



Hernando School District

School Board Workshop

Agenda - Final

Tuesday, May 26, 2026

2:00 PM

District Office-Board Room
919 N. Broad Street
Brooksville, FL 34601

CALL TO ORDER

PRESENTATIONS

1. [26-3821](#) Presentation on ABC Institute Apprenticeship Training Program
Attachments: [ABC Apprenticeship and WSTC](#)
[Budget Sheet Sept 2021 Revised NO Financial Impact ACC](#)
2. [26-3800](#) Update of Health Insurance for the 2027 Calendar Year-FLEHT presentation
Attachments: [Health Care Planning 2027](#)
[Hernando Timeline Updated 5-1-26](#)
[Budget Sheet Sept 2021 Revised NO Financial Impact ACC](#)
3. [26-3782](#) Presentation of Florida Department of Transportation US 41 Sidewalk Easement Near Safe Schools, by Brian Ragan, Director of Facilities & Construction.
Attachments: [26-3782 US 41 Sidewalk Presentation](#)
[26-3782 FDOT US41 Easement Signed](#)
[26-3782 Budget Sheet NO Financial Impact](#)
4. [26-3777](#) Presentation of the Melton Property Development Agreements
Attachments: [26-3777.1 Melton Property DA Presentation.pdf](#)
[26-3777.2 Black Jack Ridge Development Agreement 4.17.26.pdf](#)
[26-3777.3 Ginny Grove Development Agreement 4.17.26.pdf](#)
[26-3777.4 Budget Sheet NO Financial Impact ACC](#)
5. [26-3787](#) Informational item on the 2025-26 for the PACE Center for Girls of Hernando County
Attachments: [May 2026 Hernando School Board Presentation](#)
[Budget Sheet Sept 2021 Revised NO Financial Impact ACC](#)

GENERAL COUNSEL

ADDENDUM ITEMS

GOOD OF THE ORDER/BOARD DISCUSSION

School Board Comments

ADJOURNMENT

The next School Board Meetings are scheduled for June 9, 2026:

1:00 PM - Informal Meeting

2:00 PM - Workshop

6:00 PM - Regular Meeting

Mission Statement

The Hernando County School District Collaborates with students, parents and other community stakeholders to effectively prepare all students for a successful transition into a diverse and changing world.



Hernando School District

School Board Workshop

Agenda Item # 1. 26-3821

5/26/2026

Title and Board Action Requested

Presentation on ABC Institute Apprenticeship Training Program

Executive Summary

The Board will receive an update on the agreement between ABC Institute Apprenticeship College, Inc. which provides adult learners with hands-on, industry-aligned training that combines classroom instruction with paid, on-the-job experience in the construction industry.

My Contact

Dr. Radiah Dent
Director of Adult & Technical Programs
352-797-7018

2023-28 Strategic Focus Area

Priority 1: Student Success

Financial Impact

The cost for this agenda item is \$0, see attached budget sheet. The cost for the previous fiscal year was \$0.

If expenditure is not currently budgeted, this will serve as the budget amendment when Board approved. If the agenda item includes the purchase of goods or services, the funds requested are an anticipated amount and may fluctuate depending on such factors as current market conditions, product availability, additional funding sources, and the needs of the District. Should the actual cost exceed the anticipated amount, the Board approves the additional cost, after review by the superintendent, but not in excess of the funds available in the site's approved annual budget.

ABC

ASSOCIATED BUILDERS & CONTRACTORS



WILTON SIMPSON
TECHNICAL
COLLEGE

APPRENTICESHIP

BENEFITS FOR HERNANDO COUNTY

ABC APPRENTICESHIPS:



- Paid on-the-job training
- Classroom instruction
- Industry certifications
- Hands-on trade experience

144 CLASS HOURS & 2000 OJT HOURS

- Statewide, membership in ABC's five chapters totals over 2,500 participants.
- Nationally, 24,000 across 67 chapters.



STUDENTS EARN

- Apprenticeship Certificate
- Industry Certifications (NCCER, etc.)
- OSHA 10
- & more



IN DEMAND TRADES



- Electrical
- Plumbing
- Pipefitting
- Carpentry
- HVAC
- Construction management
- Safety training



HERNANDO
SCHOOL DISTRICT

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A. Item Currently Budgeted -														
Account Name		No Financial Impact												
Account Number		Fund		Function		Object		Cost Center		Project	Sub Project			
Original Approved Budget	+	Budget Amendments		-	Expenditures / Encumbrances To Date		=	Current Available Budget		-	Present Request	=	Remaining Balance Available	
\$ _____		\$ _____			\$ _____			\$ _____			\$ _____		\$ _____	

Account Name		_____													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project			
Original Approved Budget	+	Budget Amendments		-	Expenditures / Encumbrances To Date		=	Current Available Budget		-	Present Request		=	Remaining Balance Available	
\$ _____		\$ _____			\$ _____			\$ _____			\$ _____			\$ _____	

B. Item Currently Not Budgeted -**													
Funding Source		_____											
Account Name		_____											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount	\$	_____											

Funding Source		_____											
Account Name		_____											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount	\$	_____											

C. History	
Check one:	
Prior Year Budget:	<input type="radio"/>
New for Current Year:	<input type="radio"/>
Prior Year Approved Budget:	\$ _____
Prior Year Actual Spent:	\$ _____

**** WHEN ITEM NOT CURRENTLY BUDGETED IS APPROVED BY THE SCHOOL BOARD, THIS WILL SERVE AS THE BUDGET AMENDMENT****



Hernando School District

School Board Workshop

Agenda Item # 2. 26-3800

5/26/2026

Title and Board Action Requested

Update of Health Insurance for the 2027 Calendar Year-FLEHT presentation

Executive Summary

The Director of Labor Relations & Professional Standards, on behalf of the Superintendent of Schools, hereby provides the Board an update with the FLEHT participation process for a future decision for the Board for addressing health care costs for the 2027 calendar year for employees. The presentation will review the timeline to plan for and decide about whether to become self-insured for the 2027 calendar year. A representative from FLEHT will provide a short presentation and answer any questions for the Board. FLEHT provided an update to the insurance committee on April 29, 2026. The Board maintains a parallel process with Florida Blue who will provide the Board a fully insured quote and a quote about becoming a third-party agent or ASO should a decision be made by the Board to go fully insured.

My Contact

Matthew Goldrick
Director of Labor Relations & Professional Standards
919 North Broad Street
Brooksville, FL 34601
goldrick_m@hcsb.k12.fl.us
352-797-7000 ext. 70451

2023-28 Strategic Focus Area

Priority 5: Fiscal Transparency and Capital Planning

Financial Impact

No Budget Impact at this Time

If expenditure is not currently budgeted, this will serve as the budget amendment when Board approved. If the agenda item includes the purchase of goods or services, the funds requested are an anticipated amount and may fluctuate depending on such factors as current market conditions, product availability, additional funding sources, and the needs of the District. Should the actual cost exceed the anticipated amount, the Board approves the additional cost, after review by the superintendent, but not in excess of the funds available in the site's approved annual budget.



HERNANDO SCHOOL DISTRICT

Matthew Goldrick, Director of Labor Relations & Professional Standards

Derren Bryan, Chief Operating Officer, Avail Analytics

Health Care Plan for 2027

May 26, 2026

Parallel Process to Inform Decision Making

Florida Blue (FB) Does Renewal Process for Fully Insured

- Get a quote from FB for being fully insured again for 2027
- Provides data* to Alliant
- Provide self insured quote with FB acting ASO, PBM, and Stop/Loss Carrier

FLEHT (Avail, Alliant) Supports Self Insurance Planning

- Builds recommendations for funding based on a variety of confidence levels.
- Acts as Purchasing Agent for different parts of plan design and develops recommendations.
- Meets with stakeholders to build understanding



Next Steps

- Meetings with Florida Blue, FLEHT, Avail, Alliant to build recommendations and offers. (May to August)
- Meetings with Insurance Committee for decision about recommendation to bring to School Board (July/August)
- School Board Workshop (July/August) to review Insurance Committee recommendation and all details and have Board give direction
- School Board Regular Meeting (August/September) Board decision
- Open Enrollment (October/November)



Benefits to Being Self Insured

- No State Taxes needing to be paid which are built into fully insured rates
- Profit for Insurance Company built into rate of fully insured plan becomes Board's money to reallocate.
- Able to leverage competition for different parts of plan (ASO, PBM, Stop/Loss, etc)
- Own our data so we make better informed decisions.



Benefits to Joining Health Trust (FLEHT)

- Increased members leverages buying power. Currently 60,000 and growing members compared to our 3,000 employees.
- Under the umbrella of FADSS. We have a voice.
- Compliance and vendor management support.
- Actuarial and Accounting Support through FSBIT and Alliant.
- Risk Sharing options in the future which will further reduce costs.
- Clinic planning options through Marsh who have contracted with FLEHT.



Nuances of First Year

- Likely to start with Florida Blue as ASO + to minimize change in networks or covered drugs for employees.
- We have already discovered strength of network for our area through last two bid processes.
- Able to start from current plans.
- It takes the first year to come into full possession of our data.





Timeline Questions?



General Questions?



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SCHOOL DISTRICT

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2026 - 2027 FLEHT / Hernando Implementation Timeline



- February:**
 - Participation Agreement approved by FLEHT
- April:**
 - Meetings and self-funded education
 - Introduction Call with FLEHT Team
 - Insurance Committee Meeting
- June:**
 - Continue with data collection
 - Begin analysis
 - Insurance Committee meetings – as needed
- August:**
 - Plan funding analysis results meeting
 - Final Board approval
- October:**
 - Open enrollment 10/1
- December:**
 - Firm Stop Loss Recommendation
 - Initial Funding
 - Self-funding application complete



- March:**
 - Discussions with group regarding next steps
- May:**
 - Begin initial data collection
 - Individual meetings with Board members
 - Renewals
- July:**
 - Final data request
 - Analysis continued
 - Board Workshop 7/28
- September:**
 - Funding Rates Finalized
 - Fully Insured to Self-Funded Transition meetings with FL Blue
- November:**
 - Stop Loss Market Check (if needed)
 - Billing info to FSBIT
- January:**
 - Go Live

2026 - 2027 FLEHT / Hernando Implementation Timeline



February

2

- FLEHT:
 - FLEHT approved Participation Agreement on 2/2/26

March

3

- FLEHT:
 - Discussions with group regarding next steps
 - Discuss Contract Effectuator
 - Met with Matthew Goldrick on 3/12/26 in person for first discussions

April

4

- FLEHT:
 - Begin Self-funding education and discussions with administration
 - Welcome/Introduction call with Hernando and FLEHT Teams (Avail, FSBIT, and Alliant)
 - Insurance Committee Meeting with Derren and Beth on 4-29-26
- Hernando:
 - Will call Robin at Florida Blue about renewal

May

5

- Alliant:
 - Begin initial data collection (2 years' worth)
 - Historical Data and Year-to-Date
 - Claims Enrollment
 - High Cost Claims
 - Year-to-Date data
 - Premium Rates
 - Contributions
 - Structure
 - 2 years' Renewals and Current
 - Take inventory of current vendors outside of Florida Blue that will be included under the FLEHT program
- Hernando:
 - Provide all contracts, summaries, rates/fees and reporting from additional current vendors outside for medical through Florida Blue
 - Request proposals from Florida Blue
 - Meeting with Robin at Florida Blue on 5/11/26
 - Provide Derren with 5/26 rough draft presentation
 - Update if there are any plan changes
- FLEHT:
 - Meet with individual Board members for education – Matthew to schedule 5/19 or 5/22
 - Derren scheduled to present at Board Workshop on 5/26/26
 - FLEHT Team Follow-up Call on 5/8/26

June

6

- Alliant:
 - Continued data collection
 - Data provided by **Hernando** is reviewed for completeness and analysis begins
- Hernando:
 - School Board Dates are scheduled for 6/9 and 6/23
 - Insurance Committee meetings as needed
 - Inform FLEHT if we are needed at a meeting this month
- FLEHT:
 - Weekly check in with Hernando
 - Further education about self-funding and C.E. as needed

July

7

- Alliant:
 - Final data request
 - Based on information not provided in first data request
 - Working on analysis and plan projections
 - HIPAA Privacy & Setup
 - **Funding projections by end of month and before August meeting per Matthew's and Christin conversation on 4/21**
- Hernando:
 - Provide census data 2025/2026 structure, rates and contributions
 - Provide 2025/2026 contracts, SPDs and SBCs
 - Provide claims reporting, monthly enrollment, and fully insured renewal from Florida Blue
 - Public Budget Hearing and Meeting on 7/28
- FLEHT:
 - Attend Board Workshop 7/28 – as needed
 - Weekly check in with Hernando

2026 - 2027 FLEHT / Hernando Implementation Timeline



August

8

- Alliant:
 - Present plan funding and analysis results
 - Hernando provide initial feedback and follow ups
- **Hernando:**
 - Insurance Committee Meeting
 - School Board Dates are scheduled 8/11 and 8/25
 - Final approval by Board
 - Inform FLEHT is we are needed at a meeting this month
- FLEHT:
 - Team meetings (calls) held regarding funding rates
 - Attend Insurance Committee meeting
 - Attend Board meeting as needed
 - Weekly check in with Hernando

September

9

- Alliant:
 - Funding rates finalized
 - Fully Insured to Self – Funded transition meetings with FL Blue
 - Hernando to register with FL OIR in order to create Self-Funded account for Alliant to file FS112.08
- **Hernando:**
 - Final Public Hearing on Budget 9/8
 - School Board Dates are scheduled 9/8 and 9/22
 - Inform FLEHT is we are needed at a meeting this month
 - Preparation for O.E.
- FLEHT:
 - Attend Board meeting as needed
 - Weekly check in with Hernando

October

10

- **Hernando**
 - Board Meetings held 10/6 and 10/20
 - Open Enrollment begins
- FLEHT:
 - Attend Board meeting as needed
 - Weekly check in with Hernando

November

11

- Alliant:
 - Stop Loss Market Check (if needed)
 - Provide billing information to FSBIT for January 1, 2027 start date with FLEHT
 - Initial funding due December
- **Hernando**
 - Board Meeting held 11/17
 - Inform FLEHT of need to attend Board meeting
- FLEHT:
 - Attend Board meeting as needed
 - Weekly check in with Hernando

December

12

- Alliant:
 - Self-Funded application filing completed
 - Provide firm stop loss recommendations
 - FLEHT / FSBIT Initial Funding
- **Hernando**
 - **No Board meeting this month**
- FLEHT:
 - Weekly check in with Hernando

January

1

- GO LIVE DATE
- **Hernando & Alliant:**
 - Ensure carrier updates are complete

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Hernando School District

School Board Workshop

Agenda Item # 3. 26-3782

5/26/2026

Title and Board Action Requested

Presentation of Florida Department of Transportation US 41 Sidewalk Easement Near Safe Schools, by Brian Ragan, Director of Facilities & Construction.

Executive Summary

The Director of Facilities & Construction, on behalf of the Superintendent of Schools, hereby requests the Board hear a Presentation of F.D.O.T. US 41 Sidewalk Easement Near Safe Schools, by Brian Ragan, Director of Facilities & Construction.

The existing sidewalk will be relocated onto District owned property along US41/Broad Street, near the Safe Schools Complex as part of the larger F.D.O.T. sidewalk project.

My Contact

Brian Ragan
Director of Facilities & Construction
ragan_b@hcsb.k12.fl.us
352-797-7050

2023-28 Strategic Focus Area

Priority 5: Fiscal Transparency and Capital Planning

Financial Impact

See attached budget sheet.

If expenditure is not currently budgeted, this will serve as the budget amendment when Board approved. If the agenda item includes the purchase of goods or services, the funds requested are an anticipated amount and may fluctuate depending on such factors as current market conditions, product availability, additional funding sources, and the needs of the District. Should the actual cost exceed the anticipated amount, the Board approves the additional cost, after review by the superintendent, but not in excess of the funds available in the site's approved annual budget.



HERNANDO SCHOOL DISTRICT

Brian Ragan, Director of Facilities & Construction

Kristin Kowaleski, Gray-Robinson – HCSD Land Use Attorney

US 41 Sidewalk Project Easement at Safe Schools

May 26, 2026

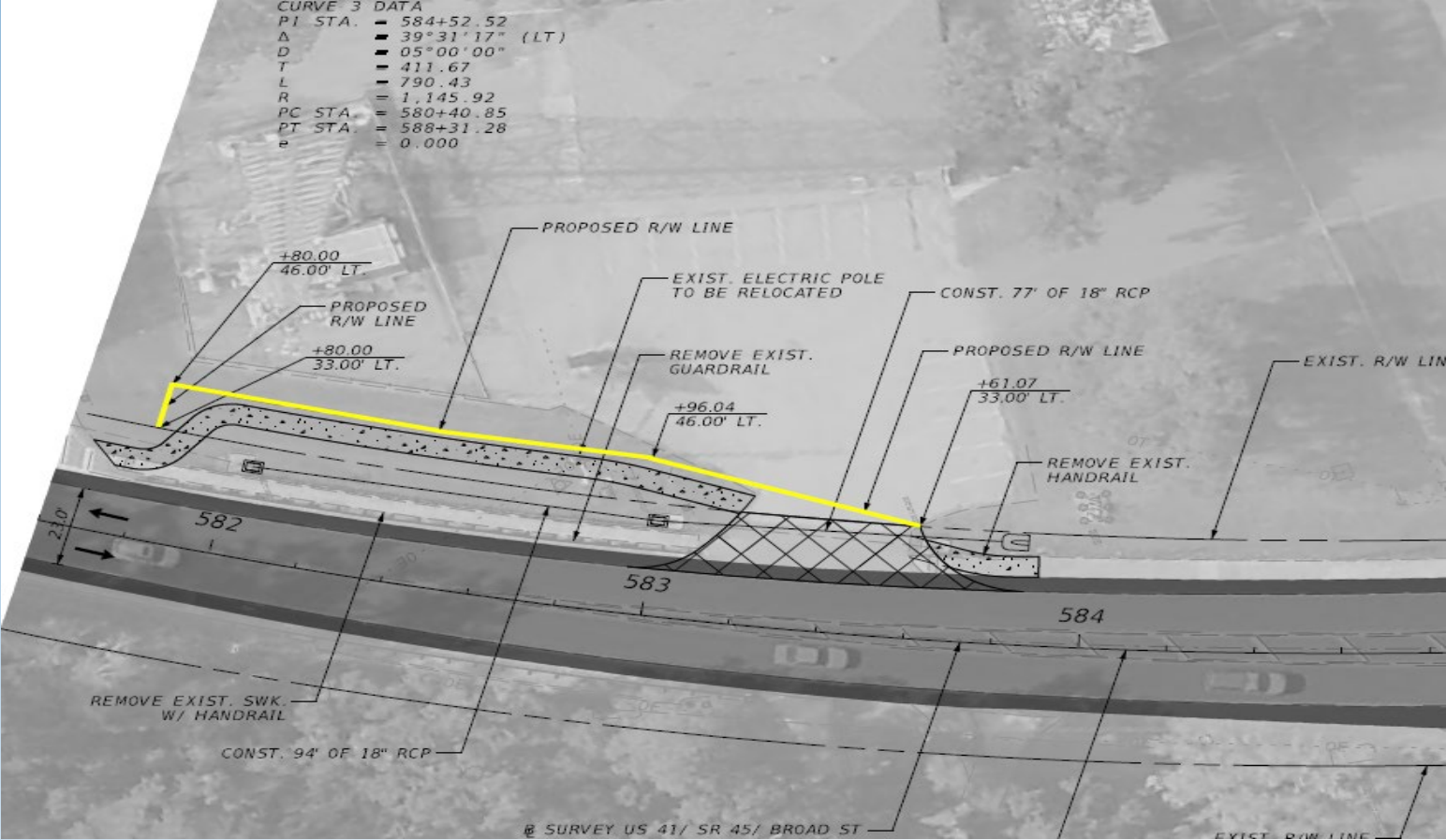
The State of Florida Department of Transportation approached the District concerning improvements to the sidewalks along US 41. This walk is proposed to be moved further from the roadway to avoid having double guardrails and to fill in the ditch with culverts



HERNANDO
SCHOOL DISTRICT

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This is a preliminary drawing of the new sidewalk location and proposed drainage



Facilities & Construction recommends approval of the easement:

- The walkway will be further from the highway in this area
- Although the walkway is on our property the agreement requires the DOT to maintain the walkway
- The ditch will be filled in which will not have to be mowed
- There is no cost to the District and no other planned use for this area which already has a cell tower on most of it

Q&A AND GENERAL DISCUSSION



HERNANDO
SCHOOL DISTRICT

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HERNANDO
SCHOOL DISTRICT

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This instrument prepared by,
or under the direction of
By Julie Hardy
Department of Transportation
11201 N. Malcolm McKinley Drive
Tampa, Florida 33612

PARCEL : 800.01
WPI/SEG : 4491571
STATE ROAD: 45/US41
COUNTY : HERNANDO
SECTION : 08030-XXXX
MANAGING DISTRICT: SEVEN
FOLIO # : R14-422-19-0000-0460-0000
ALT KEY : 350792

Legal Description Approved:
Date: 12/16/2025 By: MICHAEL KASPRZYK

BSD.07

TEMPORARY CONSTRUCTION AND PERPETUAL INGRESS/EGRESS EASEMENT AGREEMENT

THIS Temporary Construction and Perpetual Ingress/Egress Easement Agreement, made this _____ day of _____, 2026 by THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA, a corporate body, whose address is 919 North Broad Street, Brooksville, FL 34601, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 11201 N. McKinley Dr. Tampa, FL, 33612, Grantee: (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the Grantor, fee simple owner of the property known as 919 N. Broad Street, Brooksville, FL 34601 and Brooksville Elementary School (collectively, "Grantor's Property"), for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual, non-exclusive, temporary easement for the purpose of constructing a SIDEWALK and a perpetual, non-exclusive, permanent easement for the purpose of maintaining a SIDEWALK including rights of Egress/Ingress in, over, under, upon and through the following described land in HERNANDO County, Florida, viz (the "Easement Area"):

That part of those lands described in Official Records Book 353, Page 783, Public Records of Hernando County, Florida, being a portion of Lot 11, T.S. COOGLER'S SUBDIVISION, according to the Plat thereof recorded in Deed Book "G", Page 585, Public Records of Hernando County, Florida, and as described in Official Records Book 184, Page 377, and that undocumented part of the Southwest Quarter of Section 14, lying in Sections 14 and 23, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at South One-Quarter Corner of said Section 14; thence along the south line of the Southwest One-Quarter of said Section 14, North 89°56'22" West a distance of 145.32 feet to the POINT OF BEGINNING; Thence along the westerly existing right of way line of State Road 45 (United States Highway 41) per F.D.O.T. Right of Way Map Section 0801-679 and the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1112.92 feet; thence Southwesterly 121.01 feet along said westerly existing right of way line and the arc of said curve to the right through a central angle of 06°13'48", with a chord bearing of South 29°34'13" West and a chord distance of 120.96 feet to the end of said curve; thence North 57°12'53" West a distance of 13.00 feet to the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1099.92 feet; thence Northeasterly 109.44 feet

PARCEL 800.01
#65971324 v3

PAGE 1 of 5

along the arc of said curve to the left through a central angle of 05°42'03", with a chord bearing of North 29°50'01" East and a chord distance of 109.40 feet to the end of said curve; thence North 37°03'12" East a distance of 64.10 feet to the aforementioned westerly existing right of way line and the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1112.92 feet; thence Southwesterly 52.89 feet along the aforementioned westerly existing right of way line and the arc of said curve to the right through a central angle of 02°43'23", with a chord bearing of South 25°05'37" West and a chord distance of 52.89 feet to the end of said curve and the POINT OF BEGINNING.

Containing 1,860 square feet, more or less.

THIS Easement is also made subject to the following terms, conditions, representations and warranties:

1. All work performed by Grantee within the Easement Area must be performed in a good, workmanlike and lien-free manner by contractors duly licensed in Florida to perform such work, and Grantee covenants and agrees to comply with any and all applicable laws, ordinances, regulations and rules of governmental authorities and agencies having jurisdiction over the same. Grantor shall have the right, but not the obligation, to conduct observations during construction to ensure the work is being performed in accordance with all applicable laws and regulations. Grantee shall promptly repair any damage to the Easement Area, or any other portion of Grantor's Property, caused by Grantee exercising its Easement rights. In the event that Grantee or its employees, agents or contractors cause damage to the Easement Area in the exercise of the Easement rights, Grantee agrees to promptly restore the Easement Area so damaged to its original condition and grade. In connection with the installation, construction, maintenance, operation, repair or replacement of the SIDEWALK by the Grantee pursuant to this Easement, Grantee shall be responsible for returning any excavated areas to finished grade and restoring any pavement (if required) that is disturbed to the quality of pavement that meets the minimum standard for public streets in the City of Brooksville.
2. Once constructed, Grantee shall, at its sole cost and expense, maintain, repair, and replace the SIDEWALK located in, on, over, under and across the Easement Area in a safe, clean, and good condition and in compliance with applicable laws and ordinances. Grantee shall have the right and duty under this easement to maintain, repair and replace the sidewalk as it determines is reasonably necessary. Should Grantor have any concerns about Grantee's ongoing maintenance of the sidewalk located within the easement herein granted, Grantor may contact Grantee's Brooksville Operations Office at 16411 Spring Hill Drive, Brooksville, FL 34604 Telephone (352) 848-2600.
3. Each party shall be responsible for the negligent acts or omissions of its officers, employees, contractors, and agents in connection with its use of the Easement Area, subject to the limitations of Section 768.28, Florida Statutes.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by the Board Chair of said Board, the day and year aforesaid.

Signed, sealed, and delivered,
in the presence of:

School Board of HERNANDO County

WITNESS
PRINT NAME _____

ADDRESS: _____

By: _____
Board Chair

PRINT NAME KAYCE HAWKINS

ADDRESS 919 N. BROAD STREET

BROOKSVILLE, FL 34601

WITNESS
PRINT NAME _____

ADDRESS: _____

ATTEST:

Clerk of the School Board

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of: physical presence
or online notarization, this _____ day of _____ 2026, by KAYCE HAWKINS,
Board Chair, on behalf of the School Board of HERNANDO County, Florida, who is personally
known to me or has provided _____ as identification.

[Notary Seal]

NOTARY PUBLIC

Name typed, printed, or stamped.
My Commission expires: _____

IN WITNESS WHEREOF, the said GRANTEE has caused these presents to be executed in its name by the _____, the day and year aforesaid.

Signed, sealed, and delivered, in the presence of:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By: [Signature]
Its _____

PRINT NAME Lennie Wittmeyer

ADDRESS: 11201 N. MCKINLEY DR.
TAMPA, FL 33612

[Signature]
WITNESS _____

PRINT NAME Stephanie Juste

ADDRESS: 11201 N. MCKINLEY DR
Tampa, FL 33612

[Signature]
WITNESS _____

PRINT NAME Mary Gale Marsh

ADDRESS: 11201 N. MCKINLEY DR.
Tampa, FL 33612

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of: physical presence or online notarization, this 11th day of MAY 2026, by Lennie Wittmeyer, on behalf of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, who is personally known to me or has provided _____ as identification.

[Notary Seal]

[Signature]
NOTARY PUBLIC

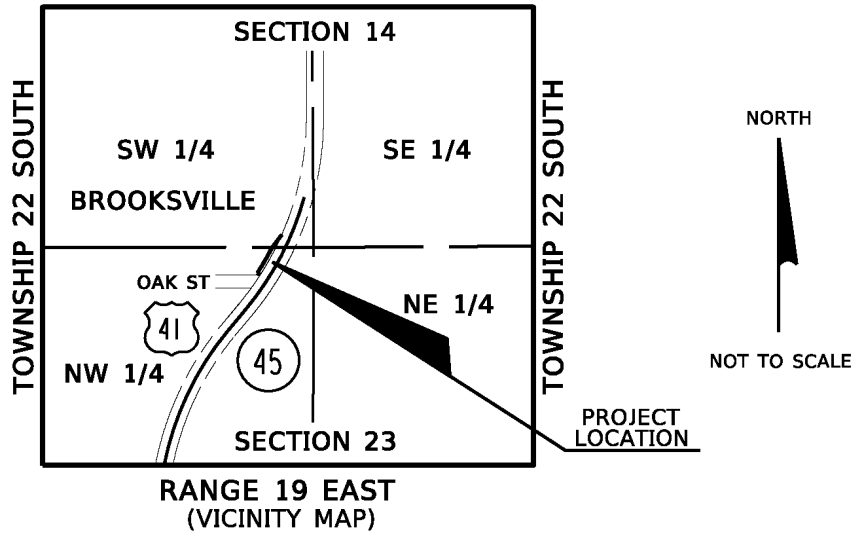
Mary Gale Marsh
Name typed, printed, or stamped.
My Commission expires: 4/26/27



MARY GALE MARSH
Commission # HH 390970
Expires April 26, 2027

Exhibit Easement Area

**SKETCH AND LEGAL DESCRIPTION
FOR PARCEL 800
PERPETUAL SIDEWALK EASEMENT
RANGE 19 EAST**



SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY				OAK STREET SIDEWALK EASEMENT				HERNANDO COUNTY		
				BY	DATE	PREPARED BY:	DATA SOURCE:			
				DRAWN	S. NEMETH	12/1/2025	AIM ENGINEERING & SURVEYING, INC.	R/W CONTROL SURVEY F.P. NO. 449157 1		
	REVISION	BY	DATE	CHECKED	B. POTTER	12/3/2025	F.P. NO. 254528 1	SECTION 08010-XXXX	SHEET 1 OF 4	

SKETCH AND LEGAL DESCRIPTION FOR PARCEL 800 PERPETUAL SIDEWALK EASEMENT

LEGEND

- C.B. = CHORD BEARING
- C.D. = CHORD DISTANCE
- CCR = CERTIFIED CORNER RECORD
- COR. = CORNER
- D = DEGREE OF CURVATURE
- Δ = DELTA
- EXIST. = EXISTING
- (F) = FIELD INFORMATION
- F.P. = FINANCIAL PROJECT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FIP = FOUND IRON PIPE
- FPKD = FOUND PARKER-KALON NAIL & DISK
- GPS = GLOBAL POSITIONING SYSTEM
- ID = IDENTIFICATION
- INC. = INCORPORATION
- L = LENGTH
- LB = LICENSED BUSINESS NUMBER
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- (P) = PLAT INFORMATION
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R. = STATE ROAD
- STA. = STATION
- T = TANGENT
- U.S. = UNITED STATES
- W/ = WITH

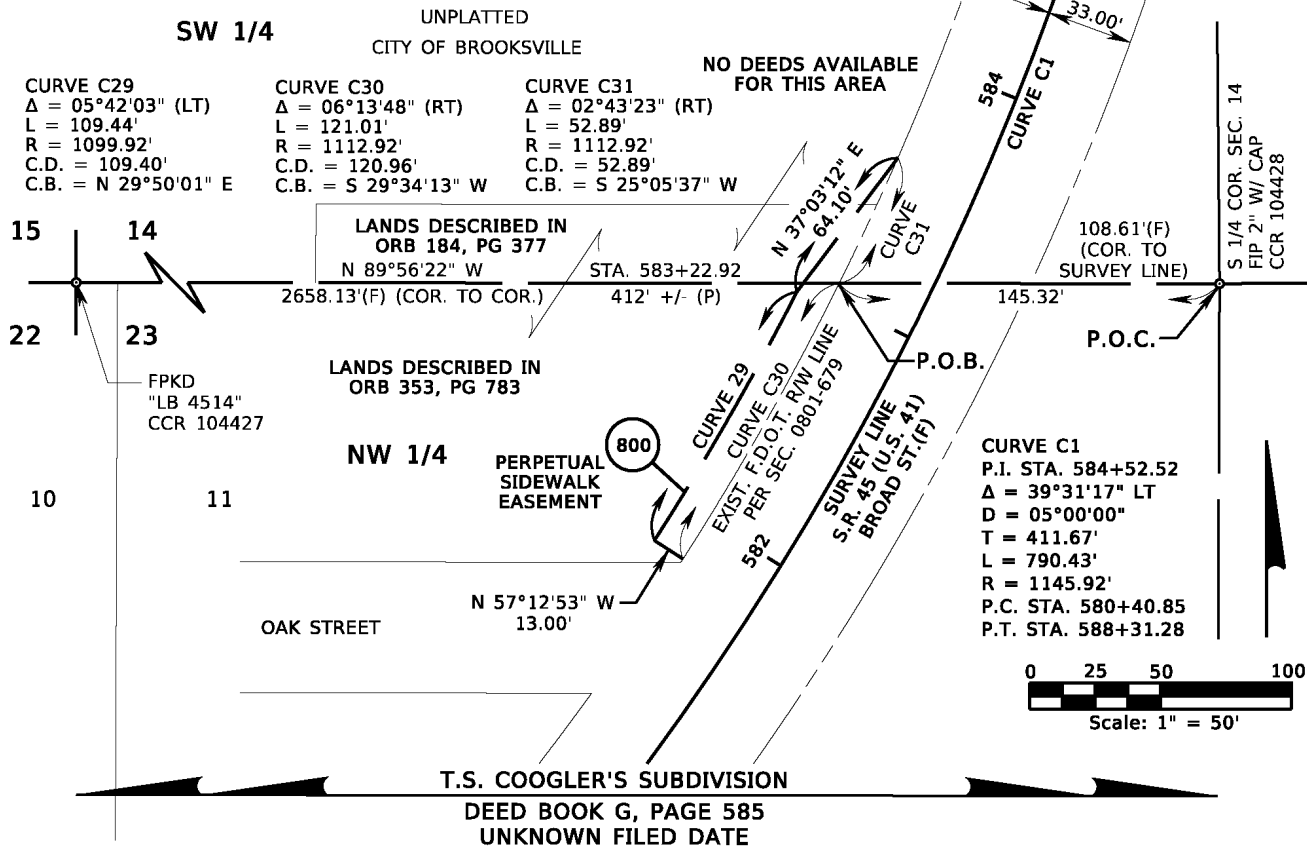
GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, DERIVING A BEARING OF N 89°56'22" W, ALONG THE SOUTH LINE OF THE SW QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST.
2. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON THE 2025 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL SURVEY OF U.S. 41 / S.R. 45 / BROAD STREET FROM NORTH OF JEFFERSON STREET TO NORTH OF TURKEY TROT LANE, F.P. ID 449157-1, BY AIM ENGINEERING & SURVEYING, INC.
3. THIS SKETCH AND DESCRIPTION IS NOT SURVEY.
4. THIS SKETCH AND LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT ALL FOUR (4) SHEETS.

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY				OAK STREET SIDEWALK EASEMENT			HERNANDO COUNTY		
				BY	DATE	PREPARED BY: AIM ENGINEERING & SURVEYING, INC.	DATA SOURCE: R/W CONTROL SURVEY F.P. NO. 449157 1		
				DRAWN	S.NEMETH	12/01/2025			
	REVISION	BY	DATE	CHECKED	B.POTTER	12/03/2025	F.P. NO. 254528 1	SECTION 08010-XXXX	SHEET 2 OF 4

SECTIONS 14 AND 23, TOWNSHIP 22 SOUTH, RANGE 19 EAST



SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY				OAK STREET SIDEWALK EASEMENT		HERNANDO COUNTY		
				BY	DATE	PREPARED BY:	DATA SOURCE:	
				DRAWN	S.NEMETH	12/1/2025	AIM ENGINEERING & SURVEYING, INC.	R/W CONTROL SURVEY F.P. NO. 449157 1
	REVISION			CHECKED	B.POTTER	12/3/2025	F.P. NO. 254528 1	SECTION 08010-XXXX

PARCEL 800 PERPETUAL SIDEWALK EASEMENT

THAT PART OF

Those lands described in Official Records Book 353, Page 783, Public Records of Hernando County, Florida, being a portion of Lot 11, T.S. COOGLER'S SUBDIVISION, according to the Plat thereof recorded in Deed Book "G", Page 585, Public Records of Hernando County, Florida, and as described in Official Records Book 184, Page 377, and that undocumented part of the Southwest Quarter of Section 14, lying in Sections 14 and 23, Township 22 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at South One-Quarter Corner of said Section 14; thence along the south line of the Southwest One-Quarter of said Section 14, North 89°56'22" West a distance of 145.32 feet to the POINT OF BEGINNING along the westerly existing right of way line of State Road 45 (United States Highway 41) per F.D.O.T. Right of Way Map Section 0801-679 and the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1112.92 feet; thence Southwesterly 121.01 feet along said westerly existing right of way line and the arc of said curve to the right through a central angle of 06°13'48", with a chord bearing of South 29°34'13" West and a chord distance of 120.96 feet to the end of said curve; thence North 57°12'53" West a distance of 13.00 feet to the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1099.92 feet; thence Northeasterly 109.44 feet along the arc of said curve to the left through a central angle of 05°42'03", with a chord bearing of North 29°50'01" East and a chord distance of 109.40 feet to the end of said curve; thence North 37°03'12" East a distance of 64.10 feet to the aforementioned westerly existing right of way line and the beginning of a non-tangent curve concave to the Northwesterly and having a radius of 1112.92 feet; thence Southwesterly 52.89 feet along the aforementioned westerly existing right of way line and the arc of said curve to the right through a central angle of 02°43'23", with a chord bearing of South 25°05'37" West and a chord distance of 52.89 feet to the end of said curve and the POINT OF BEGINNING.

Containing 1860 square feet, more or less.

I hereby certify that this sketch and description meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 Florida Administrative code pursuant to Section 472.027, Florida Statutes.

Bob L Potter

Digitally signed by Bob L Potter
Date: 2025.12.10 12:23:09 -05'00'

BOB L. POTTER DATE
PROFESSIONAL SURVEYOR & MAPPER LICENSE NO. 5688
AIM ENGINEERING & SURVEYING, INC. LB NO. 3114

The Official Record of this survey is the electronic file digitally signed and sealed under rule 5J-17.062, Florida Administrative Code

SEE SHEET 2 FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY				OAK STREET SIDEWALK EASEMENT			HERNANDO COUNTY			
				BY	DATE	PREPARED BY:	DATA SOURCE:			
				DRAWN	S.NEMETH	12/1/2025	AIM ENGINEERING & SURVEYING, INC.	R/W CONTROL SURVEY F.P. NO. 449157 1		
	REVISION	BY	DATE	CHECKED	B.POTTER	12/3/2025	F.P. NO. 254528 1	SECTION 080100-XXXX	SHEET 4 OF 4	

A. Item Currently Budgeted -													
Account Name		No Financial Impact											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Original Approved Budget		+ Budget Amendments		- Expenditures / Encumbrances To Date		= Current Available Budget		- Present Request		= Remaining Balance Available			
\$ _____		\$ _____		\$ _____		\$ _____		\$ _____		\$ _____			

B. Item Currently Not Budgeted -**													
Account Name													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Original Approved Budget		+ Budget Amendments		- Expenditures / Encumbrances To Date		= Current Available Budget		- Present Request		= Remaining Balance Available			
\$ _____		\$ _____		\$ _____		\$ _____		\$ _____		\$ _____			

B. Item Currently Not Budgeted -**													
Funding Source													
Account Name													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount \$		_____											

Funding Source													
Account Name													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount \$		_____											

C. History	
Check one:	
Prior Year Budget:	<input type="radio"/>
New for Current Year:	<input type="radio"/>
Prior Year Approved Budget:	\$ _____
Prior Year Actual Spent:	\$ _____

**** WHEN ITEM NOT CURRENTLY BUDGETED IS APPROVED BY THE SCHOOL BOARD, THIS WILL SERVE AS THE BUDGET AMENDMENT****



Hernando School District

School Board Workshop

Agenda Item # 4. 26-3777

5/26/2026

Title and Board Action Requested

Presentation of the Melton Property Development Agreements

Executive Summary

The Director of Facilities & Construction, on behalf of the Superintendent of Schools, hereby requests the Board hear a presentation of the Melton Development Agreements for Black Jack Ridge and Ginny Grove - two residential developments proposed in the vicinity of I-75 and SR50.

My Contact

Brian Ragan
Director of Facilities & Construction
ragan_b@hcsb.k12.fl.us
352-797-7050

Jim Lipsey
School Planner
lipsey_j@hcsb.k12.fl.us
352-797-7050

2023-28 Strategic Focus Area

Priority 5: Fiscal Transparency and Capital Planning

Financial Impact

See attached budget sheet.

If expenditure is not currently budgeted, this will serve as the budget amendment when Board approved. If the agenda item includes the purchase of goods or services, the funds requested are an anticipated amount and may fluctuate depending on such factors as current market conditions, product availability, additional funding sources, and the needs of the District. Should the actual cost exceed the anticipated amount, the Board approves the additional cost, after review by the superintendent, but not in excess of the funds available in the site's approved annual budget.



HERNANDO SCHOOL DISTRICT

Jim Lipsey, AICP-C
School Planner

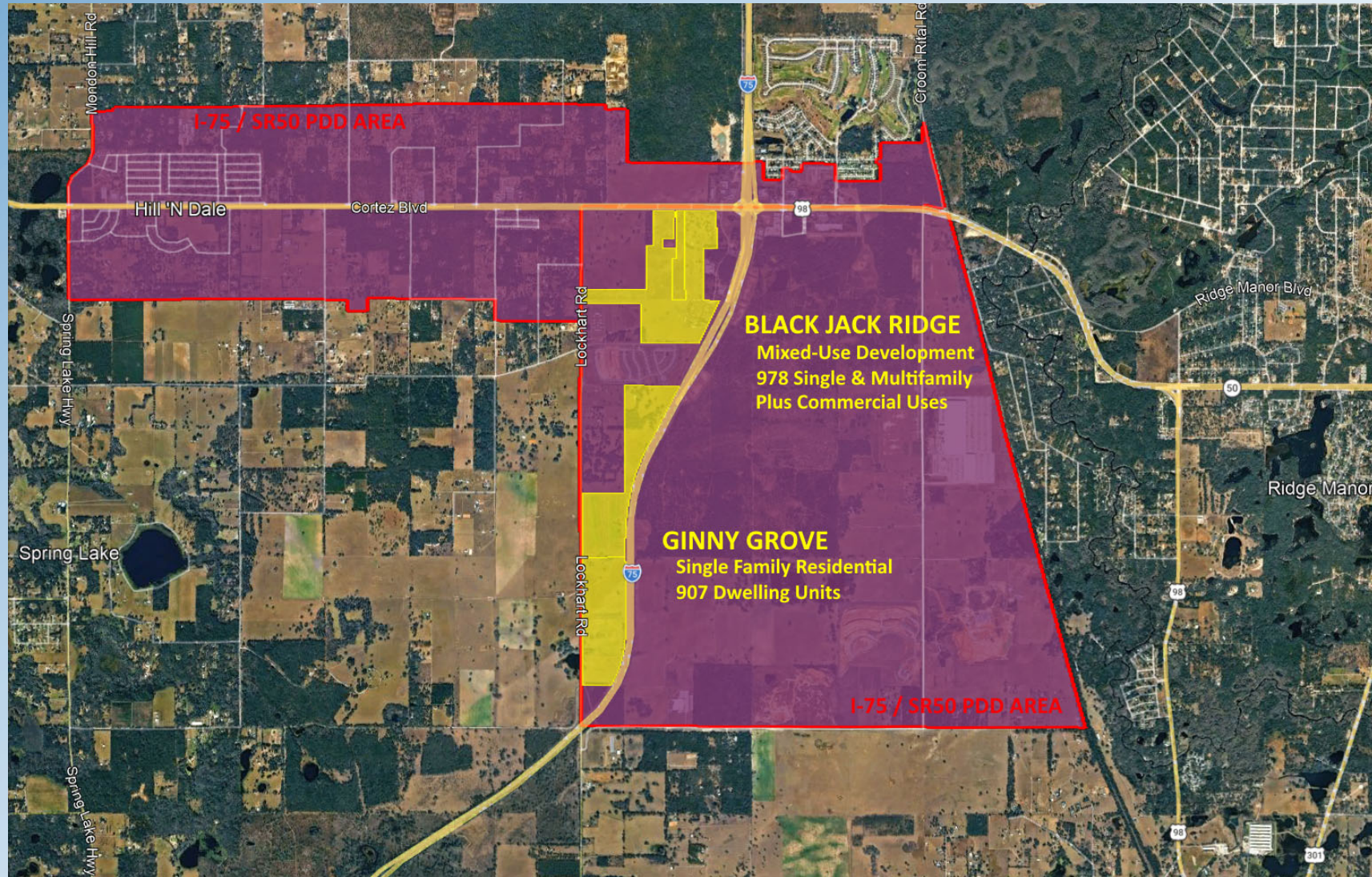
Christopher J. Wilson
C.J. Wilson Law, P.A.

Melton Property Development Agreements

Date: May 26, 2026

Agenda Item: 26-3777

Vicinity Map

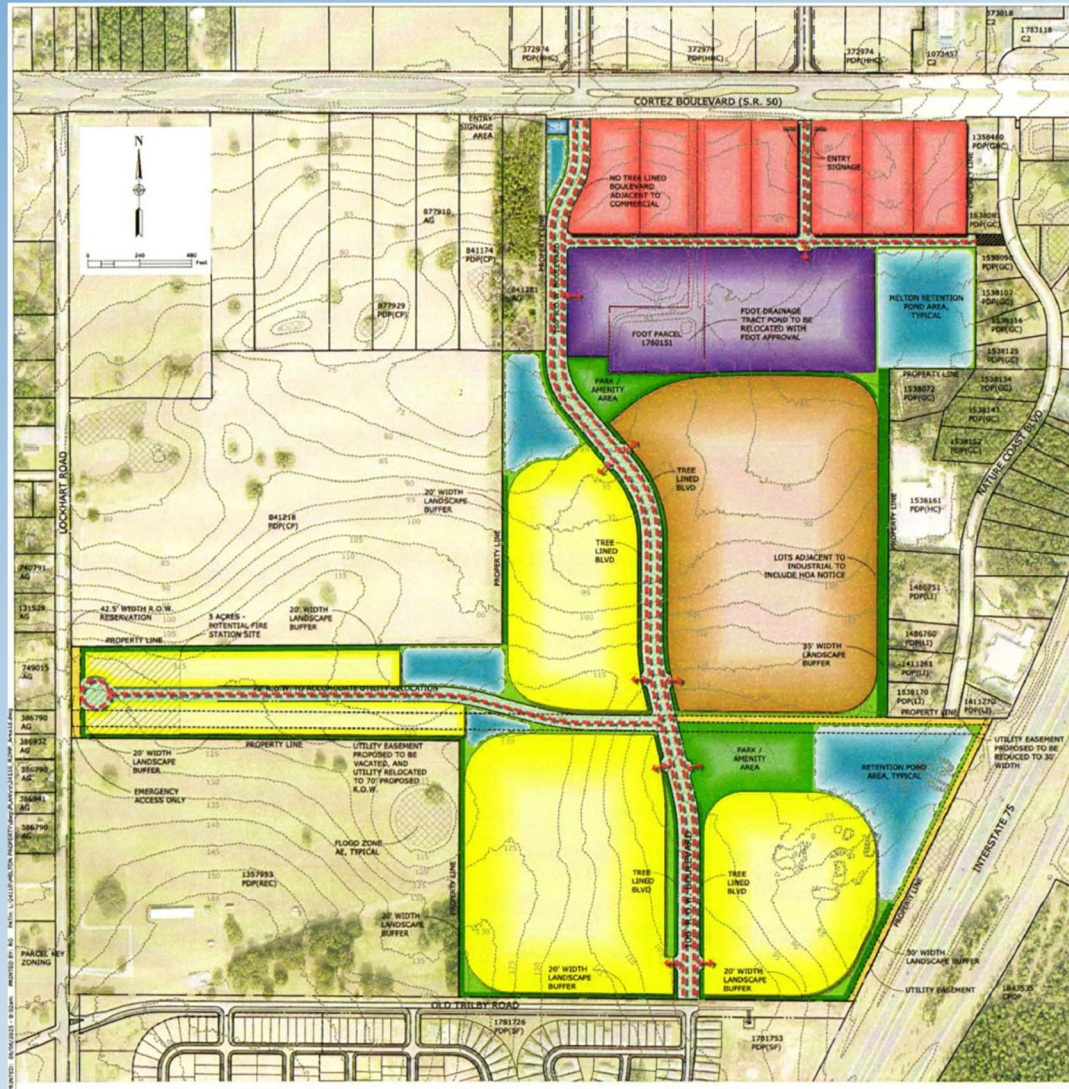


**HERNANDO
SCHOOL DISTRICT**

Learn it. Love it. Live it.

Slide 2

Black Jack Ridge Master Plan



LEGEND

- COMMERCIAL AREA (PDP)(HC)
- RESIDENTIAL MIXED USE (PDP)(M) & (PDP)(SF)
- COMMERCIAL MIXED USE (PDP)(GC), (PDP)(MF), & (PDP)(SF)
- POTENTIAL FIRE STATION SITE
- SINGLE FAMILY (PDP)(SF)
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA
- R.O.W. RESERVATION AREA



LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL AREA (PDP)(HC)	23		202,000 SQ. FT.
COMMERCIAL MIXED USE (PDP)(GC), (PDP)(MF), (PDP)(SF)	19	320*	100,000 SQ. FT.
SINGLE FAMILY (PDP)(SF)	72	288*	
RESIDENTIAL MIXED USE (PDP)(M) & (PDP)(SF)	37	370*	
ROADS	18		
TOTAL:	47-203.89	978	

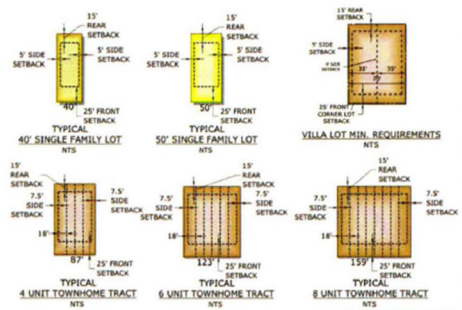
SITE DATA

OWNER: JACK MELTON FAMILY, INC.
 PARCEL KEY: PARCELS 1780131, & 1780131 SECTION / TOWNSHIP / RANGE: 06/23/18E
 CURRENT ZONING: SPLIT ZONING AS, PDP(GC), & PDP(M)
 PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (CPDP)
 PROJECT AREA: 84,923 ACRES
 84,120 ACRES ± 21.85 AC.
 1,762.51 ACRES ± 4.38 AC.
TOTAL: ± 203.89 AC.

PERIMETER SETBACKS (INCLUSIVE OF BUFFERS)
 NORTH TO SECTION FROM L&T)
 EAST: 35'
 WEST: 40'
 SOUTH: 35'

NOTES

- * ALL ACRES AND CIRCULATING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACRES WILL BE DETERMINED AT TIME OF PLATTING.
- * LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.
- * JACK MELTON FAMILY, INC. AND THE FOOT ARE IN NEGOTIATIONS TO POTENTIALLY SHARP LINES (L&T) AGREEMENTS THROUGH CO-OWNERSHIP AGREEMENTS IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY. THEREFORE, THE FOOT PARCEL KEY 1780131 HAS BEEN INCLUDED AS PART OF THIS REZONING APPLICATION.



	SINGLE-FAMILY	MULTI-FAMILY	VILLAS	TOWNHOMES	COMMERCIAL
MINIMUM LOT WIDTH	40'	N/A	35'	18'	100'
FRONTAGE ALONG CURVE	30'	N/A	25'	15'	N/A
MINIMUM LOT SIZE	4,400 SF	N/A	1,850 SF	1,800 SF	N/A
MAXIMUM BUILDING HEIGHT	30'	30'	30'	35'	50'
MAXIMUM BUILDING AREA (BATIO)	55%	45%	70%	70%	0.75

SEE LOT DETAIL ABOVE FOR INTERNAL SETBACKS.
 *MULTI-FAMILY MAXIMUM BUILDING AREA RATIO IS 4% OF GROSS RESIDENTIAL AREA.

BLACK JACK RIDGE REZONING MASTER PLAN

JACK MELTON PARCELS

Coastal
 ENGINEERING
 5000 Cambridge Boulevard • Jacksonville • Florida 32207
 (904) 781-1111 • Fax (904) 781-1112
 www.coastaleng.com

REVISION OF DOCUMENT

DATE	BY (PROJECT NO.)	DESCRIPTION

SHEET 1

24110



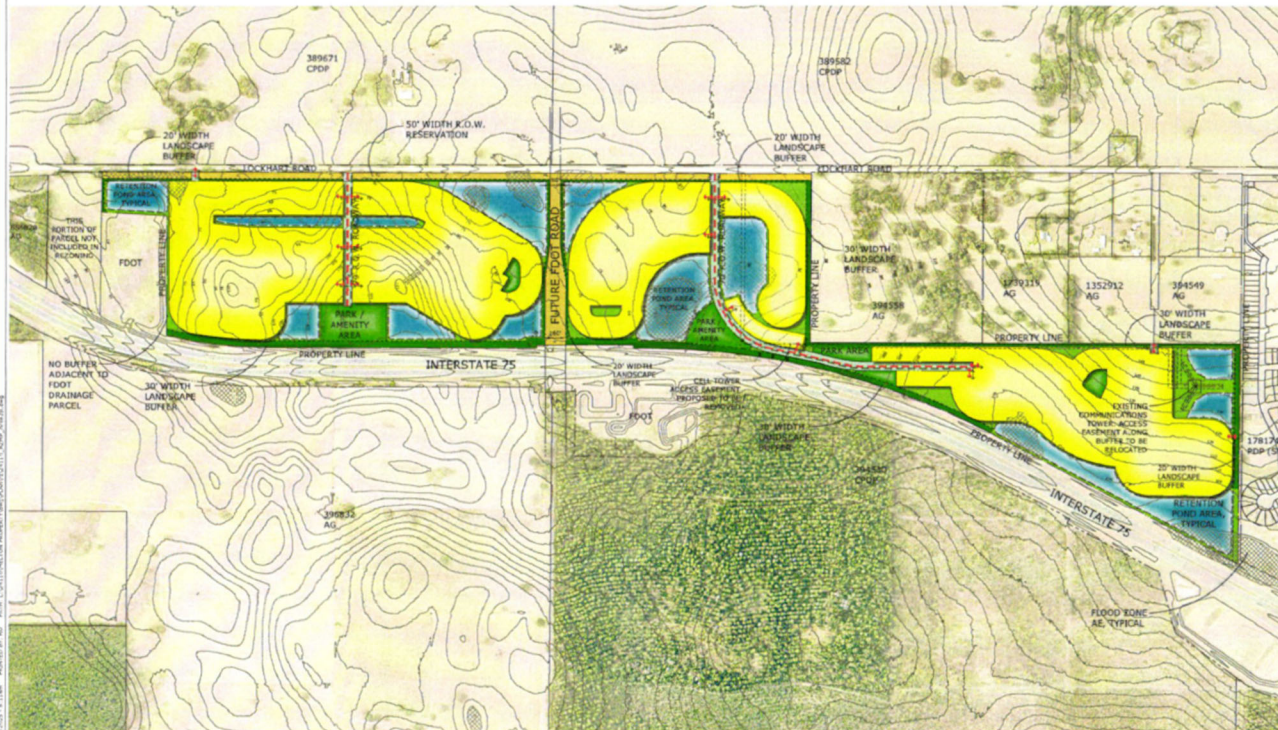
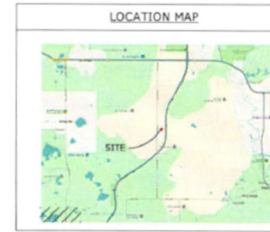
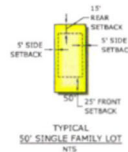
Ginny Grove Master Plan

LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
SINGLE FAMILY PDP(SF)	137	907*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	82.9		
ROADS	7		
TOTAL:	+/- 226.9	907	APPROX. 4 UNITS/ACRE

NOTES:
 * ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.

* LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

	SINGLE-FAMILY
MINIMUM LOT WIDTH	50'
MINIMUM FRONTAGE ALONG CURVE	35'
MINIMUM LOT SIZE	5,500 SF
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING AREA RATIO	65%

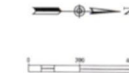


LEGEND

- RIGHT OF WAY DEDICATION
- SINGLE FAMILY PDP(SF)
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

SITE DATA

OWNER: JACK MELTON FAMILY, INC.
PARCELS: KEY 8011, 8012, 8013 & 8014
SECTION / TOWNSHIP / RANGE: 07235188 & 18235218
CURRENT ZONING: AG
PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT (PDP(SF))
PROJECT AREA:
 541,264 AC ± 132.7 AC
 541,576 AC ± 34.2 AC
TOTAL: ± 328.9 AC
BUILDING INFORMATION:
 MAXIMUM BUILDING HEIGHT: 35'
 MINIMUM FOOTPRINT BETWEEN BUILDINGS: 10'
PERMETER SETBACKS (INCLUDES OF BUFFERS):
 NORTH: 30'
 EAST: 40' (FROM P.D.)
 WEST: 40' (NORTHERN PORTION OF SOUTHERN PORTION FROM FUTURE ROAD)
 SOUTH: 30'
DISPOSED BUFFERS:
 NORTH: 30' LANDSCAPED BUFFER
 EAST: 30' LANDSCAPED BUFFER BY INTERSTATE 75
 WEST: 30' LANDSCAPED BUFFER NORTHERN PORTION
 30' LANDSCAPED BUFFER ALONG INTERSTATE 75
 SOUTH: 30' LANDSCAPED BUFFER
***NO BUFFER IS REQUIRED ADJACENT TO DRAINAGE RETENTION AREAS.
 NOTE: 60' R.O.W. WIDTH PROVIDED FOR FUTURE 120' FOOT ROADWAY IN CENTER OF PROPERTY FOR FUTURE USE. THEN NORTHERN 300' BY 60' R.O.W. WIDTH BY LANDSCAPE BUFFER PROVIDED ON EACH SIDE.**



GINNY GROVE REZONING MASTER PLAN

JACK MELTON PARCELS

REVIEW OF DOCUMENT FOR CONFORMANCE WITH THE HERNANDO COUNTY ZONING ORDINANCES AND THE HERNANDO COUNTY SUBDIVISION ACT. THIS REVIEW IS LIMITED TO THE INFORMATION PROVIDED AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY ANALYSIS OR DESIGN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

DATE	BY	REVISION

DRAWN BY: JACOB MELTON

SCALE: 24110

SHEET 1



Summary of Development Agreements (DAs)

1. School Board Now a Limited Party to Both DAs
2. School Concurrency Required
 - a) Developer to Update Absorption Schedule Annually
 - b) Developer to Apply for Concurrency at Each Phase
 - i. Insufficient School Capacity Requires Written Mitigation Agreement
 - ii. Prop Share Mitigation Payments & Impact Fee Credits Apply
3. School Impact Fees to be Paid at Prevailing Rate
 - a) I-75/SR50 PDD Area Surcharge Applies
4. Interlocal Agreement for School Planning Governs any DA Conflicts





HERNANDO
SCHOOL DISTRICT

Learn it. Love it. Live it.

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5066
Email: jicerman@stearnsweaver.com

April 17, 2026

Via Electronic Mail: AKidd@co.hernando.fl.us and mlmiller@hernandocounty.us

Alaina Kidd
Michelle L. Miller, M.S.
Senior Planner
Planning Division
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: Second Resubmittal of Draft Development Agreement (H-25-40) - Jack Melton Family, Inc. – Black Jack Ridge

Dear Alaina and Michelle,

As you know, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. represents the Jack Melton Family, Inc. in seeking the approval of a development agreement as related to the rezoning request for Black Jack Ridge (H-25-40). Enclosed is the proposed Development Agreement incorporating comments received from the various County Departments, together with a redline version reflecting the revisions made since the proposed Development Agreement was submitted to the County on March 16, 2026. Below is a summary of the changes:

- **Planning & Zoning Department**
 - Added provision to clarify that the FDOT parcel will be subject to the Development Agreement if/when Jack Melton Family, Inc., successor or assign take ownership of the FDOT parcel
- **Public Works Department**
 - Incorporated the transportation improvements required as outlined in the County's approval of the Traffic Impact Analysis
- **Hernando County School Board**
 - Added the School Board as a limited party to the Development Agreement per the School Board's request
- **Hernando County Utilities Department**
 - Per discussions with HCUD, removed references to a Purchase Agreement because water and sewer agreement will address well site

April 17, 2026

Page 2

- Added provision acknowledging the limitation of wastewater treatment capacity until the substantial completion of the Ridge Manor Reclamation Facility Expansion Project
- Clarified and confirmed that the Developer will be responsible for extending all water and wastewater lines to the Development

Please let us know if you have any questions regarding the above.

Sincerely,



Jessica M. Icerman

JMI/vya

cc: Coastal Engineering
Client

DEVELOPMENT AGREEMENT

BLACK JACK RIDGE (PLANNED DEVELOPMENT PROJECT (COMBINED))

HERNANDO COUNTY, FLORIDA

THIS DEVELOPMENT AGREEMENT is made and entered into on the ____ day of _____, 2026, by and between **JACK MELTON FAMILY, INC.**, a Florida corporation, whose address is 21628 Lockhart Road, Dade City, Florida 33523, and its successors and assigns (the “**Developer**”), **HERNANDO COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (“**County**” or “**Hernando County**”), and the School Board of Hernando County, Florida, a public corporate body organized and existing under the Constitution and laws of the State of Florida (“**School Board**”) (Developer and Hernando County shall collectively be the “**Parties**”), regarding the Developer’s proposed development known as “**Black Jack Ridge.**”

RECITALS

WHEREAS, the Developer owns approximately 203.89 acres located in Hernando County, Florida, lying south of S.R. 50, west of Interstate 75, east of Lockhart Road, and north of Old Trilby Road (“**Melton Property**”), and which is legally described in **EXHIBIT “A,”** attached hereto and made a part hereof; and

WHEREAS, the Developer is negotiating with the Florida Department of Transportation (“**FDOT**”) to take ownership of a parcel currently owned by FDOT and completely surrounded by the Property (“**FDOT Parcel**”), and which is legally described in **EXHIBIT “B,”** attached hereto and made a part hereof; and

WHEREAS the Melton Property and the FDOT Parcel (taken together, the “**Property**”) were the subject of a Rezoning Application (File Number H2540);

WHEREAS, on _____, the Hernando County Board of County Commissioners (“**BOCC**”) approved a Rezoning (File Number H2540) to Planned Development Project (Combined) (C/PDP) for a mixed-use development on the Property (as may be amended, “**C/PDP Rezoning**”), with a companion Master Plan (as may be amended, “**Master Plan**”), with deviations, as described therein; and

WHEREAS, Code of Ordinances, Hernando County, Florida (“**Code**”) Section 23-158 requires the Developer and the County to enter into a development agreement to address certain provisions; and

WHEREAS, the Parties desire to enter into this Development Agreement (“**DA**” or “**Development Agreement**”) to satisfy the requirement set forth in Section 23-158 and to memorialize the conditions of the C/PDP Rezoning, required infrastructure improvements and/or

dedications, applicable impact fees and surcharges, concurrency satisfaction, and certain project details; and

WHEREAS the County finds the Development (as defined below), the terms of this Development Agreement, and future development orders consistent with this Development Agreement, are consistent with the County’s Comprehensive Plan and Appendix A of the Code (Zoning Ordinance); and

WHEREAS, the County is authorized to enter into this Development Agreement; and

WHEREAS, on _____, the County approved this Development Agreement and authorized the Chairman of the BOCC to execute it on behalf of the County; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

SECTION I - FINDINGS OF FACT; INCORPORATED DOCUMENTS

A. The above recitals are true and correct and are incorporated herein by reference and made a part hereof.

B. The BOCC specifically finds the Development consistent with the County’s adopted Comprehensive Plan and with the County’s Land Development Regulations, subject to the terms of the C/PDP Rezoning and Master Plan, and this Development Agreement, all as approved by the BOCC.

C. The approved Master Plan, pursuant to the approved C/PDP Rezoning (approved on _____ by the BOCC), is attached as **EXHIBIT “C”** and made a part hereof; provided, however, that any subsequent revision to the C/PDP Rezoning and/or Master Plan approved by the BOCC shall be deemed automatically incorporated herein, unless an amendment to this DA is required based upon the terms of this DA.

D. In each instance where the Developer is responsible for construction, operation and/or ongoing maintenance of privately owned facilities or infrastructure, the Developer may assign any or all of its responsibilities regarding those facilities to an appropriate entity, which may include a designated Property Owners’ Association (“**POA**”), Homeowners’ Association (“**HOA**”), or Community Development District (“**CDD**”), authorized by law and able to fulfill such responsibilities consistent with statutory requirements.

E. As used herein, the term “**Developer**” shall include any POA, HOA, or CDD organized by the Developer and approved by the County, and/or other agencies having jurisdiction, to the extent the Developer elects to delegate any design, permitting, construction, operation, and/or maintenance responsibilities of the Developer under this DA, and to the extent such POA, HOA, and/or CDD delegation is authorized by applicable law.

F. As used herein, the term “**Development**” or “**Black Jack Ridge Development**” shall mean the Property as developed pursuant to the approved C/PDP Rezoning and Master Plan, as both may be amended from time to time.

G. The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

H. The County shall monitor the Development to ensure compliance with the terms, general provisions, and conditions of this Development Agreement. The County Administrator or his/her designee shall monitor the Development through the review of the site plans, building permits, certificates of occupancy, plats, if applicable, and any other relevant and factual information.

SECTION II - EFFECTIVE DATE AND DURATION; ENTITLEMENTS

A. This Development Agreement shall take effect after approval by the BOCC and upon recording in the public records of the Hernando County Clerk of Court, which shall be the responsibility of the County and occur within fourteen (14) days of the final public hearing (“**Effective Date**”). The term of this Development Agreement shall be for a period of thirty (30) years after the Effective Date (“**Term**”) unless modified in writing and executed by the Parties. The Term of this Development Agreement shall also vest the C/PDP Rezoning and Master Plan for the same length of time in accordance with Section 1 of Article VIII, Appendix A (Zoning) of the Code.

B. Notwithstanding any other provision of the County’s Land Development Regulations, or other laws or regulations, the Development’s entitlements as set forth in the C/PDP Rezoning and Master Plan approved concurrently herewith, shall be vested for the Term of this DA, including any extensions of this DA. Upon final approval of a conditional plat, the Developer shall have five (5) years from the original date of approval to be granted construction plan approval.

C. Except as specifically set forth in this DA, the C/PDP Rezoning (including any modifications approved by the County from time to time), or the Master Plan (including any modifications approved by the County from time to time), and the standard provisions of the County’s Land Development Regulations shall apply, which are in effect at the time of the execution of the Development Agreement; provided, however, that in the event of any conflict, the terms and conditions of this DA shall control. Notwithstanding the above, the Developer may comply with the County’s Land Development Regulations in effect at the time of the conditional plat, development permit or other applicable approval required to commence with the development for each phase of the Development, in their ultimate and sole discretion.

D. The requirements and deadlines for all terms of mitigation required for the Development shall be as set forth in this DA, which shall prevail over any other existing or future Hernando County Land Development Regulations provisions, or other requirements for pursuit of the Development as vested and authorized in this DA.

E. Property. The Melton Property is, and shall remain, subject to this Development Agreement. For ease of reference, the Melton Property and the FDOT Parcel are collectively defined together as the “Property.” Notwithstanding the foregoing, the FDOT Parcel shall not be subject to, nor encumbered by, this Development Agreement, and no rights or obligations hereunder shall attach thereto, unless and until fee simple title to all or any portion of the FDOT Parcel is acquired by the Developer or any successor or assign. Upon such acquisition, this Development Agreement shall automatically apply to and run with the land as to the acquired portion of the FDOT Parcel, without the necessity of further action; provided, however, that (i) this Agreement shall not apply retroactively to any period prior to the date of acquisition, and (ii) no act or omission of the current owner of the FDOT Parcel shall be deemed a default hereunder.

F. Development Entitlements. This Development Agreement constitutes final approval for the Developer to develop the Property, subject to all required land development and permitting regulations and in accordance with the terms of this Development Agreement, and in accordance with the C/PDP Rezoning and Master Plan, as follows (collectively the “**Development Entitlements**”):

1. Single family (R-1A) and multifamily (R-3) uses approved by the C/PDP Rezoning and Master Plan, not to exceed 978 dwelling units;
 2. Highway commercial (C-2) uses approved by the C/PDP Rezoning and Master Plan, not to exceed 200,000 square feet;
 3. General commercial (C-1) uses approved by the C/PDP Rezoning and Master Plan, not to exceed 100,000 square feet;
 4. Hospital and/or urgent care/stand-alone emergency rooms;
 5. Educational facilities;
 6. Light wholesale and storage;
 7. Microbreweries;
 8. Public/private recreation including virtual golf and/or pickleball facilities;
- and
9. Recreational amenities and residential ancillary uses.

G. Land Use Exchange Matrix (“LUEM”) Conversions. The foregoing uses may be exchanged to their trip-equivalent uses pursuant to the LUEM set forth in **EXHIBIT “D,”** attached hereto and made a part hereof, and in accordance with Section III R. below.

H. Transportation Approval. The Traffic Impact Analysis (“TIA”) submitted by Lincks & Associates, Inc., Tampa, Florida, Project No. 25079, as last revised in October 2025 for the Development above has been approved by the County, subject to the transportation mitigation requirements of this DA.

SECTION III - SPECIFIC CONDITIONS AND REQUIREMENTS

A. General Environmental Matters. The Developer shall comply with all Hernando County Land Development Regulations environmental requirements, and those of other regulatory agencies having jurisdiction over the Development, to the extent applicable to the Property.

1. The Developer shall prepare, or cause to be prepared, a comprehensive wildlife survey, prepared by a qualified professional, prior to conditional plat for each phase. Furthermore, copies of any permits shall be provided prior to site alteration or the commencement of construction and the issuance of building permits by the County for each phase.

B. Geotechnical Analysis. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer shall be used in the design and layout of the Development, and shall be submitted to the County at the time of, and in connection with, the construction plan, or functional equivalent, of each phase in order to ascertain that the Developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall design and layout of the Development.

C. Best Management Practices (“BMPs”). In addition to being in compliance with all applicable requirements of the regulatory agencies (such as the Florida Department of Environmental Protection (“FDEP”) and the Southwest Florida Water Management District (“SWFWMD”), without limitation), the Developer shall utilize BMPs to control siltation and prevent turbidity during construction activities. These standards can be achieved by utilizing the best available construction techniques for erosion and sedimentation control, as well as meeting the minimum standards for National Pollution Discharge Elimination System (“NPDES”) permitting.

D. Drainage, Stormwater and Groundwater.

1. Stormwater Pollution Prevention (“SWPP”). The Developer shall implement SWPP methods for each set of construction plans for the Development, incorporating requirements such as: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) potential limiting of watering for dust control at the time of construction due to hydrologic conditions; and (4) meeting SWFWMD compliance standards.

2. Stormwater/Drainage Retention Areas (“DRAs”). DRAs, including either “wet” or “dry” DRAs, shall be designed and constructed according to accepted engineering practices, and all applicable regulatory standards of SWFWMD and the Hernando County Facility Design Guidelines.

3. Low Impact Development (“LID”). Stormwater management facilities shall adhere to SWFWMD criteria for the design, construction, operation and maintenance of such facilities in karst sensitive areas, as determined by SWFWMD. Where reasonably feasible, the Development shall utilize LID methods to reduce the impact of nutrients on natural wetlands systems. These LID methods may include low impact stormwater design

consisting of vegetated swales and buffers, where reasonably feasible, prior to discharge of treated stormwater, tree cluster-rain gardens, pervious pavement, conserving natural areas and wetlands, minimizing development impacts, attempting to maintain site runoff rates, the use of integrated management practices, the implementation of pollution prevention, proper maintenance, and public education.

4. Karst Cover. Soil boring(s) shall be used to verify that suitable soil cover is maintained between each DRA bottom and any subsurface limestone rock strata, limestone pinnacles, or potential karst connections, consistent with applicable regulatory criteria.

5. Periodic Inspections. Once the on-site surface water management system is constructed in accordance with SWFWMD permit requirements, the Developer's engineer shall certify that the on-site surface water management system is in substantial conformity with the local and state regulations. Thereafter, periodic inspections shall be conducted to ensure that the system is being properly maintained in keeping with its permitted design, and can accomplish the permitted level of stormwater storage/treatment for which it was designed and intended.

E. Wetlands and Invasive Species.

1. The Developer shall protect wetland areas through a combination of (1) BMPs; (2) SWFWMD and FDEP Environmental Resource Program ("ERP") permitting criteria; (3) compliance with the rules and regulations of the U.S. Environmental Protection Agency ("EPA"); (4) NPDES compliance; (5) compliance with applicable mitigation requirements for any wetland impacts approved by the County and applicable permitting agencies; (6) conservation easements in favor of the POA, HOA or CDD, as applicable, which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), *Florida Statutes*, where required by the C/PDP Rezoning, the Master Plan, or this DA; and (7) wetland/upland buffers as specified in this Development Agreement.

2. The Developer shall protect on-site surface waters from construction impacts through various measures, including the use of staked hay bales and silt screen fences, to protect wetlands from erosion and sediment transport.

3. Invasive exotic species shall be removed from all areas as required by the County's Land Development Regulations or the approved C-PDP Rezoning or Master Plan during horizontal site development construction. These areas shall also be maintained as needed by the POA, HOA or CDD, as applicable, with invasive plant management techniques approved by any applicable agency development permit(s).

F. Flood Plains. The Developer shall comply with the County's Flood Damage Prevention and Protection Ordinance, the County's Buildings and Building Regulations Ordinance, Federal Emergency Management Agency ("FEMA") regulations and SWFWMD regulations, and shall use the best available data regarding flood plains/flood-prone areas, as authorized by law and accepted by SWFWMD and the County at the time of construction plans approval.

G. Common Area Maintenance and Resident Education.

1. The Developer agrees to include in its HOA Covenants, Conditions and Restrictions (“**CC&Rs**”) a requirement that where the use of pesticides and/or chemicals are necessary for grounds maintenance within the Development (specifically including open spaces and common areas), such pesticides and chemicals shall be used sparingly and only in accordance with BMPs and provisions of the Florida Yards and Neighborhoods Program. The CC&Rs shall be recorded at the time of approval of each final subdivision plat against those portions of the Development subject to such plat. Furthermore, the Developer agrees that during the period of ownership or control of all portions of the Development where the use of pesticides and/or chemicals are necessary for grounds maintenance, within those portions of the Development it continues to own or control, such pesticides and chemicals shall be used sparingly and only in accordance with BMPs and the provisions in this Paragraph.

2. The Developer (or its designated builders) shall provide new residential property owners with materials and information regarding the Florida-Friendly Landscaping Program, a University of Florida/IFAS Extension program in cooperation with the Hernando County Utilities Department (“**Florida-Friendly Landscaping Program**”), and the County’s Fertilizer Ordinance (Ch. 28, Article XII), and encourage use of the principles, techniques, and landscaping recommendations within such materials and information. Such guidelines shall be included in the HOA CC&Rs for the Property as well.

H. Soils and Erosion.

1. Grading Plan. The grading plan shall be provided to the County at the time of, and in connection with, each set of construction plans, or functional equivalent, application.

2. Site Disturbance/Erosion.

a. The Development shall be designed to minimize site disturbance and erosion by construction phasing, limiting site clearance while maximizing retention of existing vegetation, and timely revegetating cleared areas.

b. The Developer shall use BMPs (*i.e.*, those BMPs generated by FDEP and SWFWMD) to control soil erosion.

c. The Developer shall protect on-site surface waters from construction impacts through various measures, including the use of staked hay bales and silt screen fences to reduce both erosion and sediment transport into wetland areas.

d. The Developer shall minimize wind erosion from clearing and grubbing operations by performing such operations only on individual parcels of land where construction is scheduled to proceed.

e. The Developer shall minimize fugitive dust through sodding, water sprinkling, seeding, mulching or planting of landscaped material in cleared and disturbed areas.

f. Should any noticeable soil slumping or sinkhole formation become evident before or during construction activities, the Developer shall comply with the permit conditions of SWFWMD to develop a plan of action and corrective measures to correct the problem. Once a plan of action and corrective measures are determined, the Developer shall complete the required actions/measures in accordance with any permit requirements.

g. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer shall be provided for review by the County Engineer at the time of construction plans review to identify and recommend BMPs and professionally recognized engineering practices that address the identification of unsuitable soils, if present, to include the following:

i. The stripping of existing topsoil and vegetation/roots and undercutting pockets of organic soils and/or deleterious material, if encountered.

ii. The backfilling and compaction with structural fill in required lifts.

iii. The compaction and densification of the ground surface to recommended standards and depths.

I. Buffers, Open Space and Natural Vegetation.

1. Open space shall meet the minimum requirements of the Code and shall generally include the buffer areas, neighborhood parks, drainage areas, preserved natural vegetation, and pedestrian trails, as ultimately approved in conjunction with the C/PDP Rezoning Master Plan, conditional plat, construction plans review and/or site development review.

a. The Developer shall provide the County an accounting upon each application for conditional plat, of the allocation of open space acreage for that conditional plat and an accounting of the total cumulative open space at that point in the development process.

b. Passive recreational activities, including but not limited to boardwalks, pervious and impervious trails, picnic areas, and wildlife viewing, may be permitted in open space and drainage areas as designated at the time of conditional plat review.

2. Preserved natural vegetation shall meet the minimum requirements of the Code and may include the buffer areas identified in the approved C/PDP Rezoning and

Master Plan, as ultimately approved in conjunction with the C/PDP Rezoning Master Plan, conditional plat, construction plans review and/or site development review.

a. The Developer shall provide the County an accounting upon each application for conditional plat, of the allocation of preserved natural vegetation acreage for that conditional plat and an accounting of the total cumulative preserved natural vegetation at that point in the development process.

b. Because the Property lacks any significant areas of existing natural vegetation, the Developer may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

3. The Developer shall incorporate into its POA, HOA and/or CDD documents, at a minimum: management provisions for all perimeter natural buffers, open spaces and pedestrian trails; identification and protection of any listed animal and plant species; and provisions for the distribution of educational materials to the Development's residents.

J. Water Supply and Conservation.

1. Water Supply. The Hernando County Utilities Department (“**HCUD**”) shall provide water supply for the Development, as required in Section IV below, subject to the following terms and conditions:

a. No individual resident wells shall be allowed; however, non-potable wells or reclaim water service shall be allowed for multi-family or commercial parcel sites under a single ownership, and common area irrigation managed by the POA, HOA or CDD, as applicable.

b. The Developer shall provide HCUD with a phasing schedule for the projected delivery of occupied residential units and non-residential square footage anticipated on an annual basis for a 10 year forecast period, which projections shall be updated annually by the Developer to enable HCUD to plan and to construct capital improvements to its water and wastewater treatment facilities, as required to meet the service commitment to the Development set forth in Section IV below. An initial phasing schedule is attached hereto as **EXHIBIT “E”**, and made a part hereof, for the purposes stated above.

c. In consideration for the County's commitment to reserve utility service capacity for the Development pursuant to Section IV below, the Developer has agreed to reserve an approximate one-quarter (0.25) acre well site in a location along the western boundary of the Development and near Lockhart Road for potential acquisition by HCUD as part of its regional potable water supply system (“**Well Site**”), subject to the following terms and conditions:

i. The County shall commence immediately and then complete its feasibility analysis for the Well Site prior to the Developer's request for approval of its conditional plat for the first phase of development within the Development, including, without limitation, any soils composition, water quantity, or water quality analysis.

ii. In the event the initial proposed site does not satisfy the County's soils composition or water quality requirements, the Parties shall cooperate in good faith to locate an alternative location for the Well Site, which in any event shall be determined prior to the Developer's request of its conditional plat approval for the first phase of development within the Development, such that the development plan schedule is not adversely impacted by the County's feasibility analysis. Any mutually agreed relocation of the Well Site shall not require any Master Plan amendment, C-PDP Rezoning Amendment, or Development Agreement amendment for the Development.

iii. The County shall not delay, impede, or condition the Developer's conditional plat approval for the first phase of development within the Development by reason of any County delay in completing its feasibility analysis for the Well Site.

iv. Once the location is approved by the County, the Developer shall reserve for a period of five (5) years the Well Site, or in such acreage and at such location as otherwise mutually agreed by the parties. If the County elects to acquire the site, the land valuation shall be at fair market value (pursuant to appraisal performed in accordance with Uniform Standards of Professional Appraisal Practice); provided, however, that the parties may negotiate such compensation in the form of cash consideration or impact fee/PDD Area Plan surcharge fee credits. If the County accepts the land, the County acknowledges that the Well Site shall be deemed a "public facility" and, therefore, not part of the retail, commercial, or office development entitlements authorized for the Development (in other words, the square footage in the public facility shall not be counted against the Development's approved entitlements). Should the County elect to not acquire the site, it shall revert to the approved use(s) set forth in the Master Plan.

v. Effective immediately upon execution and approval of this Development Agreement, the owners and Developer shall grant HCUD access to the site to perform soil, water quantity and water quality testing to verify adequacy for public water use.

vi. The Developer shall disclose the domestic supply Well Site location in the Homeowner Association Documents for the residential portions of the Development, so that residents are aware of such future well location.

vii. In the event HCUD elects to acquire, close upon and construct the Well Site facilities, and in the event there is not public roadway access to the Well Site, the Developer shall provide the County with permanent, non-exclusive access and utility easements over applicable private roadways within the adjacent portion(s) of the Development, for ingress and egress for operation and maintenance of the Well Site facilities. Developer agrees to grant a separate Temporary Construction Easement (TCE) for a reasonable size adjacent to the Well Site facility for its construction.

d. The Developer and HCUD shall enter into a Water and Sewer Service Agreement (“**W&S Agreement**”) pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the foregoing terms herein and Section IV below. The Developer shall be responsible for extending all water lines to the Development to serve such Development.

e. The Developer acknowledges that wastewater treatment capacity for the Development is limited until the Ridge Manor Water Reclamation Facility Expansion Project is substantially completed (anticipated June of 2028). Despite such limitation, HCUD agrees to review and approve conditional plat(s) and construction drawing(s) submitted for the Development and provide general inspections for utility infrastructure during construction.

f. The Developer (or its designated builders) shall be liable for all water connection fees established in the Hernando County Code of Ordinances and applicable rate resolutions in effect at the time for each commercial building and each residential unit upon application for a building permit.

2. Water Conservation. The Development shall utilize the following water conservation techniques:

a. Minimum flush volume toilets shall be standard in residential and non-residential construction.

b. “WaterSense” fixtures shall be used on interior plumbing for residential construction and used where applicable in non-residential construction.

c. Automatic shut-off faucets shall be used where applicable in non-residential construction.

d. “WaterSense” irrigation controllers shall be installed on all residential and non-residential irrigation systems.

e. Low-volume irrigation spray heads, as well as drip systems, shall be used where appropriate for both residential and non-residential landscaping.

Residents shall be encouraged to use water-conserving devices for additions they might make to their irrigation systems.

f. Drought tolerant landscaping shall be utilized. The Developer shall ensure that all landscape design and maintenance throughout the Development on Developer maintained property conforms to the Florida-Friendly Landscaping Program.

g. The use of high maintenance sod, such as St. Augustine, or high-water use landscaped common areas, shall be discouraged.

h. Residential lot landscaping requirements shall comply with LDC Section 10-29.

i. The Developer shall ensure that irrigation systems operated for Developer common or controlled areas utilize and maintain computerized irrigation based on weather station information, moisture sensing systems to determine existing soil moisture, evapotranspiration rates, and zone control, to ensure water conservation.

j. The Developer shall encourage that irrigation systems installed for single-family residences in the Development, and fertilizer and pesticides practices, conform to the Florida-Friendly Landscaping Program standards at the time of initial installation of the irrigation system.

k. The Developer shall ensure that the Development's grounds maintenance staff and/or landscape installation/maintenance firms are trained and educated in the practices mandated by the Florida-Friendly Landscaping Program. The staff and/or firms shall ensure that ongoing landscape maintenance activities shall continue to adhere to such Program.

l. The Developer shall encourage ENERGY STAR certified laundry machines and dishwashers where hook-ups are provided in individual units, and in all common laundry rooms.

K. Wastewater. HCUD shall provide wastewater service to the Development as required in Section IV below, subject to the following terms and conditions:

1. The Developer and HCUD shall enter into a W&S Agreement pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the foregoing terms herein and Section IV below. The Developer shall be responsible for extending all wastewater lines to the Development to serve such Development.

2. The Developer (or its designated builders) shall be liable for all water connection fees established in the Hernando County Code of Ordinances and applicable

rate resolutions in effect at the time for each commercial building and each residential unit upon application for a building permit.

L. Fire Protection, EMS Services, and Public Capital Facilities.

1. The Development shall pay all applicable Fire Protection and Emergency Medical Services Capital Facilities Impact Fees for the Development.

2. The Development also shall pay the Public Capital Facilities Impact Fee Surcharge(s) for Development within the I-75/SR 50 PDD.

M. Neighborhood Parks.

1. For the purposes of this Development Agreement, a neighborhood park is a small park designed to serve the residents within the Development or a portion thereof with basic recreational amenities, such as playgrounds, play fields, and picnic areas. An amenity center, which may include a community pool, meeting room, and/or fitness center, shall be considered a neighborhood park.

2. Based upon the total number of single family detached residential lots within each conditional plat, the Developer shall provide the minimum neighborhood park acreage as follows:

Dwelling Units	Requirement
0 – 50 dwelling units	1 acre
51 – 250 dwelling units	1 acre plus 0.01 acres for each dwelling unit over 50, for a maximum of 3 acres
251 – 500 dwelling units	1 acre of land per 100 dwelling units, with a minimum of 3 acres and a maximum of 5 acres, or fraction thereof
501 dwelling units or more	5 acres for the first 500 dwelling units plus 0.0125 acres for each dwelling unit over 500, for a maximum of 20 acres

3. The required neighborhood park system may consist of single or multiple neighborhood park sites, but in no event shall the required site be less than one (1) acre in size.

4. Notwithstanding anything to the contrary, a neighborhood park may serve multiple single family communities within the Development (“**Semi-Regional Park/Amenity**”). Should a single family community seek to use a previously approved Semi-Regional Park/Amenity, the Developer shall provide the County an accounting upon each application for conditional plat, of the acreage allocation of the Semi-Regional Park/Amenity utilized for that conditional plat and an accounting of the total cumulative Semi-Regional Park/Amenity acreage utilized thus far in the development process.

5. The above on-site park site requirements are in addition to, and not in lieu of, the payment of Parks Impact Fees. Such Fees shall be paid at the prevailing rate.

6. The Development also shall pay the Parks Impact Fee Surcharge(s) required for the Development within the I-75/SR 50 PDD.

N. Fire and EMS Site. The Development shall reserve for a period of five (5) years the five (5) acre area reserved on the Master Plan for a future fire and EMS station, or in such acreage and at such location as otherwise mutually agreed by the parties. If the County elects to acquire the site, the land valuation shall be at fair market value (pursuant to appraisal performed in accordance with Uniform Standards of Professional Appraisal Practice); provided, however, that the parties may negotiate such compensation in the form of cash consideration or impact fee/PDD Area Plan surcharge fee credits applicable against the Fire Protection and Emergency Medical Services Capital Facilities Impact Fees, “buildings” portion of the County’s public capital facilities impact fees and public capital facilities impact fee surcharges, or a combination thereof. If the County accepts the land, the County acknowledges that the fire/EMS station shall be deemed a “public facility” and, therefore, not part of the retail, commercial, or office development entitlements authorized for the Development (in other words, the square footage in the public facility shall not be counted against the Development’s approved entitlements). Should the County elect to not acquire the site, it shall revert to single family (PDP(SF)).

O. Schools.

1. School Concurrency. With respect to school concurrency, the following shall apply to the Development:

a. For informational purposes only, the Developer shall generate a Development absorption schedule, with each approved conditional plat differentiating age restricted and non-age restricted dwelling units and updated on an annual basis based upon actual home occupancy, and shall provide the same to the Hernando County School District and the Hernando County Planning Department.

b. The Developer shall apply for a school concurrency determination prior to conditional platting for each phase of the Development pursuant to the then current interlocal agreement in force and Hernando County Code. If there is insufficient school capacity at such time for the then-proposed phase(s), the Developer, the County, and the Hernando County School District shall enter into a written agreement for mitigation as required by the Public School Facilities Element of the Hernando County Comprehensive Plan, the then current Interlocal Agreement, and Hernando County Code. Any such required mitigation agreement shall be consistent with Section 163.3180, Florida Statutes, as amended, and the then current countywide school concurrency ordinance, which establishes uniform school concurrency mitigation payment requirements for all residential projects within Hernando County, and which ordinance shall apply to the Development from and after the effective date of such ordinance.

2. Educational Facilities Impact Fee. Independent from any concurrency requirements above, the Development shall pay applicable countywide Educational Facilities Impact Fees, except, so long as required by Florida law, that any mitigation payment made to the Hernando County School District shall be credited against the collection of the Educational Facilities Impact Fees in accordance with the then current Interlocal Agreement.

3. PDD Surcharges. The Development also shall pay the ten percent (10%) Educational Facilities Impact Fee Surcharge(s) for Development within the I-75/SR 50 PDD, except, so long as required by Florida law, that any mitigation payment to Hernando County School District shall be credited against the collection of the Educational Facilities Impact Fee Surcharge(s) in accordance with the then current Interlocal Agreement.

4. Conflict. In the event there is a conflict between the above sections and the then current Interlocal Agreement in force between the Hernando County School District and Hernando County, the Interlocal Agreement shall control.

P. Bicycle/Pedestrian Connectivity.

1. The Developer shall provide a network of trails, sidewalks, and bicycle/pedestrian facilities to interconnect the Development. A conceptual connectivity plan shall be provided with each conditional plat or phase of development, and further defined during the construction plans process. Connectivity may use open/recreation space, and perimeter buffer areas, as permitted by this Development Agreement, in the Developer's discretion. Trails may be designed to be pervious or impervious, as determined by the Developer. The Development may include gated/restricted-access communities which may limit access appropriately.

2. All sidewalks shall be designed and constructed in accordance with the requirements of the Florida Accessibility Code and Hernando County Facilities Design Guidelines.

Q. Transportation Mitigation Requirements.

1. Required Right-of-Way Dedications. The Developer shall convey to the County for public use, by plat or warranty deed (in such form and with such legal description and sketch as approved by the County) those lands within the Development related to the rights-of-way specified below as required by the I-75/SR 50 PDD Area Plan and/or as conceptually depicted on the C/PDP Master Plan:

a. Lockhart Road. The right-of-way for any portion of Lockhart Road contiguous with and adjacent to the Development's western boundary, to the extent necessary to provide a right of way width of 80 feet from the existing centerline of Lockhart Road adjacent to the Development.

b. North-South Spine Road. The right-of-way for a north-south spine road connecting SR 50 and Old Trilby Road at a width of 100 feet.

c. Reverse Frontage Road and Secondary Access Road. The right-of-way for a east-west reverse frontage road connecting the north-south spine road and the eastern property boundary and a secondary access road between SR 50 and the east-west reverse frontage road at a minimum width of 50 feet.

2. Terms for Right-of-Way Conveyances. The foregoing rights-of-way conveyances are collectively referred to in this Development Agreement as the “**Right-of-Way Dedications**,” as identified in Paragraph (1) above. Where required, the Right-of-Way Dedications also shall include retention/detention areas for any adjacent roadway segment; provided, however, that such roadway drainage may be commingled with Development drainage. Any required roadway drainage for adjacent roadway segments shall be determined not later than the conditional plat, or functional equivalent, approval for the adjacent Development phase. Unless required sooner by the County for roadway improvements to be made by the County or others, the Right-of-Way Dedications shall be made as each adjacent land phase is platted for the Development, or as such roadway segment otherwise is required for access to the Development. The Developer shall be entitled to impact fee credits in accordance with Section 163.31801(5)(a), Florida Statutes, and appropriate sections of the Hernando County Code.

3. Additional Transportation Mitigation Measures. The TIA identified certain required transportation improvements. Additionally, the County’s approval letter dated March 20, 2026 identified additional traffic mitigation requirements. Specifically, the following improvements must occur when warranted:

a. If the Development, or any phase thereof, warrants the signalization of the intersection of SR-50 and Project Access “A” (as identified in the TIA), in accordance with FDOT standards, the Developer shall be responsible for such signalization. If other developments will cause an impact contemporaneously with the impact caused by the Development, warranting such signalization, the Developer shall enter into a proportionate cost-share agreement with such contributing parties. Once such intersection is signalized, and when warranted as a result of the Development, the Developer must construct dual westbound left turn lanes from Project Access “A”.

b. The Developer must construct a 475-foot eastbound right turn lane at Project Access “A” (as identified in the TIA).

c. The Developer must construct a 430-foot eastbound right turn lane at Project Access “B” (as identified in the TIA).

R. Land Use Exchange Matrix (“LUEM”).

1. LUEM Conversions. The Parties agree that this Development Agreement constitutes final approval for the Developer to develop the Property as described in the approved C/PDP Rezoning and Master Plan. The Parties further agree that the Developer may increase certain land uses, with corresponding reductions in other land uses, pursuant

to the LUEM under the C/PDP Rezoning and Master Plan, and subject to the limitations set forth therein, without requiring any amendment to this Development Agreement.

2. Allowed Land Use Exchanges. The LUEM attached hereto as **EXHIBIT “D,”** and made a part hereof, contains the only land use exchanges recognized under this Development Agreement.

3. No Waiver of Zoning or Master Plan Review or Approval. The Parties agree that the land use exchanges identified above do not grant the Developer any Zoning or Master Plan entitlement as a matter of right, but are merely to avoid the amendment of this Development Agreement where there are no resulting increases in external vehicle trips per the LUEM.

S. Historic and Archeological Resources. In the event any archaeological artifacts are discovered during construction, the Developer shall stop construction in that area and immediately notify the County and the Division of Historical Resources of the Florida Department of State. Proper protection measures, under the supervision of a qualified professional, shall be undertaken to the satisfaction of the County and the Division of Historical Resources of the Florida Department of State, and shall be provided by the Developer.

T. Solid Waste Collection. The Development shall be deemed a Universal Collection Service Area, pursuant to Section 14-46(d) of the Code (as the same may be amended or renumbered from time to time), for purposes of the pick-up and disposal of solid waste and recyclables.

U. Transit. The Developer agrees to provide an appropriate transit stop location within or adjacent to a mixed-use, multi-family, or other non-residential use area within the Development. The transit location shall be mutually agreed upon by the County and the Developer and shall include a pull-out lane, protective shelter, and such other appurtenances as mutually agreed by the County and the applicable Developer.

V. Affordable Housing. The Developer may, but shall not be required to, designate and construct a portion of the residential dwelling units within the Development as affordable or workforce housing units. Any such designation shall be made at the sole discretion of the Developer and may occur at the time of conditional plat or site plans for the applicable phase or parcel. An inclusionary housing plan shall be included as part of the application submittal for site plan or conditional plat approval, outlining the total number of affordable units, income levels, etc. If the Developer elects to provide affordable or workforce housing units, such units shall comply with the applicable income eligibility standards, affordability periods, and regulatory requirements established by the County’s affordable or workforce housing regulations or policies in effect at the time of approval, unless otherwise approved by the County. The Developer shall be eligible for incentives to construct affordable units, which may be negotiated with the County as such time the Developer seeks a conditional plat or site plan for the applicable phase or parcel.

SECTION IV - CONCURRENCY

A. Potable Water. Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for potable water to serve the Development Entitlements, with an estimated demand of:

GPD for Residential	342,300
<i>978 residential units</i>	
GPD for Non-Residential	36,000
(i.e., Commercial)	
<i>200,000 SF</i>	
TOTAL	378,300

has been satisfied, subject to full compliance with the W&S Agreement and the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

B. Sewage Treatment (Wastewater). Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for sewage treatment (wastewater) for the Development Entitlements, with an estimated demand of:

GPD for Residential	195,600
<i>978 residential units</i>	
GPD for Non-Residential	24,000
(i.e., Commercial)	
<i>200,000 SF</i>	
TOTAL	219,600

has been satisfied, subject to full compliance with the W&S Agreement and the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

C. Drainage/Stormwater Management Facilities. Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for stormwater management to serve the Development Entitlements, together with the proposed construction of the necessary drainage/stormwater management facilities and DRAs, has been satisfied, conditioned upon the Developer obtaining all applicable state and local permits and further subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation. Notwithstanding the foregoing, no building permit shall be issued for development unless and until the Developer provides evidence to the satisfaction of the County that adequate drainage/stormwater management facilities shall be available concurrent with the impacts of the Development at the levels of service adopted in the Hernando County Comprehensive Plan and all applicable County codes and regulations.

D. Solid Waste. Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for solid waste for the Development Entitlements, with an estimated demand of:

Pounds Per Day for Residential <i>978 residential units</i>	11,010
Pounds Per Day for Non-Residential (i.e., Commercial) <i>200,000 SF</i>	2,600
TOTAL	13,610

has been satisfied, subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

E. Parks and Open Space. Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for parks and open space for the Development and/or their aggregate equivalent on the Property, with an estimated demand of:

User-Oriented Parks	4.64 acres
Open Space	4.64 acres

has been satisfied, subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

F. Transportation. Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for transportation (roads) for the Development is satisfied by the Developer’s compliance with this Development Agreement.

G. Substantial Modification. In the event a substantial modification (in accordance with the County’s Land Development Regulations) occurs in the course of developing the Development necessitating an amendment to this Development Agreement (see Section V below), then the County reserves the right to reevaluate its concurrency approvals under this Section, and to require additional data, analysis, studies, and mitigation, without limitation, from the Developer, pursuant to applicable laws, ordinances and regulations.

SECTION V - FURTHER PROVISIONS

A. This Development Agreement shall run with the land and shall be binding upon all affected persons, including the successors and assigns of the Owner and/or Developer.

B. The County shall record this Development Agreement, in the Official Records of Hernando County, Florida, within fourteen (14) days after the adoption date hereof by the BOCC, and shall provide a copy of the recorded documents to the Developer and to the Hernando County School District.

C. In the event any portion or section of this Development Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Agreement, which shall remain in full force and effect.

D. The Development (as approved under this Development Agreement) shall not be subject to down-zoning, unit density reduction, or intensity reduction from the Effective Date of this Development Agreement until the development approvals granted hereunder terminate pursuant to this Development Agreement, or applicable law.

E. The School Board is joined in this Development Agreement solely as to Section III(O) and Section V. The Parties may amend this Development Agreement, without the approval of the School Board, with respect to any provisions which the School Board has not joined.

F. This Development Agreement shall expire as provided in Section II above.

G. The approval of this Development Agreement shall not exempt any portion or unit of the Development from the payment of all required impact fees or impact fee surcharges at the prevailing rate. Impact fees and impact fee surcharges shall be due in full without credit or offset, except as expressly provided for in this Development Agreement or as provided in State law or Hernando County Code.

H. The Chairman of the BOCC is authorized to execute this Development Agreement on behalf of Hernando County, Florida.

I. Nothing herein shall be construed as prohibiting the Developer from requesting that the BOCC review the interpretation, implementation or enforcement of this Development Agreement.

J. The Parties may execute this Development Agreement in duplicate originals, with separate signature pages, all of which shall constitute and comprise the same original Development Agreement. The fully executed original Development Agreement shall be recorded in the Official Records of Hernando County, Florida, as provided herein.

[SIGNATURES ON FOLLOWING PAGES]

ADOPTED IN REGULAR SESSION THIS ____ DAY OF _____, 2026.

**ACCEPTED AND AGREED TO BY
HERNANDO COUNTY, FLORIDA:**

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

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

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

By: _____
County Attorney's Office

**ACCEPTED AND AGREED
TO BY THE DEVELOPER:**

The Developer (by and through its Agent named below) hereby accepts and agrees to all terms, conditions and restrictions contained in the Development Agreement set forth above and further agrees to be bound by the same for itself, and its heirs, successors and/or assigns as long as this Development Agreement remains effective. Notwithstanding anything herein, the terms, conditions and restrictions above shall terminate when this Development Agreement expires, unless the Development Agreement expressly provides for the term, condition or restriction to remain in effect following the expiration of the Development Agreement.

WITNESSES:

JACK MELTON FAMILY, INC., a Florida corporation

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20__, by _____ of JACK MELTON FAMILY, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

Notary Public

Name printed

My Commission Expires: _____

**ACCEPTED AND AGREED TO
BY THE SCHOOL BOARD OF
HERNANDO COUNTY, FLORIDA
Solely as to Section III(O) and Section V**

Attest:

**SCHOOL BOARD OF HERNANDO
COUNTY, FLORIDA**

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form and legality by legal
counsel to the School Board of Hernando
County, Florida, exclusively for its use and
reliance.

By: _____

Christopher J. Wilson

Date: _____

SCHEDULE OF EXHIBITS

- EXHIBIT “A”** Legal Description of the Property
- EXHIBIT “B”** Legal Description of the FDOT Parcel
- EXHIBIT “C”** Approved Master Plan per Approved C/PDP Rezoning
(BOCC Approved on _____)
- EXHIBIT “D”** Land Use Exchange Matrix (“LUEM”)
- EXHIBIT “E”** Initial Phasing Schedule

EXHIBIT "A"

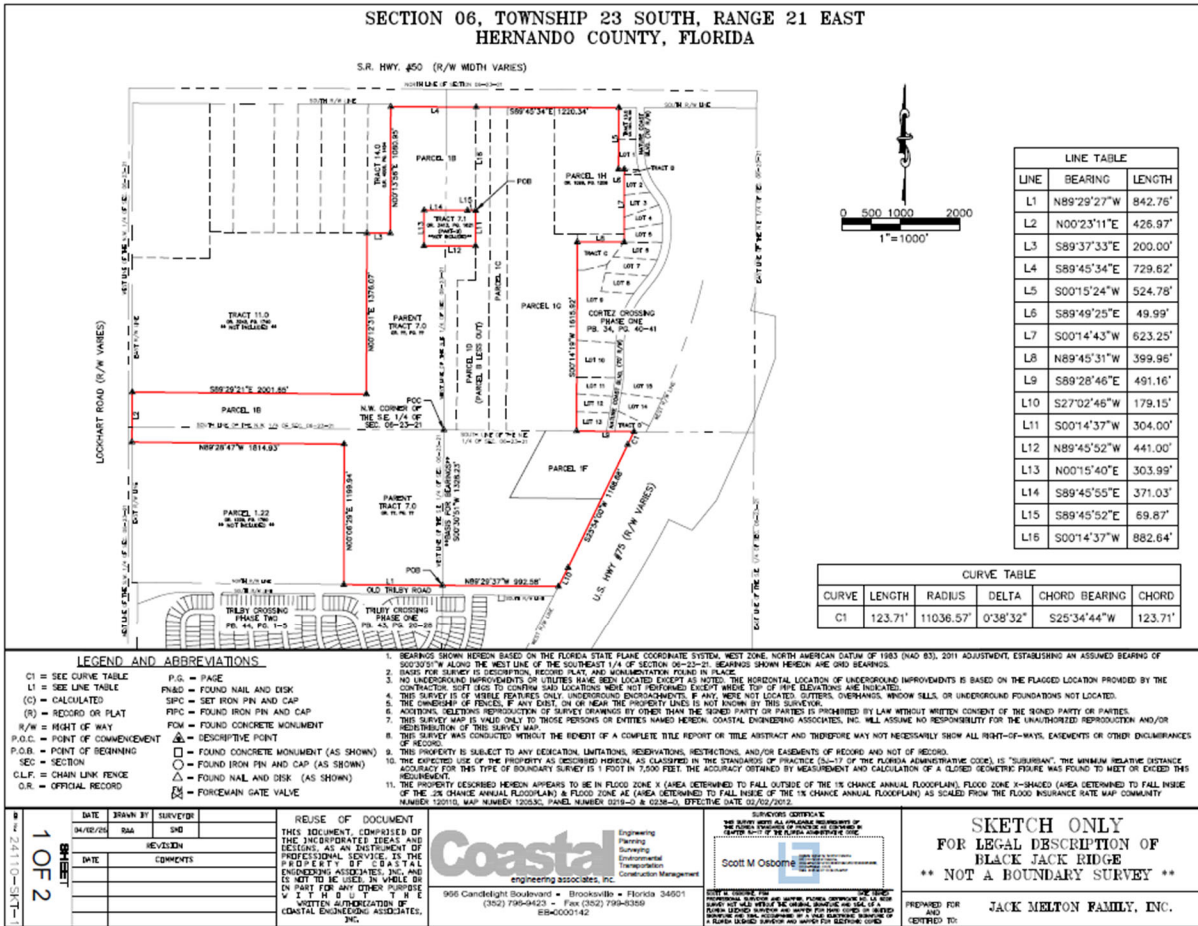


EXHIBIT "A"

BLACK JACK RIDGE LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, RUN S00°30'51"W, 1328.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD TRILBY ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°29'27"W, 842.76 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°06'29"E, 1199.94 FEET; THENCE N89°28'47"W, 1814.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF LOCKHART ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°23'11"E, 426.97 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN S89°29'21"E, 2001.65 FEET; THENCE N00°12'31"E 1376.07 FEET; THENCE S89°37'33"E, 200.00 FEET; THENCE N00°13'56"E, 1080.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.R. HWY. #50; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°45'34"E, 729.62 FEET; THENCE CONTINUE S89°45'34"E, 1220.34 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°15'24"W, 524.78 FEET TO THE SOUTH LINE OF LOT 1 OF CORTEZ CROSSING, PHASE ONE, AS RECORDED IN PLAT BOOK 34, PAGES 40 THROUGH 41 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, RUN S89°49'25"E, 49.99 FEET TO THE WEST LINE OF SAID CORTEZ CROSSING, PHASE ONE; THENCE ALONG SAID WEST LINE OF SAID CORTEZ CROSSING, PHASE ONE, RUN S00°14'43"W, 623.25 FEET TO THE NORTH LINE OF TRACT C OF SAID CORTEZ CROSSING, PHASE ONE; THENCE ALONG SAID NORTH LINE, RUN N89°45'31"W, 399.96 FEET TO THE WEST LINE OF SAID TRACT C; THENCE CONTINUE ALONG THE WEST LINE OF SAID CORTEZ CROSSING, PHASE ONE, S00°14'19"W, 1615.92 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 6 AND THE SOUTH LINE OF SAID CORTEZ CROSSING PHASE ONE; THENCE ALONG SAID SOUTH LINE, RUN S89°28'46"E, 491.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HWY. #75. SAID POINT BEING ON A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 11036.57 FEET, A CENTRAL ANGLE OF 00°38'32"; AND A CHORD BEARING AND DISTANCE OF S25°34'44"W, 123.71 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.71 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S25°54'00"W, 1168.68 FEET; THENCE S27°02'46"W, 179.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD TRILBY ROAD; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, RUN ALONG THE NORTH RIGHT-OF-WAY LINE OF OLD TRILBY ROAD, N89°29'37"W, 992.58 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING.

CONTAINING 203.89 ACRES MORE OR LESS.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: (TRACT 7.1)

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, RUN S00°30'51"W, 1328.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD TRILBY ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°29'27"W, 842.76 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°06'29"E, 1199.94 FEET; THENCE N89°28'47"W, 1814.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF LOCKHART ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN N00°23'11"E, 426.97 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN S89°29'21"E, 2001.65 FEET; THENCE N00°12'31"E 1376.07 FEET; THENCE S89°37'33"E, 200.00 FEET; THENCE N00°13'56"E, 1080.95 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.R. HWY. #50; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°45'34"E, 729.62 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°14'37"W, 882.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°14'37"W, 304.00 FEET; THENCE N89°45'52"W, 441.00 FEET; THENCE N00°15'40"E, 303.99 FEET; THENCE S89°45'55"E, 371.03 FEET; THENCE CONTINUE S89°45'52"E, 69.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.08 ACRES MORE OR LESS.

NET AREA CONTAINING 200.81 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS

C1 = SEE CURVE TABLE	P.O. = PAGE
L1 = SEE LINE TABLE	FN&D = FOUND NAIL AND DISK
(C) = CALCULATED	SIPC = SET IRON PIN AND CAP
(R) = RECORD OR PLAT	FFPC = FOUND IRON PIN AND CAP
R/W = RIGHT OF WAY	FCM = FOUND CONCRETE MONUMENT
P.O.B. = POINT OF BEGINNING	Δ = DESCRIPTIVE POINT
P.O.S. = POINT OF BEGINNING	□ = FOUND CONCRETE MONUMENT (AS SHOWN)
SEC = SECTION	○ = FOUND IRON PIN AND CAP (AS SHOWN)
CLP = CHAIN LINK FENCE	△ = FOUND NAIL AND DISK (AS SHOWN)
O.R. = OFFICIAL RECORD	⊗ = FORKMAN GATE VALVE

1. BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S00°30'51"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 06-23-21. BEARINGS SHOWN HEREIN ARE OLD BEARINGS.
2. DATA FOR BEARINGS BY SECTION, RECTANGLE, PLAT, AND ADMINISTRATION POINTS IN PLACE.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. 100% SHOT TO CORNER SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE INDENTIONS ARE INDICATED.
4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. UTILITY, OVERHEADS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF RECORDS, IF ANY, EXIST ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONAL SELECTION REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS MADE ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREIN. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR DISTRIBUTION OF THIS SURVEY MAP.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
9. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREIN, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SOP-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 15000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED RECTANGULAR POLYGON WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREIN APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN, FLOOD ZONE X-SHADED (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) & FLOOD ZONE AE (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120101, MAP NUMBER 120101, PANEL NUMBER 0210-A & 0210-B, EFFECTIVE DATE 02/07/2015.

2 OF 2	DATE	DRAWN BY	SURVEYOR	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	Engineering Planning Surveying Environmental Transportation Construction Management	SURVEYOR CERTIFICATE I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA AND THAT I AM THE AUTHOR OF THIS SURVEY AND THAT I AM NOT PROVIDING THIS SURVEY AS A SERVICE TO ANY OTHER PARTY.	SKETCH ONLY FOR LEGAL DESCRIPTION OF BLACK JACK RIDGE ** NOT A BOUNDARY SURVEY **
	DATE	COMMENTS	905 Candlelight Boulevard • Brooksville • Florida 34601 (352) 796-4422 • Fax (352) 799-8369 884-000142				

[Insert Legal Description]

EXHIBIT “B”

[Insert Approved Master Plan]

EXHIBIT “C”

LAND USE EQUIVALENCY MATRIX

<u>Trade From</u>	<u>Trade To</u>			
	<u>Single Family (DU)</u>	<u>Townhomes (DU)</u>	<u>Retail (KSF)</u>	<u>Multi-Family (DU)</u>
Single Family (DU)	-	1.586	0.225	1.796
Townhomes (DU)	0.631	-	0.142	1.133
Retail (KSF)	4.443	7.046	-	7.981
				-

(1) Source - Based on ITE Trip Generation Manual, 12th Edition
(PM Peak hour Gross Trips) utilized in Access Management Analysis
dated Oct. 2025.

(2) Trip Rates

Single Family (210)	0.934	TE/DU
Townhomes (215)	0.589	TE/DU
Retail (820)	4.150	TE/KSF
Multi-Family (220)	0.520	TE/DU

Convert (Trade From) 100 Single Family Homes to Townhomes (Trade To)
 $100 \times 1.586 = 159$ Townhomes

EXHIBIT “D”

**Black Jack Ridge
Initial Phasing Schedule**

Year	Units
2028	150
2029	250
2030	250
2031	200
2032	128
Total Units	978

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Jessica M. Icerman
401 East Jackson Street, Suite 2100
Post Office Box 3299
Tampa, FL 33601
Direct: (813) 222-5066
Email: jicerman@stearnsweaver.com

April 17, 2026

Via Electronic Mail: AKidd@co.hernando.fl.us and mlmiller@hernandocounty.us

Alaina Kidd
Michelle L. Miller, M.S.
Senior Planner
Planning Division
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: Second Resubmittal of Draft Development Agreements (H-25-39) - Jack Melton Family, Inc. – Ginny Grove

Dear Alaina and Michelle,

As you know, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. represents the Jack Melton Family, Inc. in seeking the approval of a development agreement as related to the rezoning request for Ginny Grove (H-25-39). Enclosed is the proposed Development Agreement incorporating comments received from the various County Departments, together with a redline version reflecting the revisions made since the proposed Development Agreement was submitted to the County on March 16, 2026. Below is a summary of the changes:

- **Public Works Department**
 - Incorporated the transportation improvements required as outlined in the County's approval of the Traffic Impact Analysis
- **Hernando County School Board**
 - Added the School Board as a limited party to the Development Agreement per the School Board's request
- **Hernando County Utilities Department**
 - Per discussions with HCUD, removed references to a Purchase Agreement because water and sewer agreement will address well site
 - Added provision acknowledging the limitation of wastewater treatment capacity until the substantial completion of the Ridge Manor Reclamation Facility Expansion Project
 - Clarified and confirmed that the Developer will be responsible for extending all water and wastewater lines to the Development

April 17, 2026

Page 2

- Added provision requiring the Developer to stub a water main to its eastern boundary for connection by future developments on the eastern side of I-75
- Added provision requiring the Developer to provide right-of-way and utility easement accommodations for future connection under I-75
- Added provision indicating the intent to connect to a sewer force main at a specific location

Please let us know if you have any questions regarding the above.

Sincerely,



Jessica M. Icerman

JMI/vya

cc: Coastal Engineering
Client

DEVELOPMENT AGREEMENT

GINNY GROVE (PLANNED DEVELOPMENT PROJECT (COMBINED))

HERNANDO COUNTY, FLORIDA

THIS DEVELOPMENT AGREEMENT is made and entered into on the ____ day of _____, 2026, by and between **JACK MELTON FAMILY, INC.**, a Florida corporation, whose address is 21628 Lockhart Road, Dade City, Florida 33523, and its successors and assigns (the “**Developer**”), **HERNANDO COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (“**County**” or “**Hernando County**”), and the School Board of Hernando County, Florida, a public corporate body organized and existing under the Constitution and laws of the State of Florida (“**School Board**”) (Developer and Hernando County shall collectively be the “**Parties**”), regarding the Developer’s proposed development known as “**Ginny Grove.**”

RECITALS

WHEREAS, the Developer owns approximately 226.91 acres located in Hernando County, Florida, lying south of S.R. 50, west of Interstate 75, east of Lockhart Road, and north of Old Trilby Road (“**Property**”), and which is legally described in **EXHIBIT “A,”** attached hereto and made a part hereof; and

WHEREAS, on _____, the Hernando County Board of County Commissioners (“**BOCC**”) approved a Rezoning (File Number H2539) to Planned Development Project (Combined) (C/PDP) for a mixed-use development on the Property (as may be amended, “**C/PDP Rezoning**”), with a companion Master Plan (as may be amended, “**Master Plan**”), with deviations, as described therein; and

WHEREAS, Code of Ordinances, Hernando County, Florida (“**Code**”) Section 23-158 requires the Developer and the County to enter into a development agreement to address certain provisions; and

WHEREAS, the Parties desire to enter into this Development Agreement (“**DA**” or “**Development Agreement**”) to satisfy the requirement set forth in Section 23-158 and to memorialize the conditions of the C/PDP Rezoning, required infrastructure improvements and/or dedications, applicable impact fees and surcharges, concurrency satisfaction, and certain project details; and

WHEREAS the County finds the Development (as defined below), the terms of this Development Agreement, and future development orders consistent with this Development Agreement, are consistent with the County’s Comprehensive Plan and Appendix A of the Code (Zoning Ordinance); and

WHEREAS, the County is authorized to enter into this Development Agreement; and

WHEREAS, on _____, the County approved this Development Agreement and authorized the Chairman of the BOCC to execute it on behalf of the County; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

SECTION I - FINDINGS OF FACT; INCORPORATED DOCUMENTS

A. The above recitals are true and correct and are incorporated herein by reference and made a part hereof.

B. The BOCC specifically finds the Development consistent with the County's adopted Comprehensive Plan and with the County's Land Development Regulations, subject to the terms of the C/PDP Rezoning and Master Plan, and this Development Agreement, all as approved by the BOCC.

C. The approved Master Plan, pursuant to the approved C/PDP Rezoning (approved on _____ by the BOCC), is attached as **EXHIBIT "B"** and made a part hereof; provided, however, that any subsequent revision to the C/PDP Rezoning and/or Master Plan approved by the BOCC shall be deemed automatically incorporated herein, unless an amendment to this DA is required based upon the terms of this DA.

D. In each instance where the Developer is responsible for construction, operation and/or ongoing maintenance of privately owned facilities or infrastructure, the Developer may assign any or all of its responsibilities regarding those facilities to an appropriate entity, which may include a designated Property Owners' Association ("**POA**"), Homeowners' Association ("**HOA**"), or Community Development District ("**CDD**"), authorized by law and able to fulfill such responsibilities consistent with statutory requirements.

E. As used herein, the term "**Developer**" shall include any POA, HOA, or CDD organized by the Developer and approved by the County, and/or other agencies having jurisdiction, to the extent the Developer elects to delegate any design, permitting, construction, operation, and/or maintenance responsibilities of the Developer under this DA, and to the extent such POA, HOA, and/or CDD delegation is authorized by applicable law.

F. As used herein, the term "**Development**" or "**Ginny Grove Development**" shall mean the Property as developed pursuant to the approved C/PDP Rezoning and Master Plan, as both may be amended from time to time.

G. The failure of this Development Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

H. The County shall monitor the Development to ensure compliance with the terms, general provisions, and conditions of this Development Agreement. The County Administrator or his/her designee shall monitor the Development through the review of the site plans, building

permits, certificates of occupancy, plats, if applicable, and any other relevant and factual information.

SECTION II - EFFECTIVE DATE AND DURATION; ENTITLEMENTS

A. This Development Agreement shall take effect after approval by the BOCC and upon recording in the public records of the Hernando County Clerk of Court, which shall be the responsibility of the County and occur within fourteen (14) days of the final public hearing (“**Effective Date**”). The term of this Development Agreement shall be for a period of thirty (30) years after the Effective Date (“**Term**”) unless modified in writing and executed by the Parties. The Term of this Development Agreement shall also vest the C/PDP Rezoning and Master Plan for the same length of time in accordance with Section 1 of Article VIII, Appendix A (Zoning) of the Code.

B. Notwithstanding any other provision of the County’s Land Development Regulations, or other laws or regulations, the Development’s entitlements as set forth in the C/PDP Rezoning and Master Plan approved concurrently herewith, shall be vested for the Term of this DA, including any extensions of this DA. Upon final approval of a conditional plat, the Developer shall have five (5) years from the original date of approval to be granted construction plan approval.

C. Except as specifically set forth in this DA, the C/PDP Rezoning (including any modifications approved by the County from time to time), or the Master Plan (including any modifications approved by the County from time to time), and the standard provisions of the County’s Land Development Regulations shall apply, which are in effect at the time of the execution of the Development Agreement; provided, however, that in the event of any conflict, the terms and conditions of this DA shall control. Notwithstanding the above, the Developer may comply with the County’s Land Development Regulations in effect at the time of the conditional plat, development permit or other applicable approval required to commence with the development for each phase of the Development, in their ultimate and sole discretion.

D. The requirements and deadlines for all terms of mitigation required for the Development shall be as set forth in this DA, which shall prevail over any other existing or future Hernando County Land Development Regulations provisions, or other requirements for pursuit of the Development as vested and authorized in this DA.

E. Development Entitlements. This Development Agreement constitutes final approval for the Developer to develop the Property, as described in **EXHIBIT “A,”** subject to all required land development and permitting regulations and in accordance with the terms of this Development Agreement, and in accordance with the C/PDP Rezoning and Master Plan, as follows (collectively the “**Development Entitlements**”):

1. Single family uses approved by the C/PDP Rezoning and Master Plan, not to exceed 907 dwelling units;
2. Recreational amenities and residential ancillary uses; and

3. Existing communications tower.

F. Transportation Approval. The Traffic Impact Analysis (“TIA”) submitted by Lincks & Associates, Inc., Tampa, Florida, Project No. 25078, as last revised in September 2025 for the Development above has been approved by the County, subject to the transportation mitigation requirements of this DA.

SECTION III - SPECIFIC CONDITIONS AND REQUIREMENTS

A. General Environmental Matters. The Developer shall comply with all Hernando County Land Development Regulations environmental requirements, and those of other regulatory agencies having jurisdiction over the Development, to the extent applicable to the Property.

1. The Developer shall prepare, or cause to be prepared, a comprehensive wildlife survey, prepared by a qualified professional, prior to conditional plat for each phase. Furthermore, copies of any permits shall be provided prior to site alteration or the commencement of construction and the issuance of building permits by the County for each phase.

B. Geotechnical Analysis. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer shall be used in the design and layout of the Development, and shall be submitted to the County at the time of, and in connection with, the construction plan, or functional equivalent, of each phase in order to ascertain that the Developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall design and layout of the Development.

C. Best Management Practices (“BMPs”). In addition to being in compliance with all applicable requirements of the regulatory agencies (such as the Florida Department of Environmental Protection (“FDEP”) and the Southwest Florida Water Management District (“SWFWMD”), without limitation), the Developer shall utilize BMPs to control siltation and prevent turbidity during construction activities. These standards can be achieved by utilizing the best available construction techniques for erosion and sedimentation control, as well as meeting the minimum standards for National Pollution Discharge Elimination System (“NPDES”) permitting.

D. Drainage, Stormwater and Groundwater.

1. Stormwater Pollution Prevention (“SWPP”). The Developer shall implement SWPP methods for each set of construction plans for the Development, incorporating requirements such as: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) potential limiting of watering for dust control at the time of construction due to hydrologic conditions; and (4) meeting SWFWMD compliance standards.

2. Stormwater/Drainage Retention Areas (“DRAs”). DRAs, including either “wet” or “dry” DRAs, shall be designed and constructed according to accepted engineering

practices, and all applicable regulatory standards of SWFWMD and the Hernando County Facility Design Guidelines.

3. Low Impact Development (“LID”). Stormwater management facilities shall adhere to SWFWMD criteria for the design, construction, operation and maintenance of such facilities in karst sensitive areas, as determined by SWFWMD. Where reasonably feasible, the Development shall utilize LID methods to reduce the impact of nutrients on natural wetlands systems. These LID methods may include low impact stormwater design consisting of vegetated swales and buffers, where reasonably feasible, prior to discharge of treated stormwater, tree cluster-rain gardens, pervious pavement, conserving natural areas and wetlands, minimizing development impacts, attempting to maintain site runoff rates, the use of integrated management practices, the implementation of pollution prevention, proper maintenance, and public education.

4. Karst Cover. Soil boring(s) shall be used to verify that suitable soil cover is maintained between each DRA bottom and any subsurface limestone rock strata, limestone pinnacles, or potential karst connections, consistent with applicable regulatory criteria.

5. Periodic Inspections. Once the on-site surface water management system is constructed in accordance with SWFWMD permit requirements, the Developer’s engineer shall certify that the on-site surface water management system is in substantial conformity with the local and state regulations. Thereafter, periodic inspections shall be conducted to ensure that the system is being properly maintained in keeping with its permitted design, and can accomplish the permitted level of stormwater storage/treatment for which it was designed and intended.

E. Wetlands and Invasive Species.

1. The Developer shall protect wetland areas through a combination of (1) BMPs; (2) SWFWMD and FDEP Environmental Resource Program (“ERP”) permitting criteria; (3) compliance with the rules and regulations of the U.S. Environmental Protection Agency (“EPA”); (4) NPDES compliance; (5) compliance with applicable mitigation requirements for any wetland impacts approved by the County and applicable permitting agencies; (6) conservation easements in favor of the POA, HOA or CDD, as applicable, which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), *Florida Statutes*, where required by the C/PDP Rezoning, the Master Plan, or this DA; and (7) wetland/upland buffers as specified in this Development Agreement.

2. The Developer shall protect on-site surface waters from construction impacts through various measures, including the use of staked hay bales and silt screen fences, to protect wetlands from erosion and sediment transport.

3. Invasive exotic species shall be removed from all areas as required by the County’s Land Development Regulations or the approved C-PDP Rezoning or Master Plan during horizontal site development construction. These areas shall also be maintained as

needed by the POA, HOA or CDD, as applicable, with invasive plant management techniques approved by any applicable agency development permit(s).

F. Flood Plains. The Developer shall comply with the County's Flood Damage Prevention and Protection Ordinance, the County's Buildings and Building Regulations Ordinance, Federal Emergency Management Agency ("FEMA") regulations and SWFWMD regulations, and shall use the best available data regarding flood plains/flood-prone areas, as authorized by law and accepted by SWFWMD and the County at the time of construction plans approval.

G. Common Area Maintenance and Resident Education.

1. The Developer agrees to include in its HOA Covenants, Conditions and Restrictions ("CC&Rs") a requirement that where the use of pesticides and/or chemicals are necessary for grounds maintenance within the Development (specifically including open spaces and common areas), such pesticides and chemicals shall be used sparingly and only in accordance with BMPs and provisions of the Florida Yards and Neighborhoods Program. The CC&Rs shall be recorded at the time of approval of each final subdivision plat against those portions of the Development subject to such plat. Furthermore, the Developer agrees that during the period of ownership or control of all portions of the Development where the use of pesticides and/or chemicals are necessary for grounds maintenance, within those portions of the Development it continues to own or control, such pesticides and chemicals shall be used sparingly and only in accordance with BMPs and the provisions in this Paragraph.

2. The Developer (or its designated builders) shall provide new residential property owners with materials and information regarding the Florida-Friendly Landscaping Program, a University of Florida/IFAS Extension program in cooperation with the Hernando County Utilities Department ("**Florida-Friendly Landscaping Program**"), and the County's Fertilizer Ordinance (Ch. 28, Article XII), and encourage use of the principles, techniques, and landscaping recommendations within such materials and information. Such guidelines shall be included in the HOA CC&Rs for the Property as well.

H. Soils and Erosion.

1. Grading Plan. The grading plan shall be provided to the County at the time of, and in connection with, each set of construction plans, or functional equivalent, application.

2. Site Disturbance/Erosion.

a. The Development shall be designed to minimize site disturbance and erosion by construction phasing, limiting site clearance while maximizing retention of existing vegetation, and timely revegetating cleared areas.

b. The Developer shall use BMPs (*i.e.*, those BMPs generated by FDEP and SWFWMD) to control soil erosion.

c. The Developer shall protect on-site surface waters from construction impacts through various measures, including the use of staked hay bales and silt screen fences to reduce both erosion and sediment transport into wetland areas.

d. The Developer shall minimize wind erosion from clearing and grubbing operations by performing such operations only on individual parcels of land where construction is scheduled to proceed.

e. The Developer shall minimize fugitive dust through sodding, water sprinkling, seeding, mulching or planting of landscaped material in cleared and disturbed areas.

f. Should any noticeable soil slumping or sinkhole formation become evident before or during construction activities, the Developer shall comply with the permit conditions of SWFWMD to develop a plan of action and corrective measures to correct the problem. Once a plan of action and corrective measures are determined, the Developer shall complete the required actions/measures in accordance with any permit requirements.

g. A geotechnical report prepared by a Florida Registered Geotechnical Professional Engineer shall be provided for review by the County Engineer at the time of construction plans review to identify and recommend BMPs and professionally recognized engineering practices that address the identification of unsuitable soils, if present, to include the following:

i. The stripping of existing topsoil and vegetation/roots and undercutting pockets of organic soils and/or deleterious material, if encountered.

ii. The backfilling and compaction with structural fill in required lifts.

iii. The compaction and densification of the ground surface to recommended standards and depths.

I. Buffers, Open Space and Natural Vegetation.

1. Open space shall meet the minimum requirements of the Code and shall generally include the buffer areas, neighborhood parks, drainage areas, preserved natural vegetation, and pedestrian trails, as ultimately approved in conjunction with the C/PDP Rezoning Master Plan, conditional plat, construction plans review and/or site development review.

a. The Developer shall provide the County an accounting upon each application for conditional plat, of the allocation of open space acreage for that conditional plat and an accounting of the total cumulative open space at that point in the development process.

b. Passive recreational activities, including but not limited to boardwalks, pervious and impervious trails, picnic areas, and wildlife viewing, may be permitted in open space and drainage areas as designated at the time of conditional plat review.

2. Preserved natural vegetation shall meet the minimum requirements of the Code and may include the buffer areas identified in the approved C/PDP Rezoning and Master Plan, as ultimately approved in conjunction with the C/PDP Rezoning Master Plan, conditional plat, construction plans review and/or site development review.

a. The Developer shall provide the County an accounting upon each application for conditional plat, of the allocation of preserved natural vegetation acreage for that conditional plat and an accounting of the total cumulative preserved natural vegetation at that point in the development process.

b. Because the Property lacks any significant areas of existing natural vegetation, the Developer may install native vegetation using Florida Friendly Landscaping practices. Preserved natural vegetation and/or planted vegetation may be used to meet this requirement.

3. The Developer shall incorporate into its POA, HOA and/or CDD documents, at a minimum: management provisions for all perimeter natural buffers, open spaces and pedestrian trails; identification and protection of any listed animal and plant species; and provisions for the distribution of educational materials to the Development's residents.

J. Water Supply and Conservation.

1. Water Supply. The Hernando County Utilities Department ("HCUD") shall provide water supply for the Development, as required in Section IV below, subject to the following terms and conditions:

a. No individual resident wells shall be allowed; however, non-potable wells or reclaim water service shall be allowed for multi-family or commercial parcel sites under a single ownership, and common area irrigation managed by the POA, HOA or CDD, as applicable.

b. The Developer shall provide HCUD with a phasing schedule for the projected delivery of occupied residential units and non-residential square footage anticipated on an annual basis for a 10 year forecast period, which projections shall be updated annually by the Developer to enable HCUD to plan and to construct capital improvements to its water and wastewater treatment facilities, as required

to meet the service commitment to the Development set forth in Section IV below. An initial phasing schedule is attached hereto as **EXHIBIT “C”**, and made a part hereof, for the purposes stated above.

c. In consideration for the County’s commitment to reserve utility service capacity for the Development pursuant to Section IV below, the Developer has agreed to reserve an approximate one-quarter (0.25) acre well site in a location along the western boundary of the Development and near Lockhart Road for potential acquisition by HCUD as part of its regional potable water supply system (“**Well Site**”), subject to the following terms and conditions:

i. The County shall commence immediately and then complete its feasibility analysis for the Well Site prior to the Developer’s request for approval of its conditional plat for the first phase of development within the Development, including, without limitation, any soils composition, water quantity, or water quality analysis.

ii. In the event the initial proposed site does not satisfy the County’s soils composition or water quality requirements, the Parties shall cooperate in good faith to locate an alternative location for the Well Site, which in any event shall be determined prior to the Developer’s request of its conditional plat approval for the first phase of development within the Development, such that the development plan schedule is not adversely impacted by the County’s feasibility analysis. Any mutually agreed relocation of the Well Site shall not require any Master Plan amendment, C-PDP Rezoning Amendment, or Development Agreement amendment for the Development.

iii. The County shall not delay, impede, or condition the Developer’s conditional plat approval for the first phase of development within the Development by reason of any County delay in completing its feasibility analysis for the Well Site.

iv. Once the location is approved by the County, the Developer shall reserve for a period of five (5) years the Well Site, or in such acreage and at such location as otherwise mutually agreed by the parties. If the County elects to acquire the site, the land valuation shall be at fair market value (pursuant to appraisal performed in accordance with Uniform Standards of Professional Appraisal Practice); provided, however, that the parties may negotiate such compensation in the form of cash consideration or impact fee/PDD Area Plan surcharge fee credits. If the County accepts the land, the County acknowledges that the Well Site shall be deemed a “public facility” and, therefore, not part of the retail, commercial, or office development entitlements authorized for the Development (in other words, the square footage in the public facility shall not be counted against the Development’s approved entitlements). Should the County elect to not

acquire the site, it shall revert to the approved use(s) set forth in the Master Plan.

v. Effective immediately upon execution and approval of this Development Agreement, the owners and Developer shall grant HCUD access to the site to perform soil, water quantity and water quality testing to verify adequacy for public water use.

vi. The Developer shall disclose the domestic supply Well Site location in the Homeowner Association Documents for the residential portions of the Development, so that residents are aware of such future well location.

vii. In the event HCUD elects to acquire, close upon and construct the Well Site facilities, and in the event there is not public roadway access to the Well Site, the Developer shall provide the County with permanent, non-exclusive access and utility easements over applicable private roadways within the adjacent portion(s) of the Development, for ingress and egress for operation and maintenance of the Well Site facilities. Developer agrees to grant a separate Temporary Construction Easement (TCE) for a reasonable size adjacent to the Well Site facility for its construction.

d. The Developer and HCUD shall enter into a Water and Sewer Service Agreement (“**W&S Agreement**”) pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the foregoing terms herein and Section IV below. The Developer shall be responsible for extending all water lines to the Development to serve such Development.

e. The Developer agrees to design and construct a water main from the County water distribution system located on Lockhart Road to the Development’s primary entrance, including internal distribution lines with an external stub to the eastern boundary of the Property (I-75) within the area designated for Dashback Street in accordance with the terms of the W&S Agreement to be negotiated.

f. The Developer acknowledges that wastewater treatment capacity for the Development is limited until the Ridge Manor Water Reclamation Facility Expansion Project is substantially completed (anticipated June of 2028). Despite such limitation, HCUD agrees to review and approve conditional plat(s) and construction drawing(s) submitted for the Development and provide general inspections for utility infrastructure during construction.

g. The Developer (or its designated builders) shall be liable for all water connection fees established in the Hernando County Code of Ordinances and applicable rate resolutions in effect at the time for each commercial building and each residential unit upon application for a building permit.

2. Water Conservation. The Development shall utilize the following water conservation techniques:

a. Minimum flush volume toilets shall be standard in residential and non-residential construction.

b. “WaterSense” fixtures shall be used on interior plumbing for residential construction and used where applicable in non-residential construction.

c. Automatic shut-off faucets shall be used where applicable in non-residential construction.

d. “WaterSense” irrigation controllers shall be installed on all residential and non-residential irrigation systems.

e. Low-volume irrigation spray heads, as well as drip systems, shall be used where appropriate for both residential and non-residential landscaping. Residents shall be encouraged to use water-conserving devices for additions they might make to their irrigation systems.

f. Drought tolerant landscaping shall be utilized. The Developer shall ensure that all landscape design and maintenance throughout the Development on Developer maintained property conforms to the Florida-Friendly Landscaping Program

g. The use of high maintenance sod, such as St. Augustine, or high-water use landscaped common areas, shall be discouraged.

h. Residential lot landscaping requirements shall comply with LDC Section 10-29.

i. The Developer shall ensure that irrigation systems operated for Developer common or controlled areas utilize and maintain computerized irrigation based on weather station information, moisture sensing systems to determine existing soil moisture, evapotranspiration rates, and zone control, to ensure water conservation.

j. The Developer shall encourage that irrigation systems installed for single-family residences in the Development, and fertilizer and pesticides practices, conform to the Florida-Friendly Landscaping Program standards at the time of initial installation of the irrigation system.

k. The Developer shall ensure that the Development's grounds maintenance staff and/or landscape installation/maintenance firms are trained and educated in the practices mandated by the Florida-Friendly Landscaping Program. The staff and/or firms shall ensure that ongoing landscape maintenance activities shall continue to adhere to such Program.

1. The Developer shall encourage ENERGY STAR certified laundry machines and dishwashers where hook-ups are provided in individual units, and in all common laundry rooms.

K. Wastewater. HCUD shall provide wastewater service to the Development as required in Section IV below, subject to the following terms and conditions:

1. The Developer and HCUD shall enter into a W&S Agreement pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the foregoing terms herein and Section VI Below. The Developer shall be responsible for extending all wastewater lines to the Development to serve such Development.

2. The Developer agrees to design and construct a wastewater force main from the 16" force main located at the western edge of the I-75 right-of-way and Old Trilby Road to serve the Development, with such connection subject to HCUD approval of the wastewater model, which will be submitted at the time of conditional plat.

3. The Developer agrees to provide right-of-way and utility easement accommodations to allow for a force main connection under I-75 within the future Dashback Street right-of-way.

4. The Developer (or its designated builders) shall be liable for all water connection fees and other fees established in the Hernando County Code of Ordinances and applicable rate resolutions in effect at the time for each commercial building and each residential unit upon application for a building permit.

L. Fire Protection, EMS Services, and Public Capital Facilities.

1. The Development shall pay all applicable Fire Protection and Emergency Medical Services Capital Facilities Impact Fees for the Development.

2. The Development also shall pay the Public Capital Facilities Impact Fee Surcharge(s) for Development within the I-75/SR 50 PDD.

M. Neighborhood Parks.

1. For the purposes of this Development Agreement, a neighborhood park is a small park designed to serve the residents within the Development or a portion thereof with basic recreational amenities, such as playgrounds, play fields, and picnic areas. An amenity center, which may include a community pool, meeting room, and/or fitness center, shall be considered a neighborhood park.

2. Based upon the total number of single family detached residential lots within each conditional plat, the Developer shall provide the minimum neighborhood park acreage as follows:

Dwelling Units	Requirement
	Page 12 of 22

0 – 50 dwelling units	1 acre
51 – 250 dwelling units	1 acre plus 0.01 acres for each dwelling unit over 50, for a maximum of 3 acres
251 – 500 dwelling units	1 acre of land per 100 dwelling units, with a minimum of 3 acres and a maximum of 5 acres, or fraction thereof
501 dwelling units or more	5 acres for the first 500 dwelling units plus 0.0125 acres for each dwelling unit over 500, for a maximum of 20 acres

3. The required neighborhood park system may consist of single or multiple neighborhood park sites, but in no event shall the required site be less than one (1) acre in size.

4. Notwithstanding anything to the contrary, a neighborhood park may serve multiple single family communities within the Development (“**Semi-Regional Park/Amenity**”). Should a single family community seek to use a previously approved Semi-Regional Park/Amenity, the Developer shall provide the County an accounting upon each application for conditional plat, of the acreage allocation of the Semi-Regional Park/Amenity utilized for that conditional plat and an accounting of the total cumulative Semi-Regional Park/Amenity acreage utilized thus far in the development process.

5. The above on-site park site requirements are in addition to, and not in lieu of, the payment of Parks Impact Fees. Such Fees shall be paid at the prevailing rate.

6. The Development also shall pay the Parks Impact Fee Surcharge(s) required for the Development within the I-75/SR 50 PDD.

N. Schools.

1. School Concurrency. With respect to school concurrency, the following shall apply to the Development:

a. For information purposes only, the Developer shall generate a Development absorption schedule, with each approved conditional plat differentiating age restricted and non-age restricted dwelling units and updated on an annual basis based upon actual home occupancy, and shall provide the same to HCSD and the Hernando County Planning Department.

b. The Developer shall apply for a school concurrency determination prior to conditional platting for each phase of the Development pursuant to then current interlocal agreement in force and Hernando County Code. If there is insufficient school capacity at such time for the then-proposed phase(s), the Developer the County, and the Hernando County School District shall enter into a written agreement for mitigation as required by the Public School Facilities Element of the Hernando County Comprehensive Plan. Any such required mitigation agreement shall be consistent with Section 163.3180, Florida Statutes,

as amended, and the then current countywide school concurrency ordinance, which establishes uniform school concurrency mitigation payment requirements for all residential projects within Hernando County, and which ordinance shall apply to the Development from and after the effective date of such ordinance.

2. Educational Facilities Impact Fee. Independent from any concurrency requirements above, the Development shall pay applicable countywide Educational Facilities Impact Fees, except, so long as required by Florida law, that any mitigation payment made to the Hernando County School District shall be credited against the collection of the Educational Facilities Impact Fees in accordance with the then current Interlocal Agreement.

3. PDD Surcharges. The Development also shall pay the ten percent (10%) Educational Facilities Impact Fee Surcharge(s) for Development within the I-75/SR 50 PDD, except, so long as required by Florida law, that any mitigation payment shall be credited against the collection of the Educational Facilities Impact Fee Surcharge(s) in accordance with the then current Interlocal Agreement.

4. Conflict. In the event there is a conflict between the above sections and the then current Interlocal Agreement in force between the Hernando County School District and Hernando County, the Interlocal Agreement shall control.

O. Bicycle/Pedestrian Connectivity.

1. The Developer shall provide a network of trails, sidewalks, and bicycle/pedestrian facilities to interconnect the Development. A conceptual connectivity plan shall be provided with each conditional plat or phase of development, and further defined during the construction plans process. Connectivity may use open/recreation space, and perimeter buffer areas, as permitted by this Development Agreement, in the Developer's discretion. Trails may be designed to be pervious or impervious, as determined by the Developer. The Development may include gated/restricted-access communities which may limit access appropriately.

2. All sidewalks shall be designed and constructed in accordance with the requirements of the Florida Accessibility Code and Hernando County Facilities Design Guidelines.

P. Transportation Mitigation Requirements.

1. Required Right-of-Way Dedications. The Developer shall convey to the County for public use, by plat or warranty deed (in such form and with such legal description and sketch as approved by the County) those lands within the Development related to the rights-of-way specified below as required by the I-75/SR 50 PDD Area Plan and as conceptually depicted on the C/PDP Master Plan:

a. Lockhart Road. The right-of-way for any portion of Lockhart Road contiguous with and adjacent to the Development's western boundary, to the extent

necessary to provide a right of way width of 80 feet from the existing centerline of Lockhart Road adjacent to the Development.

b. Future Dashback Street. The right-of-way for a future east-west roadway to cross I-75 (Dashback Street) at a width ranging from 80 feet near Lockhart Road to 160 feet near I-75.

2. Terms for Right-of-Way Conveyances. The foregoing rights-of-way conveyances are collectively referred to in this Development Agreement as the “**Right-of-Way Dedications**,” as identified in Paragraph (1) above. Where required, the Right-of-Way Dedications shall include retention/detention areas for any adjacent roadway segment; provided, however, that such roadway drainage may be commingled with Development drainage. Any required roadway drainage for adjacent roadway segments shall be determined not later than the conditional plat, or functional equivalent, approval for the adjacent Development phase. Unless required sooner by the County for roadway improvements to be made by the County or others, the Right-of-Way Dedications shall be made as each adjacent land phase is platted for the Development, or as such roadway segment otherwise is required for access to the Development. The Developer shall be entitled to impact fee credits in accordance with Section 163.31801(5)(a), Florida Statutes, and appropriate sections of the Hernando County Code.

3. Additional Transportation Mitigation Measures. The TIA identified certain required transportation improvements. Additionally, the County’s approval letter dated April 1, 2026 identified additional traffic mitigation requirements. Specifically, the following improvements must occur when warranted:

a. The Developer must construct a 505-foot southbound left turn lane at Project Access “A” (as identified in the TIA), unless otherwise approved by the County.

b. The Developer must construct a 290-foot northbound right turn lane at Project Access “A” (as identified in the TIA).

Q. Historic and Archeological Resources. In the event any archaeological artifacts are discovered during construction, the Developer shall stop construction in that area and immediately notify the County and the Division of Historical Resources of the Florida Department of State. Proper protection measures, under the supervision of a qualified professional, shall be undertaken to the satisfaction of the County and the Division of Historical Resources of the Florida Department of State, and shall be provided by the Developer.

R. Solid Waste Collection. The Development shall be deemed a Universal Collection Service Area, pursuant to Section 14-46(d) of the Code (as the same may be amended or renumbered from time to time), for purposes of the pick-up and disposal of solid waste and recyclables.

S. Transit. The Developer agrees to provide an appropriate transit stop location within or adjacent to a mixed-use, multi-family, or other non-residential use area within the Development.

The transit location shall be mutually agreed upon by the County and the Developer and shall include a pull-out lane, protective shelter, and such other appurtenances as mutually agreed by the County and the applicable Developer.

T. Affordable Housing. The Developer may, but shall not be required to, designate and construct a portion of the residential dwelling units within the Development as affordable or workforce housing units. Any such designation shall be made at the sole discretion of the Developer and may occur at the time of conditional plat or site plans for the applicable phase or parcel. An inclusionary housing plan shall be included as part of the application submittal for site plan or conditional plat approval, outlining the total number of affordable units, income levels, etc. If the Developer elects to provide affordable or workforce housing units, such units shall comply with the applicable income eligibility standards, affordability periods, and regulatory requirements established by the County's affordable or workforce housing regulations or policies in effect at the time of approval, unless otherwise approved by the County. The Developer shall be eligible for incentives to construct affordable units, which may be negotiated with the County as such time the Developer seeks a conditional plat or site plan for the applicable phase or parcel.

SECTION IV - CONCURRENCY

A. Potable Water. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for potable water to serve the Development Entitlements, with an estimated demand of:

GPD for Residential	317,450
TOTAL	317,450

has been satisfied, subject to full compliance with the W&S Agreement and the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

B. Sewage Treatment (Wastewater). Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for sewage treatment (wastewater) for the Development Entitlements, with an estimated demand of:

GPD for Residential	181,400
TOTAL	181,400

has been satisfied, subject to full compliance with the W&S Agreement and the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

C. Drainage/Stormwater Management Facilities. Pursuant to the County's Adequate Public Facilities Ordinance, the County hereby deems that concurrency for stormwater management to serve the Development Entitlements, together with the proposed construction of the necessary drainage/stormwater management facilities and DRAs, has been satisfied, conditioned upon the Developer obtaining all applicable state and local permits and further subject to full compliance with the terms of this Development Agreement, and assuming that no substantial

deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation. Notwithstanding the foregoing, no building permit shall be issued for development unless and until the Developer provides evidence to the satisfaction of the County that adequate drainage/stormwater management facilities shall be available concurrent with the impacts of the Development at the levels of service adopted in the Hernando County Comprehensive Plan and all applicable County codes and regulations.

D. Solid Waste. Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for solid waste for the Development Entitlements, with an estimated demand of:

Pounds Per Day for Residential	10,211
TOTAL	10,211

has been satisfied, subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

E. Parks and Open Space. Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for parks and open space for the Development and/or their aggregate equivalent on the Property, with an estimated demand of:

User-Oriented Parks	4.30 acres
Open Space	4.30 acres

has been satisfied, subject to full compliance with the terms of this Development Agreement, and assuming that no substantial deviation occurs which would require concurrency under this Paragraph to be reevaluated, or would require additional mitigation.

F. Transportation. Pursuant to the County’s Adequate Public Facilities Ordinance, the County hereby deems that concurrency for transportation (roads) for the Development is satisfied by the Developer’s compliance with this Development Agreement.

G. Substantial Modification. In the event a substantial modification (in accordance with the County’s Land Development Regulations) occurs in the course of developing the Development necessitating an amendment to this Development Agreement (see Section V below), then the County reserves the right to reevaluate its concurrency approvals under this Section, and to require additional data, analysis, studies, and mitigation, without limitation, from the Developer, pursuant to applicable laws, ordinances and regulations.

SECTION V - FURTHER PROVISIONS

A. This Development Agreement shall run with the land and shall be binding upon all affected persons, including the successors and assigns of the Owner and/or Developer.

B. The County shall record this Development Agreement, in the Official Records of Hernando County, Florida, within fourteen (14) days after the adoption date hereof by the BOCC, and shall provide a copy of the recorded documents to the Developer and to the School Board.

C. In the event any portion or section of this Development Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Agreement, which shall remain in full force and effect.

D. The Development (as approved under this Development Agreement) shall not be subject to down-zoning, unit density reduction, or intensity reduction from the Effective Date of this Development Agreement until the development approvals granted hereunder terminate pursuant to this Development Agreement, or applicable law.

E. The School Board is joined in this Development Agreement solely as to Section III(N) and Section V. The Parties may amend this Development Agreement, without the approval of the School Board, with respect to any provisions which the School Board has not joined.

F. This Development Agreement shall expire as provided in Section II above.

G. The approval of this Development Agreement shall not exempt any portion or unit of the Development from the payment of all required impact fees or impact fee surcharges at the prevailing rate. Impact fees and impact fee surcharges shall be due in full without credit or offset, except as expressly provided for in this Development Agreement or as provided in State law or Hernando County Code.

H. The Chairman of the BOCC is authorized to execute this Development Agreement on behalf of Hernando County, Florida.

I. Nothing herein shall be construed as prohibiting the Developer from requesting that the BOCC review the interpretation, implementation or enforcement of this Development Agreement.

J. The Parties may execute this Development Agreement in duplicate originals, with separate signature pages, all of which shall constitute and comprise the same original Development Agreement. The fully executed original Development Agreement shall be recorded in the Official Records of Hernando County, Florida, as provided herein.

[SIGNATURES ON FOLLOWING PAGES]

ADOPTED IN REGULAR SESSION THIS ____ DAY OF _____, 2026.

**ACCEPTED AND AGREED TO BY
HERNANDO COUNTY, FLORIDA:**

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

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

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

By: _____
County Attorney's Office

**ACCEPTED AND AGREED
TO BY THE DEVELOPER:**

The Developer (by and through its Agent named below) hereby accepts and agrees to all terms, conditions and restrictions contained in the Development Agreement set forth above and further agrees to be bound by the same for itself, and its heirs, successors and/or assigns as long as this Development Agreement remains effective. Notwithstanding anything herein, the terms, conditions and restrictions above shall terminate when this Development Agreement expires, unless the Development Agreement expressly provides for the term, condition or restriction to remain in effect following the expiration of the Development Agreement.

WITNESSES:

JACK MELTON FAMILY, INC., a Florida corporation

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

Date: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20__, by _____ of JACK MELTON FAMILY, INC., a Florida corporation, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

Notary Public

Name printed

My Commission Expires: _____

**ACCEPTED AND AGREED TO
BY THE SCHOOL BOARD OF
HERNANDO COUNTY, FLORIDA
Solely as to Section III(N) and Section V**

Attest:

**SCHOOL BOARD OF HERNANDO
COUNTY, FLORIDA**

By: _____

Name: _____

Title: _____

Date: _____

Approved as to form and legality by legal
counsel to the School Board of Hernando
County, Florida, exclusively for its use and
reliance.

By: _____

Christopher J. Wilson

Date: _____

SCHEDULE OF EXHIBITS

- EXHIBIT “A”** Legal Description of the Property
- EXHIBIT “B”** Approved Master Plan per Approved C/PDP Rezoning
(BOCC Approved on _____)
- EXHIBIT “C”** Initial Phasing Schedule

EXHIBIT "A"

SECTION 07 & 18, TOWNSHIP 23 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

GINNY GROVE LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, RUN S89°27'56"E, 367.71 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HWY #75; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S27°39'25"W, 2145.77 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 5879.58 FEET, A CENTRAL ANGLE OF 27°35'08", AND A CHORD BEARING AND DISTANCE OF S13°52'28"W, 2803.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 2830.76 FEET; THENCE S00°36'44"W, 75.80 FEET; THENCE S89°40'31"W, 24.69 FEET; THENCE S00°01'18"E, 749.95 FEET; THENCE N89°29'46"E, 24.28 FEET; THENCE S00°04'53"W, 2059.30 FEET TO A POINT OF CURVATURE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3669.72 FEET, A CENTRAL ANGLE OF 13°02'19", AND A CHORD BEARING AND DISTANCE OF S06°35'40"W, 833.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 835.11 FEET; THENCE N89°57'49"W, 928.03 FEET; THENCE S03°17'36"W, 510.09 FEET; THENCE N89°10'19"W, 307.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF LOCKHART ROAD; THENCE N00°06'10"E, 907.96 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°10'35"E, 2645.68 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°03'51"E, 1966.99 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, RUN S89°31'21"E, 1307.97 FEET; THENCE N00°06'32"E, 657.61 FEET; THENCE N00°06'05"E, 2687.55 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE, RUN S89°28'40"E, 1339.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 226.92 ACRES MORE OR LESS.

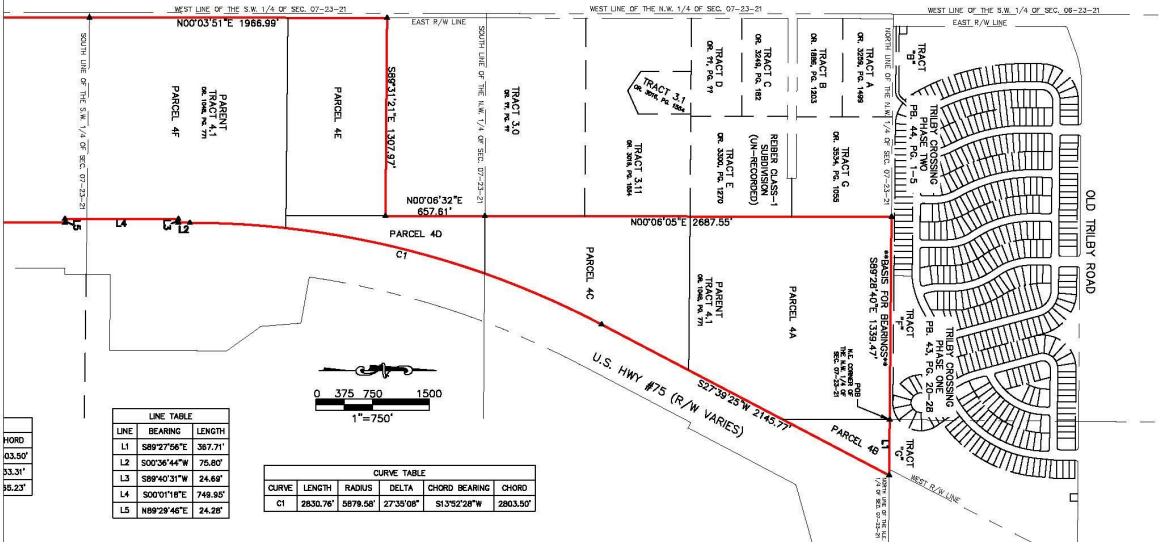
LEGEND AND ABBREVIATIONS		1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°27'56" ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 07-23-21. BEARINGS SHOWN HEREON ARE GRID BEARINGS.	
C1 = SEE CURVE TABLE	P.G. = PAGE	2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND INFORMATION FOUND IN PLACE.	
L1 = SEE LINE TABLE	FNAD = FOUND NAIL AND DISK	3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DUGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.	
(C) = CALCULATED	SIPC = SET IRON PIN AND CAP	4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.	
(R) = RECORD OR PLAT	FIPC = FOUND IRON PIN AND CAP	5. THE CIRCUMFERENCE OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT RUN BY THIS SURVEYOR.	
R/W = RIGHT OF WAY	FCM = FOUND CONCRETE MONUMENT	6. ADDITIONS, DELETIONS, REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PAINTER IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PAINTER.	
P.O.C. = POINT OF COMMENCEMENT	Δ = DESCRIPTIVE POINT	7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.	
P.O.B. = POINT OF BEGINNING	□ = FOUND CONCRETE MONUMENT (AS SHOWN)	8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.	
SEC = SECTION	○ = FOUND IRON PIN AND CAP (AS SHOWN)	9. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.	
CL.F. = CHAIN LINK FENCE	△ = FOUND NAIL AND DISK (AS SHOWN)	10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S-17) OF THE FLORIDA ADMINISTRATIVE CODES, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.	
O.R. = OFFICIAL RECORD	⊠ = FORCEMAIN GATE VALVE	11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE AE (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE A (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120115, MAP NUMBER 12053C, PANEL NUMBER 0218-3, 0228-3, 0357-3, & 0374-3, EFFECTIVE DATE 02/25/2015.	

4 OF 4 PAGES	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DRAWN BY</th> <th>SURVEYOR</th> <th>REUSE OF DOCUMENT</th> </tr> </thead> <tbody> <tr> <td>04/26/2015</td> <td>RAA</td> <td>SPD</td> <td>THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.</td> </tr> </tbody> </table>	DATE	DRAWN BY	SURVEYOR	REUSE OF DOCUMENT	04/26/2015	RAA	SPD	THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	<p>Engineering Planning Surveying Environmental Transportation Construction Management</p> <p>966 Candlelight Boulevard - Brooksville - Florida 34601 (850) 798-4423 - Fax (850) 798-4300 E8-0000142</p>	<p>SKETCH ONLY FOR LEGAL DESCRIPTION OF GINNY GROVE ** NOT A BOUNDARY SURVEY **</p> <p>PREPARED FOR AND CERTIFIED TO: JACK MELTON FAMILY, INC.</p>
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EXHIBIT "A"

SECTION 07 & 18, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA

LOCKHART ROAD (R/W VARIES)



LINE	BEARING	LENGTH
L1	S89°27'56\"E	387.71'
L2	S00°36'44\"W	75.80'
L3	S89°40'31\"W	24.69'
L4	S00°01'18\"E	749.95'
L5	N89°29'46\"E	24.26'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	2830.76'	5879.58'	27°35'08\"	S17°52'28\"W	2803.50'

LEGEND AND ABBREVIATIONS

C1 = SEE CURVE TABLE
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C.L.F. = CHAIN LINK FENCE
O.R. = OFFICIAL RECORD

P.G. = PAGE
F.N.M.D. = FOUND NAIL AND DISK
S.I.P.C. = SET IRON PIN AND CAP
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F.C.M. = FOUND CONCRETE MONUMENT
F.C.M. = FOUND CONCRETE MONUMENT
F.N.M.D. = FOUND NAIL AND DISK (AS SHOWN)
F.I.P.C. = FOUND IRON PIN AND CAP (AS SHOWN)
F.N.M.D. = FOUND NAIL AND DISK (AS SHOWN)
F.M.G.V. = FORESMAN GATE VALVE

- BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°29'40\"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 07-23-21. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
- BASE FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MANIFESTATION FOUND IN PLACE.
- NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DISKS TO CORNER SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
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Coastal Engineering Associates, Inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(850) 798-0423 - Fax (850) 798-8300
EIS-0000142

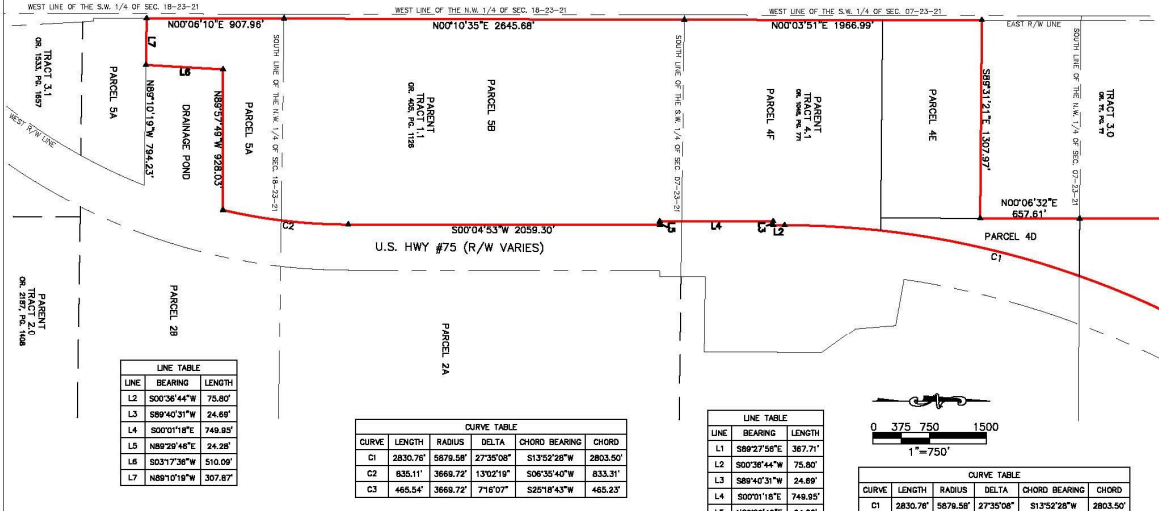
SKETCH ONLY FOR LEGAL DESCRIPTION OF GINNY GROVE NOT A BOUNDARY SURVEY

PREPARED FOR AND CERTIFIED TO: JACK MELTON FAMILY, INC.

EXHIBIT "A"

SECTION 07 & 18, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA

LOCKHART ROAD (R/W VARIES)



LINE	BEARING	LENGTH
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L7	N89°10'18"W	307.87'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	2830.78'	5878.58'	27°35'08"	S13°52'28"W	2803.90'
C2	833.11'	3668.72'	13°02'14"	S06°35'40"W	833.31'
C3	465.54'	3668.72'	7°16'07"	S25°18'43"W	465.23'

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- FM = FOREDMAN GATE VALVE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF S89°29'46"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 07-23-21. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
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8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
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DATE	DRAWN BY	SURVEYOR	REUSE OF DOCUMENT
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DATE	REVISION	COMMENTS	

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

966 Candlelight Boulevard - Brooksville - Florida 34601
(850) 798-8423 - Fax (850) 798-8300
E8-0000142

SURVEYOR CERTIFICATE
I, THE SURVEYOR, HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE PLAT AND THE FIELD NOTES AND THE INSTRUMENTS USED IN THE SURVEY AND I CERTIFY THAT THE SAME ARE TRUE AND CORRECT AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE (S-17) OF THE FLORIDA ADMINISTRATIVE CODES.

Scott M Osborne
Professional Engineer
No. 12013
Florida State Board of Professional Engineers, Architects, and Surveyors

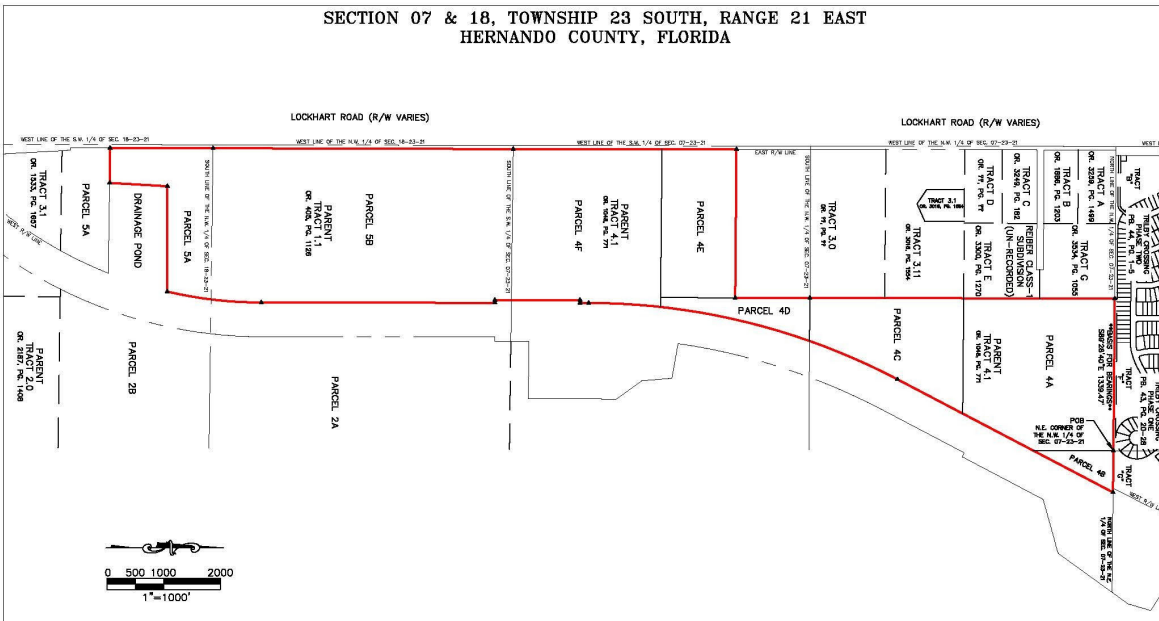
SKETCH ONLY
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OF GINNY GROVE
** NOT A BOUNDARY SURVEY **

PREPARED FOR
AND
CERTIFIED TO:
JACK MELTON FAMILY, INC.

3 OF 4

EXHIBIT "A"

SECTION 07 & 18, TOWNSHIP 23 SOUTH, RANGE 21 EAST HERNANDO COUNTY, FLORIDA



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- ⊠ = FORGEMAN GATE VALVE

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10. THE EXPOSED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S-17) OF THE FLORIDA ADMINISTRATIVE CODES IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE AE (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE A (AREA DETERMINED TO FALL INSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120113, MAP NUMBER 120133C, PANEL NUMBERS 0218-3, 0219-3, 0257-3 & 0276-3, EFFECTIVE DATE 02/05/2015.

SHEET 1 OF 4	DATE: 04/06/2015 DRAWN BY: RAA SURVEYOR: SPD	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	Engineering Surveying Environmental Transportation Construction Management engineering associates, inc. 866 Candlelight Boulevard - Brooksville - Florida 34601 (850) 798-6423 - Fax (850) 798-8300 EB-0000142	SURVEYOR CERTIFICATE I, Scott M. Osborne, a duly licensed and active member of the Florida Board of Professional Engineers, do hereby certify that I am the author of the above described survey and that I am duly qualified to perform the same in accordance with the standards of practice of the Florida Board of Professional Engineers.	SKETCH ONLY FOR LEGAL DESCRIPTION OF GINNY GROVE ** NOT A BOUNDARY SURVEY ** PREPARED FOR AND CERTIFIED TO: JACK MELTON FAMILY, INC.
	REVISION DATE: _____ COMMENTS: _____				

[Insert Legal Description]

EXHIBIT “B”

[Insert Approved Master Plan]

EXHIBIT “C”

**Ginny Grove
Initial Phasing Schedule**

Year	Units
2028	150
2029	200
2030	200
2031	200
2032	157
Total Units	907

A. Item Currently Budgeted -													
Account Name		No Financial Impact											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Original Approved Budget		+ Budget Amendments		- Expenditures / Encumbrances To Date		= Current Available Budget		- Present Request		= Remaining Balance Available			
\$ _____		\$ _____		\$ _____		\$ _____		\$ _____		\$ _____			

B. Item Currently Not Budgeted -**													
Account Name													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Original Approved Budget		+ Budget Amendments		- Expenditures / Encumbrances To Date		= Current Available Budget		- Present Request		= Remaining Balance Available			
\$ _____		\$ _____		\$ _____		\$ _____		\$ _____		\$ _____			

B. Item Currently Not Budgeted -**													
Funding Source													
Account Name													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount \$		_____											

Funding Source													
Account Name													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount \$		_____											

C. History	
Check one:	
Prior Year Budget:	<input type="radio"/>
New for Current Year:	<input type="radio"/>
Prior Year Approved Budget:	\$ _____
Prior Year Actual Spent:	\$ _____

**** WHEN ITEM NOT CURRENTLY BUDGETED IS APPROVED BY THE SCHOOL BOARD, THIS WILL SERVE AS THE BUDGET AMENDMENT****



Hernando School District

School Board Workshop

Agenda Item # 5. 26-3787

5/26/2026

Title and Board Action Requested

Informational item on the 2025-26 for the PACE Center for Girls of Hernando County

Executive Summary

The Assistant Superintendent of Teaching and Learning, on behalf of the Superintendent of Schools, hereby requests the Board to review the informational item for the PACE Center for Girls of Hernando County.

My Contact

Gina Michalicka
Assistant Superintendent of Teaching and Learning
352-797-7000 ext. 70404
Michalicka_g@hcsb.k12.fl.us

2023-28 Strategic Focus Area

Priority 1: Student Success

Financial Impact

No Financial Impact

If expenditure is not currently budgeted, this will serve as the budget amendment when Board approved. If the agenda item includes the purchase of goods or services, the funds requested are an anticipated amount and may fluctuate depending on such factors as current market conditions, product availability, additional funding sources, and the needs of the District. Should the actual cost exceed the anticipated amount, the Board approves the additional cost, after review by the superintendent, but not in excess of the funds available in the site's approved annual budget.

Pace Center for Girls

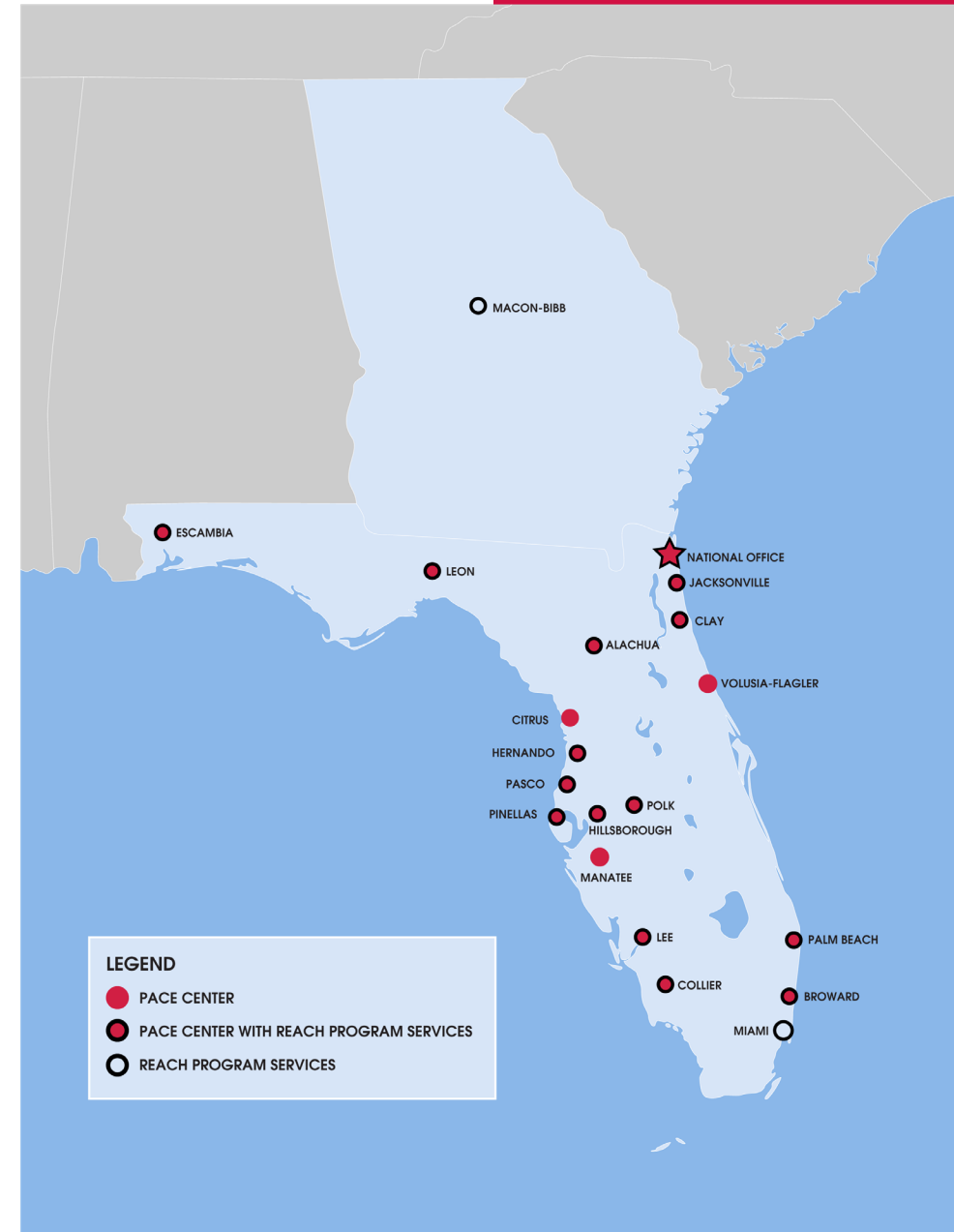
Hernando

Our Reach

Where We Serve Girls

Pace is one of the only multi-state gender-responsive, trauma-informed, and strength-based models for girls in the country, with a proven evidence base.

Now in 21 communities and growing, our model is holistically positioned to meet the individual needs of girls both physically and developmentally.





WHY PACE?



IN HER WORDS

ALEXIS



When I was in middle school, I struggled with my attendance and speaking to others.

I almost went into truancy. I found out about Pace through one of my friends who went here and I decided it was best for me to go. At first, I struggled a lot, but over time the people there helped me become more social and get me out of my shell. In my time here, I have had better attendance, grades, and talking to people doesn't seem hard anymore. From middle school to my junior year, Pace has helped me tremendously."



FROM OUR COMMUNITY

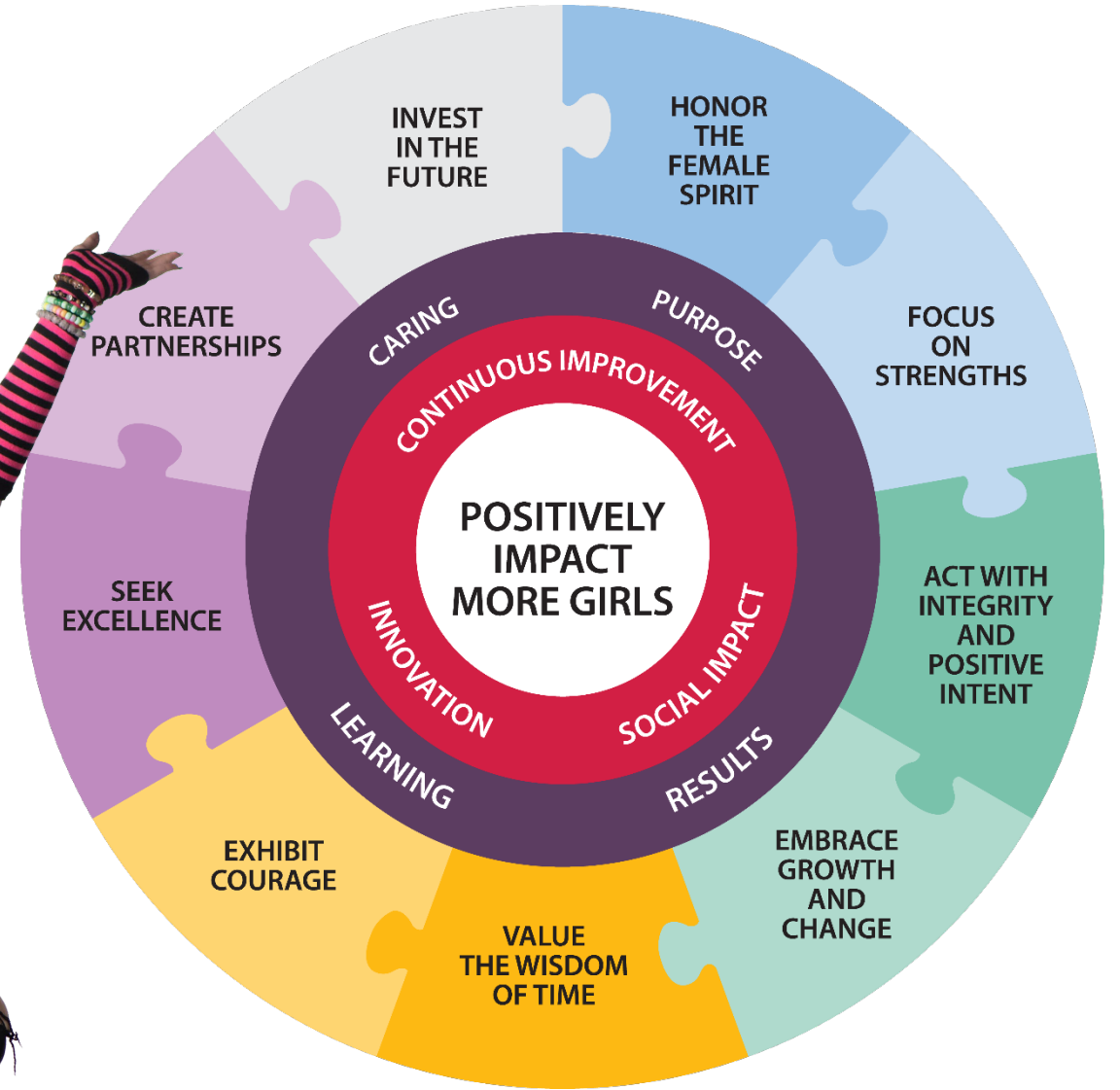
“Pace Center for Girls provides a safe, supportive environment for girls to find their voice, achieve academic success, and build brighter futures. The impact of Pace extends far beyond individual success stories – when our girls graduate from high school, pursue higher education and secure stable employment, they break generational cycles of poverty and violence. They become part of the strong workforce, dedicated parents, and compassionate community leaders who shape a brighter future for all of us. The Hernando County Sheriff’s Office wholeheartedly supports Pace Center for Girls, Hernando, important role in this county.” - Al Nienhuis, Hernando County Sheriff

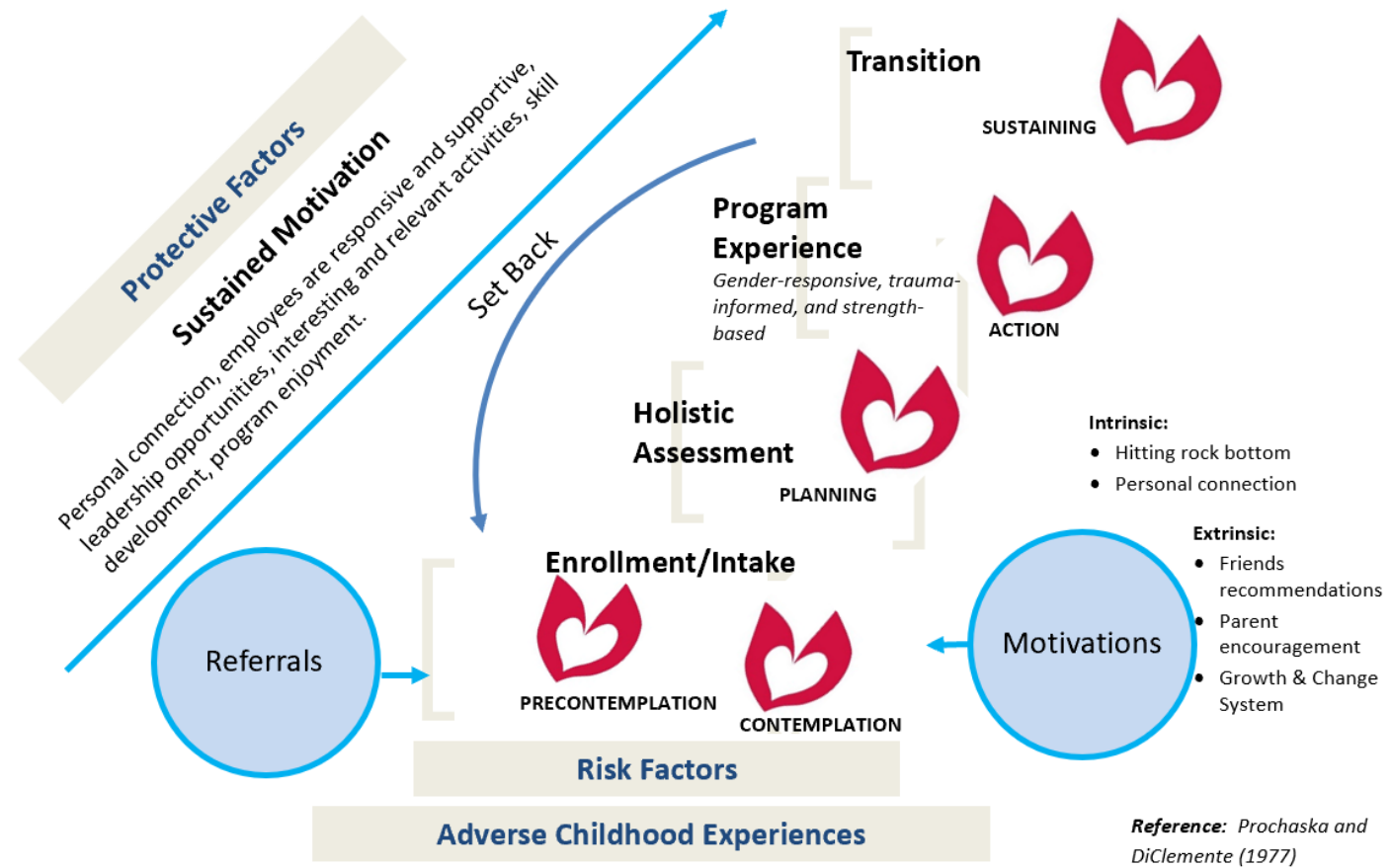


pacecenter.org

VISION

A world where all girls and young women are safe, have economic security and an opportunity to use their voice in shaping their future.





PORTRAIT OF A GIRL AT PROMISE



FY 2026 KPIs Summary

July 1, 2025 - June 30, 2026

75

**Girls Served
at Pace**

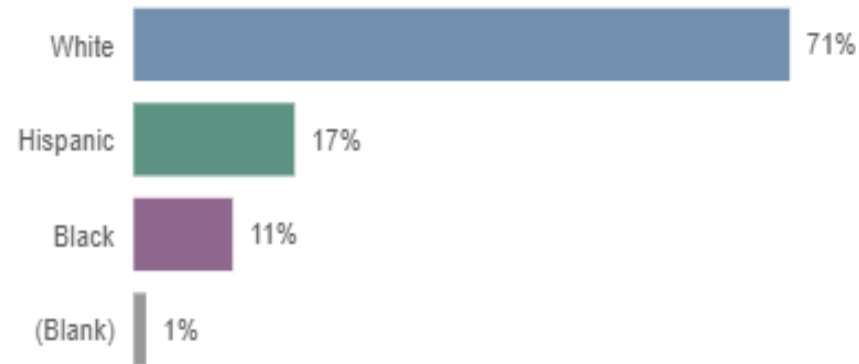
99 %

**of Girls Had Risk Factors
in 3 or More Risk Domains
at Enrollment**

20 %

**of Girls Had 4 or
More ACEs at
Enrollment**

Percent of Girls by Race/Ethnicity



Percent of Girls by Grade Level



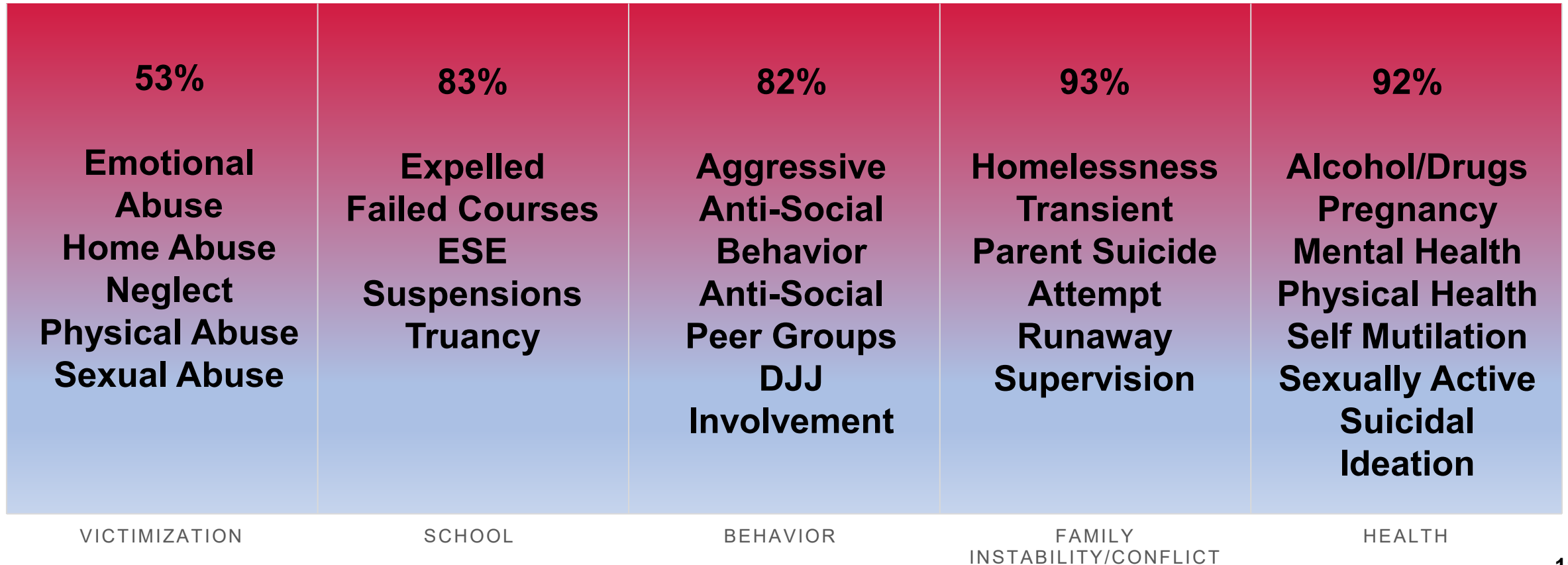
14.1

**Average Age at
Enrollment**

PORTRAIT OF A GIRL AT PROMISE



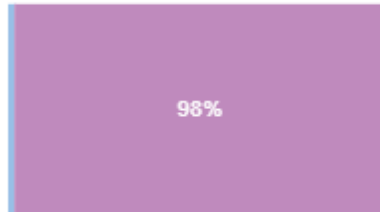
RISK FACTORS



FY 2026 Girls Served Risk Factors at Enrollment

Percent of Girls Served with Risk Factors in 3+ Domains

● No ● Yes



Behavior Risks

Behavior Risks	Aggressive Behavior	Anti Social Behavior	Anti Social Peer Group	JJ Involvement
No 18%	18%	62%	53%	15%
Yes 82%	78%	35%	42%	83%
Unknown	3%	3%	5%	2%

School Risks

School Risks	Expelled Last 6 Months	Failed Classes Last 6 Months	Special Ed Diagnosis	Suspended Last 6 Months	Truancy Last 6 Months
No 18%	7%	58%	42%	28%	25%
Yes 82%	87%	37%	52%	67%	67%
Unknown	7%	5%	7%	5%	8%

Victimization Risks

Victimization Risks	Emotional Abuse	Home Abuse	Neglect	Physical Abuse	Sexual Abuse
Yes 45%	28%	27%	23%	35%	15%
No 55%	58%	62%	65%	53%	70%
Unknown	13%	12%	12%	12%	15%

Physical or Mental Health Risks

Physical or Mental Risks	Alcohol Drugs	History of Pregnancy	Mental Health Disorder	Physical Health Problems	Self Mutilation	Sexually Active	Suicidal Ideation
No 8%	30%	65%	7%	27%	12%	63%	
Yes 92%	68%	30%	85%	67%	55%	33%	
Unknown	2%	33%	5%	8%	7%	33%	

Family Instability Risks

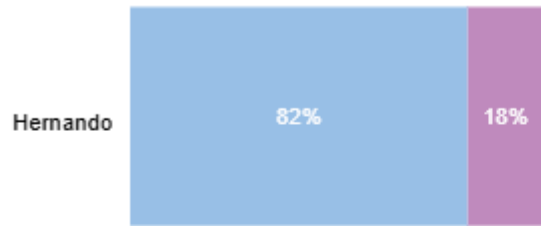
Family Risks	Conflict	History of Homelessness	Moved 3+ Times in 5 Years	Parent Suicide Attempt	Run Away From Home	Supervision
No 8%	57%	100%	20%	2%	25%	18%
Yes 92%	42%	48%	78%	75%	75%	
Unknown	2%	32%	20%	7%		

FY 2026 Girls Served ACEs at Enrollment

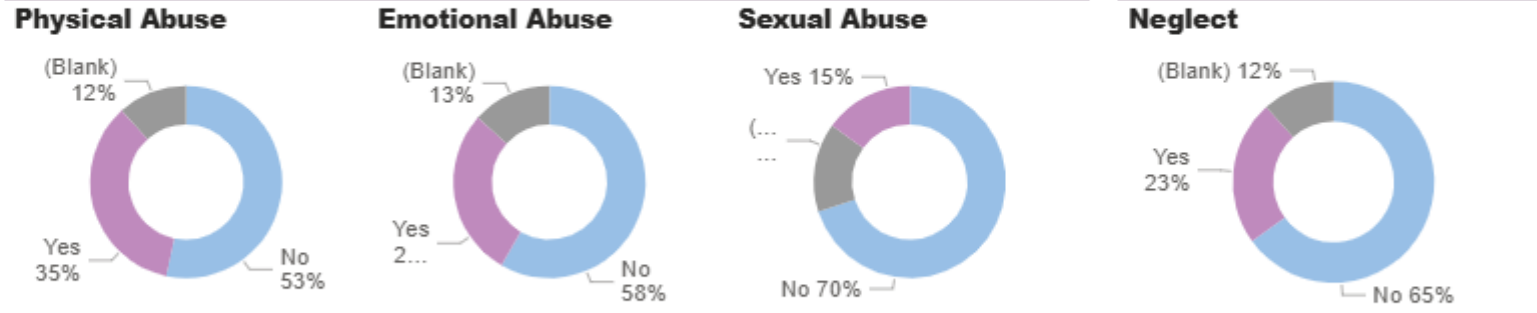
July 1, 2025 - June 30, 2026

Percent of Girls Served with 4+ Adverse Childhood Experiences

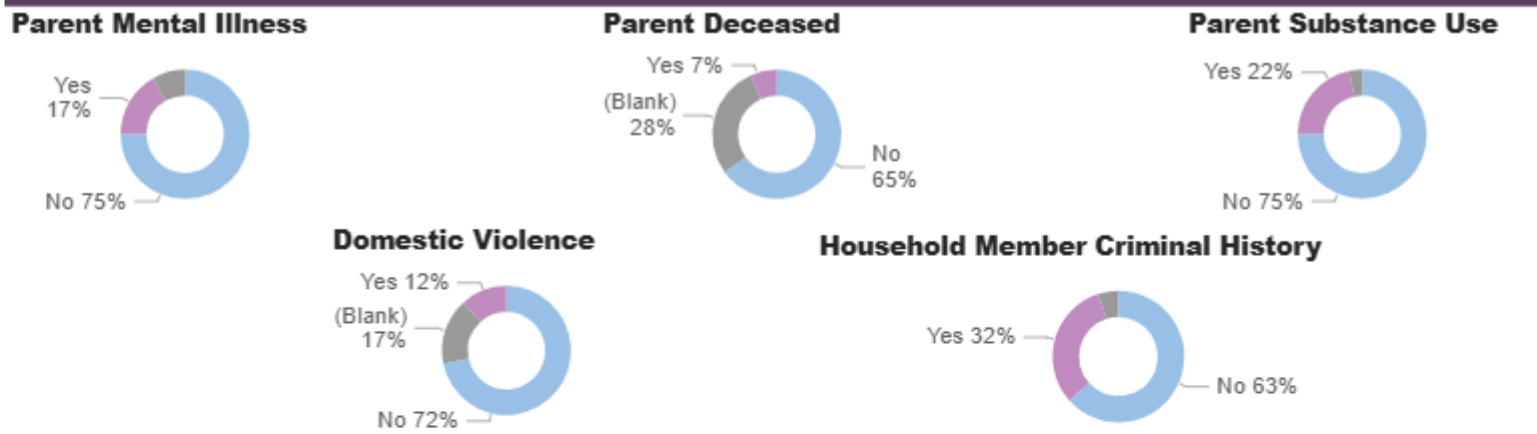
● No ● Yes



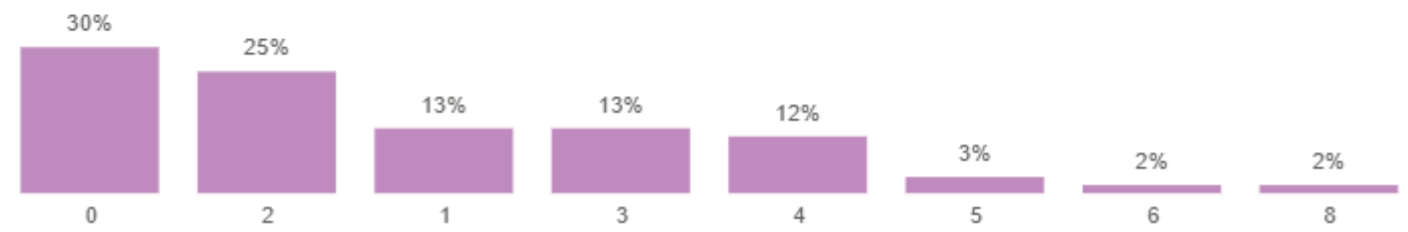
Abuse



Household Stressors



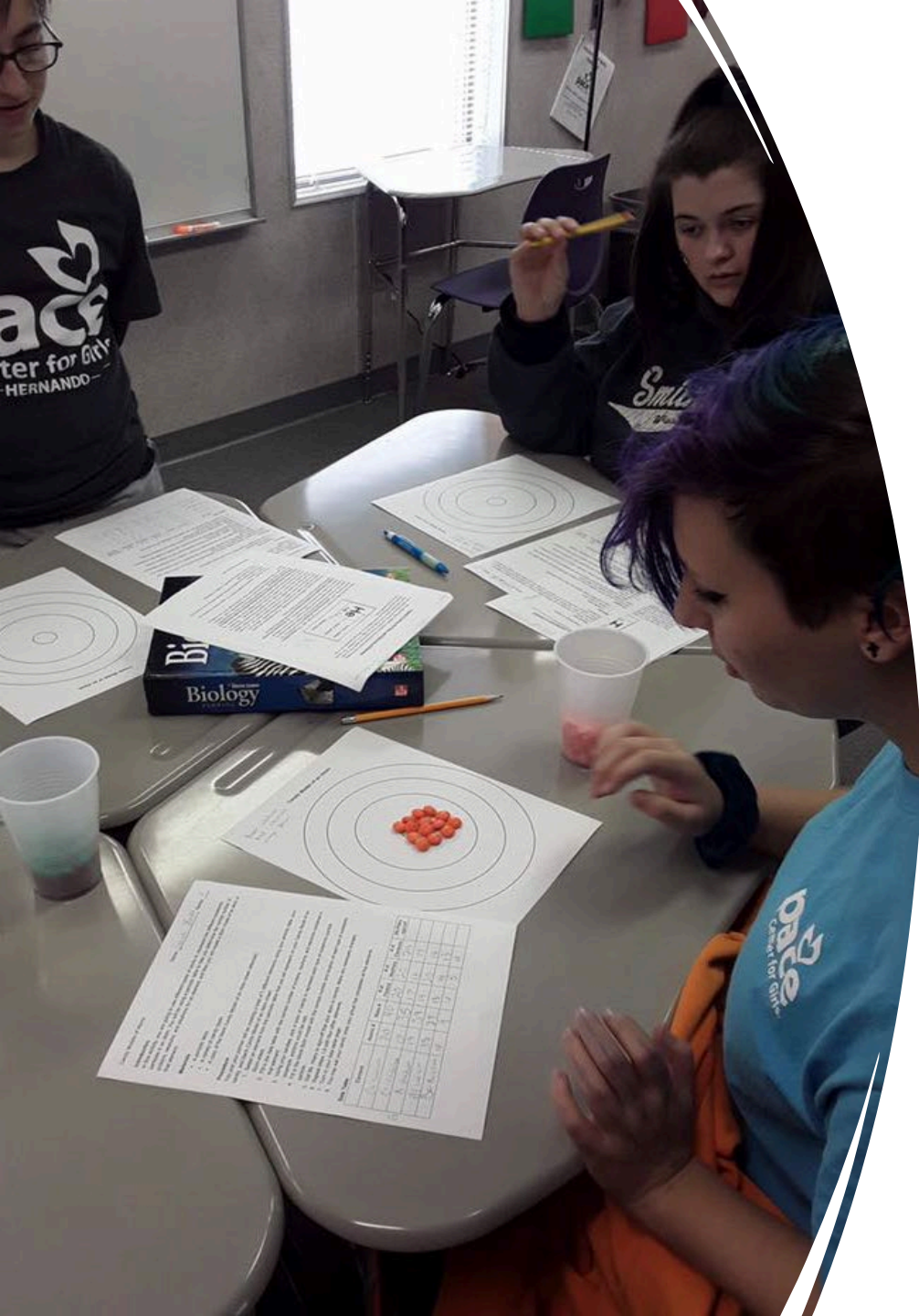
Percentage of Girls Served by Number of ACEs



Adverse Childhood Experiences	Percentage of Girls Served at Pace Hernando	Hernando County <small>(estimated based on Florida Youth Substance Abuse Survey)</small>	Florida <small>(flhealthcharts.gov)</small>
4 or more ACEs	18%	~17-19%	18%
Physical Abuse	37%	~8-10%	8.9%
Emotional Abuse	30%	~12-15%	13.3%
Sexual Abuse	15%	~4-6%	4.9%
Neglect	23%	~5-7% (physical) ~23-27% (emotional)	6.2% (physical); 25.1% (emotional)
Domestic Violence	15%	Not available	Not available
Parent Deceased	27%	Not available	Not available
Household Criminal History	32%	~21-24%	21.7%
Parent Substance Abuse	23%	~21-24%	22.9%
Parent Mental Illness	17%	~25-29%	27.7%

DAY PROGRAM COMPONENTS

- Education, Counseling, Training, and Advocacy
- Non-residential, free, and voluntary
- 6th -12th grade Hernando County Public School aligned curriculum
- Early intervention and juvenile justice prevention
- Progress Monitoring Planning
- Social Service Planning



Day Program: ACADEMICS

- Individual Academic Goals
- Individual Academic Weekly Counseling
- Small classes (1:14 maximum)
- Daily Enrichment Opportunities
- Teachers required to have professional certification, or working towards certification with a Statement of Eligibility
- Curriculum and standards that match district and state requirements
- Support provided by District Instructional Coaches

Day Program: COUNSELING

- Individual counseling sessions and goals
- Group sessions, family counseling, peer mediations
- Daily access to counseling staff
- 24-hour emergency number for girls, former girls, and families
- Monthly parent meetings
- Master's Level and Licensed Counselors



GROWTH AND CHANGE IN ACTION

- Opportunity
 - Goal Setting
 - Positive Adult Relationships
- Responsibility
 - Prosocial Peer Relationships
 - Self-Efficacy
- Dignity
 - Volunteer Service Engagement
- Serenity
 - Positive Affirmations
 - Coping Strategies
- Grace
 - Vocational Skills





Pace ACADEMIC IMPROVEMENT METRICS

Girls in the program at least 90 days and have transitioned showing improvement in at least 2/6 measures

- ❖ Grade Point Average improvement
- ❖ Credits earned
- ❖ Improvement in Core classes to 70% or above
- ❖ Promoted to the next grade
- ❖ IXL Scores improvement of at least one scaled scored scale
- ❖ Graduation or GED

Pace Day at the Capitol



- Girls Leadership Council were able to advocate for themselves and their peers by meeting with the Senator and Local Representatives in Tallahassee!
- Pace Girls across the state were able to meet each other, interact, and share their success and personal journeys while in the Pace Program.



GIRLS IN ACTION



Community Engagement/Volunteerism

- Volunteering at JD Floyd Elementary
 - Girls received their student volunteer badge through SafeSchools
- DJJ Brain Bowl participants
- Pace Day at the Capitol
- Title 1 Parent Night
- Earth Day Celebration
- Food Drive for the Community
- Pet Drive for the Local Animal Shelter

Pace Center for Girls, Hernando

Kimberly Buford, Executive Director



Day Program

Pace's Day Program provides year-round academics, counseling, life skills, and career preparation for middle and high school girls, with individualized plans tailored to each girl's strengths, experiences, and needs.

62 Girls Served FY2025

ACADEMICS



AS A RESULT OF PACE

9 in 10 GIRLS
improved academically
measured by Florida
STAR testing

*Before Pace, 5 in 10 girls were failing school
six months prior to attending Pace.*

PERSONAL GROWTH



AS A RESULT OF PACE

7 in 10 GIRLS
strengthened or maintained
high self-efficacy, the belief
that you can succeed

*Before Pace, 9 in 10 girls demonstrated
behaviors related to juvenile delinquency.*

COMMUNITY ENGAGEMENT



AS A RESULT OF PACE

6 in 10 GIRLS
are engaged in their
community, measured by an
increase in healthy behaviors

*Before Pace, 6 in 10 girls were disengaged
in school and community life.*

REACH PROGRAM



- Two licensed/license eligible mental health professionals at ***Challenger K-8 and Pace Hernando*** serving identified high need girls
- Free (Pace-funded) therapeutic goal planning, weekly individual therapy, group therapy, and family counseling
- Continuity of services throughout the school year and summer

40 Girls served in 2025-2026 School Year

FY 2026 Girls Served Risk Factors at Enrollment

Percent of Girls Served with Risk Factors in 3+ Domains

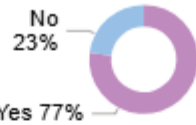
● Yes

Hemando

100%

Behavior Risks

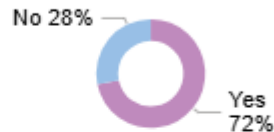
Behavior Risks



	Aggressive Behavior	Anti Social Behavior	Anti Social Peer Group	JJ Involvement
Yes	28%	64%	46%	10%
No	72%	36%	54%	90%

School Risks

School Risks



	Expelled Last 6 Months	Failed Classes Last 6 Months	Special Ed Diagnosis	Suspended Last 6 Months	Truancy Last 6 Months
Yes		38%	41%	18%	18%
No	100%	62%	59%	82%	82%

Victimization Risks

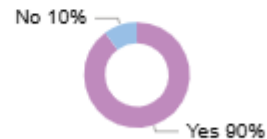
Victimization Risks



	Emotional Abuse	Home Abuse	Neglect	Physical Abuse	Sexual Abuse
Yes	36%	38%	15%	36%	21%
No	64%	62%	85%	64%	79%

Physical or Mental Health Risks

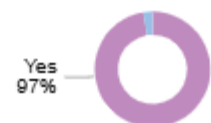
Physical or Mental Risks



	Alcohol Drugs	History of Pregnancy	Mental Health Disorder	Physical Health Problems	Self Mutilation	Sexually Active	Suicidal Ideation
Yes	10%		56%	26%	49%	10%	56%
No	90%	100%	44%	74%	51%	90%	41%
Unknown							3%

Family Instability Risks

Family Risks



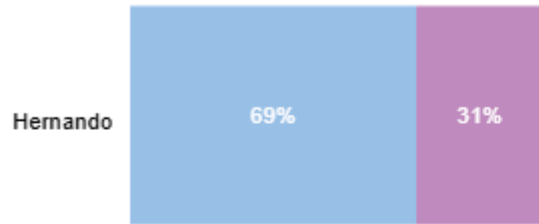
	Conflict	History of Homelessness	Moved 3+ Times in 5 Years	Parent Suicide Attempt	Run Away From Home	Supervision
Yes	69%	5%	28%	23%	13%	54%
No	31%	95%	72%	74%	87%	46%
Unknown				3%		

FY 2026 Girls Served ACEs at Enrollment

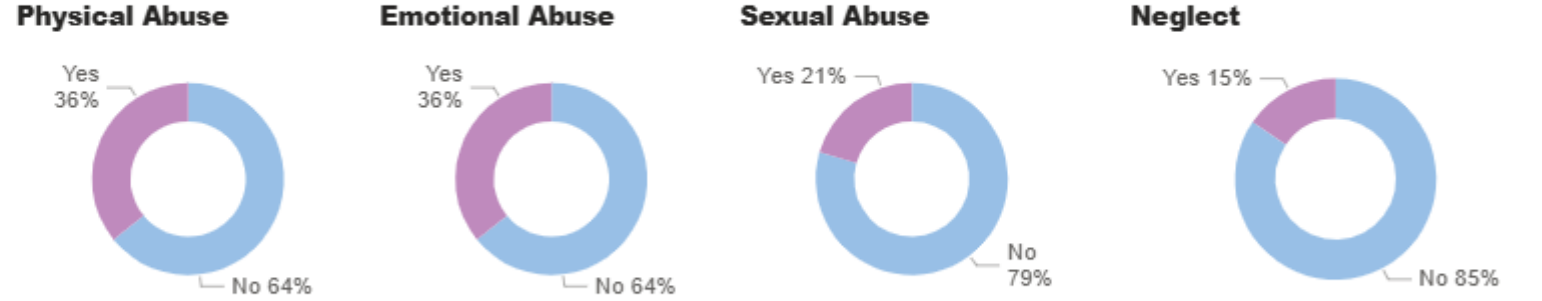
July 1, 2025 - June 30, 2026

Percent of Girls Served with 4+ Adverse Childhood Experiences

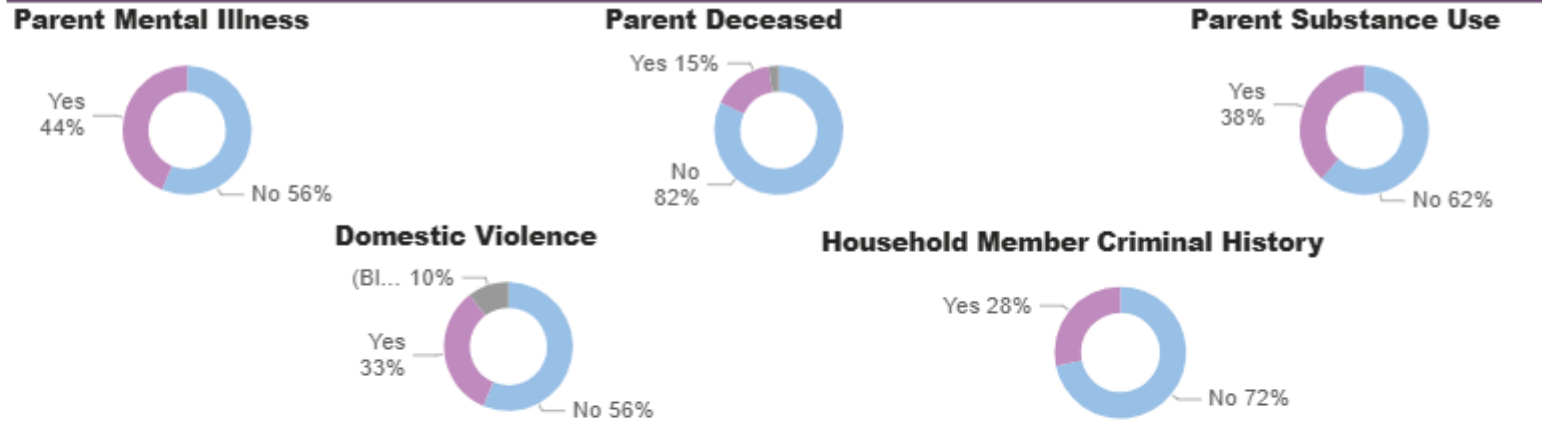
● No ● Yes



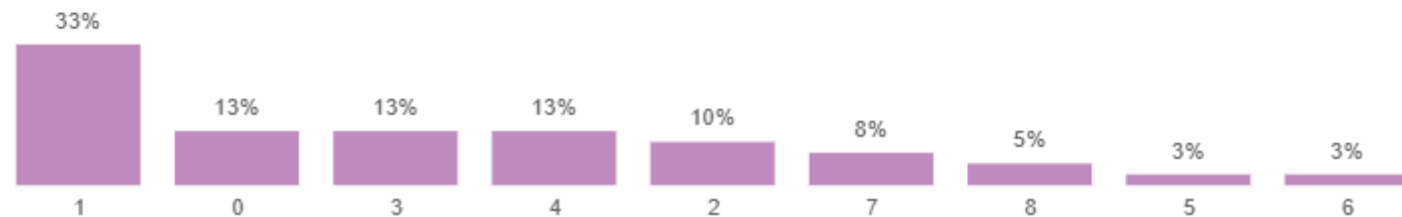
Abuse



Household Stressors



Percentage of Girls Served by Number of ACEs



FAST FACTS

Reach Program

The Pace Reach Program offers social, emotional, and behavioral health support for girls ages 11-17 and their families. Reach therapists provide these therapy services at community locations, such as partnering schools, homes, and at Pace Centers.

52 Girls Served FY2025

SOCIAL RELATIONSHIPS



AS A RESULT OF PACE

9 in 10 GIRLS
improved healthy social relationships with peers and family members

Before Pace, 7 in 10 girls were feeling sad or hopeless, including thoughts of self-harm.

COMMUNITY ENGAGEMENT



AS A RESULT OF PACE

9+ in 10 GIRLS
are engaged in their community, measured by an increase in healthy behaviors

Before Pace, 1 in 10 girls were disengaged in school and community life.

PACE HERNANDO BOARD OF DIRECTORS



- Valerie Pianta (Chair) – Hernando County Office of Economic Development
- Nicole Hughes (Vice Chair) – Delamere Industries
- Stacy Whitehead – Whitehead Farms
- Shannon Wynn – YMCA
- Deborah Bonacki – Chick-Fil-A
- Riki Peterson – Publix
- Dawn Leo – Hernando County Schools

PACE values all girls and young women, believing each one deserves an opportunity to find her voice, achieve her potential and celebrate a life defined by responsibility, dignity, serenity and grace.



A. Item Currently Budgeted -													
Account Name		No Financial Impact											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Original Approved Budget		+ Budget Amendments		- Expenditures / Encumbrances To Date		= Current Available Budget		- Present Request		= Remaining Balance Available			
\$ _____		\$ _____		\$ _____		\$ _____		\$ _____		\$ _____			

Account Name _____													
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Original Approved Budget		+ Budget Amendments		- Expenditures / Encumbrances To Date		= Current Available Budget		- Present Request		= Remaining Balance Available			
\$ _____		\$ _____		\$ _____		\$ _____		\$ _____		\$ _____			

B. Item Currently Not Budgeted -**													
Funding Source		_____											
Account Name		_____											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount \$		_____											

Funding Source		_____											
Account Name		_____											
Account Number		Fund		Function		Object		Cost Center		Project		Sub Project	
Amount \$		_____											

C. History	
Check one:	
Prior Year Budget:	<input type="radio"/>
New for Current Year:	<input type="radio"/>
Prior Year Approved Budget:	\$ _____
Prior Year Actual Spent:	\$ _____

**** WHEN ITEM NOT CURRENTLY BUDGETED IS APPROVED BY THE SCHOOL BOARD, THIS WILL SERVE AS THE BUDGET AMENDMENT****