



## DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601  
P 352.754.4057 ♦ F 352.754.4420 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

June 30, 2022

Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street, MSC - 160  
Tallahassee, Florida 32399-4120

Re: Hernando County Small Scale Amendment Adoption Package;  
CPAM2203 | Meritage Homes of Florida, Inc. (On Behalf of Nancy Goode LLC, Dianne Goode and Jill Graddy)

Dear Mr. Eubanks:

Pursuant to Section 163.3187(1), Florida Statutes (FS), please find the enclosed material relating to an adopted small scale plan amendment CPAM2203 | Meritage Homes of Florida, Inc. (On Behalf of Nancy Goode LLC, Dianne Goode and Jill Graddy) to amend the Future Land Use Map of the Hernando County Comprehensive Plan.

The proposed amendment and related background data and analysis have been available for public review at the Hernando County Planning Department. Review materials have also been posted on Hernando County's internet web page.

The following information is provided to fulfill the requirements of Section 163.3184(3) F.S.:

1. The Board of County Commissioners (BOCC) acting as the governing body held an advertised public hearing on June 14, 2022 and voted to adopt Ordinance 2022-14 adopting the small scale comprehensive plan amendment CPAM2203 | Meritage Homes of Florida, Inc. (On Behalf of Nancy Goode LLC, Dianne Goode and Jill Graddy).
2. The small scale comprehensive plan amendment amends 38 acres from Residential to Commercial. The total small scale amendments for Hernando County in calendar year 2022 is 56.18 acres.
3. The small scale comprehensive plan amendment (CPAM2203 | Meritage Homes of Florida, Inc. (On Behalf of Nancy Goode LLC, Dianne Goode and Jill Graddy) is not applicable to an area of Critical State concern.
4. The name of the person(s) for Hernando County who is familiar with the proposed plan amendment package is:

Michelle Miller, Acting Planning Administrator  
Hernando County Planning Department  
1653 Blaise Drive  
Brooksville, Florida 34601  
Phone: (352) 754-4057 ext. 28027  
Email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)



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In accordance with instructions from the Division of Community Planning, this amendment shall be submitted to the Florida Department of Economic Opportunity through its Online Comprehensive Plan Amendment portal. The proposed amendment package consists of:

- Exhibit 1:** CPAM2203 | Meritage Homes of Florida, Inc. (On Behalf of Nancy Goode LLC, Dianne Goode and Jill Graddy)
- Attachment A:** Ordinance 2022-14 with Exhibit A.
- Attachment B:** Current Future Land Use Map depicting the area of the amendment.
- Attachment C:** Staff report for the amendment, including the BCC recommendations and actions.
- Attachment D:** Copy of Comprehensive Plan Amendment application with narrative.

If you have any further questions or require additional information, please contact me.

Sincerely,

Michelle L. Miller | Acting Planning Administrator  
Hernando County Development Services Department

Attachments: Exhibit 1

cc: VIA – Email:

Cara W. Serra, Comprehensive Resiliency Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Blvd, Ste. 100, Pinellas Park, FL 33782, email to: [cara@tbprc.org](mailto:cara@tbprc.org)

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District  
2379 Broad Street, Brooksville FL 34604-6899, email to: [trisha.neasman@watermatters.org](mailto:trisha.neasman@watermatters.org)

Daniel C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 North McKinley Dr., MS 7-500, Tampa, FL 33612-6456, email to: [Daniel.Santos@dot.state.fl.us](mailto:Daniel.Santos@dot.state.fl.us)

Department of Environmental Protection, Attn: Plan Review, Office of Intergovernmental Programs  
3900 Commonwealth Boulevard, MS 47, Tallahassee, FL, 32399, email to: [Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)

Department of State, Bureau of Historic Preservation, 500 South Bronough St, Tallahassee, FL 32399-0250, email to: [compliancepermits@dos.myflorida.com](mailto:compliancepermits@dos.myflorida.com)



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Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services  
620 South Meridian St, MB 5B5, Tallahassee FL 32399-1600,  
email to: [FWCConservationPlanningServices@myfwc.com](mailto:FWCConservationPlanningServices@myfwc.com)

Department of Agriculture and Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and  
Budget, The Capital, Plaza Level 8, Tallahassee, FL 32399-0800, email to:  
[compplans@freshfromflorida.com](mailto:compplans@freshfromflorida.com)

Department of Education, Office of Educational Facilities, 325 West Gaines St, Ste. 1014, Tallahassee, FL  
32399-0400, email to: [CompPlans@fldoe.org](mailto:CompPlans@fldoe.org)

Steve Gouldman, City Planner, City of Brooksville, 201 Howell Avenue, Brooksville FL 34601, email to:  
[sgouldman@cityofbrooksville.us](mailto:sgouldman@cityofbrooksville.us)

Joanna L. Coutu, AICP, Director, Citrus County Land Development Division, 3600 W. Sovereign Path, Ste.  
140, Lecanto, FL 34461, email to: [Joanna.coutu@citrusbocc.com](mailto:Joanna.coutu@citrusbocc.com)

Jeff Jenkins, Executive Planner, Long Range Planning Division. Pasco County Planning and Development  
8731 Citizens Drive, Ste. 320, New Port Richey, FL 34654, email to: [jjenkins@pascocountyfl.net](mailto:jjenkins@pascocountyfl.net)

Karl E. Holley, AICP, CFM, Director of Development Services, Sumter County Board of Commissioners  
7375 Powell Road, Ste. 115, Wildwood, FL 34785, email to: [karl.holley@sumtercountyfl.gov](mailto:karl.holley@sumtercountyfl.gov)

Jim Lipsey, Manager of Planning, Design and Construction, Hernando County School District  
8016 Mobley Rd Brooksville FL 34601, email to: [lipsey\\_j@hcsb.k12.fl.us](mailto:lipsey_j@hcsb.k12.fl.us)

Appendix A: CPAM2203 | Meritage Homes of Florida, Inc. (On  
Behalf of Nancy Goode LLC, Dianne Goode, and  
Jill Graddy)

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Attachment A: Ordinance 2022-14 with Exhibit A

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ORDINANCE NO. 2022 - 14

1  
2  
3 AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY  
4 COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO  
5 THE FUTURE LAND USE MAP AS AFFECTING 38.0 ACRES OF LAND  
6 GENERALLY LOCATED ON THE NORTH SIDE OF WISCON ROAD,  
7 APPROXIMATELY 1,600' EAST OF QUARTERHORSE LANE;  
8 PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM2203 TO THE  
9 STATE LAND PLANNING AGENCY AND REVIEW AGENCIES;  
10 PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY;  
11 PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR  
12 FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR  
13 AN EFFECTIVE DATE.

14  
15 WHEREAS, in 1985, the Florida Legislature adopted the Local Government Comprehensive  
16 Planning and Land Development Regulation Act (now known as the Community Planning Act),  
17 as set forth in Sections 163.3161 through 163.3215, Florida Statutes (the "Act"); and,  
18

19 WHEREAS, on September 25, 2018, the Hernando County Board of County Commissioners  
20 ("BOCC") adopted the 2040 Hernando County Comprehensive Plan (Ordinance 2018-16), within  
21 which, are included goals, objectives, and strategies used to guide future growth; and,  
22

23 WHEREAS, the instant request is for the BOCC to amend Section B of the 2040 Hernando  
24 County Comprehensive Plan relating to the Future Land Use Map (attached as Exhibit "A" hereto  
25 and incorporated herein by this reference) hereinafter referred to as CPAM2203; and,  
26

27 WHEREAS, CPAM2203 is an amendment to the County's Future Land Use Map involving  
28 land that is 50 acres or less in size and which has been determined by the Hernando County  
29 Planning Department to constitute a "small scale development amendment" based upon the criteria  
30 set forth in Section 163.3187, Florida Statutes; and,  
31

32 WHEREAS, small scale development amendments are exempt from state and regional review  
33 pursuant to Section 163.3187, Florida Statutes; and,  
34

35 WHEREAS, the BOCC conducted a public hearing on June 14, 2022, in connection with the  
36 adoption of CPAM2203 as an amendment to the 2040 Hernando County Comprehensive Plan;  
37 and,  
38

39 WHEREAS, upon enactment of this Ordinance, CPAM2203 will be transmitted as an adopted  
40 comprehensive plan amendment to the State Land Planning Agency and the other Review  
41 Agencies for filing.  
42

43 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
44 COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:  
45

1  
2       **SECTION I. Recitals.** The recitals set forth above are true and correct and incorporated  
3 herein by this reference.

4  
5       **SECTION II. Adopting CPAM-22-03.** CPAM-22-03 (attached as **Exhibit “A”** hereto  
6 and incorporated herein by this reference) is hereby approved and adopted and the 2040 Hernando  
7 County Comprehensive Plan is amended accordingly, subject to the Effective Date provision  
8 (Section X) below.

9  
10       **SECTION III. Execution.** The Chairman of the Hernando County Board of County  
11 Commissioners is hereby authorized to execute this Ordinance, and all related documents.

12  
13       **SECTION IV. Transmittal of Adopted CPAM-22-03 to State Land Planning Agency  
14 and Review Agencies.** County staff shall transmit an executed copy of this Ordinance adopting  
15 CPAM-22-03 to the State Land Planning Agency and the other Review Agencies within ten (10)  
16 days of adoption hereof pursuant to Section 163.3184, Florida Statutes.

17  
18       **SECTION V. Publication.** This Ordinance shall be published as required by law.

19  
20       **SECTION VI. Applicability.** This Ordinance shall be applicable throughout the  
21 unincorporated area of Hernando County.

22  
23       **SECTION VII. Severability.** It is declared to be the intent of the Board of County  
24 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
25 Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
26 the validity of the remaining portions of this Ordinance.

27  
28       **SECTION VIII. Conflicting Provisions.** Special acts of the Florida Legislature applicable  
29 only to unincorporated areas of Hernando County, Hernando County ordinances, County  
30 resolutions, or parts thereof, in conflict with this Ordinance are hereby superseded by this  
31 Ordinance to the extent of such conflict except for ordinances concerning either adoption or  
32 amendment of the Comprehensive Plan, pursuant to Chapter 163, Part II, Florida Statutes.

33  
34       **SECTION IX. Filing with the Department of State.** The clerk shall be and is hereby  
35 directed forthwith to send a certified copy of this Ordinance, or electronically transmit this  
36 Ordinance by email, to the Bureau of Administrative Code, Department of State, R.A. Gray  
37 Building, Room 101, 500 South Bronough Street, Tallahassee, Florida 32399-0250.


38  
39       **SECTION X. Effective Date.** This Ordinance shall take effect upon filing with the  
40 Florida Secretary of State; however, the adopted amendment (CPAM-22-03) shall take effect and  
41 be considered an amendment to the 2040 Hernando County Comprehensive Plan, if the  
42 amendment is not timely challenged, 31 days after the State Land Planning Agency notifies the  
43 local government that the plan amendment package is complete or as otherwise provided in  
44 Sections 163.3184 and 163.3187, Florida Statutes. If timely challenged, this amendment shall

1 commence before it has become effective. If a final order of noncompliance is issued by the  
2 Administration Commission, this amendment may nevertheless be made effective by adoption of  
3 a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land  
4 Planning Agency.

5  
6 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
7 **HERNANDO COUNTY, FLORIDA, ADOPTED IN REGULAR SESSION THIS 14TH**  
8 **DAY OF JUNE 2022.**

9  
10 **BOARD OF COUNTY COMMISSIONERS**  
11 **HERNANDO COUNTY, FLORIDA**

12  
13  
14  
15 Attest: Heidi Kuppe, D.C.  
16 *fa* DOUGLAS A. CHORVAT, JR.  
17 CLERK OF CIRCUIT COURT  
18 AND COMPTROLLER

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By:   
STEVE CHAMPION  
CHAIRMAN



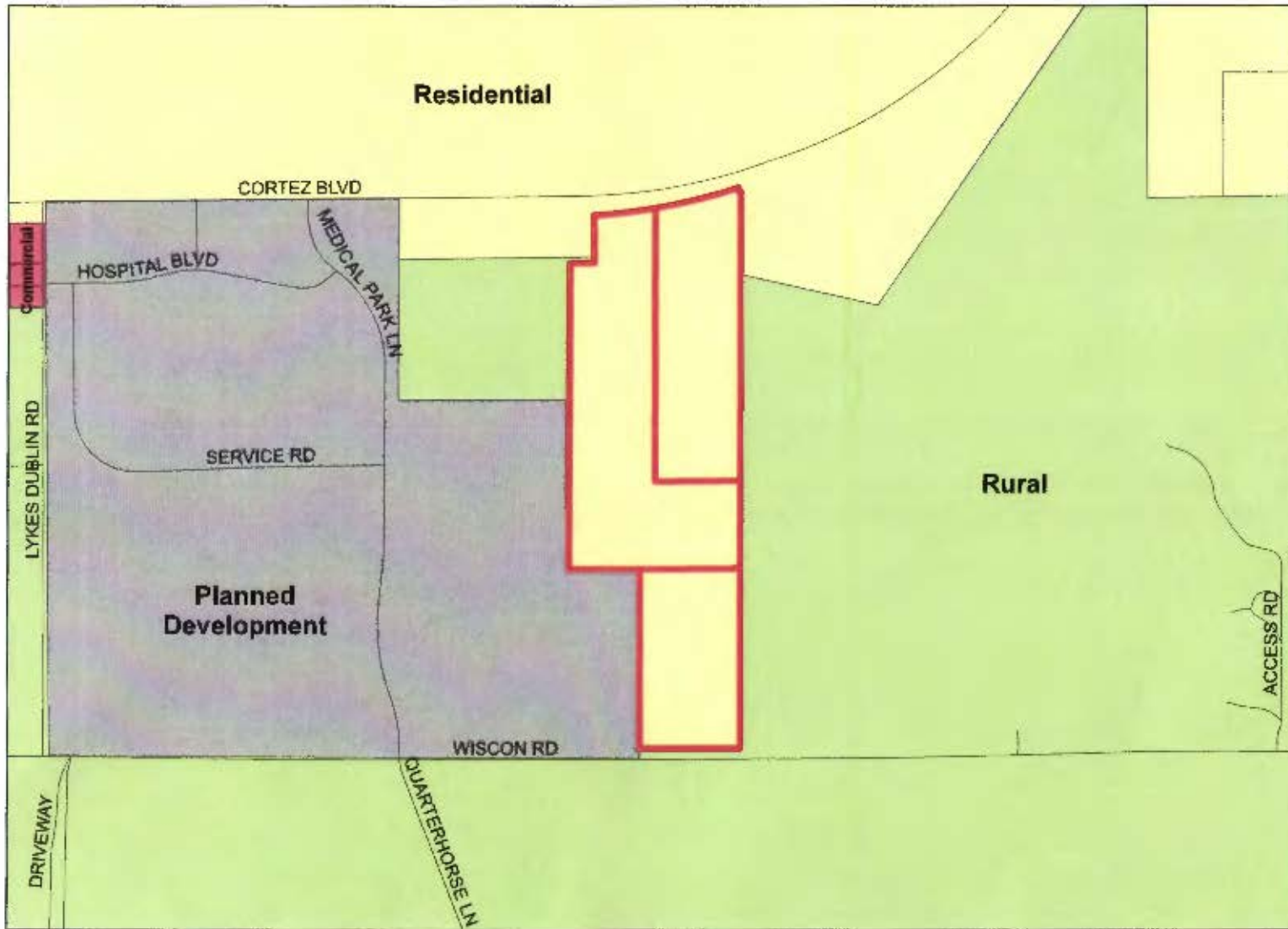
28 **APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

29  
30 By:   
31 County Attorney's Office



# EXHIBIT A Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 22-03  
Version Date: 01/11/2022



	CPAM 22-03
	FLU Riverine District
	Regional Commercial
<b>FLU</b>	
	CITY
	COMMERCIAL
	CONSERVATION
	EDUCATION
	INDUSTRIAL
	MINING
	PLANNED DEVELOPMENT
	PUBLIC FACILITIES
	RECREATION
	RESIDENTIAL
	RURAL

**Future Land Use Map**

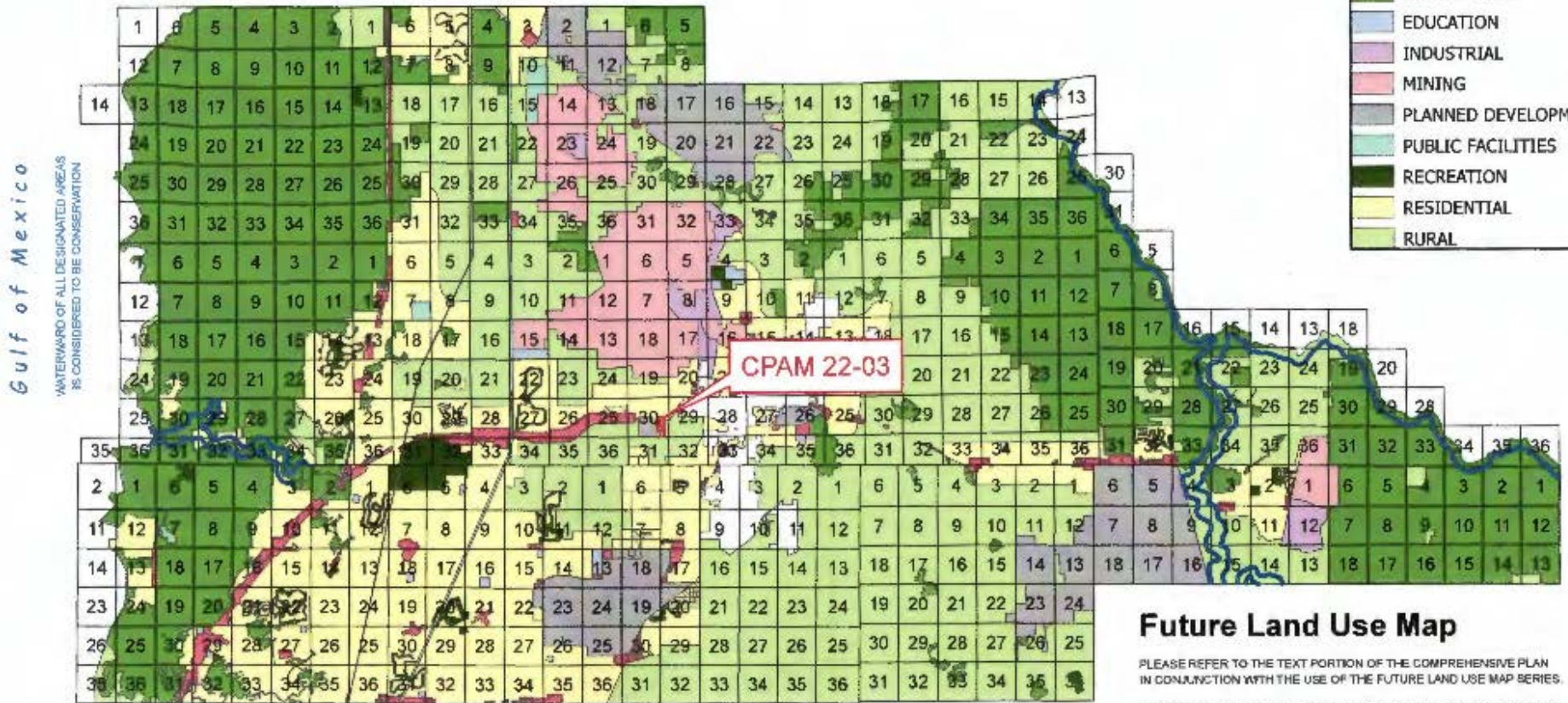
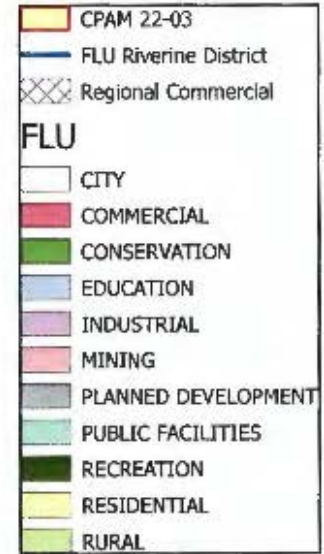
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



# Hernando County Comprehensive Plan Map

Proposed Future Land Use CPAM 22-03  
Version Date 01/11/2022



## Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM 2203\CPAM2203\_6x11\_Proposed.pdf  
 Project: S:\Share\Planning\Zoning\NicoleD\_Workspace\_S\CPAM\CPAM2203\CPAM2203.aprx  
 Date of mapping: 03/10/2022



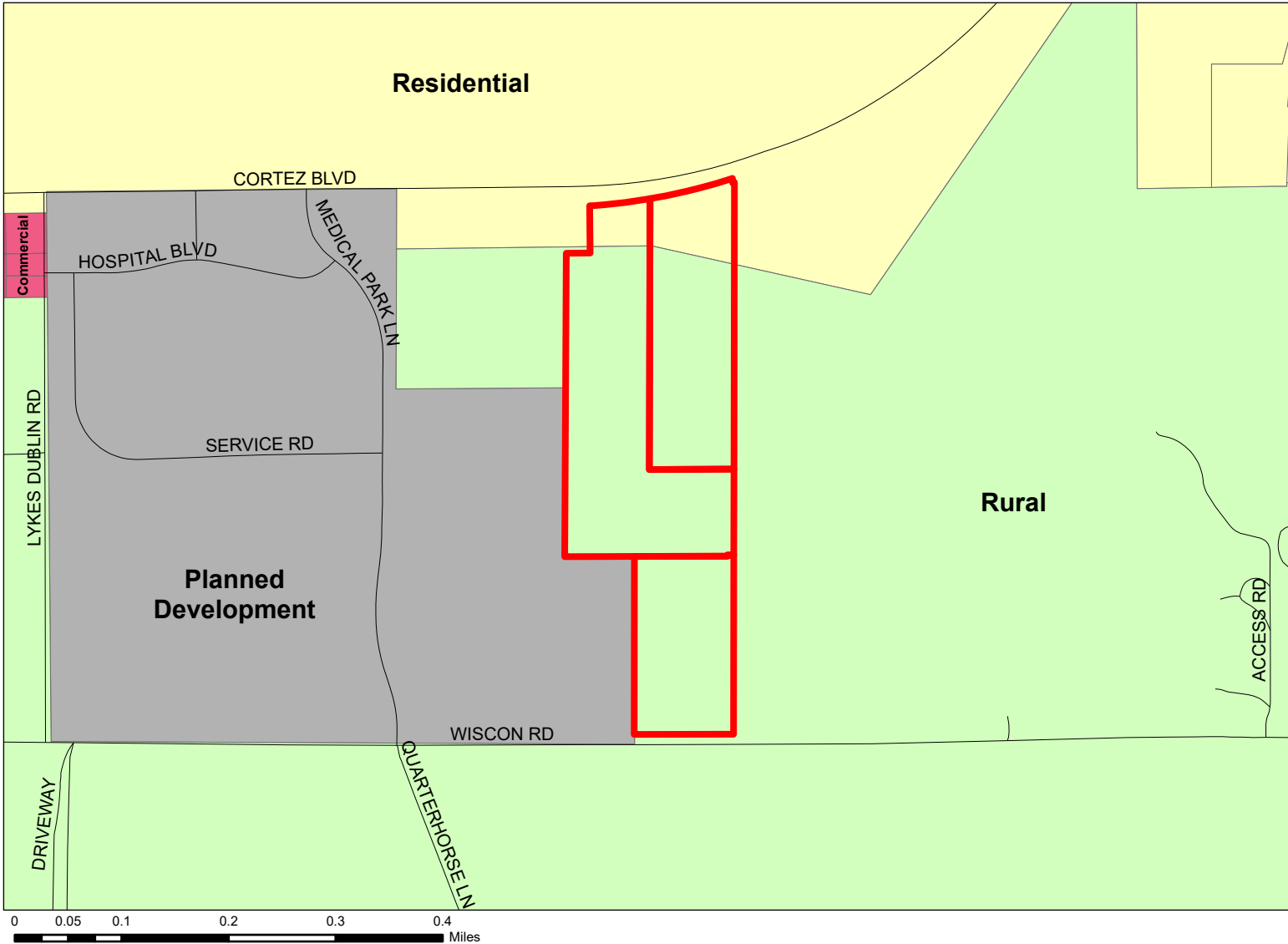
Attachment B: Current Future Land Use Map depicting the area  
of the amendment

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# Hernando County Comprehensive Plan Map

Existing Future Land Use CPAM 22-03

Version Date: 01/11/2022



**CPAM 22-03**

- CPAM 22-03
- FLU Riverine District
- Regional Commercial

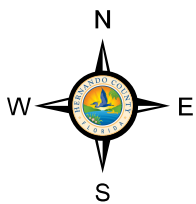
**FLU**

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

**Future Land Use Map**

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Source: S:\Share\Planning\NewFLU\CompPlan2040\CPAM2203\CPAM2203a\_8x11\_Detail.pdf  
 Project: S:\Share\Planning\Zoning\NicoleD\_Workspace\_S\CPAM\CPAM2203\CPAM2203.aprx  
 Date of mapping: 03/10/2022



Attachment C: Staff report for the amendment, including the  
BOCC recommendation and actions

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## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 9, 2022  
Local Planning Agency: June 14, 2022  
Board of County Commissioners: June 14, 2022

**APPLICANT:** Meritage Homes of Florida, Inc. (On Behalf of Nancy Goode LLC,  
Dianne Goode, and Jill Graddy)

**FILE NUMBER:** CPAM-22-03

**REQUEST:** Small-Scale Comprehensive Plan Amendment to change the Future Land  
Use on 38 acres from Rural to Residential

**GENERAL  
LOCATION:** North side of Wiscon Road, approximately 1600' east of Quarterhorse  
Lane

**PARCEL KEY  
NUMBERS:** 1212440, 360488 and 748739

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### DESCRIPTION OF PROPOSED AMENDMENT

The proposed small scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Rural to Residential on a 38-acre tract (MOL) located on the North side of Wiscon Road, approximately 1600' east of Quarterhorse Lane.

### DESCRIPTION OF PROPOSED PROJECT

The petitioner has submitted a corresponding rezoning application (H-22-20) to rezone the subject site from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) to develop a single-family subdivision.

### BACKGROUND INFORMATION

#### Site Characteristics

**Total Site Size:** 38 acres (of a 42.8 acre project)

**Surrounding Zoning:** North: Mining; Undeveloped  
South: AG; agricultural and residential uses  
East: AG/CPDP; Undeveloped  
West: PDP(OP); Bravera Hospital; Vacant Office Complex

**Surrounding Land Use:** North: Residential  
South: Rural  
East: Rural/Residential  
West: Planned Development (Brooksville Regional Medical Center PDD)

**Current Zoning:** PDP(MF)/Planned Development Project (Multifamily);  
AG/(Agricultural)

**IMPACTS OF PROPOSED AMENDMENT**

The amendment from rural to residential could generate 228 dwelling units based on a maximum single-family residential build out of 6 dwelling units per acre, in accordance with the Residential Future Land Use category. The petitioner has proposed 136 units, well under the maximum units allowable under the Residential category. Additionally, the subject property has vested multifamily rights to develop 288 multifamily units. The associated rezoning will reduce the number of units by 53% from 288 to 136.

**COMPREHENSIVE PLAN CONSISTENCY**

**Future Land Use Map**

**Strategy 1.04A(3):** The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

**Residential Category**

**Objective 1.04B:** The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

**Strategy 1.04B(2):** Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

**Comments:** The proposed project is located along S.R. Highway 50 (Cortez Boulevard) and has access to all critical public facilities. The location adjacent to a hospital campus also provides for housing opportunities for the campus.

**Single-Family Housing**

**Strategy 1.04B(3):** The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing

**Comments:** The total acreage for the subject site is 42.8 acres; the petitioner is proposing a gross project density of 3.11 dwelling units/acre, which is consistent with the single-family residential density strategy within the Comprehensive Plan.

**Land Use Compatibility**

**Objective 1.10B:** The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

**Strategy 1.10B(1):** Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**Strategy 1.10B(3):** Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

**Comments:** The proposed Comprehensive Plan Amendment will generate 136 residential dwelling units (based on the corresponding rezoning application H-22-20). This level of development is significantly less than the previously approved multifamily on the site. Additionally, the petitioner has proposed a transition of uses from the existing residential land use classification along S.R. 50 to the adjacent rural areas, by designating the drainage retention and neighborhood park areas along the southern boundary of the site. This will provide for better compatibility with the surrounding rural areas and greater protection for the nearby conservation lands.



**FINDINGS**

Given that the subject property is consistent with the strategies for the Residential land use category, the small-scale amendment is consistent with the Comprehensive Plan.

**STAFF RECOMMENDATION**

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

**P&Z RECOMMENDATION**

On May 9, 2022, the Planning and Zoning Commission reviewed the proposed amendment voted 5-0 to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

**LPA/BCC ACTION:**

On June 14, 2022, the Board of County Commissioners sitting as the Local Planning Agency voted 5-0 to adopt Ordinance 2022-14, approving the Small-Scale Comprehensive Plan Amendment

Attachment D: Copy of Comprehensive Plan Amendment  
Application with Narrative

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**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)**



**Application request (check one):**

- Small Scale – Map Only (10 acres or less)**
- Large Scale Text Amendment (More than 10 acres)**
- Large Scale Map Amendment (More than 10 acres)**

**PRINT OR TYPE ALL INFORMATION**

File No. CPAM2203 Official Date Stamp:

Received

MAR 02 2022

Planning Department  
Hernando County, Florida

Date: 2/28/2022

**APPLICANT NAME:** Meritage Homes of Florida, Inc.

Address: 10117 Princess Palm Ave, Suite 550

City: Tampa

State: FL

Zip: 33610

Phone: 813-386-8771

Email: Tyler.Vansant@meritagehomes.com

Property owner's name: (if not the applicant) Nancy Goode LLC

**REPRESENTATIVE/CONTACT NAME:** LevelUp Consulting, LLC

Company Name: LevelUp Consulting

Address: 505 E Jackson Street, Suite 200

City: Tampa

State: FL

Zip: 33602

Phone: 813-375-0616

Email: stephen@levelupflorida.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 1212440
2. SECTION 30, TOWNSHIP 22, RANGE 19
3. Size of area covered by application: 20.19
4. Future Land Use Map Classification (if applicable): Residential/Rural
5. Desired Map Classification: Residential
6. Desired Text Amendment: \_\_\_\_\_
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDAVIT**

I, Nancy Goode LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

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

I am the owner of the property and am authorizing (applicant): Meritage Homes of Florida, Inc. - Tyler Vansant, VP and (representative, if applicable): LevelUp Consulting, LLC to submit an application for the described property.

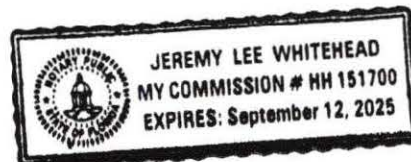
*Nancy L Goode*

Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 28 day of February, 2022, by Nancy Goode LLC who is personally known to me or produced FL Drivers License as identification.

*Jeremy Lee Whitehead*  
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 6/2/17

Notary Seal/Stamp

**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)**

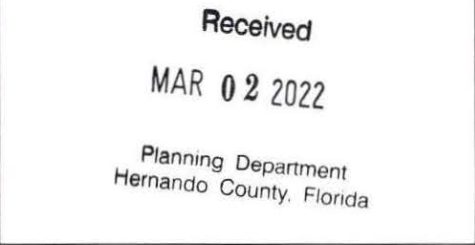


Application request (check one):

- Small Scale – Map Only (10 acres or less)**
- Large Scale Text Amendment (More than 10 acres)**
- Large Scale Map Amendment (More than 10 acres)**

**PRINT OR TYPE ALL INFORMATION**

File No. \_\_\_\_\_ Official Date Stamp:



Date: 2/28/2022

**APPLICANT NAME:** Meritage Homes of Florida, Inc.

Address: 10117 Princess Palm Ave, Suite 550

City: Tampa State: FL Zip: 33610

Phone: 813-386-8771 Email: Tyler.Vansant@meritagehomes.com

Property owner's name: (if not the applicant) Dianne Goode

**REPRESENTATIVE/CONTACT NAME:** LevelUp Consulting, LLC

Company Name: LevelUp Consulting

Address: 505 E Jackson Street, Suite 200

City: Tampa State: FL Zip: 33602

Phone: 813-375-0616 Email: stephen@levelupflorida.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 360488

2. SECTION 30, TOWNSHIP 22, RANGE 19

3. Size of area covered by application: 13.07

4. Future Land Use Map Classification (if applicable): Residential/Rural

5. Desired Map Classification: Residential

6. Desired Text Amendment: \_\_\_\_\_

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

8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)

9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDIVAT**

I, Dianne Goode, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Tyler Vansant, VP Acquisitions - Meritage Homes of Florida Inc and (representative, if applicable): LevelUp Consulting, LLC to submit an application for the described property.

Dianne Goode  
Signature of Property Owner

NORTH CAROLINA  
**STATE OF FLORIDA**  
WAKE  
**COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 28<sup>TH</sup> day of FEBRUARY  
Dianne Goode who is personally known to me or produced NC DRIVER LICENSE

[Signature]  
Signature of Notary Public

**PRINT FORM** **CLEAR FORM**



Effective Date: 11/8/16 Last Revision: 6/2/17

**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)**



**Application request (check one):**

- Small Scale – Map Only (10 acres or less)**
- Large Scale Text Amendment (More than 10 acres)**
- Large Scale Map Amendment (More than 10 acres)**

**PRINT OR TYPE ALL INFORMATION**

File No. \_\_\_\_\_ Official Date Stamp:  
**Received**  
**MAR 02 2022**  
Planning Department  
Hernando County, Florida

Date: 02/28/2022

**APPLICANT NAME:** Meritage Homes of Florida, Inc.

Address: 10117 Princess Palm Ave, Suite 550

City: Tampa

State: FL

Zip: 33610

Phone: 813-386-8771

Email: Tyler.Vansant@meritagehomes.com

**Property owner's name:** (if not the applicant) Jill Graddy

**REPRESENTATIVE/CONTACT NAME:** LevelUp Consulting, LLC

Company Name: LevelUp Consulting

Address: 505 E Jackson Street, Suite 200

City: Tampa

State: FL

Zip: 33602

Phone: 813-375-0616

Email: stephen@levelupflorida.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 748739
2. SECTION 30, TOWNSHIP 22, RANGE 19
3. Size of area covered by application: 9.54
4. Future Land Use Map Classification (if applicable): Rural
5. Desired Map Classification: Residential
6. Desired Text Amendment: \_\_\_\_\_
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDIVAT**

I, Jill Graddy, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

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

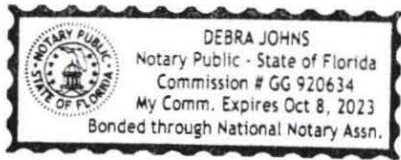
I am the owner of the property and am authorizing (applicant): Meritage Homes of Florida, Inc. - Tyler Vansant, VP and (representative, if applicable): LevelUp Consulting, LLC to submit an application for the described property.

Jill Graddy  
Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of March, 2022, by Jill Graddy who is personally known to me or produced FLDLIC as identification.

Debra Johns  
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 6/2/17

Notary Seal/Stamp



## Triple G – Small-Scale Comprehensive Plan Map Amendment Narrative and Data and Analysis

Received

MAR 02 2022

### Introduction

Planning Department  
Hernando County, Florida

The subject amendment area covers portions of Parcel Keys 1212440 and 360488 and the entirety of Parcel Key 748739. The total project area stretches from Cortez Boulevard (SR 50) on the north to Wiscon Road on the south and is approximately 42.8 acres. The amendment area, however, is 38 acres. Directly adjacent to the west abutting Cortez Boulevard is a commercially zoned parcel with an unoccupied office-type building. Further west is a regional medical facility (Bayfront Health Brooksville Hospital), which is framed by north/south roads (Medical Lane and Lykes Dublin Road) on either side linking from Cortez Boulevard to Wiscon Road.

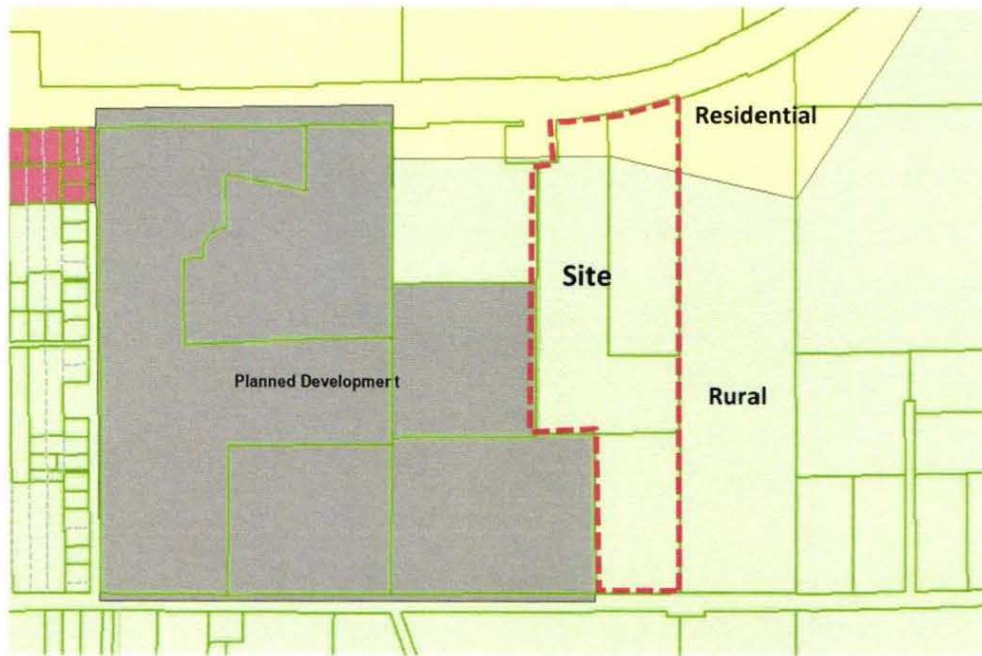


Accompanying this request is a rezoning (from PDP (MF) to PDP (SF)) that would result in 152 fewer units (288 Multi-Family Units Approved – 136 Single Family Detached Units Proposed).

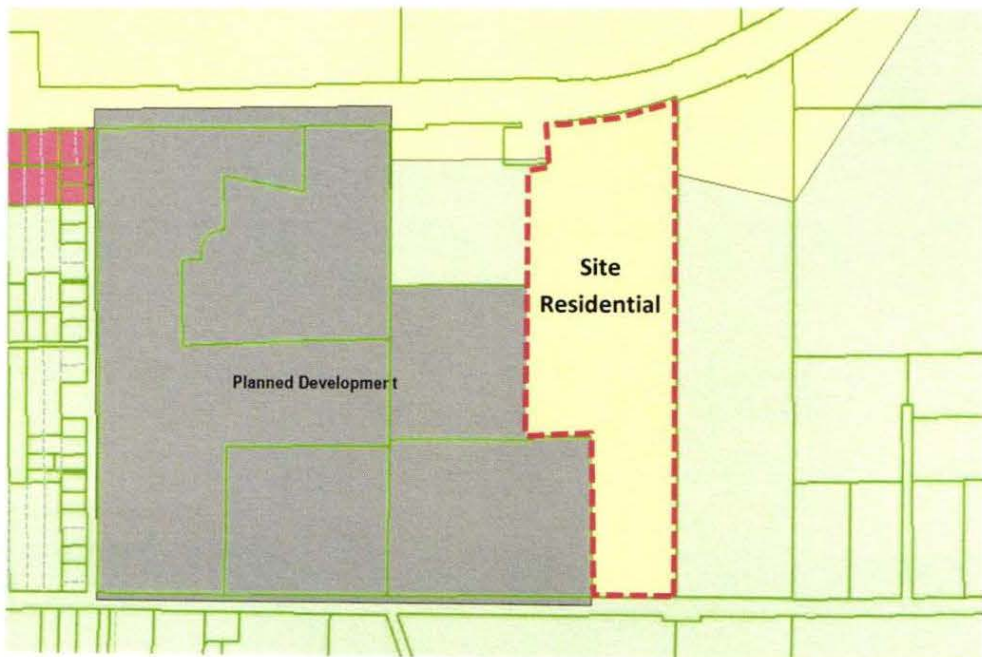
**Request**

As depicted on the following exhibits, the project site is presently overlain by Residential (4.8 Ac) and Rural (38 Ac) FLU designations. The small-scale amendment would change Rural to Residential (uniformly Residential). Descriptions of these two designations follow the maps.

**Existing Future Land Use**



**Proposed Future Land Use**





**Residential**

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing

Strategy 1.04B(4): The Residential Category includes zoning for multifamily housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

**Rural**

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, Recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise INDICATED by the strategies listed herein and incorporated into the land development regulations.

Rural Density Exceptions Strategy 1.04C(1): Notwithstanding the density limitations stated in Objective 1.04C parcels of 40 acres or less in single ownership as of January 1, 1990 may be developed at a maximum density of 0.4 dwelling units per acre (1 unit per 2.5 gross acres) for the first four dwelling units on the parcel, including existing dwelling units as determined by the applicable land development regulations

The following table summarizes the land use change in terms of intensity.

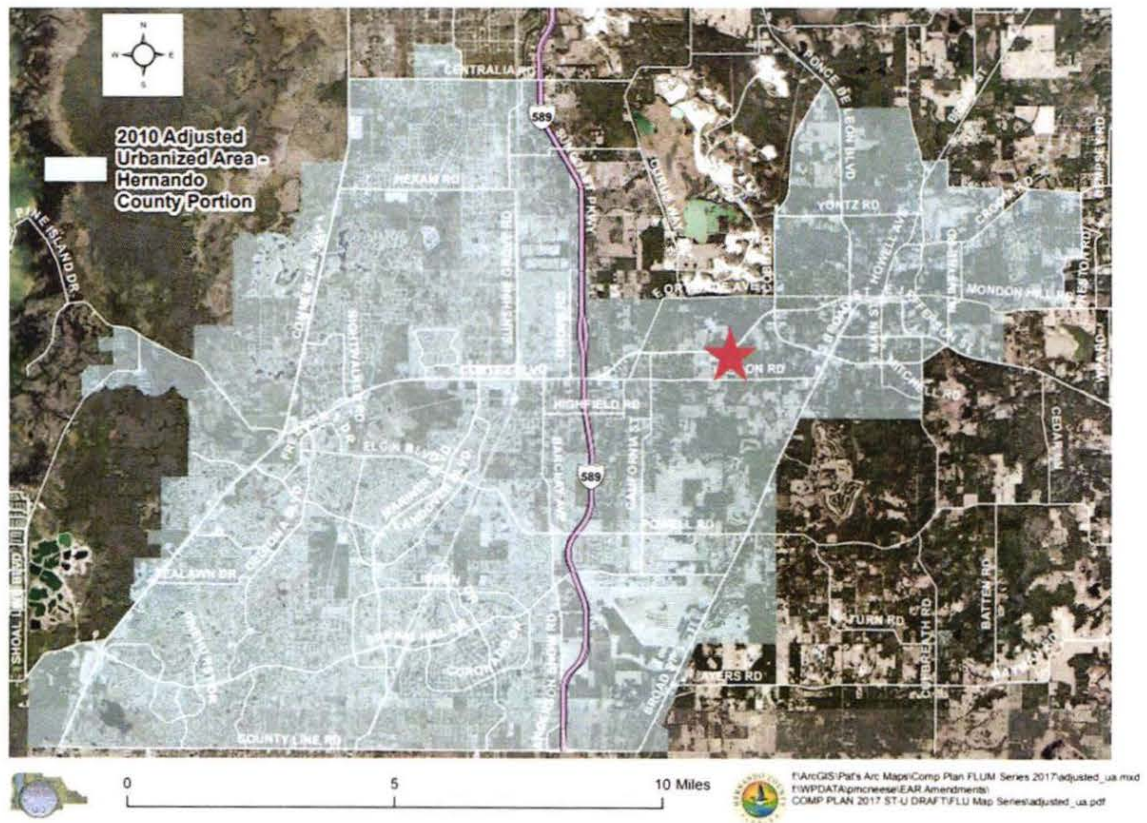
<b>EXISTING:</b>					
	Acres	Max. Density Single Family	Max. Units Single Family	Max. Density Multi-Family	Max. Units Multi-Family
Residential	4.8	6	29	22	106
Rural	38	0.4	15	NA	NA
Total	42.8		44		106
<b>PROPOSED SMALL-SCALE CPA:</b>					
	Acres	Max. Density	Max. Units SF	Max. Density MF	Max. Units MF
Residential	42.8	6	257	22	942
Max. Net Change with Small-Scale CPA			213		836

Directly adjacent to the east is the Brooksville Regional Medical Center Planned Development that provides for a total of 200 hospital beds, a 50-bed assisted living facility, and a total of 291,000 square feet of health care related and ancillary uses.

**Consistency - Future Land Use - Residential  
Strategy 1.04B(3) and Strategy 1.04B(4)**

The proposed amendment is consistent with the Residential designation. The location is within the Adjusted Urbanized Area, and adjacent to an existing employment center (Bayfront Health Brooksville Hospital).

**Hernando County Comprehensive Plan  
ADJUSTED URBANIZED AREA MAP**



**Consistency - Land Use Compatibility  
Strategy 1.10B(1)**

The map amendment is compatible with surrounding development consistent with the County's vision. Cortez Boulevard is a major roadway in the County, providing excellent access. Adjacent is Bayfront Health Brooksville Hospital, which is a major employer, allowing employees to live proximate. With the frontage road, it will be possible to walk or drive between the neighborhood and the hospital without having to access Cortez Boulevard.

Additionally, other existing commercial uses are nearby. The Future Land Use provides for future commercial intensification to the east at the approach to the City of Brooksville and west towards Suncoast Parkway. Infrastructure is available to support the project, creating efficiencies based on existing investments.

### Consistency - Land Use Compatibility

#### Strategy 1.10B(2) and Strategy 1.10B(3)

Accompanying this request is a rezoning (from PDP (MF) to PDP (SF) that would result in 152 fewer units (288 Multi-Family Units Approved – 136 Single Family Detached Units Proposed). The project site is currently zoned PDP MF (FILE NUMBER: H-06-16), which includes Parcel A that allows 288 units (4-story condominiums) on 32.93 acres at a maximum density of 8.5 units to the acre. Parcel B abutting Wiscon Road contains 8.34 acres and provides for an existing home.



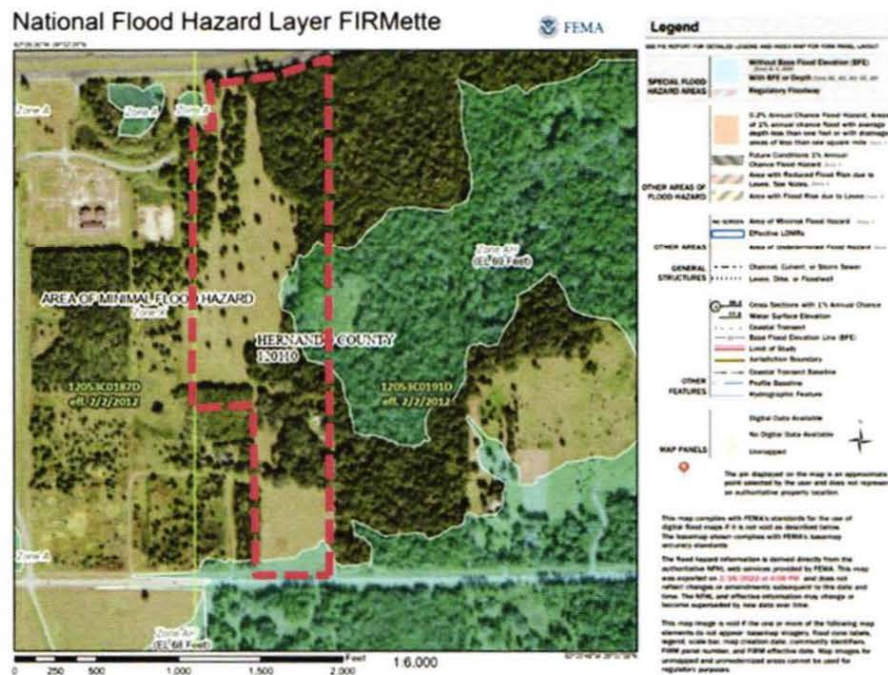
Directly adjacent to the west abutting Cortez Boulevard is a commercially zoned parcel, PDP (OP With CI Use) that includes an unoccupied office type building. Further west is a regional medical facility that is zoned AG Hospital. Along the eastern boundary is vacant property that has split zoning with the portion along Cortez Boulevard designated commercial while the southern portion is agriculture. South of Wiscon Road is pasture and forested that is zoned Agriculture (AG).

## Site Characteristics and Infrastructure

Site characteristics are suitable for the land use change and the location benefits from investments in infrastructure.

## Drainage

The site topography is rolling, with elevations decreasing from north to south. This site is within the Peck Sink Watershed, an area with a new detailed Floodplain Justification Study adopted by Hernando County. As part of the construction plan review process, the Peck Sink Floodplain Justification Study model will be utilized in developing the drainage design. The site lies in Flood Zones "X" and "AH" per FIRM Map Number 12053C0191D dated February 2, 2012.



## Geotechnical

Faulkner Environmental Services is the geotechnical engineer and has provided a summary report that includes the following.

*Based on the results of our limited data obtained from the SPT borings, karst type conditions were not encountered in the borings. There is a consistent and substantial confining layer of high fines content SC and CL soils from approximately 2 feet to 25 bgs which prevents the upper sands from raveling/eroding into the lower limestone bedrock (not encountered in our borings). In addition, voids typically evidenced by loss of drilling fluid or weight of hammer (WOH) events which generally occur when the SPT sampler advances by its own weight without the need for hammer drop were not encountered in our borings.*

### **Environmental**

Environmental Consulting and Technology (ECT) is the project biologist, and has prepared and Environmental Report, which is attached. The project site is approximately 96% percent uplands. Except for some areas that have been converted to pasture (FLUCFCS 211 & 213), the majority of the uplands consist of native habitat characterized as Hardwood-Conifer, Mixed (FLUCFCS 434) and Live Oak (FLUCFCS 427). There are two wetlands totaling approximately 1.68 acres. The southern wetland totals +/- 0.23 acres and is mapped as a Vegetated Non-Forested Wetland (FLUCFCS 648) and is a small, depressional wetland located within the area mapped as Live Oak (FLUCFCS 427). The other wetland is an isolated wetland that intersects the east Project line and extends off-site. This +/- 1.45-acre wetland is comprised of two wetland habitat types; Wetland Scrub (FLUCFCS 631) and Wetland Forested Mixed (FLUCFCS 630).

### **Cultural Resources**

ECT has also prepared a Phase I Cultural Resource Assessment (CRAS), which includes the summary finding.

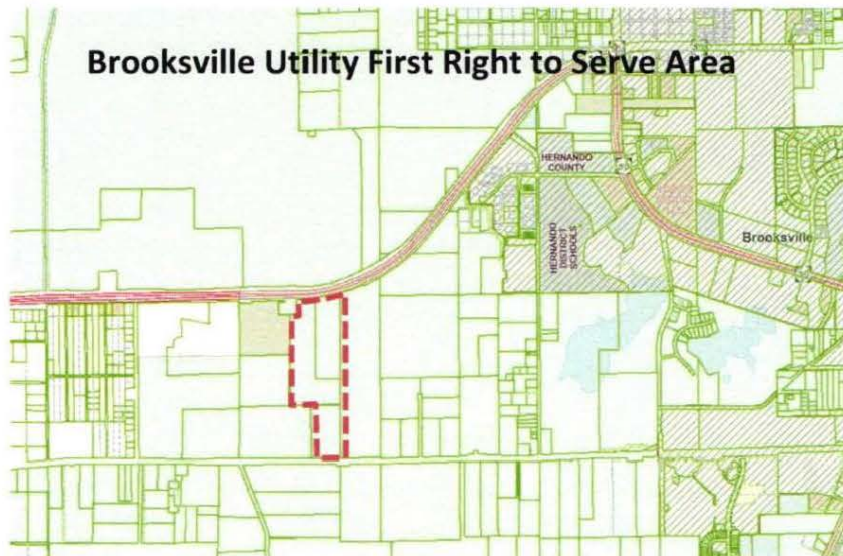
*Based upon the results of the background research and literature review, and the January 2022 Phase I field survey, there are no cultural resources located within the archaeological and historic resources Area of Potential Effects (APE) that are listed, determined eligible, or considered potentially eligible for listing in the NRHP. Therefore, ECT proposes a finding of no historic properties affected for this project.*

### **Recreation and Open Space**

As provided in the rezoning to PDP (SF), recreational space and amenities will be provided onsite consistent with the Land Development Code. Additionally, each home will contribute funds via the impact fee for Recreation.

### **Water and Sewer**

The project site is in the Water and Sewer Service Area for Brooksville. Specifically, there is a 12-inch water main and a 12-inch sewer force main on the north side of Cortez Boulevard. For fire protection, the project design will incorporate fire hydrant spacing consistent with the County's requirements and will demonstrate the capability to meet needed fire flow.



### **Transportation**

See the attached Traffic Analysis prepared by Lincks and Associates in support of the small-scale comprehensive plan amendment. See the following summary.

*The link analysis was conducted for the roadway segments within the study area for the project. The analysis was conducted with the existing traffic and the 2045 volumes. Table 2 summarizes the link analysis within the existing traffic and Table 3 summarizes the link analysis with the 2045 volumes. As shown in the Table 2, all roadway segments currently operate at an acceptable level of service with the existing traffic plus the net increase in project traffic. As shown in Table 3, Cortez Boulevard should operate at an acceptable Level of Service with the 2045 volumes plus the net increase in project traffic. Based on the model volumes, Wiscon Road may exceed the capacity with the 2045 volumes. However, the future volumes are only slightly over capacity and more detailed analysis may show the roadway would operate at an acceptable level of service.*

### **Solid Waste**

The County's franchise provider shall provide solid waste services. Landfill capacity is available.

### **Police and Fire Protection**

The Hernando County's Sheriff's Office and Hernando Fire and Rescue are the service providers. For fire protection, the project design will incorporate fire hydrant spacing consistent with the County's requirements and will demonstrate the capability to meet needed fire flow.









## Triple G - Legal Description provided by DC Johnson

### DESCRIPTION: (per Title Commitment File No. 2076-5668230)

Parcel A1: Commence at the Southwest corner of the East 3/4 of the West 1/2 of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, run thence N.1°16'48"East along the West line of said East 3/4 of West 1/2 of Southeast 1/4, a distance of 927.71 feet, run thence S.89°20'00"East parallel with the South line of said Section 30, a distance of 835.92 feet, run thence N.1°06'16"East a distance of 430.02 feet to the POINT OF BEGINNING, thence continue N.1°06'16"East a distance of 1301.60 feet to the Southerly right of way line of State Road No. 50, said point being on a curve concave Northerly and having a radius of 2716.26 feet, thence Easterly along the arc of said curve, through an angle of 8°48'29", an arc distance of 417.57 feet, subtended by a chord bearing of N.85°40'46"E., and a chord distance of 417.16 feet, thence departing said right of way line, run thence S.1°01'06"West a distance of 1337.85 feet, run thence N.89°20'00"West a distance of 417.31 feet to the POINT OF BEGINNING. (West Parcel). And being Subject to an Easement for ingress and egress over and across the West 16.00 feet thereof.

LESS AND EXCEPT the following Part "A" and Part "B" as deeded to the State of Florida recorded in Book 1013, Page 1507:

#### PART "A"

A parcel of land being a portion of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

Commence at a found 1" iron pipe marking the Southeast corner of the Northeast 1/4 of said Section 30; thence N.00°06'28"W., along the East line of said Northeast 1/4, for 445.14 feet to a point on the Centerline of Survey of State Road No. 50, said point being on the arc of a non-tangent curve (a radial line bears N.33°05'53"W., to the center of said curve); thence along said Centerline of Survey, Southwesterly along the arc of said curve concave Northerly, having for its elements a radius of 2864.79 feet, a central angle of 31°54'44", an arc length of 1595.61 feet, and a chord bearing and distance of S.72°51'29"W., for 1575.07 feet; thence S.00°04'41"W., for 50.01 feet to the POINT OF BEGINNING, said point being on the South right-of-way line of State Road No. 50, and said point also being on the arc of a non-tangent curve (a radial line bears N.01°09'51"W., to the center of said curve); thence along said South right-of-way line, Easterly along the arc of said curve concave Northerly, having for its elements a radius of 2914.79 feet, a central angle of 01°42'14", an arc length of 86.69 feet, and a chord bearing and distance of N.87°59'02"E., for 86.68 feet; thence S.00°45'43"E., for 26.97 feet; thence S.89°14'17"W., for 87.03 feet; thence N.00°04'41"E., for 25.07 feet to the POINT OF BEGINNING.

#### PART "B"

A parcel of land being a portion of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

Commence at a found 1" iron pipe marking the Southeast corner of the Northeast 1/4 of said Section 30; thence N.00°06'28"W., along the East line of said Northeast 1/4, for 445.14 feet to a point on the Centerline of Survey of

State Road No. 50, said point being on the arc of a non-tangent curve (a radial line bears N.33°05'53"W., to the center of said curve); thence along said Centerline of Survey, Southwesterly along the arc of said curve concave Northerly, having for its elements a radius of 2864.79 feet, a central angle of 31°54'44", an arc length of 1595.61 feet, and a chord bearing and distance of S.72°51'29"W., for 1575.07 feet; thence S.00°04'41"W., for 75.08 feet to the POINT OF BEGINNING; thence N.89°14'17"E., for 87.03 feet; thence N.00°45'43"W., for 26.97 feet to a point on the arc of a non-tangent curve, also being the South right-of-way line of State Road No. 50, (a radial line bears N.02°52'05"W., to the center of said curve); thence Easterly along said South right-of-way line and the arc of said curve concave Northerly, having for its elements a radius of 2914.79 feet, a central angle of 01°08'50", an arc length of 58.37 feet, and a chord bearing and distance of N.86°33'30"E., for 58.37 feet; thence leaving said South right-of-way line, S.00°45'43"E., for 232.70 feet; thence S.89°14'17"W., for 148.31 feet; thence N.00°04'41"E., for 203.02 feet to the POINT OF BEGINNING.

AND

Parcel A2:

Commence at the Southwest corner of the East 3/4 of the West 1/2 of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, run thence N.1°16'48"East along the West line of said East 3/4 of West 1/2 of Southeast 1/4, a distance of 927.71 feet, run thence S.89°20'00"East parallel with the South line of said Section 30, a distance of 835.92 feet to the POINT OF BEGINNING, thence continue S.89°20'00"East a distance of 803.07 feet, run thence N.0°55'57"East a distance of 6.00 feet, run thence S.89°20'00"East a distance of 32.85 feet to the East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of said Section 30, run thence N.0°55'57"East along the East line of said West 1/2 of East 1/2 of Southeast 1/4 a distance of 424.02 feet, run thence N.89°20'00"West a distance of 834.62 feet, run thence S.1°06'16"West a distance of 430.02 feet to the POINT OF BEGINNING (South Parcel):

And being Subject to an Easement for ingress and egress over and across the West 16.00 feet of;

Commence at the Southwest corner of the East 3/4 of the West 1/2 of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, run thence N.1°16'48"East along the West line of said East 3/4 of West 1/2 of Southeast 1/4, a distance of 927.71 feet, run thence S.89°20'00"East parallel with the South line of said Section 30, a distance of 835.92 feet, run thence N.1°06'16"East a distance of 430.02 feet to the POINT OF BEGINNING, thence continue N.1°06'16"East a distance of 1301.60 feet to the Southerly right of way line of State Road No. 50, said point being on a curve concave Northerly and having a radius of 2716.26 feet, thence Easterly along the arc of said curve, through an angle of 8°48'29", an arc distance of 417.57 feet, subtended by a chord bearing of N.85°40'46"E., and a chord distance of 417.16 feet, thence departing said right of way line, run thence S.1°01'06"West a distance of 1337.85 feet, run thence N.89°20'00"West a distance of 417.31 feet to the POINT OF BEGINNING. (West Parcel).

Subject property consists of 20.190 acres, more or less.

**DESCRIPTION: (per Title Commitment File No. 2076-5668549)**

PARCEL 1: Begin at the S.W. Corner of the East 3/4 of the West 1/2 of the SE 1/4 of Section 30, Township 22S, Range 19E, run thence N.1°16'48"E 927.71 feet along the West boundary of said East 3/4 of West 1/2 of S.E. 1/4, thence S.89°20'E. parallel to the South boundary of Section 30, 1638.99 feet, thence N.0°55'57"E., 6.00 feet, thence S.89°20'E., 32.85 feet to the East boundary of the West 1/2 of East 1/2 of SE 1/4, thence S.0°55'57"W.,

933.67 feet to the S.E. Corner of the West 1/2 of East 1/2 of S.E. 1/4, thence N.89°20'W., 1677.50 feet to the Point of Beginning.

LESS AND EXCEPT:

Commencing at the SW corner of the SE 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, and thence go S89°15'00"E, along Section line a distance of 395.36 feet; thence go N.01°16'48"E., a distance of 20.00 feet to the Point of Beginning, continue thence N.01°16'48"E., a distance of 906.30 feet; thence go S.89°20'00"E., a distance of 481.00 feet; thence go S.01°16'48"W., a distance of 906.45 feet; thence go N.89°15'00"W., a distance of 481.00 feet to the Point of Beginning.

LESS AND EXCEPT:

Commencing at the Southwest corner of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, and thence go S.89°15'00"E., along Section line a distance of 876.36 feet; thence go N.01°16'48"E., a distance of 20.00 feet to the Point of Beginning; Continue thence N01°16'48"E., a distance of 906.45 feet; thence go S.89°20'00"E., a distance of 721.50 feet; thence go S.01°16'48"W a distance of 907.49 feet; thence go N.89°15'00"W., a distance of 721.50 feet to the Point of Beginning.

AND LESS AND EXCEPT:

A parcel of land in the South 1/2 of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, being a portion of those lands described in O.R. Book 430, Page 1074, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 30; thence S.89°43'01"W., along the South line of said Section 30, 670.88 feet to the Point of Beginning; thence S.89°43'01"W., for 414.79 feet to the West line of said parcel; thence N.00°29'14"W., along said West line for 49.90 feet; thence N.89°42'44"E., for 414.97 feet to the East line of said parcel; thence S.00°16'53"E., for 49.94 feet to the Point of Beginning.

PARCEL 2:

The East 60.00 feet of the following described tract of land: Commencing at the Southwest corner of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, and thence go South 89°15'00" East, along Section line, a distance of 876.36 feet; thence go North 01°16'48" East a distance of 20.00 feet to the POINT OF BEGINNING; continue thence North 01°16'48" East a distance of 906.45 feet; thence go South 89°20'00" East, a distance of 721.50 feet; thence go South 01°16'48" West a distance of 907.49 feet; thence go North 89°15'00" West a distance of 721.50 feet to the POINT OF BEGINNING. LESS AND EXCEPT any portion within the right-of-way of Wiscon Road.

ALL LYING AND BEING situate in HERNANDO County, Florida. Subject property consists of 9.525 acres, more or less.

**DESCRIPTION: (per Title Commitment File No. 2076-5668115)**

Commence at the Southwest corner of the East 3/4 of the West 1/2 of the Southeast 1/4 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, run thence N.1°16'48" East along the West line of said East 3/4 of West 1/2 of Southeast 1/4, a distance of 927.71 feet, run thence S.89°20'00" East parallel with the South line of said Section 30, a distance of 1638.99 feet, run thence N.0°55'57"E., a distance of 6.00 feet, run thence S.89°20'00" East a distance of 32.85 feet to the East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of said Section 30, run thence N.0°55'57"E.. along the East line of said West 1/2 of East 1/2 of Southeast 1/4 a distance of

424.02 feet to the POINT OF BEGINNING, thence continue N.0°55'57"East along said line a distance of 1440.84 feet to the Southerly right of way line of State Road No. 50, said point being on a curve concave Northerly and having a radius of 2716.26 feet, thence Westerly along the arc of said curve, through an angle of 9°02'42", an arc distance of 428.80 feet, subtended by a chord bearing of S.76°45'10"W., and a chord distance of 428.36 feet, thence departing said right of way line run thence S.1°01'06"West a distance of 1337.85 feet, run thence S.89°20'00"East a distance of 417.31 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion thereof lying within that portion deeded to the State of Florida as recorded in Book 983, Page 1069, described as follows:

A parcel of land being a portion of the East 1/2 of Section 30, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows: Commence at a found 1" iron pipe marking the Southeast corner of the Northeast 1/4 of said Section 30; thence N.00°06'28"W., along the East line of said Northeast 1/4, for 445.14 feet to a point on the Centerline of Survey of State Road No. 50, said point being on the arc of a non-tangent curve (a radial line bears N.33°05'53"W., to the center of said curve); thence along said Centerline of Survey, Southwesterly along the arc of said curve concave Northwesterly, having for its elements a radius of 2864.79 feet, a central angle of 15°00'24", an arc length of 750.33 feet, and a chord bearing and distance of S.64°24'19"W., for 748.19 feet; thence S.00°05'38"E., for 52.52 feet to a point on the Southerly right-of-way line of said State Road No. 50, said point being the POINT OF way line of said State Road No. 50, said point being the POINT OF BEGINNING; thence continue S.00°05'38"E., for 21.97 feet to a point on the arc of a non-tangent curve (a radial line bears N.15°22'20"W., to the center of said curve); thence Westerly along the arc of said curve concave Northerly, having for its elements a radius of 2954.79 feet, a central angle of 08°12'56", an arc length of 423.69 feet, and a chord bearing and distance of S.78°44'08"W., for 423.33 feet; thence N.00°00'29"W., for 4.45 feet to a point on said Southerly right-of-way line of State Road NO. 50, said point being on the arc of a non-tangent curve (a radial line bears N.09°22'12"W., to the center of said curve); thence along said Southerly right- of-way line, Easterly along the arc of said of-way line, Easterly along the arc of said curve concave Northerly, having for its elements a radius of 2914.79 feet, a central angle of 08°24'08", an arc length of 427.44 feet, and a chord bearing and distance of N.76°25'44"E., for 427.06 feet to the POINT OF BEGINNING.

Subject property consists of 13.067 acres, more or less.