCE OF 149.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD AND A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 11°13'34"; THENCE, ALONG THE ARC OF SAID CURVE 184.18 FEET; THENCE N 26°15'14" E A DISTANCE OF 493.81 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET AND A DELTA OF 11°31'17"; THENCE, ALONG THE ARC OF SAID CURVE 204.10 FEET; THENCE N 37°46'31" E A DISTANCE OF 328.85 FEET; THENCE S 89°51'43" E A DISTANCE OF 338.18 FEET; THENCE N 00°17'00" E A DISTANCE OF 437.38 FEET; THENCE N 37°46'31" E A DISTANCE OF 689.31 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1135.00 FEET AND A DELTA OF 19°42'10"; THENCE, ALONG THE ARC OF SAID CURVE 390.30 FEET; THENCE N 18°04'10" E A DISTANCE OF 829.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 6C:

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 4, S 89°51'18" E A DISTANCE OF 1906.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD; THENCE, ALONG SAID EASTERLY RIGHT OF WAY, S 26°15'14" W A DISTANCE OF 246.08 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 11°13'34"; THENCE, ALONG THE ARC OF SAID CURVE 184.18 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID RIGHT OF WAY, N 89°55'09" E A DISTANCE OF 149.77 FEET; THENCE N 45°50'37" E A DISTANCE OF 259.03 FEET; THENCE S 60°43'48" E A DISTANCE OF 280.24 FEET; THENCE N 89°06'37" E A DISTANCE OF 287.34 FEET; THENCE N 67°24'43" E A DISTANCE OF 200.89 FEET; THENCE N 89°09'08" E A DISTANCE OF 230.67 FEET; THENCE S 15°33'05" E A DISTANCE OF 320.21 FEET; THENCE S 76°38'02" W A DISTANCE OF 46.33 FEET; THENCE S 28°45'15" W A DISTANCE OF 60.57 FEET; THENCE S 48°14'53" W A DISTANCE OF 71.79 FEET; THENCE S 31°13'52" W A DISTANCE OF 65.62 FEET; THENCE S 21°28'29" W A DISTANCE OF 104.00 FEET; THENCE S 30°14'08" W A DISTANCE OF 93.82 FEET; THENCE S 37°13'20" W A DISTANCE OF 87.18 FEET; THENCE S 52°33'31" W A DISTANCE OF 167.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY SOUTHERN HILLS BOULEVARD. SAID POINT ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 06°27'52"; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY AND ARC OF SAID CURVE 108.05 FEET; THENCE N 54°19'36" W A DISTANCE OF 412.05 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 760.00 FEET AND A DELTA OF 35°44'38"; THENCE, ALONG THE ARC OF SAID CURVE 474.13 FEET; THENCE S 89°55'46" W A DISTANCE OF 41.10 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET AND A DELTA OF 05°58'46"; THENCE ALONG THE ARC OF SAID CURVE 77.23 FEET TO A POINT INTERSECTING THE NORTH RIGHT OF WAY SOUTHERN HILLS BOULEVARD AND THE EASTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD; THENCE, ALONG SAID EASTERLY RIGHT OF WAY N 10°33'34" E A DISTANCE OF 184.71 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 04°28'06"; THENCE, ALONG THE ARC OF SAID CURVE 73.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 7:

OFFICIAL RECORDS
BK: 2778 PG: 1684

A PARCEL OF LAND LYING IN THE NW 1/4 AND THE SW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 OF SECTION 4, S 89°51'18" E A DISTANCE OF 658.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY STATE ROAD 45 (U.S. 41) AND ALSO THE POINT OF BEGINNING; THENCE, ALONG SAID RIGHT OF WAY, N 26°13'54" E A DISTANCE OF 497.34 FEET; THENCE, DEPARTING SAID RIGHT OF WAY, S 89°45'28" E A DISTANCE OF 723.00 FEET; THENCE N 26°13'54" E A DISTANCE OF 234.14 FEET; THENCE S 89°51'43" E A DISTANCE OF 468.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD; THENCE, ALONG SAID RIGHT OF WAY, S 37°46'31" W A DISTANCE OF 236.16 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1139.00 FEET AND A DELTA OF 11°31'17"; THENCE, ALONG THE ARC OF SAID CURVE 228.23 FEET; THENCE S 26°15'14" W A DISTANCE OF 493.61 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1080.00 FEET AND A DELTA OF 15°41'40"; THENCE, ALONG THE ARC OF SAID CURVE 290.35 FEET; THENCE S 10°33'34" W A DISTANCE OF 184.71 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD AND THE NORTHERLY RIGHT OF WAY WAY OF SOUTHERN HILLS BOULEVARD. SAID POINT ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET AND A DELTA OF 26°38'01"; THENCE, ALONG THE ARC OF SAID CURVE AND ALSO THE NORTHERLY RIGHT OF WAY SOUTHERN HILLS BOULEVARD 343.98 FEET; THENCE N 48°09'22" W A DISTANCE OF 400.48 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1080.00 FEET AND A DELTA OF 15°37'18"; THENCE, ALONG THE ARC OF SAID CURVE 289.01 FEET; THENCE N 63°46'41" W A DISTANCE OF 70.87 FEET; THENCE N 00°18'54" E A DISTANCE OF 4.45 FEET; THENCE N 89°51'18" W A DISTANCE OF 5.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 8:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4, N 00°21'40" E A DISTANCE OF 1323.00 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE, S 89°51'15" E A DISTANCE OF 20.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE S.R. 45 (U.S. HWY 41) AND ALSO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 7527.44 FEET, A DELTA OF 01°49'32", A CHORD OF 239.83 FEET, AND A CHORD BEARING OF N 25°18'33" E; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY A DISTANCE OF 239.84 FEET; THENCE N 26°13'19" E A DISTANCE OF 524.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHERN HILLS BOULEVARD; THENCE ALONG SAID RIGHT OF WAY S 63°46'41" E A DISTANCE OF 12.76 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, A DELTA OF 15°37'18", A CHORD OF 255.50 FEET, AND A CHORD BEARING OF S 55°58'01" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.29 FEET TO A POINT OF TANGENCY; THENCE S 48°09'22" E A DISTANCE OF 400.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 860.00 FEET, A DELTA OF 35°17'08", A CHORD OF 521.29 FEET, AND A CHORD BEARING OF S 85°47'55" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 529.62 FEET; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF SOUTHERN HILLS BOULEVARD S 10°33'34" W A DISTANCE OF 189.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET, A DELTA OF 09°09'56", A CHORD OF 162.20 FEET, AND A CHORD BEARING OF S 15°08'32" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 182.37 FEET TO A POINT OF TANGENCY; THENCE S 19°43'30" W A DISTANCE OF 228.36 FEET; THENCE S 89°51'15" E A DISTANCE OF 23.98 FEET; THENCE S 02°37'20" W A DISTANCE OF 11.92 FEET; THENCE S 43°14'11" E A DISTANCE OF 19.79 FEET; THENCE S 54°59'06" E A DISTANCE OF 27.68 FEET; THENCE S 18°10'29" E A DISTANCE OF 24.78 FEET; THENCE S 78°20'28" E A DISTANCE OF 18.64 FEET; THENCE S 02°40'58" E A DISTANCE OF 28.14 FEET; THENCE S 80°11'03" W A DISTANCE OF 15.05 FEET; THENCE S 19°00'49" W A DISTANCE OF 27.08 FEET; THENCE S 14°06'37" W A DISTANCE OF 6.49 FEET; THENCE S 69°52'58" E A DISTANCE OF 6.72 FEET; THENCE S 85°55'30" E A DISTANCE OF 35.23 FEET; THENCE S 83°36'09" E A DISTANCE OF 45.20 FEET; THENCE S 00°16'10" W A DISTANCE OF 520.03 FEET; THENCE N 89°53'21" W A DISTANCE OF 332.16 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE S 89°51'15" E A DISTANCE OF 56.16 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG CHORD OF 11.65 FEET, AND A CHORD BEARING OF N 19°23'47" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.65 FEET TO A POINT OF TANGENCY; THENCE N 19°43'30" E A DISTANCE OF 70.78; THENCE N 90°00'00" W A DISTANCE OF 89.00 FEET; THENCE N 62°01'21" W A DISTANCE OF 178.31 FEET; THENCE N 44°16'18" W A DISTANCE OF 77.51 FEET; THENCE N 36°21'50" W A DISTANCE OF 115.22 FEET; THENCE N 18°32'53" W A DISTANCE OF 118.83 FEET; THENCE S 75°34'25" W A DISTANCE OF 201.43 FEET; THENCE S 14°25'35" E A DISTANCE OF 384.18 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID LINE, N 89°51'15" W A DISTANCE OF 892.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

OFFICIAL RECORDS
BK: 2778 PG: 1685

Parcel 9 (Survey exhibit 10)

West ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 4,
Township 23 South, Range 19 east, Hernando County, Florida.

AND
Parcel 10:

Together with an ingress, egress and access easement as set forth and described in the
Grant of Easement recorded in O.R. Book 2234, Page 25, of the Public Records of
Hernando County, Florida.

AND
Parcel 11:

Also together with a non-exclusive, relocatable, easement for purposes of construction,
maintenance, access, utilities, drainage, telecommunications and landscaping, as set forth
and described in the East-West Road access and utilities easement agreement recorded in
O.R. Book 2202, Page 299, of the Public Records of Hernando County, Florida.

AND
Parcel 12:

Also together with a non-exclusive, relocatable, easement for purposes of providing
stormwater retention and drainage as set forth and described in the North-South road
drainage easement agreement recorded in O.R. Book 2202, Page 306, of the Public
Records of Hernando County, Florida.

AND
Parcel 13:

Also together with a non-exclusive, temporary, relocatable, easement for ingress and
egress and for construction of East-West road and the improvements, as set forth and
described in the East-West road temporary construction Easement agreement recorded in
O.R. Book 2202, Page 313, of the Public Records of Hernando County, Florida.

AND
Less and except from all parcels herein, any and all existing road right-of-ways,
from all of the foregoing parcels.

EXHIBIT B

**OFFICIAL RECORDS
BK: 2778 PG: 1686**

Permitted Exceptions

1. Governmental ordinances, rules and regulations.
2. General or special taxes and assessments for the year 2008 and subsequent years, and Southern Hills Plantation III Community Development District assessments levied and assessed which remain unpaid.
3. Reservations unto the State of Florida, as set forth in instrument in Deed Book 83, Page 344, of the Public Records of Hernando County, Florida.
4. Easement granted to Florida Power Corporation recorded in O.R. Book 51, Page 680, of the Public Records of Hernando County, Florida.
5. Perpetual Easement granted to the State of Florida Department of Transportation recorded in O.R. Book 946, Page 197, of the Public Records of Hernando County, Florida.
6. Perpetual Easement granted to the State of Florida Department of Transportation recorded in O.R. Book 959, Page 460, of the Public Records of Hernando County, Florida.
7. Notice of Establishment of The Southern Hills Plantation III Community Development District recorded in O.R. Book 2312, Page 1453, as amended by Notice recorded in O.R. Book 2350, Page 20, of the Public Records of Hernando County, Florida.
8. Agreement to Convey or Dedicate recorded in O.R. Book 2051, Page 627, of the Public Records of Hernando County, Florida.
9. Bond Validation recorded in O.R. Book 1943, Page 1444, of the Public Records of Hernando County, Florida.
10. Contract for Sale of Land, dated November 24, 2003 and all amendments thereto, a memorandum of which was recorded in O.R. Book 1942, Page 542, of the Public Records of Hernando County, Florida.
11. Agreement for Sale and Purchase between Hampton Ridge Developers, LLC and GGW, LLC dated November 17, 2005, a Memorandum of which is recorded in O.R. Book 2202, Page 283, of the Public Records of Hernando County, Florida.
12. Agreement for Sale and Purchase between Hampton Ridge Developers, LLC and BTM, LLC dated November 17, 2005, a memorandum of which is recorded in O.R. Book 2202, Page 292, of the Public Records of Hernando County, Florida.

13. North-South Road Drainage Easement Agreement recorded in O.R. Book 2202, Page 306, of the Public Records of Hernando County, Florida.
14. Easement Agreement recorded in O.R. Book 2386, Page 1729, of the Public Records of Hernando County, Florida.
15. Irrigation and Access Easement Agreement recorded in O.R. Book 2438, Page 9, of the Public Records of Hernando County, Florida.
16. Conservation Easement Agreement recorded in O.R. Book 1825, Page 826, of the Public Records of Hernando County, Florida.
17. Amended and Restated Development Agreement, recorded in O.R. Book 2768, Page 951, of the Public Records of Hernando County, Florida.
18. Grant of Drainage Easement in favor of The City of Brooksville recorded in O.R. Book 2172, Page 752, of the Public Records of Hernando County, Florida.
19. Declaration of Covenants and Restrictions recorded in O.R. Book 1942, Page 533, of the Public Records of Hernando County, Florida.

OFFICIAL RECORDS
BK: 2778 PG: 1687



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.8

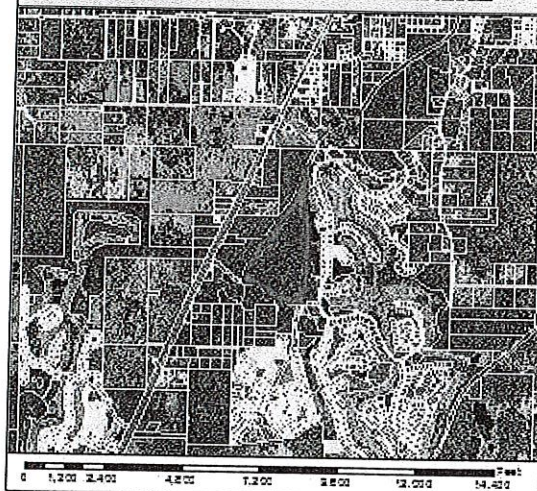
2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #		01718092		PRINTED		06/01/21		PAGE		1	
PARCEL #		R04 423 19 0000 0020 0020		SITUS		SOUTHERN HILLS BLVD					
OWNER(S)		SH VENTURE II LLC		PARCEL DESCRIPTION		83.3 ACRES MOL IN E3/4 LYING N OF SOUTHERN HILLS BLVD & E OF N/S COLLECTOR RD INCL PART OF GARDEN GROVE FARM LOTS 6 & 7					
MAILING ADDRESS		7807 BAYMEADOWS RD E STE 205 JACKSONVILLE FL 32256-9666		UPDATED		01/01/10					
UPDATED		12/29/10									

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	83.30	
AERIAL MAP	78B	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	PDPFR	PLANNED DEV-SFR
SUBDIVISION	0	
DOR LAND USE	99	ACREAGE NOT CLASSIFIED
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT
NON-AD VALOREM DIST2	704	SO HILLS PLANTATION PH 3 CDD

JANUARY 2020 GIS AERIAL



2020-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE
LAND	1,082,900	1,082,900	1,082,900	1,082,900
BUILDINGS	+	0	0	0
FEATURES AND OUT BUILDINGS	+	0	0	0
JUST/MARKET VALUE	=	1,082,900	1,082,900	1,082,900
VALUE PRIOR TO CAP		1,082,900	1,082,900	1,082,900
ASSESSED VALUE		872,011	872,011	872,011
EXEMPT VALUE	-	0	0	0
TAXABLE VALUE	=	872,011	1,082,900	872,011
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	20,051.29	NON-AD VALOREM TAXES
				31.62

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
99	ACREAGE	N	2017		Y	6			83.30	ACRES	13000.00	1,082,900

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
-------	---------------	-------	---------------

ADDRESSES ON PROPERTY

SITUS
SOUTHERN HILLS BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
10/25/10	SH VENTURE II LLC	U	UNQUALIFIED M	Y	SW	2778	1677	0	100,000
01/01/10	HAMPTON RIDGE DEVELOPERS LLC	S	SPLIT (REQUIR	Y	QC	1386	1161	0	100

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/30/18	2018	236	021	VACANT
06/13/14	2014	170	021	VACANT



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.8

2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #

01718092

PRINTED

06/01/21

PAGE

2

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
08/01/06	2007	197	001	BUILDING PERMIT

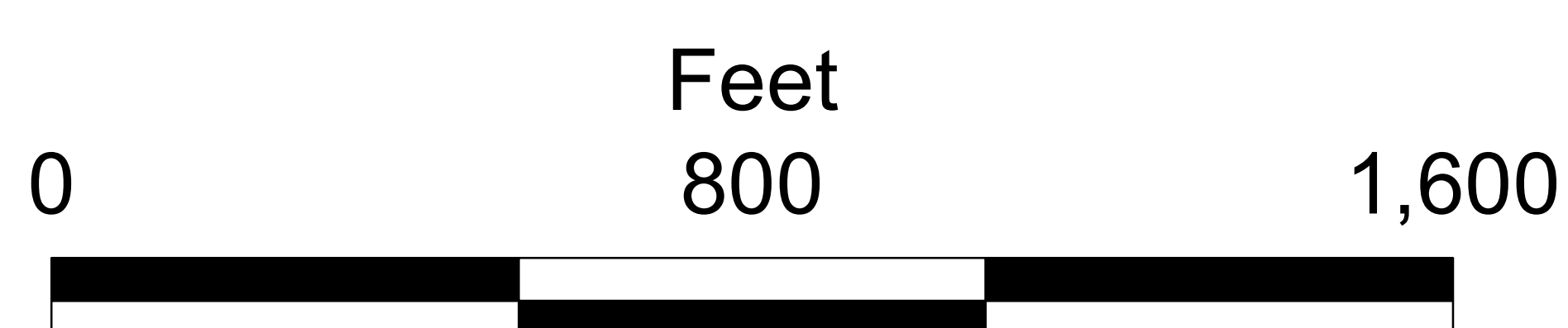
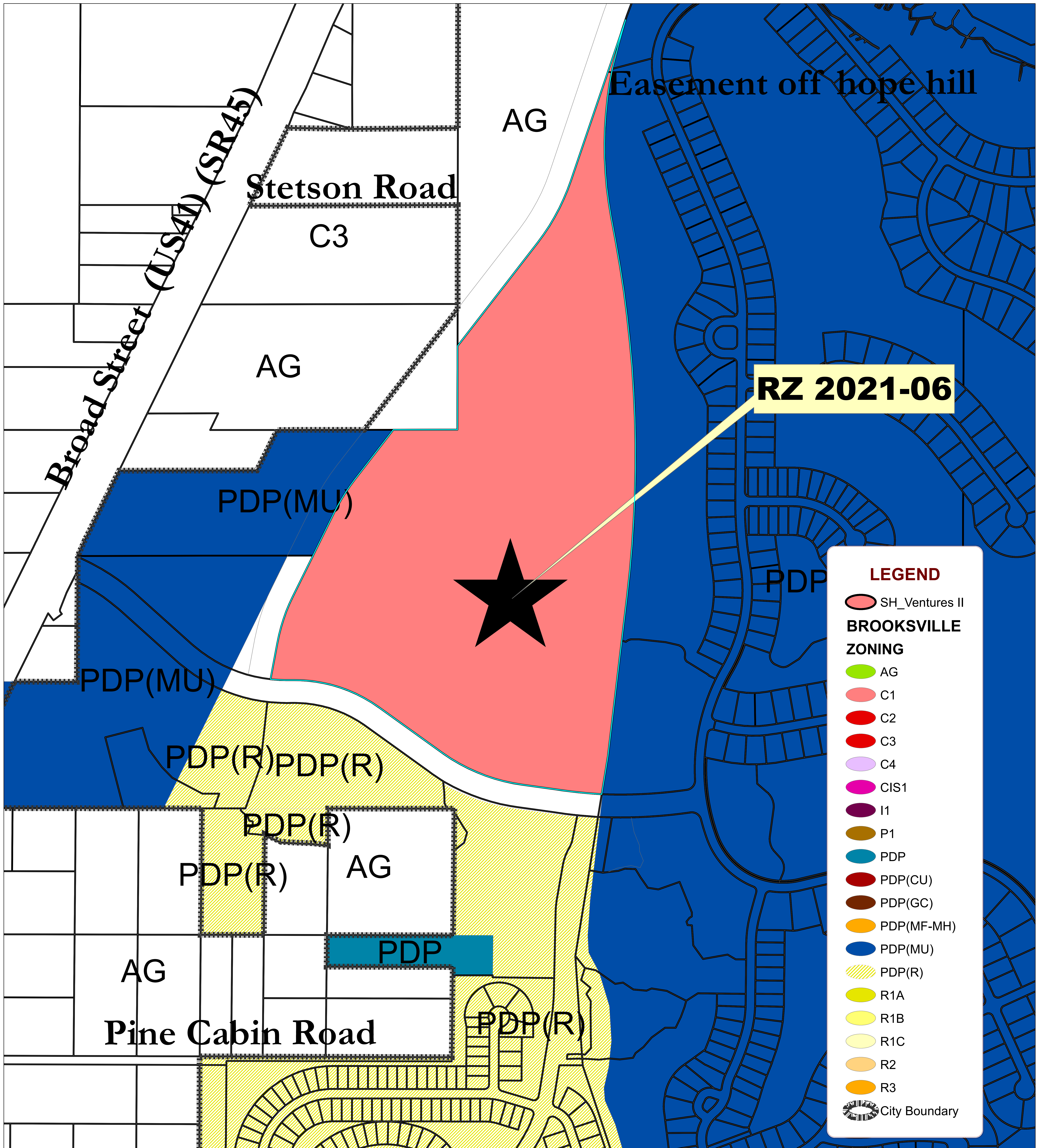
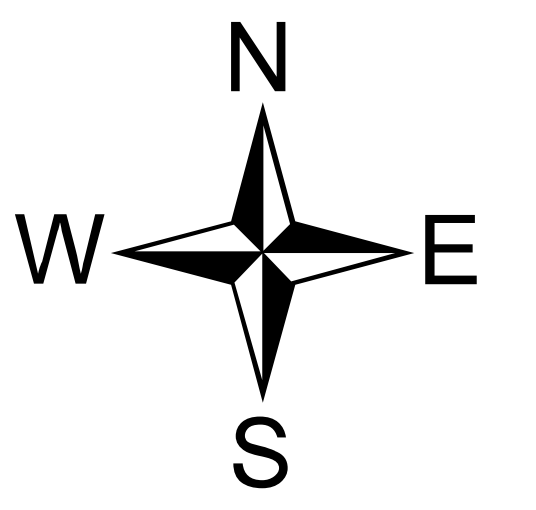




EXHIBIT "B" TO ORD. NO. 939

SH VENTURE II, LLC

RZ 2021-06

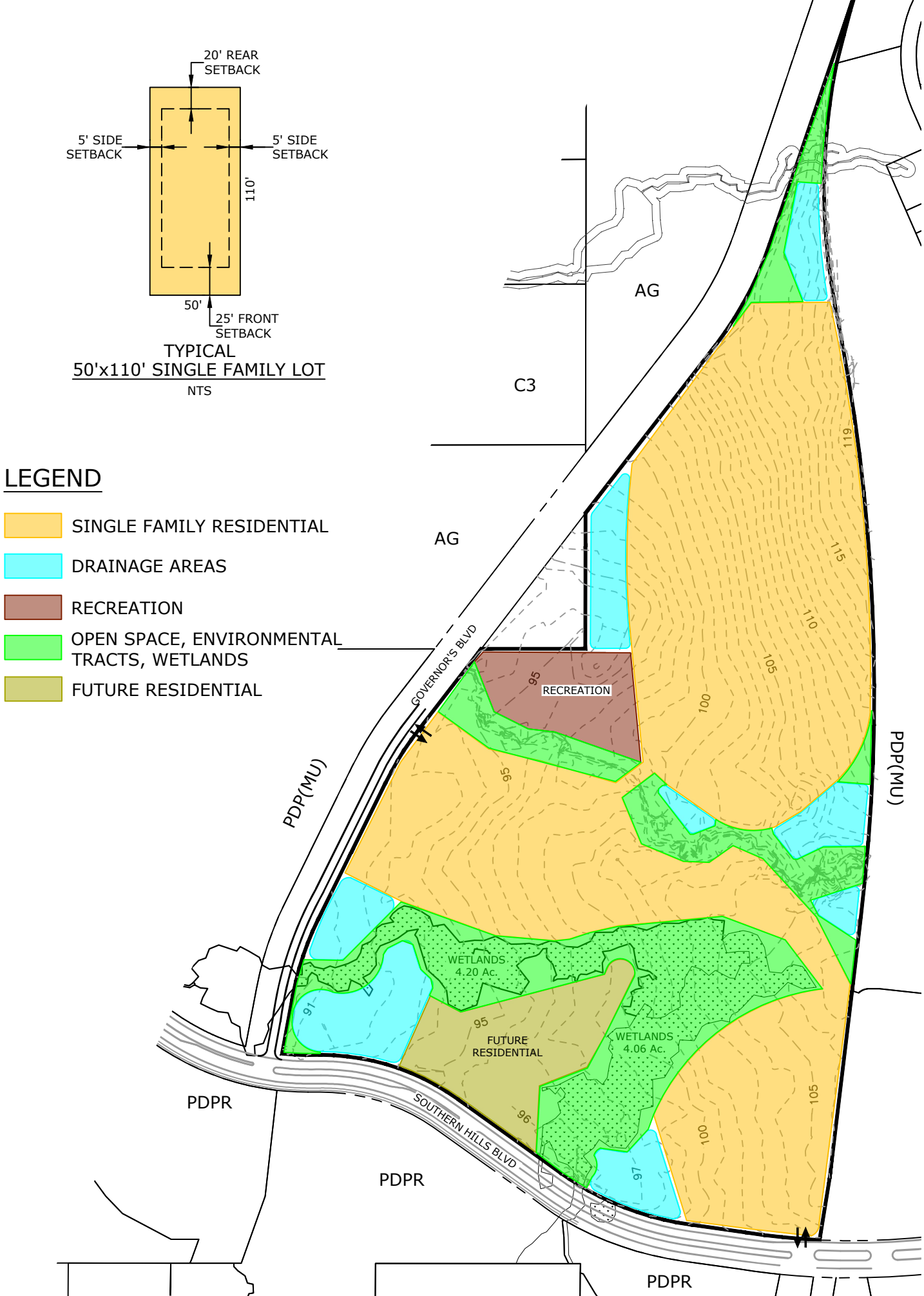


*Base map information provided by the Hernando County Property Appraiser's office.

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\City Zoning 02192016.mxd



Site Data

Owner/Applicant:

SH Venture II, LLC
7807 Baymeadows Road East
Ste. 205,
Jacksonville, FL 32256-9666

Greenpoint Development, LLC
7807 Baymeadows Road East
Ste. 205,
Jacksonville, FL 32256-9666

Parcel Key No.: 01718092

Section/Township/Range: 27/22S/19E

Current Zoning: To be provided.
Proposed Zoning: PDP (R)

Area = +/- 83.30 acres

Proposed No. of Lots: 175

Maximum Height: 35'

Building Setbacks:

Front 25'
Side 5' (Deviation from 10')
Rear 20'

Floodplains:

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 0193D Effective Date Feb 02,2012. According to the FIRM, the entirety of Key No. 01718092 is within Flood Zone X. Zone X indicates areas determined to be outside the 0.2% annual chance floodplain.

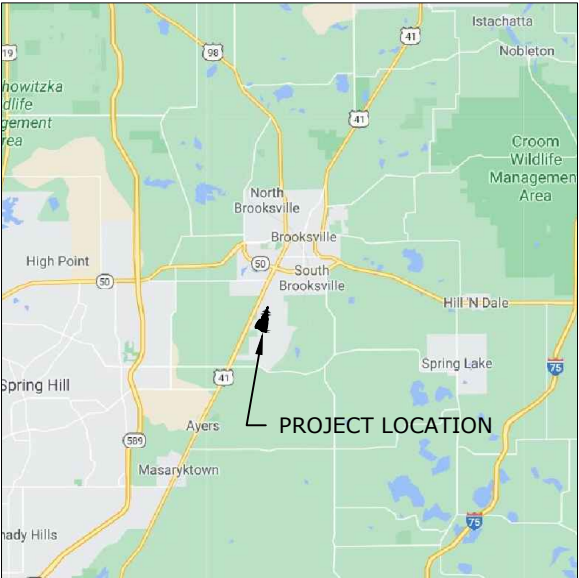
Fire protection:

Fire hydrants will be placed throughout the community consistent with City of Brooksville standards. The potable water system will be designed to provide a minimum of 1,000 GPM for use in firefighting as required by NFPA guidelines.

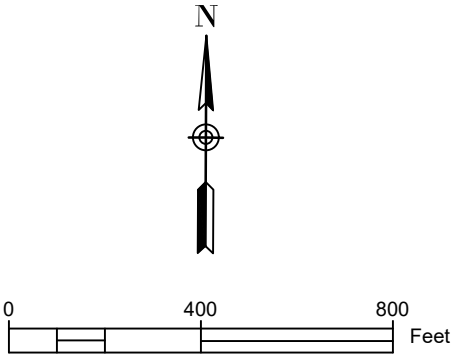
General notes

- 1. This is a planning document and is not to be considered a final design or construction plan; also, not intended for recordation in public records. Drainage and utility easements will be included in the final construction plans and shall meet the requirements of The City of Brooksville and any agencies having jurisdiction related to this project.
- 2. Drainage retention area(s) are conceptually located, the actual size and location will be determined with final engineering design.

LAND USE TABLE			
LAND USE	ACRES	LOTS	DENSITY
SINGLE FAMILY	46.95		
RECREATIONAL	7.94		
DRAINAGE, OPEN SPACE, BUFFER TRACTS	28.41		
TOTAL	±83.30	Max. 175	Approx. 2.0 D.U. / Ac.



LOCATION MAP
N.T.S.



REZONING MASTER PLAN

SHP WEST

Engineering
Planning
Surveying
Civil
Transportation
Construction Management
engineering associates, inc.
Coastal
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 796-8959
EB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED REVISIONS AND DESIGN, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. IT IS TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

REVISION		REVISED OWNER/APPLICANT	
DATE	REV. BY/REV. NO.		
12/17/21	WA	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

SHEET

1

20103



CITY OF BROOKSVILLE
REZONING PETITION
Application for Public Hearing

Shaded Area For Official Use Only

Application Number: _____ Intake Date: _____ P & Z Hearing Date (tentative): _____

PROPERTY OWNER: SH Venture II, LLC

Mailing Address: 7807 Baymeadows Road East, Ste.205, Jacksonville, FL 32256-9666

Daytime Telephone: _____

FAX No: _____

E-Mail Address: _____

APPLICANT: Greenpointe Development, LLC

Mailing Address: 7807 Baymeadows Road, East, Ste. 205, Jacksonville, FL 32256

Daytime Telephone: _____

FAX No: _____

E-Mail Address: jmcgowan@greenpointellc.com

REPRESENTATIVE: Donald R. Lacey, A.I.C.P. and Coastal Engineering Associates, Inc

Daytime Telephone: 3528483661

FAX No: _____

E-Mail Address: dlacey@coastal-engineering.com

Parcel(s) Key Number(s) 01718092

Legal Description: Type below the complete legal description of the property, including street address, if any, and the names of all owners. Include Section, Township and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

Size of Area Covered by Application: +/- 83.3 acres

Street Address: Southern Hills Boulevard

Rezoning Requested: PDP(R)

Proposed Use of Property: Residential

Has a public hearing been held on this property within the past twelve months? No

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, DONALD R. LACEY, A.I.C.P., hereby state and affirm that all information submitted within this petition is in all respects true and correct to the best of my knowledge and belief and that:

- ☐ I am the owner of the property covered under this application.
☒ I am the legal representative of the owner or lessee of the property described, which is the subject matter of this application.

Signature of Owner, Applicant or Representative

STATE OF FLORIDA
COUNTY OF HERNANDO

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26th day of August, 2021, by Donald R. Lacey, who is personally known to me or who has produced _____ as identification.

Signature of Notary Public



APPOINTMENT OF AGENT

CITY OF BROOKSVILLE
COUNTY OF HERNANDO
STATE OF FLORIDA

I, Graydon E. Mears, the owner(s) in fee simple of the below described real property hereby appoint Donald R. Lacey, A.I.C.P. with Coastal Engineering Assoc. Inc. as my (our) agent to file required petitions, sign required documents, make representations as to issues of fact and to appear, as may be necessary, before the appropriate City of Brooksville authority. My agent shall also have the authority to commit myself as owner to the necessary future performance conditions as may be directed by the appropriate City authority as a condition of granting my petition.

(Insert Legal Description Below)

Hernando County Property Appraiser Parcel Key No. 01718092 containing 83.3 acres MOL in E3/4 lying N of Southern

Hills Boulevard and E of N/S Collector Road including part of Garden Grove farm lots 6 & 7.

[Signature]
Signature of Owner

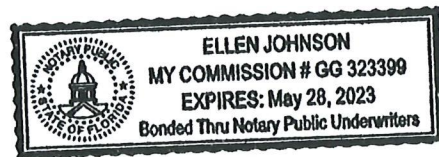
7/28/21
Date

STATE OF FLORIDA
COUNTY OF HERNANDO

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 28th day of July, 2021, by Graydon E. Mears, who is personally known to me or who has produced _____ as identification.

[Signature]
Signature of Notary Public

Notary Seal





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

Detail by Entity Name

Florida Limited Liability Company
SH VENTURE II, LLC

Filing Information

Document Number	L10000106982
FEI/EIN Number	NONE
Date Filed	10/13/2010
Effective Date	10/13/2010
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Changed: 03/11/2011

Mailing Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Changed: 03/11/2011

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

SH VENTURES GROUP, LLC
7807 BAYMEADOWS ROAD, EAST, #205
JACKSONVILLE, FL 32256

Title PRES

Burr, Edward E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title VP

Miar, Graydon E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title VP

Rusnak, Christopher J.
7807 Baymeadows Road East
Suite 205
Jacksonville, FL 32256

Annual Reports

Report Year	Filed Date
2019	02/06/2019
2020	03/31/2020
2021	04/15/2021

Document Images

05/24/2021 -- CORLCRACHG	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
04/23/2018 -- ANNUAL REPORT	View image in PDF format
07/07/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
11/06/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
03/11/2011 -- ANNUAL REPORT	View image in PDF format
10/13/2010 -- Florida Limited Liability	View image in PDF format

GREENPOINTE DEVELOPMENT, LLC
GOVERNORS BOULEVARD RESIDENTIAL - KEY NO. 01718092
REZONING NARRATIVE

General

The subject property, consisting of approximately 83.30 acres, is located east of US 41/Broad Street, and north of Southern Hills Boulevard in Section 4, Township 23 South, Range 18 East, Hernando County, Florida. The Hernando County Property Appraiser (HCPA) identifies the property as Key No. 01718092. Refer to Figure 1 for the project location. The current zoning on the property is Hernando County Agricultural (AG); however, it should be noted that the property is within the City of Brooksville corporate boundary.

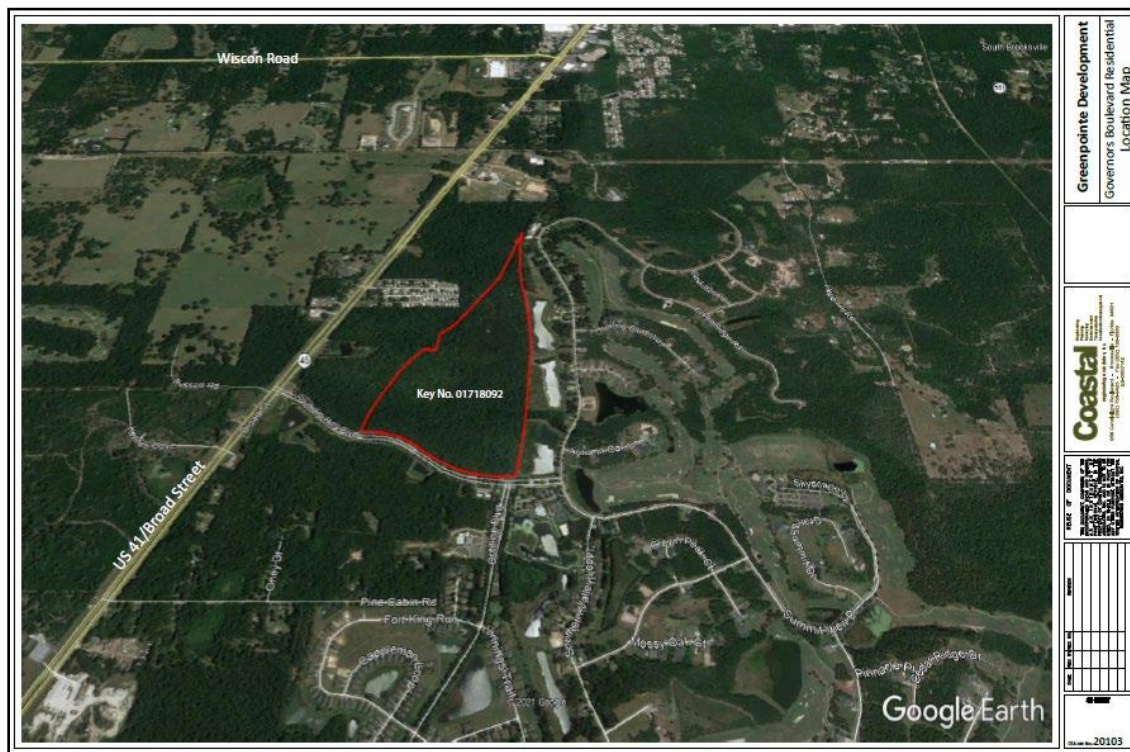


Figure 1. Governors Boulevard Residential Location Map

Zoning surrounding the subject property consists of:

- North: As seen in Figure 1, the parcel is pie shaped and thus no true north boundary of the property exists
- South: Planned Development District (PDP) Residential (R)
- East: PDP Mixed Use (MU)
- West: PDP (MU), AG, and Commercial (C) 3

Refer to Figure 2 for the project areas current zoning map.

The City of Brooksville Future Land Use (FLU) Map indicates that the subject property is in a Suburban Residential and Mixed Use designations. Refer to Figure 3 for the project areas FLU Map.

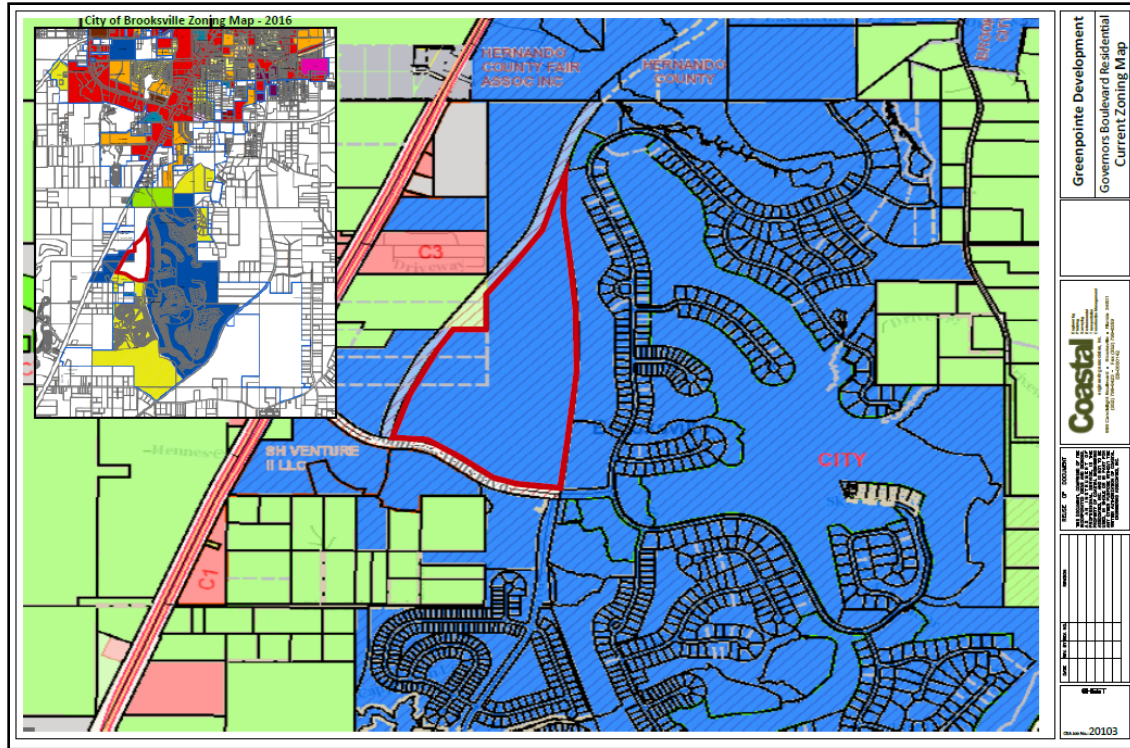


Figure 2. Governors Boulevard Residential Current Zoning Map

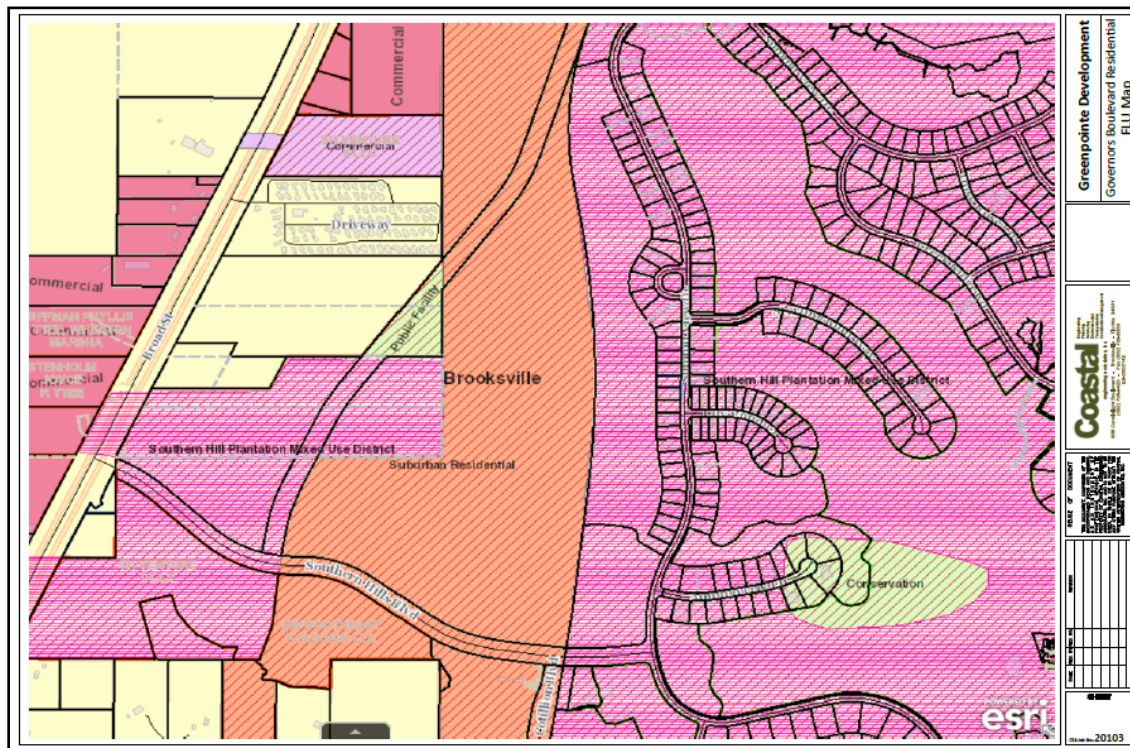


Figure 3. Governors Boulevard Residential FLU Map

Project Request

As part of the land use approval process that ultimately led to the creation of the Cascades and Southern Hills Plantation communities, three distinct areas of development were established, each with a community development district (CDD). The applicant intends to develop the first residential neighborhood within the CDD 3 area, which lies west of Southern Hills Plantation and north of Cascades. Accordingly, the applicant is requesting a rezoning of Parcel Key No. 01718092 from AG to PDP (R) to develop up to 175 single-family (SF) detached homes utilizing a typical lot size of 50' x 110' lots (5,500 square feet (s.f.)).

Project Description

Consistent with the underlying Suburban Residential Comprehensive Plan FLU designation, this initial community will consist of a maximum of 175 SF detached homes lying north of Southern Hills Boulevard and west of the entrance to Southern Hills Plantation. While a portion of the proposed project is adjacent to Southern Hills Boulevard, the main entrance to this new community will come from Governor's Boulevard, a planned north/south collector roadway that will ultimately stretch from Southern Hills Plantation Boulevard northward on right-of-way owned by the City of Brooksville. The first 1,000 feet of Governor's Boulevard, from Southern Hills Boulevard north to the project's entrance, will be constructed with this project. In addition to the project entrance on Governor's Boulevard, a second entrance will be provided directly to Southern Hills Boulevard, generally as depicted on the proposed zoning master plan.

The proposed residential community street network will be curvilinear winding around natural environmental features along the hillside west of the stormwater retention ponds that form the western boundary of Southern Hills Plantation. Homes will be clustered in three connected pods with each housing area backing up to one of the environmental features. The project will incorporate its own stormwater retention system, a neighborhood recreation area, and a significant amount of natural open space. The housing product for a fourth residential pod, outlined in brown on the zoning master plan, will be determined in a future master plan revision. The provision of potable water and collection/treatment of wastewater will be provided by the City of Brooksville's Utility Department.

Building setbacks being proposed are as follows:

Minimum building setbacks for 50' wide Lots

Front - 25'

Side - 5'

Rear - 20'

Conditional Plat

Refer to the attached rezoning master plan included with this submittal.

Draft of Protective Covenants

A homeowners' association will be formed to maintain common infrastructure. The parcel is already part of a CDD.

Preliminary Engineering Report

Topography

Topography ranges from a high of approximately 100' near the center of the project to a low of approximately 70' m.s.l. along the western boundary. The property generally descends from east to west. Accordingly, the majority of the drainage retention areas will be along the eastern boundary of the project.

FEMA Floodplain

The project is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 12053C 0193. According to the FEMA FIRM, the entire property is located within Flood Zone X. Zone X areas are located outside of the 2% annual chance floodplain. Refer to Figure 5 for the project floodplain map.

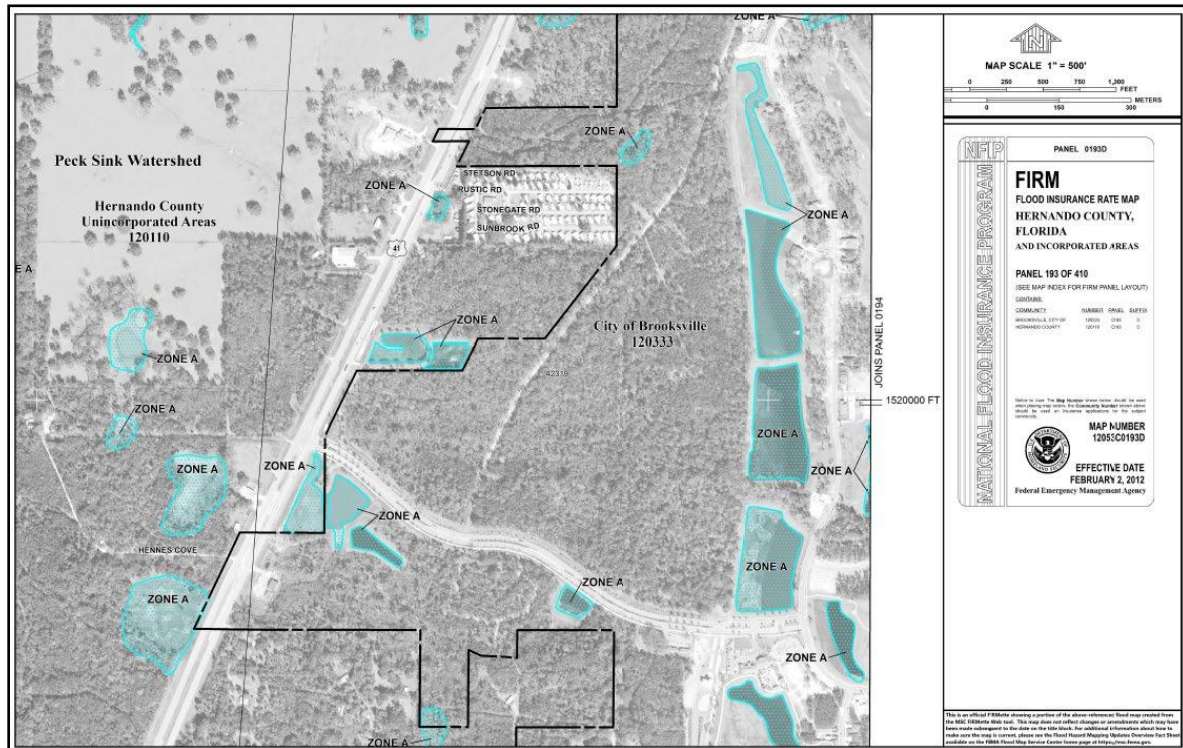


Figure 4. Governors Boulevard Residential FEMA Map

Soils

The subject property consists of five soil types including Nobleton fine sand, 0 to 5 percent slopes (37.1%); Blichton loamy fine sand, 2 to 5 percent slopes (28.4%); Flemington fine sandy loam, 2 to 5 percent slopes (19.4%); Wauchula fine sand, 0 to 5 percent slopes, (14.4%); and Sparr fine sand, 0 to 5 percent slopes. Refer to Figure 5 for the project soils map.

Environmental

A pedestrian survey of the site has been conducted. The following was observed:

- Site is dominated by native forest comprised of slash and longleaf pine, hickory, sweetgum, southern magnolia, laurel and water oaks with a shrub and groundcover dominated by American hornbeam, American holly, American beautyberry, Huckleberry and Deertongue.

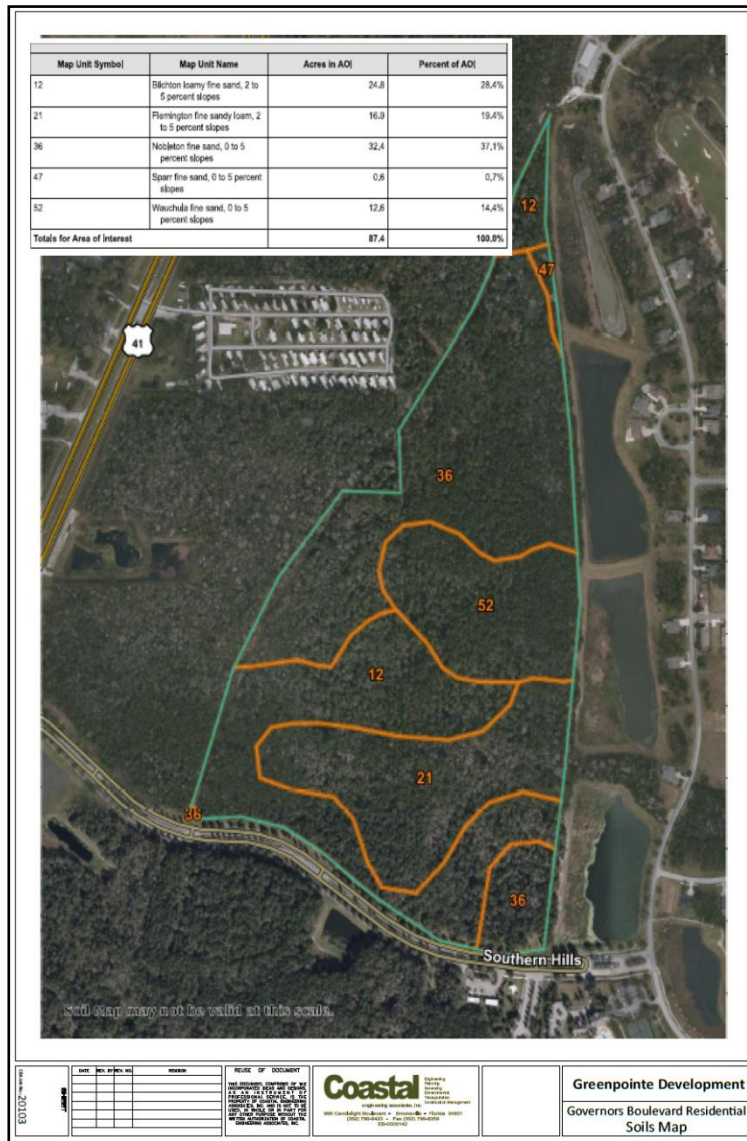


Figure 5. Governors Boulevard Residential Soils Map

second entrance will be provided directly to Southern Hills Boulevard, generally as depicted on the proposed zoning master plan. Both Southern Hills Boulevard and US 41 have excellent levels of service.

Development Of Regional Impact Statement

The proposed development is below all DRI thresholds and not subject to DRI review or comprehensive plan review for DRI size projects pursuant to Section 380.06(12), Florida Statutes.

Utilities

The proposed project lies within the City of Brooksville Utilities service area, with available potable water and wastewater lines in close proximity. The existing water system can provide

- There is evidence of gopher tortoises on the site.
- Per the U.S. Fish and Wildlife National Wetlands Inventory map, one east to west linear freshwater forested/shrub wetland is located on the site, refer to Figure 6.

Statement Of Developer's Intent with Respect to Construction of Improvements Prior To Recording Subdivision Plat or Bonding Instruments

Infrastructure improvements will be constructed or bonded prior to final platting.

Development Schedule

Development is expected to begin in early 2022.

Adequate Access Analysis

As previously stated, the main entrance to this new community will come from Governor's Boulevard, a planned north/south collector roadway that will ultimately stretch from Southern Hills Plantation Boulevard northward on right-of-way owned by the City of Brooksville. The first 1,000 feet of Governor's Boulevard, from Southern Hills Boulevard north to the project's entrance, will be constructed with this project. In addition to the project entrance on Governor's Boulevard, a

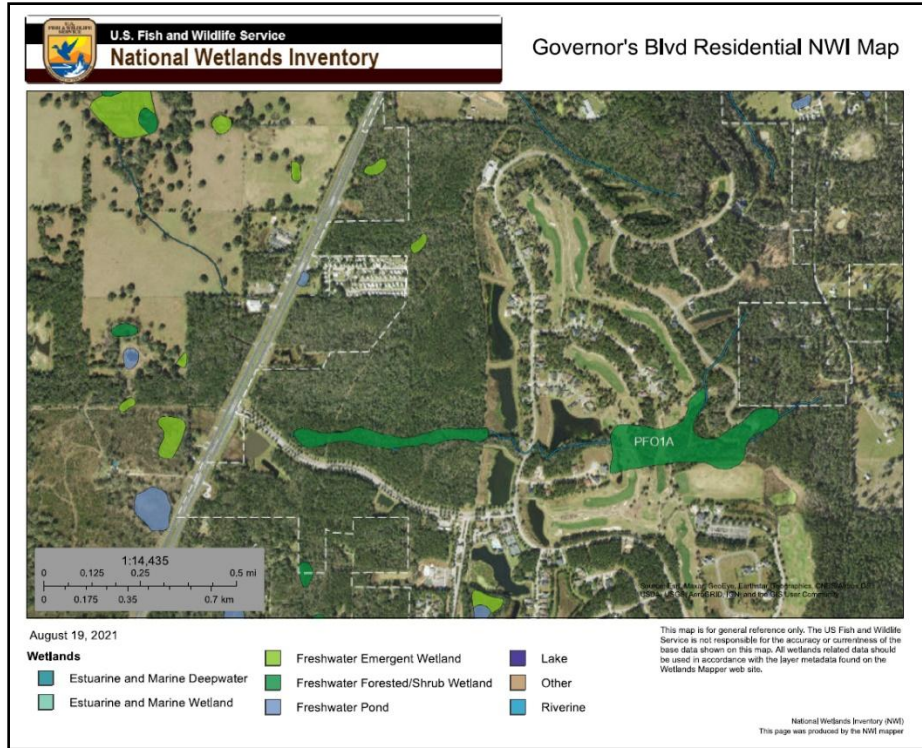


Figure 6. Governor's Boulevard Residential NWI Map

adequate flow to the site for domestic and fire demands. A Utility System Analysis Report will be provided in subsequent development phases.

Deviations Being Requested

The requested rezoning is for a PDP (R) designation with setbacks similar to the City's R-1D residential district with a 50' wide lot maintaining setbacks consisting of:

Front - 20'
Side - 5'
Rear - 20'

These side setbacks are normal for smaller lots and have been approved in a number of recent residential zonings both in the City of Brooksville and Hernando County.

Previous Development Approval

None found.

11/14

OFFICIAL RECORDS
BK: 2778 PG: 1677

Consideration: \$100,000.00
Documentary Transfer Taxes: \$700.00

2010057236
TRACEY 2778/1677

*Prepared by and when
recorded mail to:*

Donna J. Feldman, Esq.
DONNA J. FELDMAN, P.A.
19321-C U.S. Highway 19 North
Suite 600
Clearwater, FL 33764

*Red
en*


LT1-2-2010057236-1


LT2-2778-1677-11

Parcel Tax ID# Multiple

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made this 25th day of October, 2010, by HAMPTON RIDGE DEVELOPERS, LLC, a Delaware limited liability company, debtor in possession, under Bankruptcy Case No. 09-11507-CAG, Western District of Texas, Austin Division ("**Grantor**"), in favor of SH VENTURE II, LLC, a Florida limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hernando County, Florida ("**Property**"):

That certain real property which is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, together with all fixtures, improvements and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever;

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), but without reimposing the same;

And subject to the Permitted Exceptions, Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

RECORDING FEES \$ 95.00
DEED DOC STAMP \$ 700.00
10/27/2010  Deputy Clk

10/27/2010 11:07AM # Pages 11
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the date aforesaid.

GRANTOR:

Signed, sealed and delivered
in the presence of:


Signature of Witness #1

Donna J. Feldman
Typed/Printed Name of Witness #1


Signature of Witness #2

J.P. Mahoney
Typed/Printed Name of Witness #2

HAMPTON RIDGE DEVELOPERS, LLC,
a Delaware limited liability company, debtor in
possession, under Bankruptcy Case No. 09-11507-
CAG, Western District of Texas, Austin Division

By: LandMar Group, LLC,
a Delaware limited liability company
Its: Sole Member

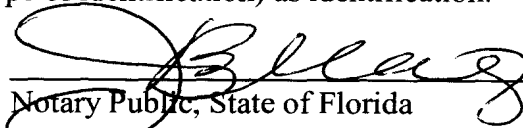
By: LandMar Management, LLC,
a Delaware limited liability company
Its: Manager

By: 
Graydon E. Miars, Vice President

Address: 227 West Trade Street, Suite 1000
Charlotte, NC 28202

STATE OF FLORIDA
COUNTY OF Pine Hills

The foregoing instrument was acknowledged before me this 6th day of October, 2010, by Graydon E. Miars, as Vice President of LandMar Management, LLC, a Delaware limited liability company, as Manager of LandMar Group, LLC, a Delaware limited liability company, the Sole Member of Hampton Ridge Developers, LLC, a Delaware limited liability company, debtor in possession, under Bankruptcy Case No. 09-11507-CAG, Western District of Texas, Austin Division, on behalf of the entities. He is personally known to me or has produced _____ (type of identification) as identification.


Notary Public, State of Florida

Printed name: _____

(NOTARY SEAL)

My Commission Expires:

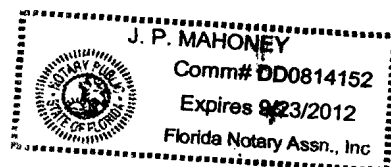


Exhibit "A"

PARCEL 1:

DESCRIPTION . (AS PER DEED IN O.R. BOOK 1240, PAGES 1218-1220)

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS RIGHT OF WAYS OF RECORD AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, LYING SOUTH OF THE RIGHT OF WAY OF BARNETT ROAD AND STATE ROAD 577, AS THE SAME ABUTS THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

TOGETHER WITH
PARCEL 2:

OFFICIAL RECORDS
BK: 2778 PG: 1679

COMMENCE AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN O.R. BOOK 315, PAGE 545, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89°36'35" WEST A DISTANCE OF 186.68 FEET TO A POINT ON A CURVE THAT IS CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 2040.00 FEET, A DELTA ANGLE OF 12°34'59", A CHORD DISTANCE OF 447.12 FEET, AND A CHORD BEARING OF N 06°48'23" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 448.02 FEET TO A POINT OF TANGENCY; THENCE N 00°30'54" W A DISTANCE OF 194.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CORTEZ BOULEVARD (STATE ROAD 50), SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 2939.79 FEET, A DELTA ANGLE OF 04°31'44", A CHORD DISTANCE OF 232.31 FEET, AND A CHORD BEARING OF S 88°13'51" E; THENCE ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT OF WAY LINE OF CORTEZ BOULEVARD A DISTANCE OF 232.37 FEET; THENCE LEAVING SAID LINE, S 00°50'17" E A DISTANCE OF 630.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 3:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34, N 89°50'51" E A DISTANCE OF 193.09 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH CONNECTOR ROAD DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 910.00 FEET, A DELTA ANGLE OF 34°28'09", A CHORD DISTANCE OF 539.24 FEET, AND A CHORD BEARING OF S 20°29'04" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 547.46 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID LINE, N 00°29'53" W A DISTANCE OF 504.65 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE ALONG THE NORTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34, N 89°50'51" E A DISTANCE OF 313.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°50'51" E A DISTANCE OF 357.21 FEET; THENCE LEAVING SAID NORTH LINE S 17°04'43" W A DISTANCE OF 70.00 FEET; THENCE N 89°14'15" E A DISTANCE OF 12.77 FEET; THENCE S 00°19'24" E A DISTANCE OF 529.02 FEET; THENCE S 72°44'36" E A DISTANCE OF 10.00 FEET; THENCE S 17°06'31" W A DISTANCE OF 209.77 FEET; THENCE S 72°55'14" E A DISTANCE OF 210.00 FEET TO THE WEST RIGHT OF WAY LINE OF HOPE HILL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE S 16°08'39" W A DISTANCE OF 199.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S 68°19'05" W A DISTANCE OF 803.86 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID WEST LINE N 00°29'53" W A DISTANCE OF 664.95 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH CONNECTOR ROAD DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 42°41'25", A CHORD DISTANCE OF 749.81 FEET, AND A CHORD BEARING OF N 24°11'53" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 767.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 4 COMPOSITE:

OFFICIAL RECORDS
BK: 2778 PG: 1680

SURVEY EXHIBIT 4 (NON RESIDENTIAL "A"):

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 34, S 00°32'09" E A DISTANCE OF 509.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, S 00°32'09" E A DISTANCE OF 849.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH ROAD AS DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 3400.00 FEET, A DELTA ANGLE OF 10°56'39", A CHORD DISTANCE OF 648.45 FEET, AND A CHORD BEARING OF N 56°41'15" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 649.44 FEET TO A POINT OF TANGENCY; THENCE N 62°09'00" E A DISTANCE OF 543.00 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 910.00 FEET, A DELTA ANGLE OF 24°19'10". A CHORD DISTANCE OF 383.36 FEET, AND A CHORD BEARING OF N 50°01'17" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 386.25 FEET; THENCE S 89°42'36" W A DISTANCE OF 1323.74 FEET TO THE POINT OF BEGINNING.

AND SURVEY EXHIBIT 4 (NON RESIDENTIAL "B"):

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 34, N 89°50'56" E A DISTANCE OF 1325.05 FEET; THENCE S 00°29'53" E A DISTANCE OF 683.18 FEET TO THE POINT OF BEGINNING, SAID POINT ON THE EASTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH ROAD AS DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE S 00°29'53" E A DISTANCE OF 951.60 FEET; THENCE S 89°30'07" W A DISTANCE OF 263.84 FEET; THENCE N 19°59'58" W A DISTANCE OF 71.99 FEET; THENCE N 58°00'49" W A DISTANCE OF 35.55 FEET; THENCE N 82°22'04" W A DISTANCE OF 170.76 FEET; THENCE N 67°03'52" W A DISTANCE OF 236.39 FEET; THENCE N 39°54'15" W A DISTANCE OF 233.37 FEET; THENCE N 51°46'30" W A DISTANCE OF 46.62 FEET; THENCE N 72°47'40" W A DISTANCE OF 26.37 FEET TO SAID EASTERLY RIGHT OF WAY OF A FUTURE NORTH/SOUTH ROAD, SAID POINT BEING ON A CURVE THAT IS CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 3280.00 FEET, A DELTA ANGLE OF 03°47'35", A CHORD DISTANCE OF 217.09 FEET, AND A CHORD

BEARING OF N 60°15'13" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 217.13 FEET TO A POINT OF TANGENCY; THENCE N 62°09'00" E A DISTANCE OF 543.00 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 16°36'07", A CHORD DISTANCE OF 297.41 FEET, AND A CHORD BEARING OF N 53°52'36" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.48 FEET TO THE POINT OF BEGINNING.

AND SURVEY EXHIBIT 4 (NON RESIDENTIAL "C"):

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 33, S 00°32'09" E A DISTANCE OF 1969.84 FEET; THENCE S 89°27'28" W A DISTANCE OF 777.26 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF A FUTURE NORTH/SOUTH ROAD AS DESCRIBED IN O.R. BOOK 2572, PAGE 168 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE S 89°27'28" W A DISTANCE OF 542.52 FEET; THENCE S 00°31'54" E A DISTANCE OF 764.23 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE, N 33°32'20" E A DISTANCE OF 727.72 FEET TO THE POINT OF CURVATURE OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 1015.00 FEET, A DELTA ANGLE OF 11°53'55", A CHORD DISTANCE OF 210.41 FEET, AND A CHORD BEARING OF N 39°19'26" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.78 FEET TO THE POINT OF BEGINNING.

[PARCEL 5 NOT INCLUDED.]

OFFICIAL RECORDS
BK: 2778 PG: 1682

TOGETHER WITH
PARCEL 6:

A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 4; THENCE, ALONG TOWNSHIP LINE, S 89°53'06" E A DISTANCE OF 496.94 FEET TO THE 4TH MILE POST; THENCE CONTINUING ALONG SAID TOWNSHIP LINE, S 89°53'55" E A DISTANCE OF 2157.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID TOWNSHIP LINE, S 89°53'55" E A DISTANCE OF 1024.46 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD AND ALSO BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2160.00 FEET AND A DELTA OF 16°18'28"; THENCE ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE 614.79 FEET; THENCE S 18°04'11" W A DISTANCE OF 737.90 FEET; THENCE, DEPARTING SAID RIGHT OF WAY N 78°33'04" W A DISTANCE OF 39.06 FEET; THENCE N 27°01'51" W A DISTANCE OF 57.38 FEET; THENCE S 89°46'47" W A DISTANCE OF 154.13 FEET; THENCE S 26°49'34" W A DISTANCE OF 25.49 FEET; THENCE S 83°29'04" W A DISTANCE OF 176.57 FEET; THENCE N 56°19'22" W A DISTANCE OF 144.03 FEET; THENCE N 00°17'00" E A DISTANCE OF 1155.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 6A:

A PARCEL OF LAND LYING IN THE NW 1/4 AND THE NE 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE, ALONG EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, S 00°17'00" W A DISTANCE OF 1155.01' TO THE POINT OF BEGINNING; THENCE S 56°19'22" E A DISTANCE OF 144.03 FEET; THENCE N 83°29'04" E A DISTANCE OF 176.57 FEET; THENCE N 26°49'34" E A DISTANCE OF 25.49 FEET; THENCE N 89°46'47" E A DISTANCE OF 154.13 FEET; THENCE S 27°01'51" E A DISTANCE OF 57.38 FEET; THENCE S 78°33'04" E A DISTANCE OF 39.06 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD; THENCE, ALONG SAID WESTERLY RIGHT OF WAY OF THE NORTH/SOUTH CONNECTOR ROAD, S 18°04'11" W A DISTANCE OF 131.86 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET AND A DELTA OF 19°42'10"; THENCE, ALONG THE ARC OF SAID CURVE, 349.04 FEET; THENCE S 37°46'31" W A DISTANCE OF 532.88 FEET; THENCE, DEPARTING SAID RIGHT OF WAY, N 00°17'00" E A DISTANCE OF 546.13 FEET; THENCE N 89°54'44" W A DISTANCE OF 1105.69 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY U.S. 41; THENCE, ALONG SAID RIGHT OF WAY U.S. 41, N 26°13'51" E A DISTANCE OF 447.57 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 4695.66 FEET AND A DELTA OF 00°00'53"; THENCE ALONG THE ARC OF SAID CURVE 1.21 FEET; THENCE, DEPARTING SAID RIGHT OF WAY U.S. 41, S 89°53'58" E A DISTANCE OF 909.33 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 6B:

OFFICIAL RECORDS
BK: 2778 PG: 1683

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE, ALONG THE NORTH LINE OF SAID SECTION 4 AND ALSO BEING THE NORTH LINE OF SAID TOWNSHIP 23, S 89°53'55" E A DISTANCE OF 1172.79 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD AND THE WESTERLY LINE OF SOUTHERN HILLS PHASE I, SAID POINT ALSO BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 2040.00 FEET AND A DELTA OF 19°47'51"; THENCE, ALONG THE ARC OF SAID CURVE 704.88 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WESTERLY LINE OF SOUTHERN HILLS PHASE I AND CURVE HAVING A RADIUS OF 2040.00 FEET AND A DELTA OF 28°05'03"; THENCE ALONG THE ARC OF SAID CURVE 999.93 FEET; THENCE S 10°34'26" E A DISTANCE OF 124.57 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 6160.00 FEET AND A DELTA OF 17°23'33"; THENCE ALONG THE ARC OF SAID CURVE 1869.90 FEET; THENCE S 06°49'07" W A DISTANCE OF 848.04 FEET; THENCE S 09°16'01" W A DISTANCE OF 202.44 FEET TO A POINT INTERSECTING THE NORTHERLY RIGHT OF WAY SOUTHERN HILLS BOULEVARD AND THE WESTERLY LINE SOUTHERN HILLS PHASE I, SAID POINT ALSO BEING ON A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2440.00 FEET AND A DELTA OF 05°39'39"; THENCE ALONG THE ARC OF SAID CURVE 241.08 FEET; THENCE N 82°01'30" W A DISTANCE OF 180.06 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 21°14'03"; THENCE, ALONG THE ARC OF SAID CURVE 348.37 FEET; THENCE N 52°33'31" E A DISTANCE OF 167.60 FEET; THENCE N 37°13'20" E A DISTANCE OF 87.18 FEET; THENCE N 30°14'08" E A DISTANCE OF 93.82 FEET; THENCE N 21°28'29" E A DISTANCE OF 104.00 FEET; THENCE N 31°13'52" E A DISTANCE OF 65.62 FEET; THENCE N 48°14'53" E A DISTANCE OF 71.79 FEET; THENCE N 28°45'15" E A DISTANCE OF 60.57 FEET; THENCE N 76°38'02" E A DISTANCE OF 46.33 FEET; THENCE N 15°33'05" W A DISTANCE OF 320.21 FEET; THENCE S 89°09'08" W A DISTANCE OF 230.67 FEET; THENCE S 67°24'43" W A DISTANCE OF 200.89 FEET; THENCE S 89°06'37" W A DISTANCE OF 287.34 FEET; THENCE N 60°43'48" W A DISTANCE OF 280.24 FEET; THENCE S 45°50'37" W A DISTANCE OF 259.03 FEET; THENCE S 89°55'09" W A DISTANCE OF 149.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD AND A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 11°13'34"; THENCE, ALONG THE ARC OF SAID CURVE 184.18 FEET; THENCE N 26°15'14" E A DISTANCE OF 493.81 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET AND A DELTA OF 11°31'17"; THENCE, ALONG THE ARC OF SAID CURVE 204.10 FEET; THENCE N 37°46'31" E A DISTANCE OF 328.85 FEET; THENCE S 89°51'43" E A DISTANCE OF 336.18 FEET; THENCE N 00°17'00" E A DISTANCE OF 437.39 FEET; THENCE N 37°46'31" E A DISTANCE OF 689.31 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1135.00 FEET AND A DELTA OF 19°42'10"; THENCE, ALONG THE ARC OF SAID CURVE 390.30 FEET; THENCE N 18°04'10" E A DISTANCE OF 829.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 6C:

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 4, S 89°51'18" E A DISTANCE OF 1906.67 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD; THENCE, ALONG SAID EASTERLY RIGHT OF WAY, S 26°15'14" W A DISTANCE OF 246.08 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 11°13'34"; THENCE, ALONG THE ARC OF SAID CURVE 184.18 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID RIGHT OF WAY, N 89°55'09" E A DISTANCE OF 149.77 FEET; THENCE N 45°50'37" E A DISTANCE OF 259.03 FEET; THENCE S 60°43'48" E A DISTANCE OF 280.24 FEET; THENCE N 89°06'37" E A DISTANCE OF 287.34 FEET; THENCE N 67°24'43" E A DISTANCE OF 200.89 FEET; THENCE N 89°09'08" E A DISTANCE OF 230.67 FEET; THENCE S 15°33'05" E A DISTANCE OF 320.21 FEET; THENCE S 76°38'02" W A DISTANCE OF 46.33 FEET; THENCE S 28°45'15" W A DISTANCE OF 60.57 FEET; THENCE S 48°14'53" W A DISTANCE OF 71.79 FEET; THENCE S 31°13'52" W A DISTANCE OF 65.62 FEET; THENCE S 21°28'29" W A DISTANCE OF 104.00 FEET; THENCE S 30°14'08" W A DISTANCE OF 93.82 FEET; THENCE S 37°13'20" W A DISTANCE OF 87.18 FEET; THENCE S 52°33'31" W A DISTANCE OF 167.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY SOUTHERN HILLS BOULEVARD, SAID POINT ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 06°27'52"; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY AND ARC OF SAID CURVE 106.05 FEET; THENCE N 54°18'36" W A DISTANCE OF 412.05 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 760.00 FEET AND A DELTA OF 35°44'38"; THENCE, ALONG THE ARC OF SAID CURVE 474.13 FEET; THENCE S 89°55'46" W A DISTANCE OF 41.10 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET AND A DELTA OF 05°58'46"; THENCE ALONG THE ARC OF SAID CURVE 77.23 FEET TO A POINT INTERSECTING THE NORTH RIGHT OF WAY SOUTHERN HILLS BOULEVARD AND THE EASTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD; THENCE, ALONG SAID EASTERLY RIGHT OF WAY N 10°33'34" E A DISTANCE OF 184.71 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET AND A DELTA OF 04°28'06"; THENCE, ALONG THE ARC OF SAID CURVE 73.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 7:

OFFICIAL RECORDS
BK: 2778 PG: 1684

A PARCEL OF LAND LYING IN THE NW 1/4 AND THE SW 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE, ALONG THE SOUTH LINE OF SAID NW 1/4 OF SECTION 4, S 89°51'18" E A DISTANCE OF 658.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY STATE ROAD 45 (U.S. 41) AND ALSO THE POINT OF BEGINNING; THENCE, ALONG SAID RIGHT OF WAY, N 26°13'54" E A DISTANCE OF 497.34 FEET; THENCE, DEPARTING SAID RIGHT OF WAY, S 89°45'28" E A DISTANCE OF 723.00 FEET; THENCE N 26°13'54" E A DISTANCE OF 234.14 FEET; THENCE S 89°51'43" E A DISTANCE OF 468.85 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD; THENCE, ALONG SAID RIGHT OF WAY, S 37°46'31" W A DISTANCE OF 236.16 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1135.00 FEET AND A DELTA OF 11°31'17"; THENCE, ALONG THE ARC OF SAID CURVE 228.23 FEET; THENCE S 26°15'14" W A DISTANCE OF 493.81 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1080.00 FEET AND A DELTA OF 15°41'40"; THENCE, ALONG THE ARC OF SAID CURVE 290.35 FEET; THENCE S 10°33'34" W A DISTANCE OF 184.71 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT OF WAY OF THE PROPOSED NORTH/SOUTH CONNECTOR ROAD AND THE NORTHERLY RIGHT OF WAY WAY OF SOUTHERN HILLS BOULEVARD. SAID POINT ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET AND A DELTA OF 26°38'01"; THENCE, ALONG THE ARC OF SAID CURVE AND ALSO THE NORTHERLY RIGHT OF WAY SOUTHERN HILLS BOULEVARD 343.98 FEET; THENCE N 48°09'22" W A DISTANCE OF 400.48 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1080.00 FEET AND A DELTA OF 15°37'18"; THENCE, ALONG THE ARC OF SAID CURVE 289.01 FEET; THENCE N 63°46'41" W A DISTANCE OF 70.87 FEET; THENCE N 00°18'54" E A DISTANCE OF 4.45 FEET; THENCE N 89°51'18" W A DISTANCE OF 5.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
PARCEL 8:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4, N 00°21'40" E A DISTANCE OF 1323.00 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH LINE, S 89°51'15" E A DISTANCE OF 20.71 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE S.R. 45 (U.S. HWY 41) AND ALSO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 7527.44 FEET, A DELTA OF 01°49'32", A CHORD OF 239.83 FEET, AND A CHORD BEARING OF N 25°18'33" E; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY A DISTANCE OF 239.84 FEET; THENCE N 26°13'19" E A DISTANCE OF 494.11 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 89°48'06" E A DISTANCE OF 327.59 FEET; THENCE N 00°19'59" E A DISTANCE OF 524.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHERN HILLS BOULEVARD; THENCE ALONG SAID RIGHT OF WAY S 63°46'41" E A DISTANCE OF 12.76 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, A DELTA OF 15°37'18", A CHORD OF 255.50 FEET, AND A CHORD BEARING OF S 55°58'01" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.29 FEET TO A POINT OF TANGENCY; THENCE S 48°09'22" E A DISTANCE OF 400.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 860.00 FEET, A DELTA OF 35°17'06", A CHORD OF 521.29 FEET, AND A CHORD BEARING OF S 85°47'55" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 529.62 FEET; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF SOUTHERN HILLS BOULEVARD S 10°33'34" W A DISTANCE OF 189.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET, A DELTA OF 09°09'56", A CHORD OF 162.20 FEET, AND A CHORD BEARING OF S 15°08'32" W; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 162.37 FEET TO A POINT OF TANGENCY; THENCE S 19°43'30" W A DISTANCE OF 228.36 FEET; THENCE S 89°51'15" E A DISTANCE OF 23.98 FEET; THENCE S 02°37'20" W A DISTANCE OF 11.92 FEET; THENCE S 43°14'11" E A DISTANCE OF 19.79 FEET; THENCE S 54°59'06" E A DISTANCE OF 27.68 FEET; THENCE S 18°10'29" E A DISTANCE OF 24.78 FEET; THENCE S 78°20'28" E A DISTANCE OF 18.64 FEET; THENCE S 02°40'58" E A DISTANCE OF 28.14 FEET; THENCE S 80°11'03" W A DISTANCE OF 15.05 FEET; THENCE S 19°00'49" W A DISTANCE OF 27.08 FEET; THENCE S 14°06'37" W A DISTANCE OF 6.49 FEET; THENCE S 89°52'58" E A DISTANCE OF 6.72 FEET; THENCE S 85°55'30" E A DISTANCE OF 35.23 FEET; THENCE S 83°36'09" E A DISTANCE OF 45.20 FEET; THENCE S 00°16'10" W A DISTANCE OF 520.03 FEET; THENCE N 89°53'21" W A DISTANCE OF 332.16 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID EAST LINE, N 00°15'51" E A DISTANCE OF 661.86 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE S 89°51'15" E A DISTANCE OF 56.16 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1015.00 FEET, A DELTA OF 00°39'28", A CHORD OF 11.65 FEET, AND A CHORD BEARING OF N 19°23'47" E; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.65 FEET TO A POINT OF TANGENCY; THENCE N 19°43'30" E A DISTANCE OF 70.78; THENCE N 90°00'00" W A DISTANCE OF 89.00 FEET; THENCE N 62°01'21" W A DISTANCE OF 178.31 FEET; THENCE N 44°16'18" W A DISTANCE OF 77.51 FEET; THENCE N 36°21'50" W A DISTANCE OF 115.22 FEET; THENCE N 18°32'53" W A DISTANCE OF 118.83 FEET; THENCE S 75°34'25" W A DISTANCE OF 201.43 FEET; THENCE S 14°25'35" E A DISTANCE OF 384.18 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID LINE, N 89°51'15" W A DISTANCE OF 892.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

OFFICIAL RECORDS
BK: 2778 PG: 1685

Parcel **9** (Survey exhibit 10)

West ½ of the Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 4,
Township 23 South, Range 19 east, Hernando County, Florida.

AND
Parcel **10**:

Together with an ingress, egress and access easement as set forth and described in the
Grant of Easement recorded in O.R. Book 2234, Page 25, of the Public Records of
Hernando County, Florida.

AND
Parcel **11**:

Also together with a non-exclusive, relocatable, easement for purposes of construction,
maintenance, access, utilities, drainage, telecommunications and landscaping, as set forth
and described in the East-West Road access and utilities easement agreement recorded in
O.R. Book 2202, Page 299, of the Public Records of Hernando County, Florida.

AND
Parcel **12**:

Also together with a non-exclusive, relocatable, easement for purposes of providing
stormwater retention and drainage as set forth and described in the North-South road
drainage easement agreement recorded in O.R. Book 2202, Page 306, of the Public
Records of Hernando County, Florida.

AND
Parcel **13**:

Also together with a non-exclusive, temporary, relocatable, easement for ingress and
egress and for construction of East-West road and the improvements, as set forth and
described in the East-West road temporary construction Easement agreement recorded in
O.R. Book 2202, Page 313, of the Public Records of Hernando County, Florida.

AND
Less and except from all parcels herein, any and all existing road right-of-ways,
from all of the foregoing parcels.

EXHIBIT B

**OFFICIAL RECORDS
BK: 2778 PG: 1686**

Permitted Exceptions

1. Governmental ordinances, rules and regulations.
2. General or special taxes and assessments for the year 2008 and subsequent years, and Southern Hills Plantation III Community Development District assessments levied and assessed which remain unpaid.
3. Reservations unto the State of Florida, as set forth in instrument in Deed Book 83, Page 344, of the Public Records of Hernando County, Florida.
4. Easement granted to Florida Power Corporation recorded in O.R. Book 51, Page 680, of the Public Records of Hernando County, Florida.
5. Perpetual Easement granted to the State of Florida Department of Transportation recorded in O.R. Book 946, Page 197, of the Public Records of Hernando County, Florida.
6. Perpetual Easement granted to the State of Florida Department of Transportation recorded in O.R. Book 959, Page 460, of the Public Records of Hernando County, Florida.
7. Notice of Establishment of The Southern Hills Plantation III Community Development District recorded in O.R. Book 2312, Page 1453, as amended by Notice recorded in O.R. Book 2350, Page 20, of the Public Records of Hernando County, Florida.
8. Agreement to Convey or Dedicate recorded in O.R. Book 2051, Page 627, of the Public Records of Hernando County, Florida.
9. Bond Validation recorded in O.R. Book 1943, Page 1444, of the Public Records of Hernando County, Florida.
10. Contract for Sale of Land, dated November 24, 2003 and all amendments thereto, a memorandum of which was recorded in O.R. Book 1942, Page 542, of the Public Records of Hernando County, Florida.
11. Agreement for Sale and Purchase between Hampton Ridge Developers, LLC and GGW, LLC dated November 17, 2005, a Memorandum of which is recorded in O.R. Book 2202, Page 283, of the Public Records of Hernando County, Florida.
12. Agreement for Sale and Purchase between Hampton Ridge Developers, LLC and BTM, LLC dated November 17, 2005, a memorandum of which is recorded in O.R. Book 2202, Page 292, of the Public Records of Hernando County, Florida.

13. North-South Road Drainage Easement Agreement recorded in O.R. Book 2202, Page 306, of the Public Records of Hernando County, Florida.
14. Easement Agreement recorded in O.R. Book 2386, Page 1729, of the Public Records of Hernando County, Florida.
15. Irrigation and Access Easement Agreement recorded in O.R. Book 2438, Page 9, of the Public Records of Hernando County, Florida.
16. Conservation Easement Agreement recorded in O.R. Book 1825, Page 826, of the Public Records of Hernando County, Florida.
17. Amended and Restated Development Agreement, recorded in O.R. Book 2768, Page 951, of the Public Records of Hernando County, Florida.
18. Grant of Drainage Easement in favor of The City of Brooksville recorded in O.R. Book 2172, Page 752, of the Public Records of Hernando County, Florida.
19. Declaration of Covenants and Restrictions recorded in O.R. Book 1942, Page 533, of the Public Records of Hernando County, Florida.

OFFICIAL RECORDS
BK: 2778 PG: 1687



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.8

2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01718092	PRINTED	06/01/21	PAGE	1
PARCEL #	R04 423 19 0000 0020 0020	SITUS	SOUTHERN HILLS BLVD		
OWNER(S)	SH VENTURE II LLC	PARCEL DESCRIPTION	83.3 ACRES MOL IN E3/4		
MAILING ADDRESS	7807 BAYMEADOWS RD E STE 205	UPDATED	LYING N OF SOUTHERN HILLS BLVD		
UPDATED	JACKSONVILLE FL 32256-9666	01/01/10	& E OF N/S COLLECTOR RD		
12/29/10			INCL PART OF GARDEN GROVE FARM		
			LOTS 6 & 7		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	83.30	
AERIAL MAP	78B	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	PDPFR	PLANNED DEV-SFR
SUBDIVISION	0	
DOR LAND USE	99	ACREAGE NOT CLASSIFIED
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT
NON-AD VALOREM DIST2	704	SO HILLS PLANTATION PH 3 CDD

JANUARY 2020 GIS AERIAL



2020-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE
LAND	1,082,900	1,082,900	1,082,900	1,082,900
BUILDINGS +	0	0	0	0
FEATURES AND OUT BUILDINGS +	0	0	0	0
JUST/MARKET VALUE =	1,082,900	1,082,900	1,082,900	1,082,900
VALUE PRIOR TO CAP	1,082,900	1,082,900	1,082,900	1,082,900
ASSESSED VALUE	872,011	1,082,900	872,011	872,011
EXEMPT VALUE -	0	0	0	0
TAXABLE VALUE =	872,011	1,082,900	872,011	872,011
CLASSIFIED USE LAND VALUE 0	AD VALOREM TAXES	20,051.29	NON-AD VALOREM TAXES	31.62

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
99	ACREAGE	N	2017		Y	6			83.30	ACRES			13000.00	1,082,900

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
SOUTHERN HILLS BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
10/25/10	SH VENTURE II LLC	U	UNQUALIFIED M	Y	SW	2778	1677	0	100,000
01/01/10	HAMPTON RIDGE DEVELOPERS LLC	S	SPLIT (REQUIR	Y	QC	1386	1161	0	100

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/30/18	2018	236	021	VACANT
06/13/14	2014	170	021	VACANT



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

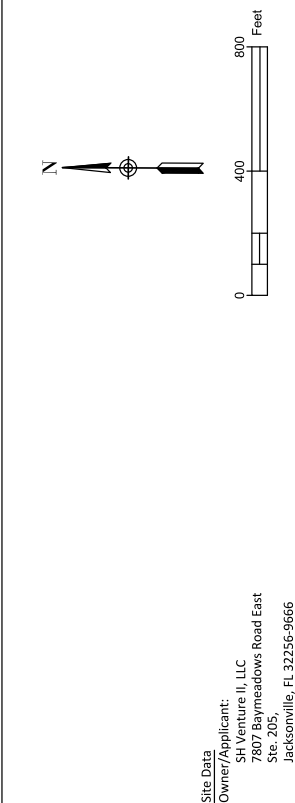
1.8

2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01718092	PRINTED	06/01/21	PAGE	2
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PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
08/01/06	2007	197	001	BUILDING PERMIT



LAND USE TABLE				
LAND USE	ACRES	LOTS	DENSITY	
SINGLE FAMILY	46.95			
RECREATIONAL	7.94			
DRAINAGE, OPEN SPACE, BUFFER TRACTS	28.41			
TOTAL	±83.30	Max. 175	Approx. 2.0 D.U. / Ac.	

