

**CITY OF BROOKSVILLE  
REGULAR CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
201 HOWELL AVENUE**

**AGENDA**

June 2, 2008

7:00 P.M.

**A. CALL TO ORDER**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. CONSENT AGENDA**

**1. Minutes**

March 17, 2008 Regular Meeting  
April 7, 2008 Regular Meeting  
May 5, 2008 Regular Meeting

**2. Amended and Restated Cobb Road WRF Agreement Amendment**

Approval of the removal of the word "no" in Sec. 1.c. paragraph 2, line 6 of page 3.

**3. 2008 Police Car Replacement**

Consideration of approval of the substitution of the Ford Crown Victoria in place of the Dodge Chargers previously approved by Council for an additional not-to-exceed amount of \$731.03 each due to the Charger's unavailability on the Florida State Bid.

**CONSENT AGENDA APPROVAL (√)**

Recommendation: Approval of Consent Agenda  
Action: Motion to Approve  
Attachments: 1) Minutes; 2) Memo from City Attorney dated 05/23/08, Corrected page from Agreement; 3) Memo from Police Chief dated 06/02/08, previously approved agenda information.

**D. CERTIFICATES, PROCLAMATIONS AND PRESENTATIONS**

**1. Progress Energy Proposed Transmission Lines**

Presentation on transmission lines proposed by Progress Energy.

Presentation: Progress Energy Representatives  
Attachments: E-mail from Community Relations dated 05/20/08; Letters of notification; Press Release; Map

## REGULAR CITY COUNCIL MEETING - June 2, 2008

### E. PUBLIC HEARING

1. **Ordinance No. 759 - Majestic Oaks Developers, LLLP, Majestic Oaks Partners, LLC and BCC, LLC**

Request for a zoning classification of Planned Development Project (PDP) with a Special Exception Use for a Combined Planned Development Project (CPDP) consisting of residential, commercial, and recreational uses; including consideration of the Rezoning Master Plan dated February 15, 2008 subject to stipulations and performance conditions.

Presentation: Director of Community Development  
Recommendation: Direction to Staff or Approval of Ordinance as recommended by Staff and P&Z Commission on first reading upon roll call vote and schedule second and final reading for 06/16/08  
Attachments: Memo from Director of Community Development dated 05/19/08; Proposed Ordinance; Petitions; Narrative; Assessment Report; Pritz to Jobe letter dated 04/30/08; Map

### F. REGULAR AGENDA

1. **Resolution No. 2008-13 SunTrust Line of Credit Extension & Permanent Financing Options**

Consideration of 1) approval of resolution extending the \$2,250,000 SunTrust Line of Credit for sixty (60) days from June 11, 2008 to August 11, 2008, which has a balance of \$1,558,656; and 2) approval of permanent financing with either SunTrust or Hancock Bank.

Presentation: Finance Director  
Recommendation: Approval of (1) Resolution upon Roll Call Vote; (2) Direction on permanent financing option with authorization for Mayor to execute loan documents with successful proposer  
Attachments: Memo from Finance Director dated 05/23/08; Proposed Resolution

2. **Brooksville Police Department K-9 Program**

Consideration of approval for the Police Chief to move forward with the implementation of the Program.

Presentation: Police Chief  
Recommendation: Direction to Staff or Approval as recommended by Staff  
Attachments: Memo from Police Chief dated 06/02/08; Picture of certified drug dog

## REGULAR CITY COUNCIL MEETING - June 2, 2008

- G. ITEMS BY COUNCIL
- H. CITIZEN INPUT
- I. ADJOURNMENT

### CORRESPONDENCE TO NOTE

*Meeting agendas and supporting documentation are available from the City Clerk's office, and on line at [www.ci.brooksville.fl.us](http://www.ci.brooksville.fl.us). Persons with disabilities needing assistance to participate in any proceedings should contact the City Clerk's office 48 hours in advance of the meeting at 352/544-5407.*

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

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**CITY OF BROOKSVILLE  
REGULAR CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
201 HOWELL AVENUE**

**MINUTES**

March 17, 2008

7:00 P.M.

Brooksville City Council met in regular session with Mayor David Pugh, Vice Mayor Frankie Burnett and Council Members Joe Bernardini, Lara Bradburn and Richard E. Lewis present. Also present were Thomas S. Hogan, Jr., George G. Angeliadis and Debbie Hogan, City Attorneys; T. Jennene Norman-Vacha, City Manager; Karen M. Phillips, City Clerk/Director of Administration; Janice L. Peters, Deputy City Clerk; Steve Baumgartner, Finance Director; Mike Walker, Parks and Recreation Director; Bill Geiger, Community Development Director; Emory Pierce, Director of Public Works; George Turner, Police Chief and Tim Mossgrove, Fire Chief. Members of the Hernando Today, Hernando Times and Brooksville Belle were also present.

The meeting was called to order by Mayor Pugh, followed by an invocation and pledge of allegiance.

**CONSENT AGENDA**

**United Way Grant Application - JBCC**

Approval of submittal of 2008/09 Grant Application to United Way for continuation of the Jerome Brown Community Center Bus Program in the amount of \$10,000.

**Recreational Trails Program (RTP) Grant Application**

Consideration of approval to apply for funds in the amount of \$50,000 to resurface the walking trail at Tom Varn Park and authorize the \$10,000 match to come from the McKethan Fund account #302-020-572-556-50.

**Reuse Reimbursement #3 and Repayment of Oversizing Costs**

Authorization to refund \$169,838.62 of Water Management District Reuse Reimbursement #3 to Hampton Ridge Developers, LLC., and retain the balance of \$52,254.60.

**Radio Read Meter Project**

Consideration of request to go out for bids.

**Amendment to Seagate Utility Service Agreement**

Approval of request to extend the payment date for the utility fees to April 30, 2008, or to prior to issuance of building permit for the project.

Vice Mayor Burnett asked staff to read all grant applications to ensure the City is in compliance as agreed, especially where partnerships are concerned. City Manager Norman-Vacha, referencing Item C-1, the United Way Grant, advised that United Way requests their logo be used in conjunction with the grant money being applied for.

Mayor Pugh asked for clarification of the request for the extension of the Seagate Utility Service Agreement. Director Pierce explained the issue of the payment was not raised by either Seagate or the City.

**Motion:**

Motion was made by Council Member Lewis and seconded by Vice Mayor Burnett for approval of the consent agenda. Motion passed 5-0.

# REGULAR COUNCIL MEETING MINUTES - MARCH 17, 2008

## CERTIFICATES, PROCLAMATIONS AND PRESENTATIONS

### WWJB Proclamation

Presentation of Proclamation in honor of the 50<sup>th</sup> Anniversary of WWJB Radio.

The proclamation was read in its entirety by Mayor Pugh and presented to Mr. and Mrs. Steve Manuel of WWJB Radio.

### 24<sup>th</sup> Annual Hernando County Arts, Crafts and Music Festival

Consideration of requests from the Hernando County Fine Arts Council (FAC) for their annual Art Festival at Tom Varn Park on May 3rd & 4th, 2008.

#### Motion:

Motion was made by Vice Mayor Burnett and seconded by Council Member Lewis for approval of the requests.

Council Member Bradburn expressed concerns about the request for use of BERT and was not in favor of private groups using BERT. Fire Chief Mossgrove clarified that the rate quoted is based on FEMA rates and personnel costs cover on-duty personnel and volunteers.

City Manager Norman-Vacha pointed out the request includes services for sanitation and garbage, which was discussed.

Council Member Bradburn noted that the money being requested must come out of contingencies (reserves) and it was requested that staff keep a running total of fees being waived. She recommended, for taxpayers' sake, that in the future private groups contact private companies for services.

Motion passed 5-0.

### Hernando County Fair Association (HCFA) - 2008 Fair Support

Consideration of requests from the HCFA for the 2008 Hernando County Fair & Youth Livestock Show, which runs April 7-13, 2008:

Council Member Bernardini reviewed the request. Director Pierce indicated the City's rules and regulations do not allow private entities to come into the City to provide services but they could buy a trash compactor and recycling companies are allowed. Council Member Bernardini indicated they are working on the recycling.

Attorney Angeliadis read from the code provisions for allowing the City to contract with private companies to provide services for events.

#### Motion:

Motion was made by Council Member Lewis and seconded by Vice Mayor Burnett for approval of the request and authorize the release of fees from reserves for contingency to be paid to sanitation.

Council Member Bradburn requested Council Member Bernardini relay to the Fair Association to look at alternative services for next year.

Motion passed 5-0.

## REGULAR COUNCIL MEETING MINUTES - MARCH 17, 2008

### PUBLIC HEARINGS

#### \*\*Ordinance No. 735-A - Master Plan Revisions - Villa Rosa (Underwood Property) - Bob Colverd, Agent for Underwood Family Trust

Consideration of petition for a master plan revision of 9.33 acres + located on the south side of North Avenue, between Stafford Avenue and Zoller Street. [Approved on First Reading 03/03/08]

Mayor Pugh indicated this to be a quasi-judicial hearing.

Attorney Angeliadis asked if any were present that wished to be sworn. All who wished were sworn by City Clerk Phillips.

Attorney Angeliadis stated: "Please note that only competent, substantial, fact-based testimony or evidence will be considered by the Council in deciding the quasi-judicial matters listed on today's agenda. Pure speculation or opinion not based on competent facts cannot be legally considered by the Council when weighing the appropriateness of the quasi-judicial application. If you intend to speak on an item marked quasi-judicial please keep this in mind. Finally, when you approach the podium to speak on a quasi-judicial matter please state your name, address and whether or not you have been sworn."

Mayor Pugh polled Council Members individually as to ex-parte communication concerning this item. All answered negatively.

Council accepted by consensus the qualifications of Bill Geiger, Director of Community Development, Don Lacey of Coastal Engineering and Bob Colvard, Agent for the Underwood Family Trust, all of which were sworn.

Director Geiger proceeded to review the request and recommendations of the Planning and Zoning Commission, with modifications, and requested the entire staff report be entered into the record as if it were read. (Attachment A)

Don Lacey of Coastal Engineering reviewed the project changes as well.

Mayor Pugh asked for public input.

The following citizens, having been sworn, expressed their concerns for the project:

Elizabeth Ward requested another neighborhood meeting to ask the developer questions. She indicated they are curious about other developments by the petitioner and, once approved, does the petitioner's company run the facility.

Linda Theodore commented the project would not be consistent with their neighborhood.

Mr. Colvard addressed their concerns.

Council Member Bradburn again remarked on the previous submission for a project for this property, expressing her opinion that it is not an appropriate project for that specific neighborhood. Discussion continued.

Mayor Pugh questioned Chief Mossgrove about the highest amount of emergency calls the Fire Department receives. Chief Mossgrove, having been sworn, indicated the highest amount of calls is to elderly sites, nursing homes, etc. Discussion continued.

## REGULAR COUNCIL MEETING MINUTES - MARCH 17, 2008

Skevos Theodore of Jeff-A-Lee Street commented that the larger townhouses were not built because of the economy and elaborated on traffic issues.

### Motion:

Motion was made by Council Member Lewis and seconded by Council Member Bernardini for approval of Ordinance 735-A.

City Clerk Phillips read Ordinance No. 735-A by title, as follows:

AN ORDINANCE AMENDING AND RESTATING ORDINANCE NO. 735 PERTAINING TO THE REZONING OF CERTAIN PROPERTY FROM C-4 (COMMERCIAL DISTRICT) TO PLANNED DEVELOPMENT PROJECT (PDP) DISTRICT WITH A SPECIAL EXCEPTION USE (SEU) FOR A RESIDENTIAL PLANNED DEVELOPMENT PROJECT (RPDP) FOR CERTAIN REAL PROPERTY DESCRIBED HEREIN, SPECIFICALLY PROVIDING FOR AMENDMENTS TO THE CONDITIONS STATED IN SECTION 1, SUBSECTION 1.a. THROUGH 1.p., ADDING ADDITIONAL CONDITIONS THERETO, IN RESPONSE AND CONSIDERATION OF A MASTER PLAN REVISION FOR THE RPDP; AND PROVIDING AN EFFECTIVE DATE.

Motion carried 4-1 upon roll call vote, as follows:

Council Member Bernardini	AYE
Council Member Bradburn	NAY
Council Member Lewis	AYE
Vice Mayor Burnett	AYE
Mayor Pugh	AYE

### Ordinance No. 757 - Repeal of Occupational License Code

Consideration of ordinance repealing Local Business Tax (Occupational License) Code effective September 30, 2008.

[Approved on First Reading 03/03/08]

City Clerk Phillips reviewed the ordinance. She stated the ordinance also includes revisions to other sections of the City Code which contained references to the occupational license ordinance.

### Motion:

Motion was made by Council Member Lewis and seconded by Council Member Bernardini for approval of Ordinance No. 757.

Mayor Pugh asked how the City will monitor businesses going in certain places. City Manager Norman-Vacha indicated the City Building Department will handle that and Utility Customer Service will also coordinate. Council Member Lewis elaborated and requested a policy be established to regulate businesses.

City Clerk Phillips read Ordinance No. 757 by title, as follows:

AN ORDINANCE OF THE CITY OF BROOKSVILLE CODE OF ORDINANCES REPEALING CHAPTER 78, ARTICLE III - OCCUPATIONAL LICENSE TAXES; PROVIDING FOR NON-ISSUANCE AND NON-RENEWAL; PROVIDING FOR SEVERABILITY AND CODIFICATION; PROHIBITING REVIVAL BY REPEAL; AND PROVIDING AN EFFECTIVE DATE.

Motion carried 5-0 upon roll call vote, as follows:

Council Member Bradburn	AYE
Council Member Lewis	AYE
Council Member Bernardini	AYE
Vice Mayor Burnett	AYE
Mayor Pugh	AYE

# REGULAR COUNCIL MEETING MINUTES - MARCH 17, 2008

## REGULAR AGENDA

### Ordinance No. 758 - Photographic Traffic Enforcement Program

Consideration of ordinance establishing a red light photographic traffic enforcement program to help reduce vehicle crashes and resulting injuries.

Police Chief Turner indicated it to be a lifesaving program. Greg Parks of American Traffic Solutions reviewed the program via a Power Point Presentation. He stressed that there is no cost to the City for this program. Discussion followed in which he clarified questions of FDOT infringement and enforcement. Attorney Debbie Hogan indicated violations are civil infractions against the vehicle unless an affidavit is provided, stating the auto was stolen. Attorney Angeliadis indicated the vendor is also responsible for the SunPass program software.

Mayor Pugh indicated he is in favor of investigating the intersections and Mr. Parks indicated they will monitor the intersections free of charge, to determine where the cameras should go. Attorney Hogan advised the ordinance needs to be in place to move forward. Discussion continued.

### Motion:

Motion was made by Council Member Lewis and seconded by Council Member Bradburn for approval of the first reading of Ordinance No. 758.

Council Member Bernardini expressed concern for the reasoning behind the installation of the cameras. He requested the statistics of accidents at the intersections in question by the next meeting. Discussion continued.

Mayor Pugh asked for public input.

Kojack Burnett expressed concern for internet and credit card requirements for payment of infractions related to the Photographic Enforcement Program.

Vice Mayor Burnett requested time to finish his research on the subject and stressed the safety issue.

City Clerk Phillips read Ordinance No. 758 by title, as follows:

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, RELATING TO TRAFFIC LIGHT SAFETY; PROVIDING FOR LEGISLATIVE FINDINGS AND PURPOSE; ESTABLISHING DEFINITIONS; ESTABLISHING AN ENFORCEMENT PROGRAM WITHIN THE CITY; AUTHORIZING THE CITY TO PERMIT AND IMPLEMENT THE USE OF TRAFFIC CONTROL SIGNAL MONITORING SYSTEM FOR RED LIGHT INFRACTIONS; PROVIDING ENFORCEMENT PROCEDURES, INCLUDING NOTICE, APPEAL HEARINGS, PENALTIES, IMPOSITION OF ADMINISTRATIVE CHARGES AND COLLECTION; PROVIDING FOR EXCEPTIONS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REFERRAL OF APPEALS TO HEARING OFFICERS AND MATTERS RELATING THERETO; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Motion carried 3-2 upon roll call vote, as follows:

Council Member Lewis	AYE
Council Member Bernardini	NAY
Council Member Bradburn	AYE
Vice Mayor Burnett	NAY
Mayor Pugh	AYE

## REGULAR COUNCIL MEETING MINUTES - MARCH 17, 2008

Mayor Pugh requested the second reading be continued to the April 21<sup>st</sup> meeting.

### Motion:

Motion was made by Council Member Lewis and seconded by Vice Mayor Burnett for extension of the second reading of Ordinance 758 to the April 21<sup>st</sup> Council Meeting for the second reading with statistical information being provided to Council before that meeting.

Discussion continued regarding the cost of prosecuting.

Motion carried 5-0.

### Resolution No. 2008-07 - Repealing Occupational License Fee Structure

Consideration of resolution repealing Resolution No. 95-13, which provided for Local Business Tax (Occupational License) fees.

### Motion:

Motion was made by Council Member Lewis and seconded by Council Member Bernardini for approval of Resolution No. 2008-07.

City Clerk Phillips read Resolution No. 2008-07 by title, as follows:

**A RESOLUTION OF THE CITY OF BROOKSVILLE REPEALING RESOLUTION NO. 95-13 IN ITS ENTIRETY; AND PROVIDING AN EFFECTIVE DATE.**

Motion carried 5-0 upon roll call vote as follows:

Council Member Bernardini	Aye
Council Member Bradburn	Aye
Council Member Lewis	Aye
Vice Mayor Burnett	Aye
Mayor Pugh	Aye

### Brook Haven, LTD (Brook Haven Apartments) - Request for Connection Fee Refund

Consideration of a refund of connection fees in the amount of \$73,427 as provided for in Developer's Utility Service Agreement; and approval of staff recommendation for amendment to the Capital Needs Plan.

Director Pierce reviewed the request. He clarified that the \$55,350 for water and \$18,077 to sewer connection fee numbers had been transposed in the memo.

For future developments, Mayor Pugh wanted to make sure that the developer bears the cost of the lines to their projects. Concerning the prices, Director Pierce indicated the Utility Service Agreement stated reasonable costs up to the amount of impact fees would be reimbursed.

### Motion:

Motion was made by Council Member Bernardini and seconded by Council Member Bradburn for approval of the refund.

Mayor Pugh asked for public input; there was none. Motion carried 5-0.

### KMS Investment Partnership Radio Tower Issue

Review of Release Agreement providing for restoration costs of \$25,000 from General Fund Reserve Contingencies to restore the ground radial wiring system and authorize Mayor to execute accordingly.

City Manager Norman-Vacha reviewed the issue, indicating the difference of \$633.59 is additional costs submitted by KMS.

## REGULAR COUNCIL MEETING MINUTES - MARCH 17, 2008

### Motion:

Motion was made by Council Member Bernardini and seconded by Council Member Lewis for approval of the Release Agreement in the amount of \$25,633.59.

Mayor Pugh asked for public input; there was none.

Council Member Bradburn further conveyed her apologies for damages to the property.

Motion carried 5-0.

### Brooksville Going Green Initiatives

Discussion and review of plans to work on "green" initiatives.

City Manager Norman-Vacha reviewed potential green initiatives.

Jean Lamb and Bill Everly of Progress Energy gave a background of green perspectives and the benefits of going green as well as Progress Energy's Program Mix.

Jean Lamb had literature and compact florescent bulbs for anyone interested and elaborated on the cost savings of using them. She thanked Vice Mayor Burnett for assisting them at the Neighborhood Energy Savings kickoff, which assists low-income neighborhoods in becoming energy efficient.

City Manager Norman-Vacha provided auditing information collected by staff. Director Walker gave an overview stating that just by changing the lighting in City Hall, at a cost of \$11-12,000, would save about \$3,700 annually. Other prospective projects were discussed as well, such as green gardening, recycling and water conservation efforts.

Council Member Bradburn recommended moving forward with changing out the lighting.

Mayor Pugh asked for public input.

A discussion ensued regarding faulty street lights, wherein Jean Lamb recommended pole numbers to report faulty lights.

Council consensus was to move forward with the going green project.

Concerning the Neighborhood Energy Saving Program, Vice Mayor Burnett thanked Progress Energy for coming out and encouraged citizens to participate in the program. He commended City Manager Norman-Vacha for her work on the issue and Council for considering it.

City Manager Norman-Vacha will come back with a plan to move forward.

### ITEMS BY COUNCIL

#### George Angeliadis, City Attorney

Attorney Angeliadis wished all Happy St. Patrick's Day and Happy Easter.

#### Lara Bradburn, Council Member

##### Urban Land Institute's One Bay/Reality Check Seminar

Council Member Bradburn indicated she had attended the seminar and One Bay has agreed to present Council with regional planning activity.

##### Reorganization of Water Authority

She indicated there is a move to reorganize the Water Authority and asked staff and legal to keep an eye on those activities.

**REGULAR COUNCIL MEETING MINUTES - MARCH 17, 2008**

She wished everyone a wonderful Resurrection Day.

**Richard E. Lewis, Council Member**

Council Member Lewis wished everyone a Happy St. Patrick's Day as well.

**T. Jennene Norman-Vacha, City Manager**

Brooksville Housing Authority Workshop

City Manager Norman-Vacha reminded Council of the Tuesday, April 15 workshop with the Brooksville Housing Authority, at 6:00 p.m.

911 Safety Training

She invited all to a 911 safety training provided by Progress Energy tomorrow either from 10:00 a.m. - Noon or 1-3:00 p.m. and thanked Progress Energy for all they do in working with the City.

**Thomas S. Hogan, Attorney**

Levitt & Sons Cascades Bond Issue

Attorney Hogan indicated the lawsuit has been dismissed without prejudice and he has a Forbearance Agreement signed by Westchester Bonding Company which allows the City to reinstitute the lawsuit if necessary.

**Joe Bernardini, Council Member**

Council Member Bernardini wished all a Happy St. Patrick's Day and Happy Easter.

**Frankie Burnett, Vice Mayor**

Waiver of Fees Workshop

Vice Mayor Burnett requested a workshop on "waiver of fees" requests.

Vacant Positions

He requested an update on the positions Council approved to be filled.

He wished all a Happy Easter.

**Karen M. Phillips, City Clerk**

City Clerk Phillips wished all happy holidays.

**David Pugh, Mayor**

Utility Tax

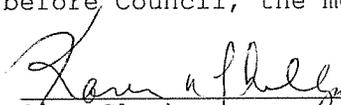
Mayor Pugh commented on the utility tax comparing it to the ad valorem millage rate and Amendment 1.

**CITIZENS INPUT**

There was none.

**ADJOURNMENT**

There being no further business to bring before Council, the meeting adjourned at 10:45 p.m.

  
\_\_\_\_\_  
City Clerk

Attest: \_\_\_\_\_  
Mayor

**CITY OF BROOKSVILLE  
REGULAR CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
201 HOWELL AVENUE**

**AGENDA**

April 7, 2008

7:00 P.M.

Brooksville City Council met in regular session with Mayor David Pugh, Vice Mayor Frankie Burnett and Council Members Joe Bernardini, Lara Bradburn and Richard E. Lewis present. Also present were Thomas S. Hogan, Jr., George G. Angeliadis and Debbie Hogan, City Attorneys; T. Jennene Norman-Vacha, City Manager; Karen M. Phillips, City Clerk/Director of Administration; Janice L. Peters, Deputy City Clerk; Steve Baumgartner, Finance Director; Mike Walker, Parks and Recreation Director; Bill Geiger, Community Development Director; Emory Pierce, Director of Public Works; George Turner, Police Chief and Tim Mossgrove, Fire Chief. Members of the Hernando Today, Hernando Times and Brooksville Belle were also present.

The meeting was called to order by Mayor Pugh, followed by an invocation and pledge of allegiance.

**CONSENT AGENDA**

Minutes

November 5, 2007 Re-Approval\*  
January 14, 2008 Workshop  
February 4, 2008 Regular Meeting  
February 11, 2008 Special Meeting  
February 11, 2008 Workshop

Southern Pines Condominium Project

Consideration of the refund of the balance of the cash performance bond in the amount of \$41,250 for public infrastructure installed in conjunction with the extension of Clinton Boulevard.

Police Department Vehicle Replacement Request

Consideration of approval to purchase four police patrol vehicles and equipment at a cost of \$24,121.43 per vehicle and authorize budget amendment to transfer funds within Vehicle Replacement Fund.

Motion:

Motion was made by Council Member Bernardini and seconded by Vice Mayor Burnett for approval of the consent agenda. Motion passed 5-0.

**CERTIFICATES, PROCLAMATIONS AND PRESENTATIONS**

2008 Humane Society Pet Expo

Certificate of Appreciation to the City of Brooksville for use of Tom Varn Park for the annual Pet Expo.

Michelle Curtis of the Humane Society presented Council with a plaque and expressed appreciation to them for supporting this year's event.

Week of the Young Child - April 13-19, 2008

Proclamation supporting the Week of the Young Child event to be held on April 19<sup>th</sup> at the Jerome Brown Community Center.

Mayor Pugh read the proclamation in its entirety and presented it to Sheila Chambers, who thanked Council for their support.

## REGULAR COUNCIL MEETING MINUTES - APRIL 7, 2008

### Circus Day in Brooksville

Proclamation declaring April 30, 2008, "Circus Day in Brooksville" to coincide with the Spring Hill Kiwanis Club's bringing in the Carson & Barnes 3-Ring Circus.

Mayor Pugh read the proclamation in its entirety and presented it to Al Johnson and other members of the Kiwanis Club.

### Resolution No. 2008-08 - Norman Cartwright Retirement

Consideration of Resolution honoring Norman Cartwright who will retire from the Police Department April 11, 2008, after more than 22 years of service.

City Clerk Phillips read Resolution No. 2008-08 in its entirety.

### Motion:

Motion was made by Council Member Bernardini and seconded by Council Member Lewis for approval of Resolution No. 2008-08.

Motion carried 5-0 upon roll call vote as follows:

Council Member Bernardini	Aye
Council Member Bradburn	Aye
Council Member Lewis	Aye
Vice Mayor Burnett	Aye
Mayor Pugh	Aye

### Resolution No. 2008-09 - Robert Brown Retirement

Consideration of Resolution honoring Robert Brown who will retire from the Sanitation Division of the Department of Public Works on April 7, 2008, after more than 29 years of service.

City Clerk Phillips read Resolution No. 2008-09 in its entirety.

### Motion:

Motion was made by Council Member Lewis and seconded by Council Member Bernardini for approval of Resolution No. 2008-09.

Vice Mayor Burnett praised Mr. Brown for his years of service to the City.

Director Pierce extended his heartfelt appreciation for the service of Mr. Brown and advised that a retirement party is planned.

Motion carried 5-0 upon roll call vote as follows:

Council Member Bradburn	Aye
Council Member Lewis	Aye
Council Member Bernardini	Aye
Vice Mayor Burnett	Aye
Mayor Pugh	Aye

The resolution was presented by Mayor Pugh, who expressed his appreciation as well.

## PUBLIC HEARING

### Alcoholic Beverage Location Permit Application - 19452 Cortez Blvd.

Consideration of approval of Alcoholic Beverage Location Permit for El Ranchito Mexican Restaurant.

[Continued from 03/03/08 meeting]

## REGULAR COUNCIL MEETING MINUTES - APRIL 7, 2008

### Motion:

Motion was made by Council Member Bernardini and seconded by Vice Mayor Burnett for approval of the permit.

Mayor Pugh asked for public input.

Alejandro Castro, Manager of El Ranchito thanked Council.

Motion passed 5-0.

### REGULAR AGENDA

#### SunTrust Line of Credit Extension - Resolution No. 2008-10

Consideration of resolution extending the \$2,250,000 Line of Credit for sixty (60) days from April 11, 2008, which has a balance of \$1,558,656.

Finance Director Baumgartner reviewed the request to extend the line of credit and the projects he felt could be tied in to the line of credit.

Council Member Lewis asked if permanent financing had been considered. Director Baumgartner indicated USDA and SunTrust had been consulted and creative financing is being considered. Council Member Lewis requested he consider the City of Gulf Breeze, which makes loans to Municipal entities and to shop around for a competitive rate.

In response to Council Member Bernardini's inquiry as to the interest rate Director Baumgartner indicated it is floating and around 3.25% at this time, which Council Member Lewis advised is tax exempt.

### Motion:

Motion was made by Council Member Bradburn and seconded by Council Member Lewis for approval of Resolution No. 2008-10.

Mayor Pugh asked for public input; there was none.

City Clerk Phillips read Resolution No. 2008-10 by title, as follows:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, AUTHORIZING THE EXTENSION OF THE FINAL MATURITY DATE OF ITS SUBORDINATED WATER AND SEWER REVENUE NOTE, SERIES 2005, IN FAVOR OF SUNTRUST BANK, AND RELATED LOAN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Motion carried 5-0 upon roll call vote as follows:

Council Member Lewis	Aye
Council Member Bernardini	Aye
Council Member Bradburn	Aye
Vice Mayor Burnett	Aye
Mayor Pugh	Aye

#### Sewer Rehab Phase 2 Project

Consideration of approval to proceed with bidding out of the Sewer Rehab Phase 2 projects and authorizing budget amendments totaling \$190,250.

Director of Public Works Emory Pierce reviewed the request, which was discussed.

Council Member Bradburn commented on the reduced flow and manhole infiltration. She also indicated Congresswoman Ginny Brown-Waite has worked to advance one of the City's projects to improve our utility

## REGULAR COUNCIL MEETING MINUTES - APRIL 7, 2008

system and thanked Director Pierce and staff for their work on the project.

Discussion continued in which Council Member Lewis asked Director Pierce to investigate how many residents of the City are still on septic tanks and offer those residents to hook up to City water while the lines are being replaced.

Vice Mayor Burnett asked Director Pierce about the East side of Hazel Avenue and the West side of Brooksville Avenue at the corner of MLK Blvd., indicating there was a major sewer backup and asked if it has been addressed and corrected. Director Pierce indicated it had been fixed and the line has already been relined during a CDBG project. Director Pierce also indicated the lines are flat and easy to get clogged with grease, which routine maintenance will correct.

### Motion:

Motion was made by Council Member Bernardini and seconded by Council Member Lewis for approval of the request to proceed with the bidding process and budget amendments as requested.

Mayor Pugh asked for public input; there was none. Motion carried 5-0.

### ITEMS BY COUNCIL

#### Lara Bradburn, Council Member

##### Resolutions and Proclamation Issuance

Council Member Bradburn reiterated that she is not in favor of issuing resolutions and proclamations for every incident, which uses staff time and, she felt, diminishes the value of those recognitions. She recommended organizations present their event during citizens input in lieu of requesting resolutions or proclamations.

After a brief discussion, Mayor Pugh recommended discussing the issue at an upcoming workshop to review criteria.

#### Richard E. Lewis, Council Member

##### Resolutions and Proclamation Issuance

Council Member Lewis indicated he did not agree with Council Member Bradburn's analogy and reviewed the contributions of the organizations that request them.

#### T. Jennene Norman-Vacha, City Manager

##### City of Brooksville and Brooksville Housing Authority Workshop

She reminded Council of the upcoming workshop on Tuesday, April 15, at 6:00 p.m.

#### Joe Bernardini, Council Member

##### Hernando County Fair

He invited all to the fair and thanked Vice Mayor Burnett for his well wishes for fair weather.

#### Frankie Burnett, Vice Mayor

##### Police Chief Turner

Vice Mayor Burnett expressed his appreciation for the information submitted by Chief Turner concerning the Police Department vehicle replacement.

**REGULAR COUNCIL MEETING MINUTES - APRIL 7, 2008**

Oliver & Company

He recommended a workshop to review and analyze the findings and recommendations of Oliver & Company, the City's auditors.

David Pugh, Mayor

Mayor Pugh wished his son Happy Birthday.

CITIZENS INPUT

Pierre Desjardins

Treasure Hunt on the Hill

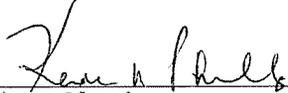
He indicated the Treasure Hunt on the Hill went well and gave a review of the event. He invited all to the fundraiser on Wednesday, April 9<sup>th</sup>, for wildlife at Easy Street Décor from 7:00 - 9:00 p.m. The event will benefit the 100 acre Wood Wildlife Rehabilitation, Inc., a non-profit organization.

Council Member Bradburn elaborated on the event.

Vice Mayor Burnett thanked Council Member Bradburn for her part in getting the grant that Congresswoman Brown-Waite acquired for the City.

ADJOURNMENT

There being no further business to bring before Council, the meeting adjourned at 7:50 p.m.

  
\_\_\_\_\_  
City Clerk

Attest: \_\_\_\_\_  
Mayor

**CITY OF BROOKSVILLE  
REGULAR CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
201 HOWELL AVENUE**

**MINUTES**

May 5, 2008                      2008 Volunteer Appreciation Reception                      6:30 P.M.

Brooksville City Council met in regular session with Mayor David Pugh, Vice Mayor Frankie Burnett and Council Members Joe Bernardini, Lara Bradburn and Richard E. Lewis present. Also present were Thomas S. Hogan, Jr., George G. Angeliadis and Debbie Hogan, City Attorneys; T. Jennene Norman-Vacha, City Manager; Karen M. Phillips, City Clerk/Director of Administration; Janice L. Peters, Deputy City Clerk; Steve Baumgartner, Finance Director; Mike Walker, Parks and Recreation Director; Bill Geiger, Community Development Director; Emory Pierce, Director of Public Works; George Turner, Police Chief and Tim Mossgrove, Fire Chief. Members of the Hernando Today, Hernando Times and Brooksville Belle were also present.

The meeting was called to order by Mayor Pugh, followed by an invocation and Pledge of Allegiance.

**Recognition and Appreciation of Volunteers**

All the City's board members were recognized by Council and City Manager Norman-Vacha. Token gifts of appreciation and longevity certificates were distributed to the volunteers who were present.

**CONSENT AGENDA**

**Police Department Position Replacement/Reclassification**

Consideration of approval for position replacement and reclassifications within the Police Department.

**GM's Bistro - Sidewalk Use Permit**

Consideration of Special Revocable License Agreement with Udi Mekler, owner of GM's Bistro, for use of sidewalk in front of the business located at 4 North Broad Street and the adjacent business (Hernando County Housing Authority), for placement of tables and chairs (City to approve style, make and appearance) for a 10-year term, with automatic 5-year renewal terms.

**Motion:**

Motion was made by Council Member Lewis and seconded by Council Member Bernardini for approval of the consent agenda.

Vice Mayor Burnett asked if Item C-1 included the part-time officer for the red light review. City Manager Norman-Vacha indicated the reserve personnel will be utilized for that purpose.

Vice Mayor Burnett recommended the City Manager make the selection of the tables and chairs to be used for Item C-2. City Manager Norman-Vacha indicated the results will be in CTN.

Motion carried 5-0.

# REGULAR COUNCIL MEETING MINUTES - MAY 5, 2008

## CERTIFICATES, PROCLAMATIONS AND PRESENTATIONS

### Audited Financial Statements

Review and acceptance of Annual Audit for Fiscal Year ended 09/30/06 prepared by Oliver & Joseph Auditors, P.A.

Finance Director Baumgartner indicated Mary Beth Gary, a partner with Oliver and Joseph, was in the audience if Council had any questions.

Council Member Bradburn indicated she had met with Oliver & Joseph and discussed the idea of having more updates during the year, recommending three, to be part of the new contract Council will be seeking. She expressed appreciation for all their hard work during the year.

Council thanked the Finance Department for their efforts as well as Oliver and Joseph and staff for a job well done.

### Motion:

Motion was made by Council Member Lewis and seconded by Vice Mayor Burnett approval of the audited financial statements submitted by Oliver & Joseph Auditors. Motion carried 5-0.

Mary Beth Gary thanked Council for the opportunity to work for the City.

### Resolution No. 2008-11 - Brenda H. Benford Retirement

Consideration of Resolution honoring Brenda Benford who will retire from the Police Department on May 2, 2008, after more than 25 years of service.

City Clerk Phillips read Resolution No. 2008-11 in its entirety.

Mayor Pugh presented the resolution to Mr. Benford on behalf of Brenda, who was unable to attend.

### Motion:

Motion was made by Council Member Lewis and seconded by Vice Mayor Burnett for approval of Resolution No. 2008-11.

Motion carried 5-0 upon roll call vote as follows:

Council Member Bernardini	Aye
Council Member Bradburn	Aye
Council Member Lewis	Aye
Vice Mayor Burnett	Aye
Mayor Pugh	Aye

### American Legion Auxiliary Poppy Days

Proclamation designating May 11 - 17, 2008, as "Poppy Days".

Mayor Pugh read the proclamation in its entirety, which will be delivered to the American Legion Auxiliary.

### Mother's Day Celebration Proclamation

Proclamation in honor of Mothers Day and the 2<sup>nd</sup> Annual Mothers' Day Celebration on Friday, May 9, 2008.

## REGULAR COUNCIL MEETING MINUTES - MAY 5, 2008

Mayor Pugh read the proclamation in its entirety, which Director Walker accepted, to display at the celebration on May 9 (7 p.m.) at JBCC.

### Grant Presentation by The Community Foundation of Hernando County

Presentation of grant funding in the amount of \$2,500 to Friends of the Children, Inc.

Bob Barnett, Chairman of the Community Foundation of Hernando County reviewed the organization's accomplishments and presented a check in the amount of \$2,500 to Mike Walker, Director of Parks & Recreation for Friends of the Children, Inc.

Mike Walker reviewed the "Fit and Fun for Kids" program the grant will fund.

### PUBLIC HEARING

### Third Amendment to the City of Brooksville, Florida Development Agreement for Hampton Ridge

Modifications are proposed within this Third Amendment to update the original Development Agreement (as amended) to provide consistency with changes being made in related agreements as well as to address time frames that are being affected by economic conditions.

Director Geiger reviewed the amendment, advising this to be the second of two required public hearings. In reviewing the developer's response to Council Member Lewis' previous inquiry about a bond to cover Governor Blvd., he indicated Donna Feldman, attorney for the developer, advised that the cost for Governor Blvd. would be very difficult to come up with at this time as they do not have the Water Management District Permit yet and there are a lot of variables that could play a factor that would drastically change the overall cost of the project. They suggested some language that could be considered at this hearing to be implemented into the agreement, which staff recommended. The language stated that the developer is willing to post a bond or deliver a Letter of Credit, the form of security to be at the developer's election, (Director Geiger recommended adding "also acceptable to the City of Brooksville"), prior to the 351<sup>st</sup> Certificate of Occupancy being issued within the project, or December 31, 2010, whichever occurs first, thereby providing the City with meaningful security in advance of the ultimate deadline for construction of the roadway, but not unnecessarily premature.

Director Geiger recommended Council approve the third amendment to the agreement with the aforementioned language as recommended by the developer to be incorporated into the agreement, subject to approval by the City Attorney and the Attorney representative for the developer.

Mayor Pugh asked for public input; there was none.

### Motion:

Motion was made by Council Member Bradburn and seconded by Council Member Lewis for approval of the amendment with the addition of the recommended bonding language per staff recommendation. Motion carried 5-0.

## REGULAR COUNCIL MEETING MINUTES - MAY 5, 2008

### Alcoholic Beverage Location Permit Application - James Tsacrios (DBA GM's Bistro) at 4 North Broad Street

Consideration of approval of Alcoholic Beverage Location Permit for GM's Bistro.

Director Geiger reviewed the permit request. Council Member Lewis asked Director Geiger to clarify the ordinance on serving alcoholic beverages outside the restaurant. Director Geiger indicated it is not permitted.

At the urging of Council Member Bradburn, Chef Udi Mekler reviewed the business plans and indicated they are opening an upscale restaurant and the menu will have fresh vegetables, soup, seafood and steak. He hopes to open in 1 to 2 weeks.

#### Motion:

Motion was made by Council Member Bradburn and seconded by Council Member Lewis for approval of the permit.

Mayor Pugh asked for public input.

Pierre Desjardins asked if Council would consider changing the restriction on drinking outside the restaurant. Mayor Pugh advised that alcoholic beverages cannot be served in the right-of-way.

Motion carried 5-0.

Vice Mayor Burnett welcomed Chef Mekler to Brooksville.

#### REGULAR AGENDA

### Water and Sewer Line Extension from SR50 to Wiscon Road (aka Hospital Crossing)

Consideration of reimbursement of water and sewer line extension costs to the Developer, Brooksville Regional Medical Plaza, LLC, in the amount of \$117,543 from account #401-000-196-19049. Previously approved for funding at the 6/04/07 Council meeting.

Director Pierce reviewed the request and indicated the first right to serve agreement would be upheld.

#### Motion:

Motion was made by Council Member Lewis and seconded by Vice Mayor Burnett for approval of the reimbursement. Motion carried 5-0.

### Technical Services Cooperative Agreement with Hernando County

Consideration of Agreement with Hernando County for Technical Services.

City Manager Norman-Vacha reviewed the agreement which addresses areas of concern and problems. The agreement will allow the City to fix and improve the current system and take us to the next level of technology. The annual cost of the agreement is set at \$60,000 and includes the elimination of two staff positions for an overall savings to the City of \$32,000 per year. She requested Council authorize the reinvestment of that savings back into the City's obsolete technology.

Additionally, and separately from the agreement, City Manager Norman-Vacha requested Council authorize payment to the Board of County

## REGULAR COUNCIL MEETING MINUTES - MAY 5, 2008

Commissioners Technology Department in the amount of \$15,000, which would cover their full-time help since February.

### Motion:

Motion was made by Council Member Bernardini and seconded by Council Member Bradburn for approval of the agreement.

Vice Mayor Burnett asked if severance pay is being offered for the position being eliminated. City Manager Norman-Vacha asked for Council direction and suggested severance pay through June 30, 2008, with the appropriate legal form that would relieve the City of any other outstanding liability and offer no unemployment benefits. Vice Mayor Burnett recommended Council approve the recommendation.

Mayor Pugh asked for public input.

Kelly Pupello read a statement on behalf of her husband Dennis Pupello, whose Technology Services position is being eliminated, and who was unable to attend.

Gary Allen, of Hernando County Technology Services, reiterated that they are facing constraints as well and felt the proposal to be mutually beneficial for both the City and County. He is looking forward to the challenge.

Council Member Bradburn thanked Mr. Allen for his staff's work.

Council Member Lewis asked for clarification that there will be no technical services person in the City staff. City Manager Norman-Vacha confirmed it to be so.

Council Member Bernardini stated he agreed with Dennis' analogy that the problems within that department came as a result of upper management, wherein issues were just overlooked or passed over, thereby putting the City in a very serious and dangerous position.

City Manager Norman-Vacha indicated she and Karen had talked with Dennis and he did provide additional information and indicated he would like to put in writing his knowledge of each finding, which she welcomed.

Motion carried 5-0.

### Motion:

Motion was made by Council Member Bradburn and seconded by Council Member Lewis for approval of a severance package for Dennis Pupello with the proper legal format. Motion carried 5-0.

## ITEMS BY COUNCIL

### Lara Bradburn, Council Member

#### Old Johnston Property Tree

Council Member Bradburn asked about the tree on the old Johnston property, which has now been totally removed. Director Geiger indicated the tree had been diseased and could not be saved and agreed to get the pictures to her.

## REGULAR COUNCIL MEETING MINUTES - MAY 5, 2008

### Howell/Olive/Bell Water Loop

She asked Director Pierce to give a status update on the Howell/Olive/Bell/ water loop. Director Pierce indicated he has not been able to do the surveying necessary to start on the plans, but with the preliminary budget process ending May 9 he will move to get it out to bid within 30 days.

### Red Mule Pub

She wanted all to be aware that the Red Mule Pub is celebrating it's 30<sup>th</sup> Anniversary this week.

### Richard E. Lewis, Council Member

#### 25<sup>th</sup> Annual National Tourism Week

Council Member Lewis elaborated on the events planned by the Hernando County Office of Tourism during May.

### Joe Bernardini, Council Member

#### Governor Blvd.

Council Member Bernardini asked when the construction would start for Governor Blvd. Director Geiger advised July 2014 is the time scheduled for completion and indicated some work will be needed at Hwy. 50, which is being reviewed.

#### Alcoholic Beverages on the Right of Way

He indicated Council, in the future, may want to re-examine its policy on a case-by-case basis, which was briefly discussed. Council Member Lewis indicated the City has to assume a higher liability.

#### Volunteers

He commended volunteers for their work and the money they save the City's taxpayers. He recommended coming up with something like nametags to identify them.

### Frankie Burnett, Vice Mayor

#### CSX Railroad Crossings

Vice Mayor Burnett observed that since CSX has been repairing the Brooksville railroad crossings, he has had numerous complaints about Daniel Avenue, Main Street and Martin Luther King Blvd. (MLK). City Manager Norman-Vacha indicated they have talked with Hernando County Director of Public Works Charles Mixon and they will be correcting those locations.

#### Road Stripes

He also indicated that on the west side of MLK the stripes on the road are so poor they need to be replaced. Director Pierce indicated the latest update is that the repaving from Main Street to Broad Street is scheduled for the week of May 19<sup>th</sup> and they will also be doing Ft. Dade Avenue from Howell Avenue out to Hwy. 41. He believes that, in conjunction with the repaving of MLK, they will be re-striping the whole thing from one end to the other. He will check on it.

#### Union Street

Vice Mayor Burnett also indicated he still has concerns about continuing the closing and barricading of Union St. He asked the City Manager and Police Chief to revisit the issue.

**REGULAR COUNCIL MEETING MINUTES - MAY 5, 2008**

City Manager Norman-Vacha indicated preliminary discussions have taken place and they will prepare a staff report for Council.

**David Pugh, Mayor**

**New Applebee's Fundraiser**

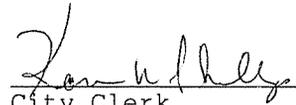
Mayor Pugh thanked all staff that attended the fundraiser at the new Applebee's, which benefited the park for the physically challenged being proposed by the Spring Hill Rotary Club.

**CITIZENS INPUT**

There was none.

**ADJOURNMENT**

There being no further business to bring before Council, the meeting adjourned at 9:00 p.m.

  
\_\_\_\_\_  
City Clerk

Attest: \_\_\_\_\_  
Mayor

G:\WP\_WORK\ClerkOffice\MINUTES\2008\05-05-08 Regular Meeting.doc

**CONSENT AGENDA ITEM  
MEMORANDUM**

**TO:** HONORABLE MAYOR AND CITY COUNCILMEN  
**VIA:** T. JENNENE NORMAN-VACHA, CITY MANAGER   
**FROM:** GEORGE G. ANGELIADIS, CITY ATTORNEY   
**SUBJECT:** CORRECTION OF LANGUAGE IN AMENDED AND RESTATED COBB ROAD WRF AGREEMENT  
**DATE:** MAY 23, 2008

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**GENERAL SUMMARY/BACKGROUND:**

On April 21, 2008, City Council addressed and approved the Amended and Restated Cobb Road WRF Agreement submitted by Hampton Ridge Developers, LLC. After approval and execution of the Restated Agreement, a scrivener’s error was discovered on page three (3), section 1. C., titled Change Orders.

Specifically, the language in the approved document states as follows:

*“Any proposed increase that would result in an increase in the contract price by no more than \$25,000.00 shall require approval of the City Council.”*  
(Emphasis added).

As noted above, the highlighted and underlined portion of the above clause should be removed, and thus should state:

*“Any proposed increase that would result in an increase in the contract price by more than \$25,000.00 shall require approval of the City Council.”*

This proposed change will not be a detriment to the City; to the contrary, it will clarify the intent of the Council to approve any increases in the contract price which are in excess of \$25,000.00.

Since the executed document has not yet been recorded, it is proposed that the current version of page three (3) to the Amended and Restated Cobb Road WRF Agreement, with the word “no” included therein, be removed and replaced with the corrected version of page (3) attached hereto, removing the word “no” from Section 1. C. Change Orders.

**BUDGET IMPACT:** There is no budget impact associated with this item.

**LEGAL REVIEW:** Legal Counsel has reviewed this Agenda Item and finds that it is legally sufficient and in the proper legal form.

**STAFF RECOMMENDATION:** Staff recommends approval of this Agenda Item.

B. Designation of Agent. CITY designates DEVELOPER as its agent for purposes of the Updated Encore Proposal.

C. Change Orders. Any proposed change order, final contract negotiation, or similar action in connection with the Amended Encore Contract shall require the joint written consent of the CITY and DEVELOPER. The authorized signer for the CITY shall be the Public Works Director, with the Public Works Director to sign for any non-monetary change or any change that does not result in an increase in the contract price by more than \$25,000.00. Any proposed increase that would result in an increase in the contract price by more than \$25,000.00 shall require approval of the City Council. The authorized signer for DEVELOPER shall be any Vice-President. This provision shall be included and maintained as a term and condition in the Amended Encore Contract.

D. Construction Schedule. The work contemplated under Paragraph 1 commenced prior to October 31, 2007, and shall be completed prior to April 30, 2012. DEVELOPER shall obtain an amendment to, or replacement of the Existing Bond already posted with the CITY under the Original WRF Agreement to adjust the amounts set forth therein in accordance with Paragraph 2.A., below, within ninety (90) days after the CITY's approval of this Agreement, or such earlier time as may be required by SWFWMD pursuant to the subsequent amendment to the Cooperative Funding Agreement. At the time of completion of construction proposed under Paragraph 1 above, the CITY shall provide DEVELOPER with the reimbursement and impact fee credits as provided in Paragraph 1.A. above.

2. Indemnification and Insurance. DEVELOPER shall indemnify and hold CITY harmless for all claims and losses for personal injury and property damages that may have arisen since the date of the Original WRF Agreement or may arise at any time from or related to acts, errors, or omissions of DEVELOPER or the contractor, Encore, during construction of the Cobb Road WRF improvements provided for in this Agreement. DEVELOPER has provided and shall, at its expense, continue to provide general liability insurance coverage to the CITY for the benefit of the CITY, with specifications of insurance coverage provided, terms, and other insurance criteria subject to review and approval by the CITY. DEVELOPER has provided, and will continue to provide liability insurance coverage consistent with the CITY's policies for the construction of improvements by a private party on public property or right-of-way. During construction and until the Cobb Road WRF work is completed and turned over to the CITY, DEVELOPER shall maintain, at its expense, the liability insurance coverage provided to and accepted by the CITY. DEVELOPER has provided proof of insurance to CITY prior to the date of this Agreement, which is acknowledged by the CITY.

A. Performance Bond. DEVELOPER shall provide CITY an amendment to or replacement of DEVELOPER's Existing Bond ("**Amended Bond**") pursuant to Chapter 255, Fla. Stat., underwritten by a CITY approved insurance company, in the total amount of Seven Million Three Hundred Thirty-one Thousand Two Hundred Fifty-three and 60/100 Dollars (\$7,331,253.60) which is 120% of the Encore estimated 3-year delay cost of \$10,072,357.00, less the \$2,575,000.00 to be reimbursed to DEVELOPER by the CITY, and less \$1,387,979.00 (a portion of which has been paid and the balance of which has been deposited with the CITY) representing purchase orders already issued by the CITY and equipment transactions already

B. Designation of Agent. CITY designates DEVELOPER as its agent for purposes of the Updated Encore Proposal.

C. Change Orders. Any proposed change order, final contract negotiation, or similar action in connection with the Amended Encore Contract shall require the joint written consent of the CITY and DEVELOPER. The authorized signer for the CITY shall be the Public Works Director, with the Public Works Director to sign for any non-monetary change or any change that does not result in an increase in the contract price by more than \$25,000.00. Any proposed increase that would result in an increase in the contract price by no more than \$25,000.00 shall require approval of the City Council. The authorized signer for DEVELOPER shall be any Vice-President. This provision shall be included and maintained as a term and condition in the Amended Encore Contract.

D. Construction Schedule. The work contemplated under Paragraph 1 commenced prior to October 31, 2007, and shall be completed prior to April 30, 2012. DEVELOPER shall obtain an amendment to, or replacement of the Existing Bond already posted with the CITY under the Original WRF Agreement to adjust the amounts set forth therein in accordance with Paragraph 2.A., below, within ninety (90) days after the CITY's approval of this Agreement, or such earlier time as may be required by SWFWMD pursuant to the subsequent amendment to the Cooperative Funding Agreement. At the time of completion of construction proposed under Paragraph 1 above, the CITY shall provide DEVELOPER with the reimbursement and impact fee credits as provided in Paragraph 1.A. above.

2. Indemnification and Insurance. DEVELOPER shall indemnify and hold CITY harmless for all claims and losses for personal injury and property damages that may have arisen since the date of the Original WRF Agreement or may arise at any time from or related to acts, errors, or omissions of DEVELOPER or the contractor, Encore, during construction of the Cobb Road WRF improvements provided for in this Agreement. DEVELOPER has provided and shall, at its expense, continue to provide general liability insurance coverage to the CITY for the benefit of the CITY, with specifications of insurance coverage provided, terms, and other insurance criteria subject to review and approval by the CITY. DEVELOPER has provided, and will continue to provide liability insurance coverage consistent with the CITY's policies for the construction of improvements by a private party on public property or right-of-way. During construction and until the Cobb Road WRF work is completed and turned over to the CITY, DEVELOPER shall maintain, at its expense, the liability insurance coverage provided to and accepted by the CITY. DEVELOPER has provided proof of insurance to CITY prior to the date of this Agreement, which is acknowledged by the CITY.

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**BROOKSVILLE POLICE  
DEPARTMENT****CONSENT AGENDA ITEM  
MEMORANDUM**

TO: The Honorable Mayor and Members of the Brooksville City Council

VIA: Jennene Norman-Vacca, City Manager

FROM: George B. Turner, Chief of Police

DATE: June 02, 2008

SUBJECT: 2008 police car replacement

**General Information:** On April 07, 2008 the Brooksville City Council approved the request from the Brooksville Police Chief for the purchase of (4) replacement patrol cars. These were originally to be 2008 Dodge Charger, (3.5 L h/o 6 cyl) at a total cost of \$24,121.43 each.

Due to circumstances beyond our control, the 2008 Dodge Charger is no longer available on Florida State bid. Attempts were made to locate Dodge Chargers in surrounding states, but the results were not in the best interest of the City due to the added costs associated with delivery.

Due to the unavailability of the original vehicles, it is requested that the City Council approve the purchase of 2008 Ford Crown Victoria(s) as the Brooksville Police Department 2008 vehicle replacement. The cost of the Ford Crown Victoria is \$731.03 more per vehicle.

**Budget Impact:** On April 07, 2008 City Council approved the expenditure of \$ 24,121.43 per vehicle (includes emergency equipment) for the Dodge Charger. The added cost of the Ford Crown Victoria is \$731.03 per vehicle, or a total cost of \$24,852.46 per vehicle (includes emergency equipment). Monies are available within the vehicle replacement fund for the purchase of four (4) patrol vehicles, should the Ford Crown Victoria's be approved.

**Staff Recommendation:** Staff recommends that the City Council approve the purchase of said vehicles/equipment. Further, staff recommends authorization for staff to prepare and implement appropriate budget amendment to transfer funds within the Vehicle Replacement Fund.

*Attachment: Prior Council Agenda Item and information from April 7, 2008.*

**BROOKSVILLE POLICE  
DEPARTMENT**

# MEMO

**TO:** The Honorable Mayor and Members of the Brooksville City Council

**Via:** Jennene Norman-Vacha, City Manager

**FROM:** George Turner, Police Chief

**DATE:** April 07, 2008

**SUBJ:** 2008 police car replacement request

---

**General Information:** The Brooksville Police Department and the City of Brooksville Fleet Maintenance Department has identified the need for replacement of four police patrol vehicles in 2007. These vehicles have not been replaced as of this date: They are:

<u>UNIT</u>	<u>YEAR</u>	<u>MAKE OF VEHICLE</u>
136	1999	Ford Crown Victoria
137	1999	Ford Crown Victoria
139	2000	Ford Crown Victoria
147	2001	Ford Crown Victoria

After extensive study which included reference to the 2007 Police Vehicle Evaluation Program by the Michigan State Police, Department of Management and Budget, the 2008 Dodge Charger (3.5L h/o 6cyl) is the recommended replacement vehicle. This recommendation is based on many factors including a lower base cost, better gas mileage, and lower emergency equipment costs. The State bid price of this Dodge Charger is \$ 19,508.00. Emergency equipment and markings is quoted at \$ 4,613.43 per car for a total cost of \$ 24,121.43 each.

**Budget Impact:** Monies are available to cover the full costs in the vehicle replacement fund and will need to be transferred within the fund.

**Staff Recommendation :** Staff recommends that the City Council approve the purchase of said vehicles and equipment. Further, staff recommends authorization for staff to prepare and implement appropriate budget amendment to transfer funds within the Vehicle Replacement Fund.

**Attached supporting documentation:**

- 1) Robert Stackhouse, City Maintenance Supervisor recommendation.
- 2) State bid cost sheet provided by Mears Leasing.
- 3) Law Enforcement Supply Emergency equipment w/installation.

**CITY OF BROOKSVILLE**  
**MEMORANDUM**

To: Chief Turner, Chief of Police  
From: Richard Stackhouse, Supervisor of Maintenance  
Re: Surplus Vehicles  
Date: March 17, 2008

---



The following vehicles should be slated for surplus because of maintenance cost factor:

Vehicles

**136** 99 Ford Crown Victoria Vin# 2FAFP71W7XX148536  
mileage 79354

**137** 99 Ford Crown Victoria Vin# 2FAFP71W9XX148537  
mileage 92282

**139** 2000 Crown Victoria Vin# 2FAFP71W2XX170669  
mileage 72939

**147** 2001 Crown Victoria Vin# 2FAFP71W01X129320  
mileage 91374

RS/mh

**2008 Dodge Charger  
Full Size Pursuit LXDH48/27A  
Spec #1, Central Zone**

	Cap Cost	\$19,223.00
6W6	Rear Door Locks and handles in-op	\$ 25.00
CW7	Rear Windows in-op	\$ 25.00
DLD	Courtesy Light disabled	\$ 35.00
LNF	Left Hand Spot Light	\$ 200.00
	<b>TOTAL</b>	<b>\$19,508.00</b>

Lease Type	Open-end Lease/Purchase
Mileage Allowance	Unlimited
Over Mileage Charge	None
Residual Value	\$1.00
Term 36 months @	\$582.22 per month, per vehicle
Term 48 months @	\$447.37, per month, per
Term 60 months @	\$366.60, per month, per vehicle
Tag Fee	Billed Separately

Our proposal is for budgeting purposes and subject to market conditions at the time of the order. All vehicles would be factory ordered with delivery in approximately 60-90 days from the time of order. Billing can be arranged monthly, quarterly, or annually. Provisions for trade-ins can be arranged.

Thank you and we look forward to your response.

Sincerely,

David R. Pickard  
Senior Account Executive

3905 El Rey Road, Orlando, FL 32808 • Phone 407-298-2982 • Fax 407-578-4924

www.mearsleasing.com  
A FINANCIAL DIVISION OF  
The Bank

 Contract Holder

Chief Turner

---

**From:** Harry White [HWhite@LawSupply.com]  
**Sent:** Monday, February 11, 2008 12:38 PM  
**To:** chiefturner@ci.brooksville.fl.us  
**Subject:** FW: Law Enforcement Supply Company

Harry White  
Central Florida District Manager  
Law Enforcement Supply, Tampa  
(813) 478-0091  
(800) 326-4019 x4614  
[hwhite@lawsupply.com](mailto:hwhite@lawsupply.com)

**From:** Harry White  
**Sent:** Monday, February 11, 2008 6:36 AM  
**To:** Harry White  
**Subject:** Law Enforcement Supply Company



**TELEPHONE**  
800 637 6307

**FACSIMILE**  
850 763 9031

Order Quote

Your Quote# 728732  
Quote Date 01/31/08  
Your account rep is : Harry L. White

Time 06:00AM

Account# 201416  
CITY OF BROOKSVILLE  
ACCTS PAYABLE  
201 HOWELL AVE  
BROOKSVILLE, FL 34601-2041

Ship-to 0  
BROOKSVILLE POLICE DEPARTMENT  
C/O LAWENFORCEMENT SUPPLY  
TECHNICAL SERVICES WHS. 74  
5404 AIRPORT BLVD  
TAMPA, FL 33634-5310

Ship via INSTALL SHOP from ORLANDO, FL warehouse.

PartNo	Description	UM	QtyOrd	UnitPrc	Extension
2147AMPD2RB	2100 LIGHTBAR NEW SYTLE	EA	1	1,640.000	1,640.00
3892L6	SIREN/LIGHT CONTROLLER	EA	1	0.000	0.00
C3100CH	SPEAKER FOR 06 CHARGER	EA	1	0.000	0.00

8S107CHR	PART STAT 1/2 LEXAN/VINY	EA	1	410.000	410.00
LEP07CHR	LOWER EXT PANEL 06-07 CH	EA	1	41.000	41.00
475PS	PWR SUPP 75W W/4 STB TUB	EA	1	176.470	176.47
4256138	~CONTOUR CONSOLE FOR 200	EA	1	203.990	203.99
4255542	~2006+ DODGE CHARGER COM	EA	1	210.000	210.00
INSTALL	INSTALLATION OF EQUIP PE	EA	1	1,065.000	1,065.00
RX2019	MAG CHGR FLSHLT W/DC ADA	EA	1	79.990	79.99
VEC024	400 WATT INVERTER	EA	1	36.980	36.98
				Sub Total	3,863.43
				Freight	
				Handling	
				Tax	
				Total	3863.43

QUOTE FOR VEHICLE EQUIPMENT AND INSTALL FOR DODGE CHARGER, THIS INCLUDES RADIO, MODEM, 3 ANTENNAS AND A/C POWER INVERTER. THANKS

WE ARE AN EQUAL OPPORTUNITY EMPLOYER.  
 THANK YOU FOR YOUR CONTINUED BUSINESS.  
 THIS QUOTE IS AUTHORIZED BY Harry L White

markings - 400

Total \$ 4,263.43  
 Light Bar  
 up snake 150  
 200 - gun pack  
 4,613.43

## Charlotte Roberts

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**From:** Lamb, Jean [Jean.Lamb@pgnmail.com]  
**Sent:** Tuesday, May 20, 2008 3:48 PM  
**To:** Lamb, Jean  
**Subject:** Progress Energy Selects preferred corridor for transmission project 5.20.08  
**Importance:** High  
**Attachments:** Progress Energy Florida selects preferred corridor for transmission Project.pdf; Letters for owners outside corridor FINAL.pdf; Letters for owners inside corridor\_Final.pdf

### Announcing preferred corridors May 20, 2008

Today, Progress Energy Florida is announcing that we have selected a "preferred corridor" for about 200 miles of potential transmission lines.

One of the company's main goals for new transmission is to have minimal impact on residents and communities – to locate the lines in existing corridors where ever possible. We heard the same feedback from the communities. We listened to that feedback.

The company selected a preferred corridor that predominantly follows the path of existing lines across nine Central Florida counties, minimizing the impact on the community and the environment. More than 90 percent of the preferred corridor is along or adjacent to existing lines.

Attached please find a copy of the statewide news release that was issued this morning. Also attached is a copy of the letters sent to property owners along the preferred corridors and the map of the preferred corridor.

You will find additional information on our website at [www.progress-energy.com/energyplanning](http://www.progress-energy.com/energyplanning).

Please feel free to contact me if you have any questions about this important project. For maps, please see the link below:

<http://www.progress-energy.com/aboutenergy/transmission/florida/energyplanning/communitypartnership.asp>

Jean M Lamb  
Community Relations-North Coastal  
321-303-1036  
jean.lamb@pgnmail.com

## Progress Energy Florida selects preferred corridor for transmission Project

5/20/2008

Progress Energy Florida has selected a preferred corridor for potential transmission lines that predominantly follows the path of existing lines across nine Central Florida counties.

"During the past year, we have actively solicited community input and suggestions about this project," said Jeff Lyash, president and CEO of Progress Energy Florida. "We listened to that feedback. Overwhelmingly, people suggested we locate the new lines along or adjacent to existing lines wherever possible to minimize the impact on nearby communities."

More than 90 percent of the preferred corridor follows existing rights of way. In limited areas, those rights of way will be widened; in most other areas, no additional land is needed. About 20 miles of the project is a new corridor.

As population and energy use in Florida continue to grow, Progress Energy Florida is considering adding about 200 miles of transmission lines in one of the largest transmission projects ever in the state. New 230- and 500-kilovolt transmission lines could be built in Citrus, Hernando, Hillsborough, Lake, Levy, Marion, Pinellas, Polk and Sumter counties.

The corridor varies in width from 300 feet to 1 mile. It does not represent the specific route of the transmission lines, which will be narrower than the corridor. The specific route will be selected in late 2008 and early 2009.

The preferred corridor avoids several environmentally sensitive areas, such as the Brooker Creek Preserve in Pinellas County, the Rainbow River in Marion County and the Starkey Wilderness Preserve in Pasco County.

"We are committed to being good stewards of the natural resources entrusted to our care," Lyash said. "While we have a responsibility to meet the growing energy needs of our customers and state, the environment is an integral part of planning, design, construction and operational decisions."

In June, Progress Energy Florida will file a site certification application and submit its preferred corridor for the transmission project with the Florida Department of Environmental Protection.

Transmission lines are planned in three main segments: from a proposed nuclear plant in Levy County to the Wildwood/Leesburg area, from Levy County south to Hernando County, and from Pinellas County to Kathleen in Polk County.

Rights of way will be acquired starting later this year; this will continue for several years. Engineering and design work will begin in 2009. Exact locations for poles and other structures will be known when the work is complete in 2012. Construction is set to begin in 2012, and the project is expected to enter service in 2016. It requires approval by the Florida Public Service Commission and other agencies.

Progress Energy has sent letters to all residents whose property is within the original study areas. In coming weeks, an interactive map will be available at [www.progress-energy.com/energyplanning](http://www.progress-energy.com/energyplanning) for residents to see where their properties are in relation to the corridor.

Starting Wednesday, the Florida Public Service Commission will hold public hearings in Tallahassee on the proposed nuclear plant in Levy County; the company filed its needs case with the commission in March.



May 19, 2008

Jeannine Norman-Vacha  
201 Howell Ave  
Brooksville, FL 34601-2042

**Important information about a Progress Energy Florida transmission project in your community**

Dear Community Leader:

Progress Energy Florida is planning for new electric equipment to serve our growing state. As you may remember, the company announced the potential to add about 200 miles of transmission lines to maintain reliability and to provide for the future energy needs of the state. I promised to stay in touch with you as the project progressed.

Progress Energy Florida considered several transmission corridor options for further evaluation, including some in your community. We invited feedback from the public as we narrowed our choices. Thousands of people attended more than 30 public information sessions in the past nine months, or accessed information online.

After evaluating responses from the community and other factors, the company has selected a preferred corridor for the proposed transmission lines. **Please see the enclosed map for a high-level view of the path of the preferred corridor** that Progress Energy Florida will further evaluate. Please note that the preferred corridor does **not** represent the specific route of the transmission line – it is an area that Progress Energy Florida will study further for placement of a transmission line. You will find more-detailed maps online by visiting [www.progress-energy.com/energyplanning](http://www.progress-energy.com/energyplanning).

In most cases, the preferred corridor follows the path of existing transmission lines, which may accommodate the new lines. In some cases, the company will need to expand its existing right of way. The width of the preferred corridor, or study area, varies from 300 feet to 1 mile, but the right of way for the transmission line will be significantly more narrow. Options for the specific route of the line will be selected in late 2008 and early 2009.

In coming weeks, an interactive map will be available online to see where a property is located in relation to the preferred corridor. If you or your constituents have additional questions about the project, you may send an e-mail to **EnergyPlanning@pgnmail.com** or call **888.238.0373**.

Progress Energy Florida will submit a Site Certification Application, which is required to include a preferred corridor, to the Florida Department of Environmental Protection (DEP) in June. The DEP will hold a public hearing about this project, likely in August. Progress Energy Florida plans to hold another series of informational meetings this autumn. Watch for further communication about those upcoming events.

We are committed to communicating with you throughout this process, and we will continue to seek public input and involvement. On behalf of Progress Energy Florida and the Community Partnership for Energy Planning, thank you for working with us as we move forward with this important project.

Sincerely,

A handwritten signature in cursive script that reads "Gail Simpson".

Gail Simpson  
Manager, Public Policy  
Progress Energy Florida



May 19, 2008

<Name>  
<Address>  
<City, FL zip>

LETTER  
FOR OWNERS  
INSIDE CORRIDOR

**Important information about a Progress Energy Florida transmission project in your community**

**Re: Parcel No. <xxxx>**

Dear Property Owner:

Progress Energy Florida is planning for new electric equipment to serve our growing state. As you may remember, the company announced the potential for adding about 200 miles of transmission lines to maintain reliability and to provide for the future energy needs of the state. I promised I would stay in touch with you as we narrowed our options.

If you were among the thousands of people who attended one of the more than 30 public information sessions in the past nine months, or if you accessed information online, you learned that Progress Energy Florida was considering several transmission corridor options for further evaluation. We invited your feedback as we narrowed our choices. If you attended a meeting or sent us your comments, thank you.

After evaluating responses from the community and other factors, the company has selected a preferred corridor for the proposed transmission lines. **Your property is inside or within 250 feet of the preferred corridor.** The preferred corridor may be near your property (parcel number is listed above) even if you are a customer of another utility. Please note that the preferred corridor does **not** represent the specific route of the transmission line – it is an area that Progress Energy Florida will study further for placement of a transmission line.

In most cases, the preferred corridor follows the path of existing transmission lines, which may accommodate the new lines. In some cases, the company will need to slightly expand its existing right of way. The width of the preferred corridor, or study area, varies from 300 feet to 1 mile, but the right of way for the transmission line will be significantly more narrow. Options for the specific route of the line will be selected in late 2008 and early 2009.

The enclosed map provides a high-level picture of the preferred corridor. You will find more-detailed maps online by visiting [www.progress-energy.com/energyplanning](http://www.progress-energy.com/energyplanning). In coming weeks, you also will be able to use an interactive map to see where your property is located in relation to the preferred corridor. If you have additional questions about the project, you may send an e-mail to [EnergyPlanning@pgnmail.com](mailto:EnergyPlanning@pgnmail.com) or call **888.238.0373**.

Progress Energy Florida will submit a Site Certification Application, which is required to include a preferred corridor, to the Florida Department of Environmental Protection (DEP) in June. In an effort to keep you informed of developments, I wanted to share this information with you as early as possible. The DEP will hold a public hearing about this project, likely in August. Progress Energy Florida plans to hold another series of informational meetings this autumn. Watch for further communication about those upcoming events.

We are committed to communicating with you through this process. On behalf of Progress Energy Florida and the Community Partnership for Energy Planning, thank you for working with us as we move forward with this important project.

Sincerely,

Gail Simpson  
Manager of Public Policy  
Progress Energy Florida

May 19, 2008

<Name>

<Address>

<City, FL zip>

LETTER  
FOR OWNERS  
OUTSIDE CORRIDOR

**Important information about a Progress Energy Florida transmission project in your community**

**Re: Parcel No. <xxxx>**

Dear Property Owner:

Progress Energy Florida is planning for new electric equipment to serve our growing state. As you may remember, the company recently announced the potential to add about 200 miles of transmission lines to maintain reliability and to provide for the future energy needs of the state. I promised I would stay in touch with you as we narrowed our options.

If you were one of the thousands of people who attended one of the more than 30 public information sessions in the past nine months, or if you accessed information online, you learned that Progress Energy Florida was considering several transmission corridor options for further evaluation. We invited your feedback as we narrowed our choices. If you attended a meeting or sent us your comments, thank you.

After evaluating responses from the community and other factors, the company has selected a preferred corridor for the proposed transmission lines. Your property is **not** inside the preferred corridor that has been selected for further evaluation, so it is not expected to be affected by this project. (Your property's parcel number is listed above.)

Progress Energy Florida will submit a Site Certification Application, which is required to include a preferred corridor, to the Florida Department of Environmental Protection (DEP) in June. In an effort to keep you informed of developments, I wanted to share this information with you as early as possible.

This project plays an important role in Progress Energy Florida's balanced solution to address Florida's energy future. Our balanced approach includes offering some of the nation's best energy-efficiency programs, aggressively developing cost-effective renewable energy programs, and investing in state-of-the-art power plants and equipment. Because of continued growth expected across Florida, the company may consider additional transmission projects in the future.

If you have additional questions, information is available online at [www.progress-energy.com/energyplanning](http://www.progress-energy.com/energyplanning). Information about future transmission projects will also be made available on our website. You may e-mail inquiries to **EnergyPlanning@pgnmail.com** or call **888.238.0373**.

On behalf of Progress Energy Florida and the Community Partnership for Energy Planning, thank you for your input and for working with us as we move forward with this important project.

Sincerely,



Gail Simpson  
Manager of Public Policy  
Progress Energy Florida



## MEMORANDUM

**To:** Honorable Mayor & City Council Members  
**Via:** T. Jennene Norman-Vacha, City Manager   
**From:** Bill Geiger, Community Development Director   
**Subject:** RZ2008-01 & SE2008-03; Petitions to zone the subject property as a Planned Development Project with a Special Exception Use for a Combined Planned Development Project, consisting of residential, commercial and recreational uses; including consideration of the Rezoning Master Plan dated February 15, 2008  
**Petitioner:** Majestic Oaks Developers, LLLP, Majestic Oaks Partners, LLC and BCC, LLC (Represented by Darryl W. Johnston, Attorney at Law and Coastal Engineering Associates, Inc.)  
**Location:** The property is located approximately 1.2 miles east of U.S. 41 on the north side of Mondon Hill Road  
**Date:** May 19, 2008 ORD # 759

### Introduction & Background:

The combined properties consist of 574.4 acres  $\pm$ , and are located approximately 1.2 miles east of U.S. 41 on the north side of Mondon Hill Road. The metes and bounds legal descriptions for the subject parcels of these zoning and special exception use petitions are given in full in the petition packet.

The property owner's are requesting a zoning designation of Planned Development Project (PDP), with a special exception use consideration for a Combined Planned Development Project (CPDP), specifically providing for a mixture of uses including residential, commercial and recreational facilities, and consideration of the Rezoning Master Plan dated February 15, 2008.

The subject properties were annexed into the City on December 20, 2004 (Ordinance No. 683), and July 12, 2005 (Ordinance No.'s 698, 699 and 700). The City Council subsequently recognized and accepted the Majestic Oaks and BCC, LLC overall Master Plan. On February 12, 2007, the City Council approved and adopted Ordinance No. 741 approving amendments to the City Comprehensive Plan, assigning a Majestic Oaks Mixed Use District (MOMUD) Future Land Use Map classification for this property. On September 17, 2007, the Majestic Oaks Phase One Preliminary Plat (consistent with the County zoning designation for this property) was approved by the Planning and Zoning Commission, with various performance conditions that included a stipulation that a zoning petition for the entire Majestic Oaks Project must be filed with the City prior to submittal of the final plat for Phase One, or the filing of any future preliminary plats for this property.

### STAFF FINDINGS:

#### CURRENT LAND USE/ZONING/FACTUAL INFORMATION

1. The subject properties currently have a County zoning of PDP-SF, CPDP-SF and RR.
2. The subject properties were annexed into the City on December 20, 2004 and July 12, 2005.
3. The subject properties have a City Comprehensive Plan Future Land Use map designation of Majestic Oaks Mixed Use District.

4. As per Policy 1-5 of the City's Plan, the Majestic Oaks Mixed Use District is defined as "a mixed use district consisting of up to 999 residential units, up to 100,000 square feet of commercial/retail/office, up to 31,000 square feet of clubhouse and associated activities, and a minimum of 200 acres open space/recreation uses within the project boundary. All development must meet the concurrency requirements of Chapter 163, Florida Statutes. Thus, more than 600 residential units, but less than 999 of the units allowed in this district, may be allowed through the rezoning process provided that the approved development meets the concurrency requirements, including transportation, as required by Chapter 163, Florida Statutes."
5. The developer proposes two primary access connections to the property, one being from Mondon Hill Road and the other from Links Drive (which connects to Wallien Drive). Emergency access to the property is proposed from the south end of Wallien Drive and from McIntyre Road to the west through unincorporated property owned by the petitioner. Reference the Majestic Oaks Rezoning Master Plan dated February 12, 2008 for specific locations for proposed access.
6. The property is subject to terms and conditions of an Amended and Restated Development Agreement entered into between the City and the property owner on August 15, 2005, which supercedes a prior agreement dated January 3, 2005. The current Agreement was entered into pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220 - 163.3243, Florida Statutes. Among other items, the Agreement establishes the availability and means for public utilities to serve the project, provides for the construction of transportation improvements, provides for the reservation of sites for future potential public facilities and purposes, and provides for development uses that may be permitted within the project. (A copy of the Amended and Restated Development Agreement is on file in the Community Development Department).
7. The property is subject to terms and conditions of a tri-party Agreement entered into between the city, the county and the developer dated January 25, 2005, that provides specific requirements and understandings related to transportation impacts and concurrency (A copy of the Agreement is on file in the Community Development Department).
8. The property is subject to terms and conditions of an Amended and Restated Utility Service Agreement entered into between the City and the property owner on August 9, 2005, that provides for potable water and waste water services for the property (A copy of the Agreement is on file in the Community Development Department).
9. Project narrative, engineering and environmental assessment reports have been provided by the petitioner that address specific items related to the property owner's petitions as well as data related to topography, soils, flood plain, vegetation, wildlife and conservation areas. Based on site visits and review of supporting documentation, the information provided appears to accurately portray existing conditions.
10. Existing and planned public facilities will adequately serve the development consistent with adopted City level-of-service standards. Extension of central potable water and wastewater services will be provided to the respective sites consistent with the executed City of Brooksville utility service agreement.
11. The subject property is not located within a well head protection area.

### STAFF DISCUSSION

The property owner's are proposing a mixed use development that includes a residential community, featuring single family residences, multi-family villas, recreational facilities and commercial uses (retail & office). The density/intensity of uses contemplated in the rezoning master plan associated with these petitions are generally consistent with prior zoning/land use petitions presented to and approved by both the County and the City. Each phase of development, as it is presented in the future, will be reviewed to ensure that concurrency requirements are met.

The following conditions/statements should be considered in conjunction with the approval of this zoning and special exception use:

1. Development of the described property will be subject to all applicable terms and conditions as outlined in the Amended and Restated Development Agreement between the City of Brooksville and Majestic Oaks Partners, LLC, as executed August 15, 2005, and recorded in OR Book 1967, Pages 1650-1670; the Amended and Restated Utility Service Agreement entered into between the City and the property owner on August 9, 2005, and recorded in OR Book 2089, Pages 675-696; and the terms and conditions of a tri-party Agreement entered into between the City of Brooksville, Hernando County and Majestic Oaks Partners, LLC, dated January 25, 2005. The Agreements (as may be amended in the future) referenced in this section shall supercede provisions that may be made within this zoning/special exception use consideration to the extent that there may be a contradiction or inconsistency between the documents.
2. Unless specifically addressed to the contrary within the executed Amended and Restated Development Agreement or within conditions referenced herein, City ordinance regulations which apply with regard to zoning district classification shall apply to all residential areas within this PDP as if they are zoned R3; and to all commercial areas within this PDP as if they are zoned C2; and to all recreation areas/facilities, for purposes of setbacks, landscaping and buffering requirements, shall be subject to performance standards as if they were zoned C2.
3. Uses or infrastructure for this project that may not be specifically addressed within the Amended and Restated Development Agreement or by existing code standards will be brought to the City Council for consideration. Council action on such items may be considered either independently or as a part of the plat approval process for each phase of this development.
4. Development of this property will be subject to meeting all applicable federal, state and local agency permitting requirements, and the petitioner/developer must obtain all permits and meet all applicable land development regulations, for construction or use of the property.
5. Pursuant to an interlocal agreement between the City, County and the Hernando County School Board, the developer must coordinate with the Hernando County School District to determine if adequate school capacity exists for each school level based on the number of residential units to be constructed by the development. If

adequate capacity does not exist, the developer may propose and the school district may accept a proportionate share mitigation settlement to address any identified deficiency. School concurrency issues related to a proposed development must be resolved prior to the approval of construction plans. Based on the planned number of residential units, the school district staff estimate that approximately 420 students could be generated by this development.

6. A portion of the Good Neighbor Trail is planned to run through the southern portion of this property from east to west. Right-of-way for said trail must be reflected on all future plat documents and dedications provided for accordingly. The rezoning master plan needs to be revised to reflect the right-of-way for the trail to be included within the subject property, where said trail runs adjacent to and parallel with other privately-owned properties lying south of the subject property.
7. This zoning/special exception is required to adhere to the specifications and requirements of the Majestic Oaks Mixed Use District (MOMUD) as defined in Policy 1-5 of the City's Comprehensive Plan. The maximum density/intensity of use considered by this zoning approval may not exceed the quantities specified in Policy 1-5 for the MOMUD.
8. The minimum residential lot widths for this development are:

Attached Villas	-	30'
Duplexes	-	35'
Detached Villas	-	40'
Single-Family Homes	-	45'
9. The minimum residential setbacks for this development are (*Note-* These setbacks are applicable to all portions of the principal structure, including roof overhangs, building appurtenances and pool enclosures if the roof from the principal structure is extended over the pool):

Front	-	20'
Side	-	5.5'
Rear	-	10'
Side (Corner Lot)	-	15'
10. The petitioner shall provide adequate buffers around the perimeter of the property that are consistent with or exceed City adopted standards.
11. This project will be required to be designed to meet all applicable standards established by the Southwest Florida Water Management District and the City of Brooksville for the treatment of storm water.

Phased development and construction plans for this property will be analyzed for impact to roads, utilities, drainage, public services, the environment and all other applicable land use criteria, and will be subject to meeting all federal, state and local agency permitting requirements. The City and Developer have addressed utility (water & sewer) services via a separate agreement. Police, Fire and Sanitation services will be provided by the City of Brooksville.

**Budget Statement:** Direct costs incurred by the City in processing this petition are absorbed in the petition fee structure.

**Legal Note:** Establishing a zoning/special exception use designation for a property is subject to quasi-judicial procedures. This is the first of two required readings of an ordinance to consider the proposed amendment to assign this property with a zoning designation and special exception use association. The second of these two readings will be an advertised public hearing to consider final action on said ordinance.

**NOTE: The Zoning/Special Exception Use process is a land use determination which does not constitute a permit for either construction on or use of the property. Nor are these actions considered a Certificate of Concurrence. Prior to use of or construction on the property, the petitioner must receive approval from the appropriate City, County and/or other governmental agencies that have regulatory authority over the proposed development.**

**The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed City land use ordinances. Homeowner's associations or architectural review committees may require submission of plans for their review and approval. The applicant for this land use request should contact the local association (if there is one) and review the Public Records for all restrictions that may be applicable to this property.**

**This report does not include the perspective of adjacent landowners, who may be present at the public meeting to address and present questions and comment.**

**STAFF/PLANNING & ZONING COMMISSION RECOMMENDATION:**

On May 14, 2008, the Planning & Zoning Commission concurred with staff to recommend that City Council approve an ordinance zoning the subject property as a Planned Development Project (PDP), with a Special Exception Use (SEU) for a Combined Planned Development Project (CPDP), consisting of residential, commercial and recreational uses; including approval of the "Majestic Oaks Rezoning Master Plan" prepared by Coastal Engineering Associates, Inc., dated February 15, 2008, subject to the following stipulations and performance conditions:

- A. Within three (3) years of the Council's approval of the Planned Development Project (PDP) zoning and the Combined Planned Development Project (CPDP) special exception use approval, the petitioner/developer will need to initiate the construction or subdivision process (as applicable), providing preliminary plat plans that address infrastructure needs, and construction plans that reflect the preliminary plat (all being consistent with the requirements of the city's subdivision and/or planned development project regulation). Otherwise, this SEU approval becomes null and void.
- B. Development of the described property will be subject to all applicable terms and conditions as outlined in the Amended and Restated Development Agreement between the City of Brooksville and Majestic Oaks Partners, LLC, as executed

August 15, 2005, and recorded in OR Book 1967, Pages 1650-1670; the Amended and Restated Utility Service Agreement entered into between the City and the property owner on August 9, 2005, and recorded in OR Book 2089, Pages 675-696; and the terms and conditions of a tri-party Agreement entered into between the City of Brooksville, Hernando County and Majestic Oaks Partners, LLC, dated January 25, 2005. The Agreements (as may be amended in the future) referenced in this section shall supercede provisions that may be made within this zoning/special exception use consideration to the extent that there may be a contradiction or inconsistency between the documents.

- C. Unless specifically addressed to the contrary within the executed Amended and Restated Development Agreement or within conditions referenced herein, City ordinance regulations which apply with regard to zoning district classification shall apply to all residential areas within this PDP as if they are zoned R3; and to all commercial areas within this PDP as if they are zoned C2; and to all recreation areas/facilities, for purposes of setbacks, landscaping and buffering requirements, shall be subject to performance standards as if they were zoned C2.
- D. Uses or infrastructure for this project that may not be specifically addressed within the Amended and Restated Development Agreement or by existing code standards will be brought to the City Council for consideration. Council action on such items may be considered either independently or as a part of the plat approval process for each phase of this development.
- E. Development of this property will be subject to meeting all applicable federal, state and local agency permitting requirements, and the petitioner/developer must obtain all permits and meet all applicable land development regulations, for construction or use of the property.
- F. Pursuant to an interlocal agreement between the City, County and the Hernando County School Board, the developer must coordinate with the Hernando County School District to determine if adequate school capacity exists for each school level based on the number of residential units to be constructed by the development. If adequate capacity does not exist, the developer may propose and the school district may accept a proportionate share mitigation settlement to address any identified deficiency. School concurrency issues related to a proposed development must be resolved prior to the approval of construction plans. Based on the planned number of residential units, school district staff estimate that approximately 420 students could be generated by this development.
- G. A portion of the Good Neighbor Trail is planned to run through the southern portion of this property from east to west. Right-of-way for said trail must be reflected on all future plat documents and dedications provided for accordingly. The rezoning master plan needs to be revised to reflect the right-of-way for the trail to be included within the subject property, where said trail runs adjacent to and parallel with other privately-owned properties lying south of the subject property.
- H. This zoning/special exception is required to adhere to the specifications and requirements of the Majestic Oaks Mixed Use District (MOMUD) as defined in Policy

1-5 of the City's Comprehensive Plan. The maximum density/intensity of use considered by this zoning approval may not exceed the quantities specified in Policy 1-5 for the MOMUD.

- I. The minimum residential lot widths for this development are:
  - Attached Villas - 30'
  - Duplexes - 35'
  - Detached Villas - 40'
  - Single-Family Homes - 45'
- J. The minimum residential setbacks for this development are (*Note*- These setbacks are applicable to all portions of the principal structure, including roof overhangs, building appurtenances and pool enclosures if the roof from the principal structure is extended over the pool):
  - Front - 20'
  - Side - 5.5'
  - Rear - 10'
  - Side (Corner Lot) - 15'
- K. The petitioner shall provide adequate buffers around the perimeter of the property that are consistent with or exceed City adopted standards.
- L. This project will be required to be designed to meet all applicable standards established by the Southwest Florida Water Management District and the City of Brooksville for the treatment of storm water.

- Enclosures:**
- 1) Zoning and Special Exception Use Petitions
  - 2) Zoning Narrative
  - 3) Preliminary Engineering & Environmental Assessment Report
  - 4) Pritz-to-Jobe letter dated April 30, 2008
  - 5) Site Location Drawing
  - 6) Draft Ordinance

**Note:** The First Amended and Restated Development Agreement, the First Amended and Restated Utility Service Agreement and the tri-party Agreement entered into between the City of Brooksville, Hernando County and Majestic Oaks Partners, LLC, are all on file in the Community Development Department.

ORDINANCE NO. 759

AN ORDINANCE PROVIDING A ZONING CLASSIFICATION OF PDP (PLANNED DEVELOPMENT PROJECT) WITH A SPECIAL EXCEPTION USE FOR A COMBINED PLANNED DEVELOPMENT PROJECT (CPDP), CONSISTING OF RESIDENTIAL, COMMERCIAL AND RECREATIONAL USES FOR CERTAIN REAL PROPERTY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

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

**Section 1.** That the following described property in the City of Brooksville, Florida is hereby zoned as Planned Development Project (PDP) with a Special Exception Use for a Combined Planned Development Project (CPDP), consisting of residential, commercial and recreational uses; to be developed with as shown on the "Majestic Oaks Rezoning Master Plan" prepared by Coastal Engineering Associates Inc., dated February 15, 2008. (Reference Exhibit "A" for a graphic view of the property):

Majestic Oaks Developers, LLLP, Majestic Oaks Partners, LLC and BCC, LLC  
Parcel Key # 1355553, 1355544, 1114378, 1599639349910, 365321, 365125 and 1356035

Legal Description

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTIONS 13 AND 24, TOWNSHIP 22 SOUTH, RANGE 19 EAST AND SECTIONS 18 AND 19, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE S 89°24'30" W, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 1963.08 FEET; THENCE S 00°26'58" E 639.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MONDON HILL ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) N 78°41'26" W 158.75 FEET, (2) S 11°18'34" W 5.00 FEET, (3) N 78°41'26" W 549.37 FEET; THENCE N 00°26'58" W 616.79 FEET TO THE CENTERLINE OF VACATED SEABOARD COASTLINE RAILROAD 120 FOOT WIDE RIGHT OF WAY; THENCE S 70°56'57" W, ALONG SAID CENTERLINE, 86.39 FEET TO THE WEST BOUNDARY OF SAID NORTHEAST 1/4; THENCE N 01°19'13" W, ALONG SAID WEST BOUNDARY, 1877.25 FEET ; THENCE S 89°26'09" W. ALONG THE NORTH BOUNDARIES AND THE EXTENSION THEREOF OF LOTS 17, 18, 19 AND 20 OF EAST BROOKSVILLE SUBDIVISION, AS RECORDED IN PLAT BOOK 3 PAGE 9, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, 1399.07 FEET TO THE EASTERLY RIGHT OF WAY LINE OF McINTYRE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 00°33'12" W 325.67 FEET; (2) N 01°50'09" W 325.75 FEET; THENCE N 89° 26'45" E, 15.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 13, 1397.64 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE N 01°19'13" W, ALONG SAID WEST BOUNDARY, 15.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE N 00°46'02" W, ALONG THE WEST BOUNDARY OF SAID SOUTH 3/4, 2051.62 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 3/4; THENCE N 89°13'53" E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 3/4, 1392.05 FEET; THENCE N 00°40'41" W 661.94 FEET TO THE SOUTHWEST CORNER OF LUDLOW HEIGHTS, AS RECORDED IN PLAT BOOK 6, PAGE 81 OF SAID PUBLIC RECORDS; THENCE N 88°07'20" E, ALONG THE SOUTH BOUNDARY OF SAID LUDLOW HEIGHTS, 1095.88 FEET TO THE WEST BOUNDARY OF DOGWOOD ESTATES, PHASE V, AS RECORDED IN PLAT BOOK 16, PAGE 95, OF SAID PUBLIC RECORDS; THENCE S 00°38'49" E, ALONG SAID WEST BOUNDARY OF DOGWOOD ESTATES, PHASE V AND EXTENSION THEREOF 2684.99 FEET TO THE SOUTHWEST CORNER OF SAID DOGWOOD ESTATES, PHASE V; THENCE N 89°41'12" E, ALONG THE SOUTH BOUNDARY OF SAID DOGWOOD ESTATES, PHASE V, 300.06 FEET

TO THE WEST BOUNDARY OF DOGWOOD ESTATES, PHASE IV, AS RECORDED IN PLAT BOOK 16, PAGE 47 OF SAID PUBLIC RECORDS; THENCE S 00°39'27" E, ALONG SAID WEST BOUNDARY, 59.57 FEET TO THE SOUTHWEST CORNER OF SAID DOGWOOD ESTATES, PHASE IV; THENCE N 89°26'05" E, ALONG THE SOUTH BOUNDARY OF SAID DOGWOOD ESTATES, PHASE IV, 80.73 FEET; THENCE S 00°39'27" E 34.40 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 340.00 FEET, A DELTA OF 08°15'01"; A CHORD BEARING OF S 03°28'03" W AND A CHORD OF 48.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 48.96 FEET; THENCE EST 458.98 FEET; THENCE S 37°10'55" W 156.85 FEET; THENCE S 48°11'19" W 84.34 FEET; THENCE S 35°32'04" W 78.28 FEET; THENCE S 06°27'38" W 69.89 FEET; THENCE S 28°25'30" W 86.41 FEET; THENCE S 43°55'26" E 156.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH-WESTERLY HAVING A RADIUS OF 455.00 FEET, A DELTA OF 15°14'35". A CHORD BEARING OF S 36°18'08" E AND A CHORD OF 120.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 121.05 FEET TO THE POINT OF TANGENCY; THENCE S 28°40'51" E 201.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY HAVING A RADIUS OF 170.00 FEET; A DELTA OF 94°50'07", A CHORD BEARING OF S 76°05'54" E AND A CHORD OF 250.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 281.38 FEET TO THE POINT OF TANGENCY; THENCE N 56°29'03" E 135.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 655.00 FEET, A DELTA OF 15°12'15", A CHORD BEARING OF N 64°05'10" E AND A CHORD OF 173.30 FEET; THENCE ALONG THE ARC OF SAID CURVE 173.81 FEET TO THE POINT OF TANGENCY; THENCE N 71°41'17" E 152.78 FEET; THENCE N 18°18'43" W 230.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 950.00 FEET, A DELTA OF 08°20'14", A CHORD BEARING OF N 14°08'35" W AND A CHORD OF 138.12 FEET; THENCE ALONG THE ARC OF SAID CURVE 138.24 FEET TO THE POINT OF TANGENCY; THENCE N 09°58'28" W 164.72 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET, A DELTA OF 46°14'24", A CHORD BEARING OF N 13°08'43" E AND A CHORD OF 333.76 FEET THENCE ALONG THE ARC OF SAID CURVE 342.99 FEET TO THE SOUTH BOUNDARY OF A PARCEL OF LAND AND DESCRIBED IN OFFICIAL RECORD BOOK 1749, PAGE 510 OF SAID PUBLIC RECORDS, THENCE S 55°18'29" E, ALONG SAID SOUTH BOUNDARY, 175.11 FEET TO A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET; A DELTA OF 36°55'12", A CHORD BEARING OF S 18°54'26" W AND A CHORD OF 158.32 FEET; THENCE ALONG THE ARC OF SAID CURVE 161.10 FEET; THENCE N 80°01'32" E 120.88 FEET; THENCE S 09°58'28" E 209.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 650.00 FEET, A DELTA OF 08°20'14", A CHORD BEARING OF S 14°08'35" E AND A CHORD OF 94.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 94.58 FEET TO THE POINT OF TANGENCY; THENCE S 18°18'43" E 627.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET, A DELTA OF 107°19'41", A CHORD BEARING OF S 71°58'33" E AND A CHORD OF 120.83 FEET; THENCE ALONG THE ARC OF SAID CURVE 140.49 FEET TO THE POINT OF TANGENCY; THENCE N 54°21'36" E 395.45 FEET; THENCE N 14°06'12" W 658.52 FEET; THENCE N 00°28'00" W 170.30 FEET TO THE SOUTH BOUNDARY OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1952, PAGE 216, OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF LAND DESCRIBED IN SAID BOOK 1952 THE FOLLOWING TWO (2) COURSES: (1) N 89°32'00" E 163.53 FEET, (2) N 05°57'12" E 25.16 FEET TO THE SOUTH BOUNDARY OF DOGWOOD ESTATES PHASE VI, AS RECORDED IN PLAT BOOK 19, PAGE 61 OF SAID PUBLIC RECORDS; THENCE N 89°32'00" E, ALONG SAID SOUTH BOUNDARY, 60.38 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1884, PAGE 266 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF LAND DESCRIBED IN SAID BOOK 1884 THE FOLLOWING TWO (2) COURSES: (1) S 09°32'11" E 101.71 FEET, (2) N 88°45'19" E 182.06 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1817, PAGE 873 OF SAID PUBLIC RECORDS; THENCE N 88°45'19" E, ALONG THE SOUTH BOUNDARY OF LAND DESCRIBED IN SAID BOOK 1817, 122.71 FEET TO THE SOUTHWEST CORNER OF SAID LAND AND THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE S 00°16'24" E, ALONG SAID WEST BOUNDARY, 557.06 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N 88°00'57" E, ALONG THE NORTH BOUNDARY OF SAID SOUTHWEST 1/4, 660.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE S 00°17'38" E, ALONG THE EAST BOUNDARY OF SAID SOUTHWEST 1/4, 389.68 FEET TO THE CENTERLINE OF THE VACATED SEABOARD COASTLINE RAILROAD 120 FOOT WIDE RIGHT OF WAY; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) S 78°33'44" W 2754.19 FEET

TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5729.58 FEET, A DELTA OF 04°23'19", A CHORD BEARING OF S 76°22'05" W AND A CHORD OF 438.74 FEET; THENCE ALONG THE ARC OF SAID CURVE (2) 438.85 FEET TO THE WEST BOUNDARY OF SAID SECTION 19; THENCE S 01°32'09" E, ALONG SAID WEST BOUNDARY, 990.72 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19 AND THE POINT OF BEGINNING.

AND

PARCEL 1:

THE NORTHEAST 1/4, LESS THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 RUNNING THENCE NORTH 89°16'11" WEST (ASSUMED BEARING) 1961.49 FEET ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, THENCE NORTH 00°23'01" EAST 95.58 FEET, THENCE NORTH 72°13'38" EAST 2055.30 FEET TO THE EAST LINE OF THE SAID NORTHEAST 1/4, THENCE SOUTH 00°11'58" EAST 747.95 FEET ALONG THE SAID EAST LINE TO THE POINT OF BEGINNING.

AND

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH OF MONDON HILL ROAD, LESS EXISTING RIGHT-OF-WAY OF MCINTYRE ROAD.

AND

ALL THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH OF MONDON HILL ROAD, LESS THOSE LANDS DESCRIBED IN DEED BOOK 98, PAGE 243, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND ALSO LESS THOSE LANDS BEING A PORTION OF THE VACATED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY BEING APPURTENANT TO THOSE LANDS BEING DESCRIBED IN DEED BOOK 98, PAGE 243 AND ALSO LESS THOSE LANDS DESCRIBED IN OR BOOK 1139, PAGE 315.

AND

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 RUNNING THENCE NORTH 89°16'11" WEST (ASSUMED BEARING) 62.50 FEET ALONG THE QUARTER LINE, THENCE SOUTH 72°23'47" WEST 729.57 FEET, THENCE SOUTH 11°47'13" WEST 112.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MONDON HILL ROAD, THENCE SOUTH 78°12'47" EAST 438.92 FEET TO THE P. C. OF A HORIZONTAL CURVE HAVING A RADIUS OF 6900.50 FEET, A CENTRAL ANGLE OF 00° 49'28" AND A CHORD OF 99.29 FEET, THENCE GO ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST, AN ARC DISTANCE OF 99.29 FEET, THENCE GO SOUTH 77°23'19" EAST 267.40 FEET ALONG THE SAID NORTH RIGHT-OF-WAY, THENCE NORTH 12°36'41" EAST 15.00 FEET ALONG SAID RIGHT-OF-WAY, THENCE SOUTH 77°23'19" EAST 613.95 FEET ALONG SAID NORTH RIGHT-OF-WAY NORTH 12°36'41" EAST 5.0 FEET ALONG SAID RIGHT-OF-WAY, THENCE SOUTH 77°23'19" EAST 158.54 FEET ALONG THE SAID RIGHT-OF-WAY, THENCE NORTH 00°52'27" EAST 638.49 FEET TO THE QUARTER LINE, THENCE NORTH 89°16'11" WEST 774.77 FEET ALONG THE SAID QUARTER LINE TO THE POINT OF BEGINNING, TOGETHER WITH THAT PORTION OF THE VACATED SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY BEING APPURTENANT TO THE ABOVE DESCRIBED LANDS.

AND

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 RUNNING THENCE NORTH 89°16'11" WEST (ASSUMED BEARING) 1961.49 FEET ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4, THENCE NORTH 00° 23'01" EAST 95.58 FEET, THENCE NORTH 72°13'38" EAST 2055.30 FEET TO THE EAST LINE OF THE SAID NORTHEAST 1/4, THENCE SOUTH 00°11'58" EAST 747.95 FEET ALONG THE SAID EAST LINE TO THE POINT OF BEGINNING.

ALL LYING IN AND BEING A PART OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 3/4 OF THE SOUTHEAST 1/4, AND THE EAST 1/2 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4, LESS THAT PORTION PLATTED AS DOGWOOD ESTATES, PHASE V, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 95, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, ALL IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19

EAST, HERNANDO COUNTY, FLORIDA, LESS THOSE LANDS DESCRIBED IN OR BOOK 622, PAGE 190, OF SAID PUBLIC RECORDS.

PARCEL 3:

ALL THAT PORTION OF THE NORTHWEST 1/4, AND OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING NORTHERLY OF THE CENTERLINE OF THE VACATED RIGHT-OF-WAY OF SEABOARD COASTLINE RAILROAD, ALL IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, LESS THOSE LANDS DESCRIBED IN OR BOOK 244, PAGE 335 AND ALSO LESS THOSE LANDS DESCRIBED IN OR BOOK 1499, PAGE 858, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND ALSO LESS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 11, DOGWOOD ESTATES, PHASE - VI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 61, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE SOUTH  $88^{\circ} 32' 03''$  EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 11 301.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, THENCE SOUTH  $07^{\circ} 53' 09''$  WEST 25.16 FEET, THENCE NORTH  $88^{\circ} 32' 03''$  WEST 318.57 FEET, THENCE NORTH  $39^{\circ} 18' 55''$  EAST 31.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN AND BEING SITUATED IN SECTION 19, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

AND ALSO LESS: A PARCEL OF LAND LYING IN AND BEING A PART OF SECTIONS 18 AND 19, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF LOT 8, BLOCK B, DOGWOOD ESTATES, PHASE - VI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 61, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 19, THENCE SOUTH  $01^{\circ} 40' 22''$  WEST ALONG THE EAST BOUNDARY OF SAID NORTHWEST 1/4 96.30 FEET, THENCE NORTH  $89^{\circ} 18' 48''$  WEST 122.71 FEET, THENCE NORTH 98.00 FEET TO THE SOUTHWEST CORNER OF LOT 8, BLOCK B, DOGWOOD ESTATES, PHASE - VI, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 61, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE SOUTH  $88^{\circ} 32' 03''$  EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 8 125.55 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, LESS THAT PORTION THEREOF PLATTED AS DOGWOOD ESTATES, PHASE IV, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 47, AND LESS THAT PORTION OWNED BY BROOKSVILLE GOLF AND COUNTRY CLUB, INC. AS DESCRIBED IN OR BOOK 244, PAGE 335, ALL IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND ALSO THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 20 EAST, LYING SOUTH AND WEST OF THOSE LANDS OWNED BY BROOKSVILLE GOLF AND COUNTRY CLUB DESCRIBED IN OR BOOK 244, PAGE 335, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL 5:

LOTS 1,2,3,4,13,14,15 AND 16, BLOCK B, EAST BROOKSVILLE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 9, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL 6:

ALL THAT PORTION OF LOTS 5 AND 12, BLOCK B, EAST BROOKSVILLE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 9, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF MCINTYRE ROAD.

AND

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTIONS 18 AND 19, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE N  $89^{\circ} 26' 05''$  E, ALONG THE SOUTH BOUNDARY AND EXTENSION THEREOF OF DOGWOOD ESTATES, PHASE IV, AS RECORDED IN PLAT BOOK 16, PAGE 47, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, 1353.52 FEET TO THE POINT OF BEGINNING AND A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS

OF 250.00 FEET, A DELTA OF 02°06' 31", A CHORD BEARING OF N 36°18' 47" E AND A CHORD OF 9.20 FEET; THENCE ALONG THE ARC OF SAID CURVE 9.20 FEET TO A POINT ON THE SOUTH BOUNDARY OF BROOKSVILLE GOLF AND COUNTRY CLUB, AS RECORDED IN OFFICIAL RECORD BOOK 1749, PAGE 510, OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID BROOKSVILLE GOLF AND COUNTRY CLUB THE FOLLOWING THREE (3) COURSES (1) S 55°18'29" E 177.93 FEET, (2) N 80°33' 41" E 275.01 FEET, (3) N 37°22' 04" E 23.28 FEET; THENCE N 89°32' 00" E, 154.79 FEET, THENCE S 00° 28' 00" E 170.30 FEET; THENCE S 14° 06' 12" E 658.52 FEET; THENCE S 54°21' 36" W 395.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET, A DELTA OF 107°19' 41", A CHORD BEARING OF N 71°58' 33" W AND A CHORD OF 120.83 FEET; THENCE ALONG THE ARC OF SAID CURVE 140.49 FEET TO THE POINT OF TANGENCY; THENCE N 18°18' 43" W 627.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 650.00 FEET, A DELTA OF 08°20' 14", A CHORD BEARING OF N 14°08' 35" W AND A CHORD OF 94.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 94.58 FEET TO THE POINT OF TANGENCY; THENCE N 09°58' 28" W 209.93 FEET; THENCE S 80°01' 32" W 120.88 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 250.00 FEET, A DELTA OF 34°48'42", A CHORD BEARING OF N 17°51' 11" E AND A CHORD OF 149.57 FEET; THENCE ALONG THE ARC OF SAID CURVE 151.89 FEET TO THE POINT OF BEGINNING.

AND ALSO

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTIONS 18 AND 19, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N 89° 26' 05" E, ALONG THE SOUTH BOUNDARY AND EXTENSION THEREOF OF DOGWOOD ESTATES, PHASE IV, AS RECORDED IN PLAT BOOK 16, PAGE 47, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA 135.80 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH AND EAST BOUNDARY OF SAID DOGWOOD ESTATES THE FOLLOWING SIX (6) COURSES: (1) N 89° 26' 05" E 444.69 FEET, (2) N 35° 26' 40" E 153.28 FEET, (3) N 12° 56' 11" E 123.35 FEET, (4) N 11° 43' 35" E 264.74 FEET, (5) N 06° 11' 55" E 110.20 FEET, (6) N 24° 08' 28" W 42.11 FEET TO THE SOUTH BOUNDARY OF BROOKSVILLE GOLF AND COUNTRY CLUB AS RECORDED IN OFFICIAL RECORD BOOK 1749, PAGE 510 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID BROOKSVILLE GOLF AND COUNTRY CLUB THE FOLLOWING FOUR (4) COURSES: (1) S 89° 36' 31" E 197.31 FEET, (2) S 02° 03' 27" E 177.50 FEET, (3) S 28° 36' 24" E 319.98 FEET, (4) S 55° 18' 29" E 136.92 FEET TO A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 425.00 FEET, A DELTA OF 46° 14' 24", A CHORD BEARING OF S 13° 08' 43" W AND A CHORD OF 333.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 342.99 FEET TO THE POINT OF TANGENCY; THENCE S 09° 58' 28" E 164.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 950.00 FEET, A DELTA OF 08° 20' 14", A CHORD BEARING OF S 14° 08' 35" E AND A CHORD OF 138.12 FEET; THENCE ALONG THE ARC OF SAID CURVE 138.24 FEET TO THE POINT OF TANGENCY; THENCE S 18° 18' 43" E 230.89 FEET THENCE S 71° 41' 17" W 152.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 655.00 FEET, A DELTA OF 15° 12' 15", A CHORD BEARING OF S 64° 05' 10" W AND A CHORD OF 173.30 FEET; THENCE ALONG THE ARC OF SAID CURVE 173.81 FEET TO THE POINT OF TANGENCY; THENCE S 56° 29' 03" W 135.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 170.00 FEET, A DELTA OF 94° 50' 07", A CHORD BEARING OF N 76° 05' 54" W AND A CHORD OF 250.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 281.38 FEET TO THE POINT OF TANGENCY; THENCE N 28° 40' 51" W 201.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 455.00 FEET, A DELTA OF 15° 14' 35", A CHORD BEARING OF N 36° 18' 08" W AND A CHORD OF 120.69 FEET; THENCE ALONG THE ARC OF SAID CURVE 121.05 FEET TO THE POINT OF TANGENCY; THENCE N 43° 55' 26" W 156.36 FEET; THENCE N 28° 25' 30" E 86.41 FEET; THENCE N 06° 27' 38" E 69.89 FEET; THENCE N 35° 32' 04" E 78.28 FEET; THENCE N 48° 11' 19" E 84.34 FEET; THENCE N 37° 10' 55" E 156.85 FEET; THENCE WEST 458.98 FEET TO A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 340.00 FEET, A DELTA OF 08° 15' 01", A CHORD BEARING OF N 03° 28' 03" E AND A CHORD OF 48.92 FEET; THENCE ALONG THE ARC OF SAID CURVE 48.96 FEET TO THE POINT OF TANGENCY; THENCE N 00° 39' 27" W 34.40 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE NORTH 01° 29'59" EAST AND ALONG THE WEST LINE OF THE AFORESAID SECTION 18, A DISTANCE OF 636.21 FEET; THENCE SOUTH 87° 42' 08" EAST, A DISTANCE OF 356.54 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 87° 42' 08" EAST, A DISTANCE OF 579.47 FEET; THENCE SOUTH A DISTANCE OF 180.25 FEET; THENCE SOUTH 26° 44' 00" EAST, A DISTANCE OF 319.98 FEET; THENCE SOUTH 53° 26' 05" East, A DISTANCE OF 487.38 FEET; THENCE NORTH 82° 29' 39" EAST, A DISTANCE OF 275.06 FEET; THENCE NORTH 39° 18' 55" EAST, A DISTANCE OF 735.78 FEET; THENCE NORTH 06° 59' 02", A DISTANCE OF 629.16 FEET; THENCE NORTH 08° 07' 38" EAST, A DISTANCE OF 1045.11 FEET; THENCE NORTH 06° 39'00" EAST, A DISTANCE OF 577.94 FEET; THENCE NORTH 15° 16' 54" WEST, A DISTANCE OF 450.46 FEET TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 41° 29' 50", A RADIUS OF 527.93 FEET; A TANGENT DISTANCE OF 200 FEET; A CHORD BEARING AND DISTANCE OF NORTH 36° 01' 49" WEST, 374.06 FEET; THENCE ALONG THE ARC A DISTANCE OF 382.36 FEET; THENCE NORTH 56° 46' 44" WEST, A DISTANCE OF 194.95 FEET; THENCE NORTH 29° 59' 59" WEST, A DISTANCE OF 340 FEET; THENCE NORTH 79° 11' 38" WEST, A DISTANCE OF 1053.75 FEET; THENCE SOUTH 15° 07' 17" WEST A DISTANCE OF 238 FEET; THENCE SOUTH 22° 44' 38" EAST, A DISTANCE OF 272.05 FEET; THENCE SOUTH 36°22' 56" WEST, A DISTANCE OF 71.43 FEET; THENCE SOUTH 71° 59' 58" WEST, A DISTANCE OF 490.51 FEET; THENCE SOUTH 29° 10' 34" WEST, A DISTANCE OF 400 FEET; THENCE SOUTH A DISTANCE OF 103.21 FEET; THENCE SOUTH 34° 54' 41" EAST, A DISTANCE OF 355.03 FEET; THENCE SOUTH 00° 43' 35" EAST, A DISTANCE OF 1260.98 FEET; THENCE SOUTH 00° 10' 43" EAST, A DISTANCE OF 707.75 FEET TO THE POINT OF BEGINNING.

**Location:** 1.2 Miles East of U.S. 41 on the north side of Mondon Hill Road

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

1. The aforementioned property located within the City of Brooksville, Florida, is hereby assigned a zoning classification of PDP (Planned Development Project) with a Special Exception Use for a Combined Planned Development Project (CPDP) and the zoning map of the City of Brooksville shall be amended accordingly. The Special Exception Use consideration for a Combined Planned Development Project is subject to the following conditions:
  - A. Within three (3) years of the Council's approval of the Planned Development Project (PDP) zoning and the Combined Planned Development Project (CPDP) special exception use approval, the petitioner/developer will need to initiate the construction or subdivision process (as applicable), providing preliminary plat plans that address infrastructure needs, and construction plans that reflect the preliminary plat (all being consistent with the requirements of the city's subdivision and/or planned development project regulation). Otherwise, this SEU approval becomes null and void.
  - B. Development of the described property will be subject to all applicable terms and conditions as outlined in the Amended and Restated Development Agreement between the City of Brooksville and Majestic Oaks Partners, LLC, as executed August 15, 2005, and recorded in OR Book 1967, Pages 1650-1670; the Amended and Restated Utility Service Agreement entered into between the City and the property owner on August 9, 2005, and recorded in OR Book 2089, Pages 675-696; and the terms and conditions of a tri-party Agreement entered into between the City of Brooksville, Hernando County and Majestic Oaks Partners, LLC, dated January 25, 2005. The Agreements (as may be amended in the future) referenced in this section shall supercede

provisions that may be made within this zoning/special exception use consideration to the extent that there may be a contradiction or inconsistency between the documents.

- C. Unless specifically addressed to the contrary within the executed Amended and Restated Development Agreement or within conditions referenced herein, City ordinance regulations which apply with regard to zoning district classification shall apply to all residential areas within this PDP as if they are zoned R3; and to all commercial areas within this PDP as if they are zoned C2; and to all recreation areas/facilities, for purposes of setbacks, landscaping and buffering requirements, shall be subject to performance standards as if they were zoned C2.
- D. Uses or infrastructure for this project that may not be specifically addressed within the Amended and Restated Development Agreement or by existing code standards will be brought to the City Council for consideration. Council action on such items may be considered either independently or as a part of the plat approval process for each phase of this development.
- E. Development of this property will be subject to meeting all applicable federal, state and local agency permitting requirements, and the petitioner/developer must obtain all permits and meet all applicable land development regulations, for construction or use of the property.
- F. Pursuant to an interlocal agreement between the City, County and the Hernando County School Board, the developer must coordinate with the Hernando County School District to determine if adequate school capacity exists for each school level based on the number of residential units to be constructed by the development. If adequate capacity does not exist, the developer may propose and the school district may accept a proportionate share mitigation settlement to address any identified deficiency. School concurrency issues related to a proposed development must be resolved prior to the approval of construction plans. Based on the planned number of residential units, school district staff estimate that approximately 420 students could be generated by this development.
- G. A portion of the Good Neighbor Trail is planned to run through the southern portion of this property from east to west. Right-of-way for said trail must be reflected on all future plat documents and dedications provided for accordingly. The rezoning master plan needs to be revised to reflect the right-of-way for the trail to be included within the subject property, where said trail runs adjacent to and parallel with other privately-owned properties lying south of the subject property.
- H. This zoning/special exception is required to adhere to the specifications and requirements of the Majestic Oaks Mixed Use District (MOMUD) as defined in Policy 1-5 of the City's Comprehensive Plan. The maximum density/intensity of use considered by this zoning approval may not exceed the quantities specified in Policy 1-5 for the MOMUD.
- I. The minimum residential lot widths for this development are:
  - Attached Villas - 30'
  - Duplexes - 35'
  - Detached Villas - 40'
  - Single-Family Homes - 45'

- J. The minimum residential setbacks for this development are (Note- These setbacks are applicable to all portions of the principal structure, including roof overhangs, building appurtenances and pool enclosures if the roof from the principal structure is extended over the pool):
  - Front - 20'
  - Side - 5.5'
  - Rear - 10'
  - Side (Corner Lot) - 15'
- K. The petitioner shall provide adequate buffers around the perimeter of the property that are consistent with or exceed City adopted standards.
- L. This project will be required to be designed to meet all applicable standards established by the Southwest Florida Water Management District and the City of Brooksville for the treatment of storm water.

**Section 2.** The City Council does hereby find that the proposed zoning of this property with a PDP designation will not be inconsistent with the City's Comprehensive Plan and is compatible with existing land uses in this area.

**Section 3.** This Ordinance and zoning of the property described hereto shall take effect immediately upon its adoption.

**CITY OF BROOKSVILLE, FLORIDA**

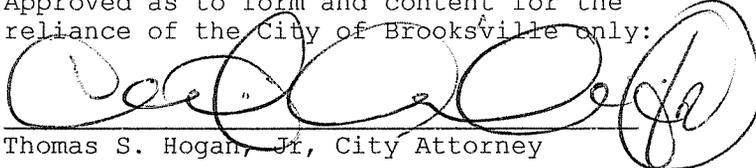
Attest: \_\_\_\_\_  
 Karen M. Phillips  
 City Clerk

By: \_\_\_\_\_  
 David Pugh  
 Mayor

PASSED on **First Reading** \_\_\_\_\_  
 NOTICE published on \_\_\_\_\_  
 PASSED on **Second and Final Reading** \_\_\_\_\_

VOTE OF COUNCIL:  
 Bernardini \_\_\_\_\_  
 Bradburn \_\_\_\_\_  
 Burnett \_\_\_\_\_  
 Lewis \_\_\_\_\_  
 Pugh \_\_\_\_\_

Approved as to form and content for the reliance of the City of Brooksville only:

  
 \_\_\_\_\_  
 Thomas S. Hogan, Jr., City Attorney



**CITY OF BROOKSVILLE ZONING AMENDMENT PETITION**

Date: 2-15-08

Print or Type All Information.

**Applicant:** Majestic Oaks Developers LLLP Majestic Oaks Partners LLC  
**Mailing Address:** c/o Darryl W Johnston Esq  
P O Box 997 Brooksville FL 34605  
**Daytime Telephone:** 352 796 5123

**Representative:** Darryl W Johnston Esq Coastal Engineering Associates  
**Mailing Address:** PO Box 997 966 Candlelight Boulevard  
Brooksville FL 34605 Brooksville FL 34601  
**Daytime Telephone:** 352 796 5123 352 796 9423

**Legal Description:** Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

See Exhibit

Size of Area Covered by  
Application: 574 + acres

Highway & Street Boundaries: Mondon Hill Road & Wallien Drive

Future Land Use Designation: Suburban Residential and Commercial  
Current Land Use Designation: Suburban Residential and Commercial  
Current Zoning Classification: RPDP  
Zoning Classification Desired: PDP with special exception use for CPDP

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

\_\_\_\_\_

# PETITION FOR SPECIAL EXCEPTION USAGE

TO THE CITY OF BROOKSVILLE, FLORIDA  
PLANNING & ZONING COMMISSION

The undersigned Petitioner/Property Owner hereby submits this Petition for a Special Exception Usage at the following described property, to wit: (insert typewritten legal description)

SEE ATTACHED LEGAL DESCRIPTION

Subject Property Street Address: Mondon Hill Road and Wallien Drive  
Brooksville, Florida

**PETITIONER IS SPECIFICALLY REQUESTING SPECIAL EXCEPTION USAGE FOR THE FOLLOWING:**

COMBINED PLANNED DEVELOPMENT PROJECT TO INCLUDE RESIDENTIAL, RECREATIONAL FACILITIES AND COMMERCIAL

Property future land use is: Majestic Oaks Mixed Use  
Current land use is: Majestic Oaks Mixed Use  
Property is zoned: Planned Development Project - S/F & RR

Petitioner requests that said Special Exception Usage be permitted so that the Owner may utilize the above said property to its highest and best use.

It is in the opinion of the Petitioner that the granting of a Special Exception Use of said property will not be materially detrimental to the Public Welfare, nor to the persons or properties located in the immediate area.

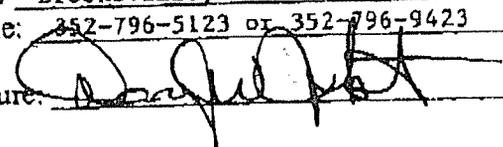
Wherefore, the Petitioner requests that the City of Brooksville, Florida, Planning and Zoning Commission convene to hear and take jurisdiction over the subject matter of this petition.

Petitioner's Name: Majestic Oaks Developers, LLLP, Majestic Oaks Partners, LLC and BCC, LLC

Street Address: Mondon Hill Rd & Wallien Drive

City/State/Zip: Brooksville, FL

Daytime Phone: 352-796-5123 or 352-796-9423

Signature: 

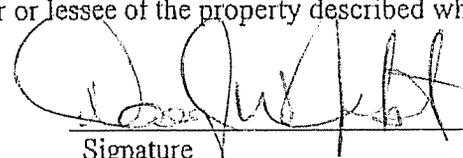
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Rev. 09/14/97, 12/09/97

# ACKNOWLEDGMENT

I, Darryl W. Johnston, hereby state and affirm that all answers to the questions in said application and all sketches and data attached to and made part of this application are honest and true to the best of my knowledge.

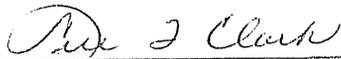
       I am the owner of the property covered under this application.

  x   I am the legal representative of the owner or lessee of the property described which is the subject matter of this application.

  
\_\_\_\_\_  
Signature

STATE OF FLORIDA, COUNTY OF Hernando

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF FEBRUARY, 192008 BY THE ABOVE PERSON(S) \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO (DID) (DID NOT) TAKE AN OATH.

  
\_\_\_\_\_  
SIGNATURE OF NOTARY

SUE T. CLARK  
\_\_\_\_\_  
PRINTED NAME OF NOTARY

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Rev 09/14/97



Sue T. Clark  
Commission #DD303157  
Expires: Apr 25, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

# APPOINTMENT OF AGENT

CITY OF BROOKSVILLE  
COUNTY OF HERNANDO  
STATE OF FLORIDA

I, BCC, LLC, the owner(s) in fee simple of the below described real property hereby appoint Johnston & Sasser PA & Coastal/ as my (our) agent to file Engineering required petitions, sign required documents, make representations as to issues of fact and to appear, as may be necessary, before the appropriate City of Brooksville authority. My agent shall also have the authority to commit myself as owner to the necessary future performance conditions as may be directed by the appropriate City authority as a condition of granting my petition.

(Insert Legal Description Below)

See exhibits A and B attached hereto.

Dated: 2/14/08

Signed in the presence of:

WITNESSES:

Signature [Signature]  
Print Name James W. Carman

Signature Justin E. Rocks  
Print Name Justin E. Rocks

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

LANDOWNER(S):

Signature [Signature]  
Print Name T. E. BROWSON

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

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# OWNER OR AGENT AFFIDAVIT

CITY OF BROOKSVILLE  
COUNTY OF HERNANDO  
STATE OF FLORIDA

I, Darryl W. Johnston, being duly sworn, hereby depose and say  
BCC, LLC is the owner of the herein described property to-wit:

(Insert Legal Description Below)

See deed attached hereto, recorded at O.R. Book 2294, Page 1692.  
See deed attached hereto, recorded at O.R. Book 1749, Page 510.

# ACKNOWLEDGMENT

All information submitted within this Petition is in all respects true and correct to the best of my knowledge and belief.

Witness Signature: *Sue Clark*

Owner/Agent Signature: *[Handwritten Signature]*

STATE OF FLORIDA  
COUNTY OF HERNANDO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15  
DAY OF FEB, 192008 BY THE ABOVE PERSON(S) \_\_\_\_\_  
WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED  
\_\_\_\_\_ AS IDENTIFICATION AND WHO (DID) (DID NOT) TAKE AN  
OATH.

*Sue T. Clark*  
SIGNATURE OF NOTARY



Sue T. Clark  
Commission #DD303157  
Expires: Apr 25, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.  
\_\_\_\_\_  
PRINTED NAME OF NOTARY

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# APPOINTMENT OF AGENT

CITY OF BROOKSVILLE  
COUNTY OF HERNANDO  
STATE OF FLORIDA

I, Majestic Oaks Partners, LLC, the owner(s) in fee simple of the below described real property hereby appoint Johnston & Sasser PA & Coastal/ as my (our) agent to file required petitions, sign required documents, make representations as to issues of fact and to appear, as may be necessary, before the appropriate City of Brooksville authority. My agent shall also have the authority to commit myself as owner to the necessary future performance conditions as may be directed by the appropriate City authority as a condition of granting my petition.

Engineering

(Insert Legal Description Below)

See exhibit A attached hereto.

Dated: 2/14/08

Signed in the presence of:

WITNESSES:

Signature [Signature]  
Print Name JAMES W. CARRILLAN

Signature Justin E. Rooks  
Print Name Justin E. Rooks

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

LANDOWNER(S):

Signature [Signature]  
Print Name T. E. BRONSON

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

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OWNER OR AGENT AFFIDAVIT

CITY OF BROOKSVILLE  
COUNTY OF HERNANDO  
STATE OF FLORIDA

I, Darryl W. Johnston, being duly sworn, hereby depose and say  
Majestic Oaks Partners LLC is the owner of the herein described property to-wit:

(Insert Legal Description Below)

See deed attached hereto, recorded at O.R. Book 1858, page 636.

# ACKNOWLEDGMENT

All information submitted within this Petition is in all respects true and correct to the best of my knowledge and belief.

Witness Signature: Sue Clark

Owner/Agent Signature: [Handwritten Signature]

STATE OF FLORIDA  
COUNTY OF Hernando

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15  
DAY OF Feb, 2008 BY THE ABOVE PERSON(S)  
WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED  
[Handwritten Signature] AS IDENTIFICATION AND WHO (DID) (DID NOT) TAKE AN  
OATH.

[Handwritten Signature]  
SIGNATURE OF NOTARY

Sue T Clark  
PRINTED NAME OF NOTARY



Sue T. Clark  
Commission #DD303157  
Expires: Apr 25, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

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# APPOINTMENT OF AGENT

CITY OF BROOKSVILLE  
COUNTY OF HERNANDO  
STATE OF FLORIDA

I, Majestic Oaks Developers LLLP, the owner(s) in fee simple of the below described real property hereby appoint Johnston & Sasser PA & Coastal/ as my (our) agent to file Engineering required petitions, sign required documents, make representations as to issues of fact and to appear, as may be necessary, before the appropriate City of Brooksville authority. My agent shall also have the authority to commit myself as owner to the necessary future performance conditions as may be directed by the appropriate City authority as a condition of granting my petition.

(Insert Legal Description Below)

Dated: 2-13-08

Signed in the presence of:

WITNESSES:

Signature [Handwritten Signature]  
Print Name CHRIS SAOTORO

Signature [Handwritten Signature]  
Print Name HOLLY M. ESKER

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

LANDOWNER(S):

Signature [Handwritten Signature]  
Print Name MARK J. SPADA  
VICE PRESIDENT  
M/I HOMES OF TAMPA, LLC  
AS MANAGER OF  
MAJESTIC OAKS DEVELOPERS, L.L.P.

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

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# OWNER OR AGENT AFFIDAVIT

CITY OF BROOKSVILLE  
COUNTY OF HERNANDO  
STATE OF FLORIDA

I, Darryl W. Johnston, being duly sworn, hereby depose and say  
Majestic Oaks Developers LLLP is the owner of the herein described property to-wit:

(Insert Legal Description Below)

See attached Deed recorded at O.R. Book 2128,  
Page 0879.

# ACKNOWLEDGMENT

All information submitted within this Petition is in all respects true and correct to the best of my knowledge and belief.

Witness Signature: \_\_\_\_\_

Owner/Agent Signature: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15  
DAY OF Feb, 2008 BY THE ABOVE PERSON(S) \_\_\_\_\_  
WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED  
\_\_\_\_\_ AS IDENTIFICATION AND WHO (DID) (DID NOT) TAKE AN  
OATH.

Sue T Clark  
SIGNATURE OF NOTARY

Sue T Clark  
PRINTED NAME OF NOTARY



Sue T. Clark  
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Expires: Apr 25, 2008  
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Atlantic Bonding Co., Inc.

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PLANNED DEVELOPMENT PROJECT  
REZONING NARRATIVE

Prepared For:

Majestic Oaks Developers, LLLP  
Majestic Oaks Partners, LLC  
BCC, LLC

Prepared By:

Johnston and Sasser, P.A.  
29 South Brooksville Avenue  
Brooksville, FL 34601  
(352) 796-5123

## OUTLINE

- 1.0 Introduction
- 1.1 Project Location
- 1.2 Project Description
- 2.0 Existing Conditions
  - 2.1 Existing Land Use
  - 2.2 Existing Environmental Features
  - 2.3 Existing Infrastructure
- 3.0 Project Implications
  - 3.1 Proposed Land Uses
  - 3.2 Buffers and Setbacks
  - 3.3 Preliminary Engineering Analysis and Environmental Assessment
  - 3.4 Infrastructure Improvements
- 4.0 Summary

## 1.0 Introduction

The following narrative report has been prepared for a Planned Development Project with a Special Exception Use for a Combined Planned Development Project (CPDP), with residential, and recreational (golf course and related facilities) uses. Additional information is provided on the attached Rezoning Master Plan.

This application is submitted on behalf of three owners of property in the City of Brooksville, to wit: 1) Majestic Oaks Developers, LLLP (MOD), Majestic Oaks Partners, LLC (MOP) and BCC, LLC (BCC). MOD is the owner of approximately 394 contiguous acres, which has been designated on the City of Brooksville's Future Land Use Map (FLUM) as Majestic Oaks Mixed Use and is to become the Majestic Oaks Development. MOP and BCC are the owners of approximately 180 acres, which were also designated on the future land use map as Majestic Oaks Mixed Use District for residential, recreational and commercial development. This property is inclusive of the existing Brooksville Country Club clubhouse, restaurant, spa/fitness center, sports/physical therapy center, golf course and related facilities.

The subject properties are still currently zoned under Hernando County's jurisdiction. This application is being filed on behalf of all three property owners to establish the appropriate zoning within the City of Brooksville and maintain consistency with the Comprehensive Plan Amendment approval dated September 19, 2006.

It should be noted that while BCC owns the property on which Brooksville Country Club is located, BCC is a wholly owned subsidiary of and is ultimately controlled by MOP.

## 1.1 Project Location

The respective properties of the Applicants are located in portions of Sections 18 and 19 of Township 22 South, Range 20 east and Section 24, Township 22 South, Range 19 East. A

property description of the subject property is provided. The subject property is located directly adjacent to Mondon Hill Road, Wallien Drive and Links Drive.

## 1.2 Project Description

The subject property consists of approximately 574.4 acres. The respective ownership (i.e., MOD, MOP and BCC) is indicated on the enclosed Rezoning Master Plan, but are generally described as follows:

MOD = Consisting of approximately 369 acres, these properties constitute the bulk of the residential portion of the project.

MOP = These properties, consisting of approximately 8 acres within the southern portion of the project, include the proposed commercial uses.

BCC = These properties encompass the Brooksville Country Club, including the clubhouse, restaurant, golf course, spa/fitness center, sports/physical therapy center, course maintenance facility and proposed residential uses on approximately 172 acres.

The MOD property is proposed for use as a residential subdivision of no more than 910 single-family residential dwellings, with the MOP property to include up to 100,000 square feet of commercial space. The proposed uses for the BCC property include 89 residential dwellings (80 villas and 9 single-family) and up to 31,000 square feet of clubhouse and associated related uses (i.e., restaurant, spa/fitness center, sports/physical therapy center, course maintenance facilities, etc.) and a minimum of 200 acres open space/recreational uses within the property boundaries.

## 2.0 Existing Conditions

The existing conditions of the subject property are described below according to Land

Use, Environmental Features, and Infrastructure.

## 2.1 Existing Land Use

The MOD and MOP properties are existing undeveloped lands characterized by rolling pastureland with wooded areas. The BCC property is improved with a clubhouse, restaurant, spa/fitness center facilities, an 18-hole golf course and related maintenance facilities. The Future Land Use of the property was changed from Residential and Recreation to Majestic Oaks Mixed Use District in September 2006.

Adjacent land uses consist of residential, rural residential and agricultural uses. Adjacent Future Land Use and Zoning designations are shown on the Rezoning Plan. The predominant adjacent Future Land Use is “RES”.

## 2.2 Existing Environmental Features

Preliminary environmental site assessments were conducted on the subject properties in support of the previously approved Comprehensive Plan Amendment applications for the MOD, MOP and BCC properties. These assessments are included in the Preliminary Engineering Report following this narrative.

## 2.3 Existing Infrastructure

The southern portions of the subject property (MOD and MOP) are located adjacent to and will be accessed via Mondon Hill Road. The northern portions of the project are adjacent to and will be Wallien Drive and Links Drive to the north. Extension of central potable water and wastewater services will be provided to the respective sites consistent with the previously executed City of Brooksville utility service agreement.

## 3.0 Project Implications

### 3.1 Land Use Compatibility

The proposed residential development of the MOD, MOP and BCC properties is compatible with the adjacent undeveloped land and residential uses. The proposed development and density of 1.6 DU/AC falls within the low-range of the County's allowed Residential future land use density of 5.4 DU/AC. The proposed project is also generally compatible with adjacent zoning districts. The MOD, MOP and BCC properties have already undergone a comprehensive plan amendment, which included the review and analysis required for such amendment.

### 3.2 Buffers and Setbacks

Project perimeter PDP setbacks and buffers will be provided in accordance with the City of Brooksville's Code of Ordinances. Proposed minimum lot widths are as follows:

- Attached Villas – 30 feet
- Duplexes – 35 feet
- Detached Villas – 40 feet
- Single-Family Homes – 45 feet

Minimum building setbacks within each of the above categories include the following:

Front:	20'
Side:	5.5'
Rear:	10'
Side Corner Lot:	15'

The above setbacks are applicable to all portions of the principle structure, including roof overhangs, building appurtenances and pool enclosures.

### 3.3 Preliminary Engineering Analysis and Environmental Assessment

A preliminary engineering analysis of the subject properties and assessment of environmental resources is included in the Preliminary Engineering Analysis and Environmental Assessment Report which follows this Narrative.

### 3.4. Infrastructure Improvements

A utility agreement was previously executed to provide for the extension of City of

Brooksville water and wastewater services to the subject properties. Roadway improvements to Mondon Hill Road and Croom Road, as well as those internally within the project, are memorialized in a Tri-Party Agreement between the City, the County, MOD and MOP.

#### 4.0 Summary

The proposed Planned Development Project rezoning is compatible with the character of the site and adjacent land uses. It is also consistent with the future land use designation of Majestic Oaks Mixed Use District contained in the City of Brooksville Comprehensive Plan. No significant environmental features are located on-site, therefore, limited environmental mitigation is anticipated be required to accommodate the proposed project.

The proposed development and rezoning of the subject property is in character with adjacent development, consistent with the Comprehensive Plan, and supported by sufficient existing and planned roadway infrastructure. In consideration of these issues, we request approval.

**PRELIMINARY ENGINEERING AND ENVIRONMENTAL ASSESSMENT REPORT  
Majestic Oaks Development – Rezoning Petition**

Following is a summary of results from the preliminary engineering analysis and preliminary environmental site assessment completed for the properties subject to the referenced rezoning petition within the City of Brooksville. These properties include those owned by Majestic Oaks Developers (MOD), Majestic Oaks Partners (MOP) and Brooksville Country Club (BCC). The specific locations of each of these properties are indicated on the Rezoning Master Plan provided as part of the rezoning petition.

**I. PRELIMINARY LAYOUT**

Fifteen (15) copies of the proposed Rezoning Master Plan are enclosed.

**II. DRAFT OF PROTECTIVE COVENANTS**

Protective covenants will be developed for prior to the sale of lots or units.

**III. PRELIMINARY ENGINEERING REPORT**

**A. Topography.**

MOP/BCC Sites This property is rolling in nature and includes former mined lands. The highest elevations reach approximately 140 feet on the overburden piles along the east side of the former limerock mining pit. The lowest elevations (approximately 65 feet) are within the pit, with the lowest natural elevations (70 feet) at the east end of the 100-year flood plain area bisecting the golf course from west to east.

MOD Site – These properties are also part of the Brooksville Ridge and the rolling topographic relief is similar to the adjacent Brooksville Country Club. The highest elevations reach approximately 130 feet along the south boundary of the property. The lowest elevations (approximately 72 feet) are in the north-central portion of the subject property.

## **B. Flood Plain.**

MOP/BCC Sites - According to FEMA FIRM maps 120110 0180 and 120110 0190B, a significant portion of the site is located in Zone X, with small remaining portions of the subject property located within the 100-year flood plain. As part of the drainage analysis and permitting for the project, the floodplain will be further defined and accommodated within the project design in accordance with the requirements of the Southwest Florida Water Management District.

MOD Site - According to FEMA FIRM map 120110 0180 B, the majority of the site is located in Zone X, with small portions of the subject property located within the 100-year flood plain. Zone X is defined as areas of minimal flooding. As part of the drainage analysis and permitting for the project, the floodplain will be further defined and accommodated within the project design in accordance with requirements of the Southwest Florida Water Management District.

## **C. Soils.**

MOP/BCC Sites - According to mapping from the Southwest Florida Water Management District, the site contains a number of soils types common to the higher elevations of the Brooksville Ridge, including Sparr, Arredondo and Kendrick fine sands and Micanopy loamy fine sand, all of which have slight to moderate limitations to development. The soils within and around the mining pit are designated as pits-dump complex.

MOD Site - According to mapping from the Southwest Florida Water Management District, the site contains a number of soils types common to the Brooksville Ridge. The higher elevations are dominated by the Kendrick fine sand and Nobleton fine sand groups, both of which have slight to moderate limitations to development. Flemington fine sandy loam is found in most of the lower areas, indicating a high water table during several months of the year. The project's stormwater management system will likely incorporate much of the project drainage in these soil areas.

#### **D. Vegetation & Wildlife.**

MOP/BCC Sites - The majority of the site has been cleared and is actively maintained as a golf course. Although a site-specific survey was not conducted, no fauna or flora species that are federally listed or listed by the State of Florida as endangered, threatened, or species of special concern were noted on the site during the preliminary environmental site assessment.

MOD Site - In February 2003, a preliminary environmental site inspection was conducted on the subject property to determine vegetation communities and potential for occurrence of fauna or flora species that are federally listed or listed by the State of Florida as endangered, threatened, or species of special concern.

The majority of the site is undeveloped hardwood forest vegetation community. Typical tree species include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), swamp chestnut oak (*Quercus michauxii*), water oak (*Quercus nigra*), southern magnolia (*Magnolia grandiflora*), sweetgum (*Liquidambar styraciflua*), American hornbeam (*Carpinus caroliniana*), cabbage palm (*Sabal palmetto*), winged elm (*Ulmus alata*), hackberry (*Celtis laevigata*), pignut hickory (*Carya glabra*), mockernut hickory (*Carya tomentosa*), as well as slash pine (*Pinus elliotti*). Midstory consisted primarily of immature tree species noted in the overstory. Groundcover vegetation consists mainly of catbriar (*smilax spp.*), beautybush (*Callicarpa americana*), bracken fern (*Pteridium aquilinum*), and leaf litter. Several wetland communities, primarily willow (*Salix spp.*) and maple (*Acer spp.*) shrub type, are located within the hardwood forest. Trees of specimen size or larger (18" DBH and up) were scattered throughout the site. Vegetation communities south of the Brooksville Country Club consisted of planted pine and pasture.

Although a site specific survey was not conducted, no fauna or flora species that are federally listed or listed by the State of Florida as endangered, threatened, or species of special concern were noted on the site during the preliminary site inspection.

**IV. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS.**

MOP/BCC Sites - Infrastructure improvements will be constructed or bonded prior to final platting.

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

**V. DEVELOPMENT SCHEDULE**

MOP/BCC Sites - Improvements to this site, including reconfiguration of the existing golf course, have already commenced.

MOD Site - Development is anticipated to begin in late 2008 or in 2009. The pace of development will depend on the market.

**VI. ADEQUATE ACCESS ANALYSIS**

MOP/BCC Sites - Access to the property is available from Croom Road via the roadways already in place serving the country club and Dogwood Estates.

MOD Site - Access to the property is available from Mondon Hill Road, Domingo Drive, Wallien Drive and Links Drive.

**VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

MOP/BCC Sites – The proposed project is below all applicable DRI thresholds.

MOD Site – The proposed project is below all applicable DRI thresholds.

**VIII. WATER AND SEWER**

MOP/BCC and MOD Sites – A utility service agreement was executed in August 2005 between the City of Brooksville and Majestic Oaks Partners, LLC. Per this agreement, central water and sewer services are proposed for MOP/BCC and MOD sites.

**The School Board of Hernando County, Florida**

919 North Broad Street  
Brooksville, FL 34601  
352-797-7000

FACILITY & SUPPORT OPERATIONS  
8050 Mobley Road  
Brooksville, FL 34601  
Phone 352-797-7096  
FAX 352-797-7156



**Superintendent**  
Wayne S. Alexander, Ed.D.  
**Chairperson**  
Pat Fagan  
**Vice Chairperson**  
Sandra Nicholson  
**Members**  
Dianne Bonfield  
Jim Malcolm  
John Sweeney

April 30, 2008

Patricia J. Jobe  
Planning & Zoning Coordinator  
201 Howell Avenue  
Brooksville, FL 34601-2041

Dear Ms. Jobe:

I reviewed the proposed rezoning requests that you forwarded to me for the May P & Z meeting. In response, I offer the following comments:

**RE: Petitions RZ2008-01 & SE2008-03 – Majestic Oaks & Brooksville Country Club  
Zoning Petition and Special Exemption**

The rezoning request is expected to have an impact to the School District with a total increase of an additional (420) Students. The breakdown of students by School type is as follows:

159 Students Elementary School  
149 Students Middle School  
110 Students High School

Student generation from this development will be reviewed for school capacities based on the Hernando County School District Concurrency Plan as outlined in the Public School Facilities Element for School Concurrency. Level of Service and Capacities of schools located within the concurrency service area and contiguous service areas for various school types are as follows;

HIGH SCHOOL	HERNANDO HIGH SCHOOL CENTRAL HIGH SCHOOL
MIDDLE SCHOOL	DELORES PARROTT MIDDLE SCHOOL WEST HERNANDO MIDDLE SCHOOL POWELL MIDDLE SCHOOL
ELEMENTARY SCHOOL	BROOKSVILLE ELEMENTARY PINEGROVE ELEMENTARY EASTSIDE ELEMENTARY MOTON ELEMENTARY

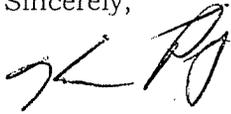
Available capacities or mitigation cannot be determined based on the current information supplied through the City of Brooksville Planning and Zoning Department. Additional information is required from the developer in order to make a determination if capacities are available at the above school types. The developer is required to meet with School Board staff to make this determination and resolve issues that relate to school concurrency

*"A fully accredited school system" Southern Association of Colleges and Schools  
Education: the vehicle for exploring the past and conquering our future*

and any impact the development may have based on students generated from this development.

I hope this information is helpful for your staff review. Please contact me if you have any questions or need further information. Thank you for the opportunity to comment on the effect this proposed rezoning will have to school concurrency.

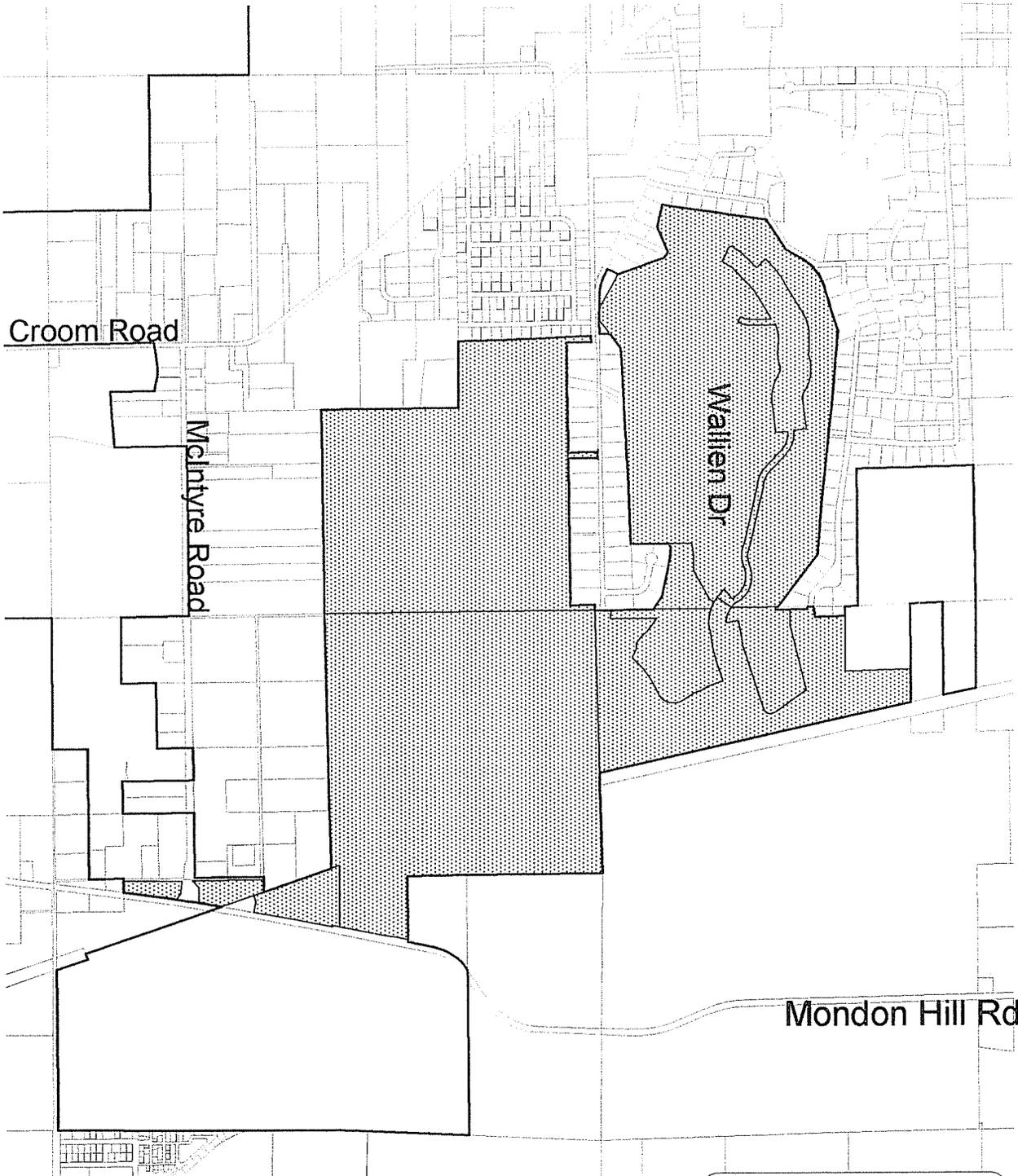
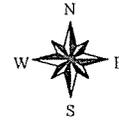
Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Pritz', written in a cursive style.

Ken Pritz  
Executive Director, Facility & Support Operations



Zoning Petition  
Majestic Oaks Developers, LLLP,  
Majestic Oaks Partners, LLC and  
Brooksville Country Club, LLC  
574 .4 Acres +/- Total



**Legend**

-  Majestic oaks & bcc zoning shp
-  City Boundary as of August 14, 2006

## **CITY OF BROOKSVILLE FINANCE DEPARTMENT**

**Date:** May 23, 2008

**To:** Honorable Mayor and City Council Members

**VIA:** T. Jennene Norman-Vacha, City Manager

**From:** Stephen J Baumgartner, Finance Director

**RE:** Proposals to make permanent the Line of Credit



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### **OVERVIEW**

The City has received two proposals to convert the SunTrust Line of Credit to permanent financing. The Line of Credit has a balance of \$1,558,655 and originally matured on 4/11/08. It has been renewed for 2 months from April 11, 2008 to June 11, 2008. Based on discussions with City Council and staff, the consensus was to convert the Line of Credit to permanent financing at a fixed rate. The City has been paying interest at a variable rate since the beginning of the debt. The first rate in September 2005 was 3.94% and the last rate we paid was 3.77%. The highest rate we paid was 4.37%.

We could have extended the Line of Credit, but for several reasons decided it was best to go to long-term financing. The reasons were:

- The State Road 50 Project West is completed so we should start reducing the debt since that was the purpose behind the Line of Credit. A good rule is not to pay interest only for a long period of time.
- The original purpose was to roll the Line of Credit with the commitment of \$2.575 million to expand the Cobb Road Wastewater Treatment Plant. Since that has been extended out to 2012, we need to finance the Line of Credit separately. Also, as approved on 4/21/08 in the Amended and Restated Cobb Rd. WRP Agreement, Hampton Ridge Developers have agreed to be responsible for the extension of the Line of Credit up to \$25,000.
- According to most experts, this is great time to lock in a fixed rate. Council consensus at the April 7th Council meeting appeared to be to go with a fixed rate. However, we do have options to have rates reset after 5 years if so desired by City Council.
- Start reducing principal to lower interest expenses, rather than continue with the Line of Credit structure. The 07 08 Budget has \$80,000 budgeted for interest on the Line of Credit so interest has been budgeted.
- We discussed combining the financing of the Radio Read Meters with the Line of Credit. However, we have a commitment from USDA and that project has been delayed. In

addition, Hampton Ridge has agreed to pay the legal fees for the financing of the Line of Credit.

### **OTHER OPTIONS**

We did discuss loan options with the Gulf Breeze MBIA Pool. Mr. Ed Gray with Gulf Breeze referred me to Stan Livengood of Morgan Keegan & Company in Gainesville. Gulf Breeze is a variable rate instrument based on the Bond Market Association Index (BMA). Mr. Livengood is a financial advisor associated with the Gulf Breeze program. Mr. Livengood recommended that the approximate \$1.6 million debt was not large to be cost effective to participate in the Gulf Breeze program. Also, Mr. Livengood said the underwriting and legal fees will exceed \$70,000. He said it was a complicated credit application and a bank loan would be simpler since this is a smaller credit. He recommended we work with Regions Bank, but in an e-mail dated 5/22/08 he apologized in not putting together a package for our Council Meeting.

### **EXTENSION OF LINE OF CREDIT FOR ANOTHER 60 DAYS**

At this writing, the City has two firm proposals from SunTrust and Hancock Bank. Also, SunTrust has agreed to renew the Line of Credit for another 60 days to allow time to discuss with City Council the various options. The Resolution to extend the Line of Credit is recommended for approval to allow the proper time for the necessary paperwork to be completed on the permanent financing.

### **SUNTRUST PROPOSAL**

SunTrust offers 4 options. Those are summarized below;

- Option 1 is a 15 year fixed rate instrument at 5/23/08 to be 4.21%
- Option 2 is a 15 year with a 5 year reset. The current rate for 5 years would be 3.70%.
- Option 3 is a 12 year fixed rate at 4%.
- Option 4 is a 10 year fixed rate at 3.87%.
- Legal fees including Bank's Counsel is \$2,500. If we desire SunTrust to handle all the legal fees the cost will not exceed \$10,000.
- SunTrust accesses a prepayment penalty to "make-whole" as explained in the proposal.

### **HANCOCK BANK PROPOSAL**

Hancock offers 3 options. Those are summarized below:

- Option 1 is an 8 year fixed rate instrument at 3.35%. Rate is locked until June 9, 2008.
- Option 2 is a 10 year fixed rate instrument at 3.49%. Rate is locked until June 9, 2008.
- Option 3 is a 12 year fixed rate instrument at 3.76%. Rate is locked until June 9, 2008.
- Hancock's Bank Counsel would be no more than \$3,500.

- A Debt Service Fund would be required to be opened. This is also done for the other major Water and Sewer Debt Issues so would be reasonably simple to setup.
- Hancock does not assess a prepayment penalty if City gives a 10 day notice.

### **BANK COUNSEL FEES**

Staff received an estimate for the Bond Counsel fees to not exceed \$5,000.00 from City's Bond Counsel, Emily Diaz of Foley and Lardner . Ms. Diaz told me she will bill me by the hour so it may come in less than \$5,000. We expect all legal fees to be paid by Hampton Ridge Developers, LLC.

### **RECOMMENDATION**

Staff believes that we have two very competitive and fair proposals from SunTrust and Hancock. SunTrust is our depository bank and has been a very good partner. Hancock financed our newest Sanitation Truck and is very competitive in the government financing market. Depending on the advice and consent of Council on terms preferred by Council, Staff believes either Bank would be an excellent solution to this permanent financing solution.

Below is our requested Council action:

1. Approve the extension of the Line of Credit Resolution No. 2008-13 until August 11, 2008 to allow ample time to prepare loan documentation.
2. After Council discussion, approval of one of the permanent financing proposals is requested. Also, authorization for Mayor to sign appropriate loan documents if approval of one of the proposals is acceptable.

sjb

## RESOLUTION NO. 2008-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, AUTHORIZING THE EXTENSION OF THE FINAL MATURITY DATE OF ITS SUBORDINATED WATER AND SEWER REVENUE NOTE, SERIES 2005, IN FAVOR OF SUNTRUST BANK, AND RELATED LOAN AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, as follow:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Chapter 166, Part II, Florida Statutes, as amended, and other applicable provisions of law.

SECTION 2. FINDINGS. It is hereby ascertained, determined and declared:

(A) The City of Brooksville (the "City") and SunTrust Bank (the "Bank") entered into that certain Loan Agreement dated April 11, 2005 (the "Original Agreement"), pursuant to which the Bank made available to the City a line of credit arrangement under which the City may draw funds from time to time in an aggregate principal amount outstanding at any time of not to exceed \$2,250,000 to finance or refinance all or part of the cost of the Project (as defined in the Original Agreement). Pursuant to the Original Agreement, the City issued its Subordinated Water and Sewer Revenue Note, Series 2005 (the "Note"), dated August 11, 2005, in a principal amount not exceeding \$2,250,000 in favor of the Bank to evidence the City's repayment obligations for amounts as may be from time to time outstanding pursuant to an advance of loan proceeds thereunder. The final maturity date of the Note was originally April 11, 2008. On April 7, 2008, the Council approved the extension of the Note to June 11, 2008, (the "Final Maturity Date").

(B) The City Council has determined that it is in the best financial interest of the City to extend the Final Maturity Date from June 11, 2008 to August 11, 2008.

(C) The Bank has agreed to unilaterally extend the Final Maturity Date of the Note to August 11, 2008, as evidenced by the Bank's letter attached hereto as Exhibit A.

SECTION 3. AUTHORIZATION OF EXTENSION OF FINAL MATURITY DATE. The City Council hereby authorizes the extension of the Final Maturity Date of the Note from June 11, 2008 to August 11, 2008.

SECTION 4. GENERAL AUTHORIZATION. The Mayor, the City Clerk and the Finance Director of the City, together other employees or agents of the City are authorized to execute and deliver such documents, instruments and contracts, and are hereby authorized and directed to do all acts and things required hereby as may be necessary

directed to do all acts and things required hereby as may be necessary for the full, punctual and complete performance of all the terms, covenants, provisions and agreements herein contained, or as otherwise may be necessary or desirable to effectuate the purpose and intent of this Resolution.

SECTION 5. REPEAL OF INCONSISTENT DOCUMENTS. All ordinances, resolutions or parts thereof in conflict herewith are hereby superseded and repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2008.

**CITY OF BROOKSVILLE**

By: \_\_\_\_\_  
David Pugh, Mayor

ATTEST: \_\_\_\_\_  
Karen M. Phillips, City Clerk

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



Thomas S. Hogan, Jr., City Attorney

VOTE OF CITY COUNCIL

Bernardini \_\_\_\_\_  
Bradburn \_\_\_\_\_  
Burnett \_\_\_\_\_  
Lewis \_\_\_\_\_  
Pugh \_\_\_\_\_

**EXHIBIT A**

**Bank's Letter of Extension**



Adam L. Horn  
Vice President

SunTrust Bank  
401 East Jackson Street, 10th Floor  
Tampa, Florida 33602  
Tel 813.224.2552  
Fax 813.224.2283

May 23, 2008

Mr. Stephen Baumgartner, Finance Director  
City of Brooksville  
201 Howell Avenue  
Brooksville, Florida 34601-2041

**RE: Proposal Letter – \$1,558,655.50 loan – term out existing line of credit**

Dear Mr. Baumgartner:

We at SunTrust Bank are pleased to make the following proposal to term out the City's existing line of credit with SunTrust Bank. We would like to emphasize that this letter is a proposal to be used as the basis for continued discussion and does not constitute a formal commitment from us. Such a commitment would only be delivered following satisfactory completion of due diligence, underwriting, and approval of your request. Subject to the foregoing, I have outlined the major terms and conditions for your consideration:

***Borrower:*** City of Brooksville

***Lender:*** SunTrust Bank  
401 East Jackson Street, 10<sup>th</sup> Floor  
Tampa, Florida 33602

***Governmental Specialist:*** Adam L. Horn, Vice President  
Wk: (813) 224-2552 E-mail: Adam.Horn@SunTrust.com

***Qualifications & Experience:***

SunTrust Banks, Inc., with total assets of \$179.0 billion on March 31, 2008, is one of the nation's largest and strongest financial holding companies. Through its banking subsidiaries, the company provides deposit, credit, trust, and investment services to a broad range of retail, business, and institutional clients. Other subsidiaries provide mortgage banking, credit-related insurance, asset management, brokerage, and capital market services.

Atlanta-based SunTrust enjoys leading market positions in some of the highest growth markets in the United States and also serves clients in selected markets nationally. The company operates 1,678 retail branches and 2,509 ATMs in Alabama, Arkansas, Florida, Georgia, Maryland, Mississippi, North Carolina, South Carolina, Tennessee, Virginia, West Virginia, and the District of Columbia. In addition, SunTrust provides customers with a full range of technology-based banking channels, including Internet, PC, and Automated Telephone Banking.

SunTrust Bank created a specialty group, Institutional & Governmental Banking, which provides banking services such as treasury management, investments, financing, leasing, etc. to local governments. The Institutional and Governmental Banking Group was created in 1991 and currently manages over 300 local government and other tax-exempt institutional relationships and over one billion dollars in outstanding municipal and institutional loans in the State of Florida. SunTrust Bank offers the City of Bushnell an experienced team of institutional bankers, who understand thoroughly the issues surrounding tax-exempt financing of this nature and have experience putting together similar loan transactions throughout the State of Florida.

**Loan Amount:** One-million, five hundred fifty-eight thousand, six hundred fifty-five and 50/100 dollars (\$1,558,655.50).

**Purpose:** The proceeds of the loan will be used to pay off an existing line of credit whose proceeds originally financed various water and sewer projects.

**Security:** Secured by a pledge of the Proprietary Fund (Utility and Sanitation) Net Revenues.

**Interest Rate:** Interest shall be calculated on an actual/360-day basis. All indexes are as published by the Federal Reserve Statistical Release H.15:([www.federalreserve.gov/releases/h15/update/](http://www.federalreserve.gov/releases/h15/update/)).

***Option 1: Bank-Qualified Tax-Exempt Fixed Rate (15-year):***

The bank-qualified, tax-exempt rate to be set for the full term of the loan based on the formula below and can be locked in upon acceptance of commitment, or set two business days prior to closing.

127 basis points over the 67% of the ten-year ISDA swap rate.

As of May 23, 2008, the resulting rate would be 4.21%.

***Option 2: Bank-Qualified, Tax Exempt Fixed Rate; 15-year term, five-year reset:***

The bank-qualified, tax-exempt rate to be set for the first five years based on the formula below and can be locked in upon acceptance of commitment, or set two business days prior to closing. The rate would reset based on the same formula on the five and ten year anniversary of the closing.

113 basis points over the 67% of the five-year ISDA swap index rate.

As of May 23, 2008, the resulting rate would be 3.70%.

***Option 3: Bank-Qualified tax-exempt fixed rate (12-year):***

The bank-qualified, tax-exempt rate to be set for the full term of the loan based on the formula below and can be locked in upon acceptance of commitment, or set two business days prior to closing.

125 basis points over the 67% of the seven-year ISDA swap rate.

As of May 23, 2008, the resulting rate would be 4.00%.

**Option 4: Bank-Qualified tax-exempt fixed rate (10-year):**

The bank-qualified, tax-exempt rate to be set for the full term of the loan based on the formula below and can be locked in upon acceptance of commitment, or set two business days prior to closing.

112 basis points over the 67% of the seven-year ISDA swap rate.

As of May 23, 2008, the resulting rate would be 3.87%.

**Maturity Date:** Up to fifteen years from closing.

**Repayment:** Quarterly or semi-annual payments of principal and interest based on level annual debt service, fully amortized over the term of the loan.

**Prepayment:** The Loan may be pre-paid at any time. The Loan will be subject to "make-whole" prepayment language (in layman's terms, if on the date of prepayment interest rates are lower than the fixed rate set at closing, the Borrower will pay to Lender an amount equal to the present value of the difference between the two rates over the remaining life of the loan).

If selected prior to closing, a premium of 20 bps (0.20%) can be added to the fixed interest rate to remove the above "make-whole" language.

**Documentation  
of Bond Opinion:**

Bank's Counsel (law firm of Greenberg Traurig, P.A.) or Borrower's Counsel may prepare all documents related to this transaction, including a written opinion that interest paid with respect to the Loan is exempt from federal income tax. Borrower's Counsel to submit a written opinion, in form and substance acceptable to the Bank and Bank's Counsel that all documents are valid, binding and enforceable in accordance with their terms, that execution and delivery of said documents has been duly authorized, and addressing such other matters as the Bank and the Bank's Counsel deem appropriate.

**Closing Costs:** Legal fees for Bank Counsel to review documents prepared by Borrower's Counsel not to exceed \$2,200; fees for Bank Counsel to draft documents and issue tax opinion not to exceed \$10,000. These fees will be paid by the Borrower at closing and may be paid from loan proceeds.

## FINANCIAL COVENANTS AND REPORTING REQUIREMENTS

**Financial Statements of Borrower.** Borrower shall deliver Lender copies of the following:

- (a) As soon as practical and in any event within 210 days of completion, year end Audited statements of Borrower, prepared by a certified public accountant acceptable to Lender, and certified as true and correct by an officer of Borrower.

*With reasonable promptness, such other data and information as may be required by Lender from time to time.*

**ADDITIONAL TERMS AND CONDITIONS:**

- A) All matters relating to this loan, including all instruments and documents required, are subject to the Bank's policies and procedures in effect, applicable governmental regulations and/or statutes, and approval by the Bank and the Bank's Counsel.
- B) The Borrower shall comply with and agree to such other covenants, terms, and conditions that may be reasonably required by the Bank and its counsel and are customary in tax-exempt financing of this nature. These covenants would include, but are not to be limited to, a rate covenant, an anti-dilution test, covenants regarding compliance with laws and regulation, and remedies in the event of default, and bond counsel's opinion regarding the tax exempt and "bank qualified" nature of the facility.
- C) It is understood that the proposal set forth herein is conditioned upon the accuracy of information provided to the Bank by the Borrower. Any misrepresentation or false statement of material fashion made by the Borrower to induce this loan proposal or any material adverse change in the financial condition of the Borrower will be sufficient cause for the Bank to terminate this proposal.

This letter outlines the basics of the Bank's proposal to term out the City's existing line of credit. If you wish to move forward with this request, I will finalize our due diligence and underwriting and, if satisfactory results are realized, we will then issue you our formal loan commitment for your acceptance and approval.

If you have any questions about this letter, or about any items not covered to your satisfaction in the letter, please call me at 813-224-2552.

Thank you for giving me the opportunity to submit this loan proposal. I look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to be 'Q. H.', written in a cursive style.

cc: Mike Watkins, Greenberg Traurig, P.A.



May 9, 2008

Honorable Mayor and City Council  
City of Brooksville

C/o Mr. Stephen J. Baumgartner  
Director of Finance  
City of Brooksville  
201 Howell Avenue.  
Brooksville, Florida 34601

Re: Up to \$1,600,000 Bank Loan in the form of a Revenue Note (the "Note")  
Pay off the City's existing Line of Credit and Term-Out the Debt

Please accept this letter as a commitment of the undersigned to purchase the above captioned Note upon the terms and conditions outlined below:

Issuer: City of Brooksville, Florida.

Amount: Up to \$1,600,000 in aggregate principal "bank loan" in the form of a Revenue Note (the "Note") of the Issuer.

Purpose of Issue: Proceeds of the Note will be used to pay off in full the City's existing line of credit with SunTrust Bank, term out this debt, and to pay the cost of issuance related to the financing (the "Project").

Authority for Issue: Provisions of the Florida Constitution, the Charter of the City of Brooksville, Florida, as amended; Chapter 166, Part II of the Florida Statutes, and any other valid constitutional and statutory authority.

Dated Date of Note - Date of Delivery

Form of Certificates: The Note will be issued as a single typewritten or printed certificate, in fully registered form.

Interest Rate & Term: We would like to offer the City three (3) fixed rate options as follows:

### Fixed Rate Options:

Fixed Rate options – fully funded \*\* on the day we close the loan as outlined below:

#### Option #1 (Eight Year Amortization)

<u>Term</u>	<u>Annual Interest Rate #</u>
8 years – fully amortized (see Attached amortization)	3.35%

#### Option #2 (Ten Year Amortization)

<u>Term</u>	<u>Annual Interest Rate #</u>
10 years – fully amortized (see Attached amortization)	3.49%

#### Option #3 (Twelve Year Amortization)

<u>Term</u>	<u>Annual Interest Rate #</u>
12 years – fully amortized (see Attached amortization)	3.76%

\*\* The Issuer would fully fund ("lump sum" funding) the loan on the day we close the loan.

# *The quoted fixed interest rates are contingent upon the Mayor and City Council accepting our proposal by no later than 30 days from the date of this letter. If the Mayor and Council accept our proposal by the stipulated time, we will **hold** the above referenced fixed interest rates **firm**, provided that the Note is closed (fully funded) no later than 60 days from the date of this proposal. If the loan is not fully funded within 60 days the interest rate could be higher based on market conditions at the time we close the loan.*

Interest and Principal Payments: interest would be calculated on a 30 over 360 day basis. Interest would be payable semi-annually each year, commencing six (6) months following the date we close the loan. Principal would be reduced annually each year with the first payment being one year from the date we close the loan – **see attached amortization schedules.**

Prepayment Provisions: The principal may be prepaid in whole on any date with 10 days advance written notice to the Bank *without prepayment penalty*. Principal may be prepaid in part on any day with 10 days advance written notice to the Bank *without prepayment penalty*, provided that the City pays all accrued interest which shall have accrued to the date of prepayment and provided further that that any principal prepayments shall be in denominations of one-thousands (\$1,000.00). Prepayments shall be deemed to apply to those principal installments with the latest maturities on the Note, in inverse order.

Credit Approval: Already approved.

Security: The Note would be secured on a “parity” (equal) basis with the City’s existing Water and Sewer system debt (the “Existing W & S Bonds”). More specifically, the Note would be on parity with the City’s existing Series 1999 & 2002 bonds as well as any other debt (if any) that is on a parity with these bonds. As such the Note would be secured by a 1<sup>st</sup> lien pledge of the City’s combined water and sewer utility system’s (the “System”) Net Revenues, as defined in the authorizing resolutions for the Existing W & S Bonds.

Alternate Security (“Plan B”) – if Necessary:

If we are not able to obtain a “parity” lien with the Existing W & S Bonds, we would be comfortable securing the Note with a subordinate pledge and lien on the Net Revenues of the System (as is the current line of credit from SunTrust) with additional security in the form of a “covenant to budget and appropriate” (CBA) provision. To secure the Note under this scenario the City would provide comparable security (subordinated W & S System Net Revenues) to the SunTrust line of credit and would also “covenant to budget and appropriate” (CBA) legally available non-ad valorem revenues, from its governmental and proprietary funds, subject to these revenues being needed for essential governmental services, sufficient to pay the debt service on the Note. This arrangement would not compel the City each year to use its non-ad valorem revenues to repay the Note. Rather, the City would repay the note from its W & S System Net Revenues and use these other revenues (CBA revenues) only if the W & S Net Revenues were insufficient in any one year to repay the Note. As long as the Note is outstanding, the City would covenant to not issue any additional debt secured by a covenant to budget and appropriate on a parity basis with the Note, unless the non-ad valorem revenues of the City received in the fiscal year immediately preceding the year in which the new additional parity debt were issued is equal to 1.20 times the maximum annual debt service on the Note, any existing CBA debt, and on any proposed additional CBA debt on a parity with the Note. The City would not be limited in its issuance of junior or subordinate CBA debt.

Required Accounts: We anticipate that the accounts and flow of funds would be similar for the City's Existing W & S Bonds. We would not however require a reserve fund. We would however require the City to set up a debt service fund into which it would set aside monthly deposits from the Net Revenues of the System to pay its immediately upcoming interest and principal payments.

Documentation: All documentation would need to be acceptable to the City and the Bank. The Bank would want to approve all documentation prior to adoption and or execution by the City. To insure that the City issues debt in compliance with the Florida statutes with regard to local government borrowing and to insure that the IRS requirements with regard to tax exempt borrowing be met, we would hire "Bank Counsel" to help with this transaction. Bank Counsel would be a "Red Book" attorney (recognized nationally as having a practice in public debt law and federal tax law). Bank Counsel would draft all loan documents (subject to the City's and Bank's approval) and issue the customary legal and tax opinions for this type of transaction.

Closing costs, fees and expenses: The Bank would charge **no fees** and assess **no closing costs** for its own benefit. However, we would require the City to *reimburse* the Bank for a portion of "Bank Counsel" expense. Bank Counsel's expense would not exceed \$4,500.00 for the role outlined above in the immediately preceding paragraph. Because Hancock Bank is desirous of doing business with the City, the Bank would agree to pick up \$1,000.00 of Bank Counsel expense, which would mean that the City's cost for Bank Counsel expense would be no more than \$3,500.00. Any cost incurred for the City's Attorney would be paid directly by the City.

Tax Status of the Note: The quoted interest rates are predicated upon the Note being designated as a "qualified" tax-exempt obligation under Section 265(b) (3) of the Internal Revenue Service Code of 1986, as amended.

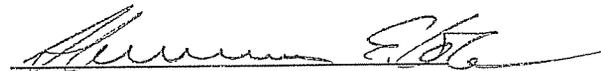
Delivery: As soon as possible after all approvals, but in any event the loan would be closed no later than 60 days from the date of this proposal in order for us to hold firm the quoted fixed rate of interest.

This proposal shall remain valid for a period of 90 days provided the City's Governing Body accepts this proposal within 30 days from the date of this letter.

Yours very truly,

**HANCOCK BANK OF FLORIDA**

By:



Steven E. Cole  
Senior Vice President  
Public Finance Department

**Accepted and Approved:**

The Governing Body of the City of Brooksville has accepted this Financing Proposal from Hancock Bank of Florida and hereby selects Hancock Bank of Florida to finance the above referenced Project.

Approved and accepted: As of this the \_\_\_\_\_ day of \_\_\_\_\_ 2008.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Clerk

05-09-2008  
11:16 AM

City of Brooksville  
Revenue Note Eight Year Option

Option #1  
Page #1

DEL DATE: 6/ 1/2008 INT FROM: 6/ 1/2008 FIRST COUP: 12/ 1/2008

MATURITY	AMOUNT	BOND YRS	COUPON	YIELD	PRICE	PTC?	1ST CALL DT OR PTC DATE	CALL PRICE	
6/ 1/ 9	178	178,000	3.350	3.350	100.000				
6/ 1/10	183	366,000	3.350	3.350	100.000				
6/ 1/11	190	570,000	3.350	3.350	100.000				
6/ 1/12	196	784,000	3.350	3.350	100.000				
6/ 1/13	203	1,015,000	3.350	3.350	100.000				
6/ 1/14	210	1,260,000	3.350	3.350	100.000				
6/ 1/15	216	1,512,000	3.350	3.350	100.000				
6/ 1/16	224	1,792,000	3.350	3.350	100.000				
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	1,600	7,477,000	3.350	3.350					

	TOTAL	PER \$1000	PER \$100
PAR AMOUNT = \$	1,600,000.00		
GROSS PROD = \$	1,600,000.00	1,000.0000	100.00000
BID = \$	1,600,000.00	1,000.0000	100.00000
SPREAD = \$	0.00	0.0000	0.00000
ACCRUED INT= \$	0.00	0.0000	0.00000
ACC INT/DAY= \$	0.00	0.0000	0.00000
VALUE .05% = \$	3,372.82	2.1080	0.21080

AVG LIFE = 4 YEARS 8 MONTHS 2 DAYS OR 4.6731 YEARS

\* NIC \* CALCULATION

TOTAL BOND YEARS:	7,477.00		
GROSS INTEREST COST: \$	250,479.50		
LESS PREMIUM: \$	0.00		
OR PLUS DISCOUNT: \$	0.00	*NIC%*	*TIC%*
NET INTEREST COST: \$	250,479.50	3.350000%	3.350000%
\$1 OF SPREAD =	0.0214 TO NIC		
.01 OF NIC =	0.4673 TO SPREAD (PER 1000)		

SCHEDULE OF DEBT SERVICE

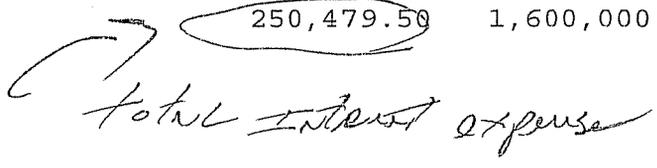
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City of Brooksville  
Revenue Note Eight Year Option

PAR AMOUNT: 1,600,000  
DATED DATE: 6/ 1/2008  
FIRST COUPON: 12/ 1/2008

DATE	PRINCIPAL BALANCE	SEMI-ANNUAL PAYMENT	YEARLY TOTAL	--BREAKDOWN--	
				INTEREST	PRINCIPAL
12/08	1,600,000	26,800.00	26,800.00	26,800.00	
6/09	1,600,000	204,800.00		26,800.00	178,000
12/09	1,422,000	23,818.50	228,618.50	23,818.50	
6/10	1,422,000	206,818.50		23,818.50	183,000
12/10	1,239,000	20,753.25	227,571.75	20,753.25	
6/11	1,239,000	210,753.25		20,753.25	190,000
12/11	1,049,000	17,570.75	228,324.00	17,570.75	

6/12	1,049,000	213,570.75		17,570.75	196,000
12/12	853,000	14,287.75	227,858.50	14,287.75	
6/13	853,000	217,287.75		14,287.75	203,000
12/13	650,000	10,887.50	228,175.25	10,887.50	
6/14	650,000	220,887.50		10,887.50	210,000
12/14	440,000	7,370.00	228,257.50	7,370.00	
6/15	440,000	223,370.00		7,370.00	216,000
12/15	224,000	3,752.00	227,122.00	3,752.00	
6/16	224,000	227,752.00	227,752.00	3,752.00	224,000
TOTALS		1,850,479.50		250,479.50	1,600,000


 total interest expense

Option #2

Eight (8) year amortization

Page #2

05-09-2008  
11:12 AM

City of Brooksville  
Revenue Note Ten Year Option

*Option #2*  
*Page #1*

DEL DATE: 6/ 1/2008 INT FROM: 6/ 1/2008 FIRST COUP: 12/ 1/2008

MATURITY	AMOUNT	BOND YRS	COUPON	YIELD	PRICE	PTC?	1ST CALL DT OR PTC DATE	CALL PRICE
6/ 1/ 9	136	136,000	3.490	3.490	100.000			
6/ 1/10	142	284,000	3.490	3.490	100.000			
6/ 1/11	146	438,000	3.490	3.490	100.000			
6/ 1/12	151	604,000	3.490	3.490	100.000			
6/ 1/13	157	785,000	3.490	3.490	100.000			
6/ 1/14	162	972,000	3.490	3.490	100.000			
6/ 1/15	167	1,169,000	3.490	3.490	100.000			
6/ 1/16	174	1,392,000	3.490	3.490	100.000			
6/ 1/17	179	1,611,000	3.490	3.490	100.000			
6/ 1/18	186	1,860,000	3.490	3.490	100.000			
-----								
	1,600	9,251,000	3.490	3.490				

	TOTAL	PER \$1000	PER \$100
PAR AMOUNT = \$	1,600,000.00		
GROSS PROD = \$	1,600,000.00	1,000.0000	100.00000
BID = \$	1,600,000.00	1,000.0000	100.00000
SPREAD = \$	0.00	0.0000	0.00000
ACCRUED INT= \$	0.00	0.0000	0.00000
ACC INT/DAY= \$	0.00	0.0000	0.00000
VALUE .05% = \$	4,062.64	2.5392	0.25392

AVG LIFE = 5 YEARS 9 MONTHS 11 DAYS OR 5.7819 YEARS

\* NIC \* CALCULATION

TOTAL BOND YEARS:	9,251.00		
GROSS INTEREST COST: \$	322,859.90		
LESS PREMIUM: \$	0.00		
OR PLUS DISCOUNT: \$	0.00	*NIC%*	*TIC%*
NET INTEREST COST: \$	322,859.90	3.490000%	3.490000%
\$1 OF SPREAD =	0.0173 TO NIC		
.01 OF NIC =	0.5782 TO SPREAD (PER 1000)		

SCHEDULE OF DEBT SERVICE

05-09-2008  
11:12 AM

City of Brooksville  
Revenue Note Ten Year Option

PAR AMOUNT: 1,600,000  
DATED DATE: 6/ 1/2008

FIRST COUPON: 12/ 1/2008

DATE	PRINCIPAL BALANCE	SEMI-ANNUAL PAYMENT	YEARLY TOTAL	--BREAKDOWN--	
				INTEREST	PRINCIPAL
12/08	1,600,000	27,920.00	27,920.00	27,920.00	
6/09	1,600,000	163,920.00		27,920.00	136,000
12/09	1,464,000	25,546.80	189,466.80	25,546.80	
6/10	1,464,000	167,546.80		25,546.80	142,000
12/10	1,322,000	23,068.90	190,615.70	23,068.90	

6/11	1,322,000	169,068.90		23,068.90	146,000
12/11	1,176,000	20,521.20	189,590.10	20,521.20	
6/12	1,176,000	171,521.20		20,521.20	151,000
12/12	1,025,000	17,886.25	189,407.45	17,886.25	
6/13	1,025,000	174,886.25		17,886.25	157,000
12/13	868,000	15,146.60	190,032.85	15,146.60	
6/14	868,000	177,146.60		15,146.60	162,000
12/14	706,000	12,319.70	189,466.30	12,319.70	
6/15	706,000	179,319.70		12,319.70	167,000
12/15	539,000	9,405.55	188,725.25	9,405.55	
6/16	539,000	183,405.55		9,405.55	174,000
12/16	365,000	6,369.25	189,774.80	6,369.25	
6/17	365,000	185,369.25		6,369.25	179,000
12/17	186,000	3,245.70	188,614.95	3,245.70	
6/18	186,000	189,245.70	189,245.70	3,245.70	186,000
TOTALS		1,922,859.90		322,859.90	1,600,000

*Total Interest Expense*

*Option #2  
Ten (10) year amortization  
page #2*

05-09-2008  
11:06 AM

City of Brooksville  
Revenue Note (Twelve Year Option)

*Option #3*  
*Page #1*

DEL DATE: 6/ 1/2008 INT FROM: 6/ 1/2008 FIRST COUP: 12/ 1/2008

MATURITY	AMOUNT	BOND YRS	COUPON	YIELD	PRICE	PTC?	1ST CALL DT OR PTC DATE	CALL PRICE
6/ 1/ 9	108	108,000	3.760	3.760	100.000			
6/ 1/10	112	224,000	3.760	3.760	100.000			
6/ 1/11	116	348,000	3.760	3.760	100.000			
6/ 1/12	121	484,000	3.760	3.760	100.000			
6/ 1/13	125	625,000	3.760	3.760	100.000			
6/ 1/14	130	780,000	3.760	3.760	100.000			
6/ 1/15	135	945,000	3.760	3.760	100.000			
6/ 1/16	139	1,112,000	3.760	3.760	100.000			
6/ 1/17	145	1,305,000	3.760	3.760	100.000			
6/ 1/18	151	1,510,000	3.760	3.760	100.000			
6/ 1/19	156	1,716,000	3.760	3.760	100.000			
6/ 1/20	162	1,944,000	3.760	3.760	100.000			
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	1,600	11,101,000	3.760	3.760				

	TOTAL	PER \$1000	PER \$100
PAR AMOUNT = \$	1,600,000.00		
GROSS PROD = \$	1,600,000.00	1,000.0000	100.00000
BID = \$	1,600,000.00	1,000.0000	100.00000
SPREAD = \$	0.00	0.0000	0.00000
ACCRUED INT= \$	0.00	0.0000	0.00000
ACC INT/DAY= \$	0.00	0.0000	0.00000
VALUE .05% = \$	4,711.27	2.9445	0.29445

AVG LIFE = 6 YEARS 11 MONTHS 8 DAYS OR 6.9381 YEARS

\* NIC \* CALCULATION

TOTAL BOND YEARS:	11,101.00		
GROSS INTEREST COST: \$	417,397.60		
LESS PREMIUM: \$	0.00		
OR PLUS DISCOUNT: \$	0.00	*NIC%*	*TIC%*
NET INTEREST COST: \$	417,397.60	3.760000%	3.760000%
\$1 OF SPREAD =	0.0144 TO NIC		
.01 OF NIC =	0.6938 TO SPREAD (PER 1000)		

SCHEDULE OF DEBT SERVICE

05-09-2008  
11:06 AM

City of Brooksville  
Revenue Note Twelve Year Option

PAR AMOUNT: 1,600,000  
DATED DATE: 6/ 1/2008

FIRST COUPON: 12/ 1/2008

DATE	PRINCIPAL BALANCE	SEMI-ANNUAL PAYMENT	YEARLY TOTAL	--BREAKDOWN--	
				INTEREST	PRINCIPAL
12/08	1,600,000	30,080.00	30,080.00	30,080.00	
6/09	1,600,000	138,080.00		30,080.00	108,000

12/09	1,492,000	28,049.60	166,129.60	28,049.60	
6/10	1,492,000	140,049.60		28,049.60	112,000
12/10	1,380,000	25,944.00	165,993.60	25,944.00	
6/11	1,380,000	141,944.00		25,944.00	116,000
12/11	1,264,000	23,763.20	165,707.20	23,763.20	
6/12	1,264,000	144,763.20		23,763.20	121,000
12/12	1,143,000	21,488.40	166,251.60	21,488.40	
6/13	1,143,000	146,488.40		21,488.40	125,000
12/13	1,018,000	19,138.40	165,626.80	19,138.40	
6/14	1,018,000	149,138.40		19,138.40	130,000
12/14	888,000	16,694.40	165,832.80	16,694.40	
6/15	888,000	151,694.40		16,694.40	135,000
12/15	753,000	14,156.40	165,850.80	14,156.40	
6/16	753,000	153,156.40		14,156.40	139,000
12/16	614,000	11,543.20	164,699.60	11,543.20	
6/17	614,000	156,543.20		11,543.20	145,000
12/17	469,000	8,817.20	165,360.40	8,817.20	
6/18	469,000	159,817.20		8,817.20	151,000
12/18	318,000	5,978.40	165,795.60	5,978.40	
6/19	318,000	161,978.40		5,978.40	156,000
12/19	162,000	3,045.60	165,024.00	3,045.60	
6/20	162,000	165,045.60	165,045.60	3,045.60	162,000
TOTALS		2,017,397.60		417,397.60	1,600,000

417,397.60  
 Total Interest Expense  
 Option #3  
 Twelve Year Amortization  
 Page # 2



## Hancock Bank of Florida – Public Finance Department

### Contact Information

**Bank name and principal business address:**

Hancock Bank of Florida  
101 North Monroe Street (Suite 150)  
Tallahassee, Florida 32301

**Primary Contact: Steven E. Cole (Senior Vice President – Public Finance Department):**

Mr. Cole is an employee of Hancock Bank of Florida and has two (2) offices that he works out of as follows:

Tallahassee, Florida Office:

Steven E. Cole  
Senior Vice President – Public Finance Department  
Hancock Bank of Florida  
1706 West Tennessee Street  
Tallahassee, Florida 32304  
Phone (toll free): 1-888-516-7373  
Phone (direct): 1-850-425-3310  
Phone (cell): 1-850-591-7452  
Fax: 1-850-681-1074  
E-mail: [steve\\_cole@hancockbank.com](mailto:steve_cole@hancockbank.com)

Dothan, Alabama Office:

Steven E. Cole  
Senior Vice President – Public Finance Department  
Hancock Bank of Florida  
113 Designer Circle  
Dothan, Alabama 36303  
Phone (toll free): 1-888-516-7373  
Phone (direct): 1-334-792-8422  
Phone (cell): 1-850-591-7452  
Fax: 1-334-792-8424  
E-mail: [steve\\_cole@hancockbank.com](mailto:steve_cole@hancockbank.com)

Hancock Bank of Florida's parent company, **Hancock Bank Holding Company's** banking activities date back to **1899** – providing banking and financial services for over **108+ years**. We are a publicly held company whose stock trades on the NASDAQ (*Symbol: HBHC*). Please visit us at our web-site at: [www.hancockbank.com](http://www.hancockbank.com)

# Hancock Bank Public Finance

Hancock Holding Company is the parent company of Hancock Bank (Mississippi), Hancock Bank of Louisiana, Hancock Bank of Florida, and Magna Insurance Company. Its banking activities date back to 1899 when Hancock Bank opened its doors in Bay St. Louis, MS, with a capitalization of \$10,000. Today, with total consolidated assets in excess of \$6 billion, the Company operates over 140 banking and financial services offices in the states of Mississippi, Louisiana, Alabama and Florida as well as subsidiaries Hancock Investment Services, Inc., Hancock Insurance Agency, and Harrison Finance Company. The fundamental tenets upon which the company was established - strength, stability, and integrity - remain unwavering.

Hancock Bank builds on this century of successful community service by offering local government customers the following types of financing:

- Lease purchases
- Revenue notes and bonds
- Warrants
- Special assessment debt
- General obligations
- Lease structures
- Refunding notes and bonds
- Tax, grant, or revenue anticipation notes

Some of the benefits of doing business with Hancock Bank are:

- Competitive interest rates
- Flexible terms
- Creative structuring
- Oftentimes, no prepayment penalties
- Professional service

For more information, please contact:

Steve Cole, Senior Vice President  
Hancock Bank Public Finance Department  
1706 W. Tennessee Street  
Tallahassee, FL 32304  
1-888-516-7373 (toll free)  
steve\_cole@hancockbank.com



**Hancock Bank.**

www.hancockbank.com



## PRIOR EXPERIENCE IN LENDING TO LOCAL GOVERNMENTS

Hancock Bank is a long established company with banking activities dating back to 1899. During our 108+ year history, we have made hundreds of millions of dollars of “loans” (bonds, notes, leases, COPs, certificates of indebtedness, lease purchases, etc.) to state and local governments in the communities in which we have served.

Hancock Bank expanded into the State of Florida in March 2004. While we are still relatively new to the State of Florida, Hancock Bank has been lending to local governments in Louisiana and Mississippi for many years. Below you will find a listing of some of the governmental loans that we’ve made during our short time in Florida, as well as a sampling (see attached) of some of the governmental loans that we have made in other states:

<u>Name</u>	<u>Amount</u>	<u>Type of Debt</u>
Sumter School Board	\$ 3,000,000	Tax Anticipation Note
Gulf County	\$ 249,000	Revenue Note (fire engine financing)
City of Wewahitchka	\$ 350,000	Water & Sewer Revenue Note
Pasco County Schools	\$ 785,612	QZAB COP
Hardee County Schools	\$ 6,000,000	Line of Credit (Revenue Note)
City of Wewahitchka	\$ 1,323,980	Bond Anticipation Note
Gadsden County	\$ 507,000	Rev. Note (Public Works Capital Projects)
City of DeLand	\$ 621,174	Lease Purchase (Various Equipment)
Sumter School Board	\$ 2,900,000	Section 1011.13 Note
Gulf County	\$ 43,376	Equipment Note
City of Destin	\$ 1,458,000	<u>Taxable</u> Revenue Note
City of Ormond Beach	\$ 518,831	Lease Purchase (Aerial Fire Truck)
Bay County School Board	\$10,000,000	Tax Anticipation Note
City of Oviedo	\$ 2,190,000	Refunding Revenue Note
Gadsden County	\$ 900,000	Equipment Lease Purchase
City of Destin	\$ 1,992,000	Land Acquisition Revenue Note

**Prior Experience in Lending to Local Governments continued.....**

<u>Name</u>	<u>Amount</u>	<u>Type of Debt</u>
City of Oviedo	\$ 343,839	Lease Purchase (custom pumper)
City of Ormond Beach	\$ 188,785	Equipment Lease Purchase (excavator)
Citrus County	\$14,000,000	BAN and ½ Cent Sales Tax Note (EOC)
City of Wewahitchka	\$ 100,000	CBA Revenue Note (sewer line project)
Holmes County	\$ 102,544	Equipment Lease Purchase (various equip.)
City of Brooksville	\$ 148,000	Lease Purchase (Peterbilt Dump Truck)
City of Chattahoochee	\$ 73,730	Lease Purchase (Police Cars)
Bay County School Board	\$ 5,000,000	Section 1011.13 Note
Flagler County School District	\$ 8,000,000	Tax Anticipation Note
City of Pensacola	\$ 792,705	Gas Utility System Subordinate Rev. Note
Lake County	\$10,000,000	Revenue Note, Series 2008
City of Callaway	\$ 445,000	Leisure Services Bld. Rev. Note Ser. 2008
City of Callaway	\$ 2,000,000	Public Safety Bld Interim (RUS) Loan
Leon County Schools	\$ 5,000,000	QZAB Bonds Series 2008
City of Palatka	\$ 3,200,000	Taxable Revenue Note (Sales Tax), Ser. 2008

HANCOCK BANK - PUBLIC FINANCE

Here are just some of the issues that Hancock Bank has financed for "local" governments in recent years:

Florida

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
Bay County School Board	\$ 10,000,000.00	Tax Anticipation Note	2006
Bay County School Board	\$ 5,000,000.00	Tax Anticipation Note	2007
City of Brooksville	\$ 148,000.00	Lease Purchase	2007
City of Callaway	\$ 2,000,000.00	Capital Improvement Bond Anticipation Note	2008
City of Callaway	\$ 444,500.00	Revenue Note	2008
City of Chattahoochee	\$ 73,730.00	Lease Purchase	2006
Citrus County	\$ 14,000,000.00	Capital Improvement Revenue Note	2007
City of Deland	\$ 621,174.00	Lease Purchase	2006
City of Destin	\$ 1,992,000.00	Land Acquisition Revenue Note	2006
City of Destin	\$ 1,458,000.00	Taxable Land Acquisition Revenue Note	2006
Flagler County School District	\$ 8,000,000.00	TAN	2007
Gadsden County	\$ 507,000.00	Revenue Note	2006
Gadsden County	\$ 900,000.00	Lease Purchase	2006
Gulf County	\$ 249,000.00	Revenue Note	2005
Gulf County	\$ 43,376.00	Revenue Note	2006
Hardee County School District	\$ 6,000,000.00	Line of Credit	2006
Holmes County	\$ 102,544.00	Lease Purchase	2007
Leon County School District	\$ 5,000,000.00	QZAB (COP)	2008
City of Ormond Beach	\$ 518,831.00	Lease Purchase	2006
City of Ormond Beach	\$ 188,785.00	Lease Purchase	2007
City of Oviedo	\$ 2,190,000.00	Refunding Revenue Note	2006
City of Oviedo	\$ 343,839.00	Lease Purchase	2006
City of Palatka	\$ 3,200,000.00	Revenue Bonds	2008
Pasco County School District	\$ 785,612.00	QZAB (COP)	2005
City of Pensacola	\$ 792,705.56	Gas Utility Subordinate Revenue Note	2007
Sumter County School District	\$ 3,000,000.00	Tax Anticipation Note	2005
Sumter County School District	\$ 2,900,000.00	Tax Anticipation Note	2006
City of Wewahatchika	\$ 350,000.00	W & S Revenue Note	2005
City of Wewahatchika	\$ 1,323,980.00	Revenue Bond Anticipation Note	2006
City of Wewahatchika	\$ 100,000.00	Revenue Note	2007

Louisiana

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
Acadia-Evangeline FPD	\$ 750,000.00	GO Bonds	2008
Acadia Parish Sales Tax District	\$ 1,755,000.00	Sales Tax Refunding Bonds	2006
Acadia Parish School Board	\$ 1,000,000.00	Taxable QZAB	2006
Allen Parish FPD No. 2	\$ 357,000.00	Fire Protection Bonds	2007
Allen Parish School District #3	\$ 355,000.00	General Obligation Refunding Bonds	2005
Allen Parish Tourist Commission	\$ 213,000.00	Excess Revenue Certificates	2006
Assumption Parish Waterworks District #1	\$ 3,780,000.00	Utility Revenue Refunding Certificates	2006
Bayou Mallet & Plaquemine Drainage District #10	\$ 327,000.00	General Obligation Refunding Bonds	2000
Beauregard Parish School Board	\$ 6,450,000.00	General Obligation Refunding Bonds	2005
Bienville Parish School Board	\$ 1,200,000.00	QZAB Bond	2007
Bossier Parish	\$ 3,400,000.00	Limited-Tax Certificates	2005
Caddo Parish	\$ 6,365,000.00	General Obligation Refunding Bonds	2004
Caddo Parish Communication District (911 District)	\$ 4,500,000.00	Excess Revenue Certificates	2000
Caddo Parish School District	\$ 4,735,000.00	Limited-Tax Certificates	2003
Caddo Parish School District	\$ 1,582,450.00	QZAB Bond	2008
Town of Church Point	\$ 425,000.00	Street Bonds	2007
Claborne Parish School Board	\$ 1,635,000.00	QZAB Bond	2005
DeSoto Parish School District No. 1	\$ 2,670,000.00	General Obligation Refunding Bonds	2002
DeSoto Parish Waterworks District No. 1	\$ 6,015,000.00	General Obligation Refunding Bonds	2007
East Baton Rouge Parish Law Enforcement District	\$ 5,600,000.00	Revenue Anticipation Note	2007
Evangeline Parish Road & Drainage District No. 1	\$ 2,666,000.00	Public Improvement Sales Tax Refunding Bonds	2006
City of Franklinton	\$ 1,105,000.00	Short Term Refunding Series A	2005
Grant Parish School Board	\$ 4,250,000.00	Excess Revenue Certificates	2005
Town of Greenwood	\$ 2,765,000.00	Excess Revenue Certificates	2002
City of Hammond	\$ 3,930,000.00	Water & Sewer Revenue Refunding Bonds	2003
City of Harahan	\$ 550,000.00	Taxable Revenue Bonds	2007
Iberia Parish	\$ 3,450,000.00	Taxable Airport Refunding Bonds	2003
Iberia Parish	\$ 350,000.00	Taxable Excess Revenue Certificates	2005
Iberia Parish School District	\$ 5,000,000.00	Certificates of Indebtedness	1999
City of Jeanerette	\$ 572,000.00	General Obligation Refunding Bonds	2005
Jefferson Davis Parish School District No. 8	\$ 1,050,000.00	General Obligation School Refunding Bonds	2006
Town of Kinder	\$ 1,200,000.00	Excess Revenue Note	2005
Lafayette Parish School District	\$ 3,250,000.00	Certificates of Indebtedness	2003
Lafourche Parish	\$ 2,500,000.00	Public Improvement Bonds	2005
Town of Lake Arthur	\$ 213,000.00	Excess Revenue Certificates	2006
Livingston Parish Fire District No. 5	\$ 144,724.00	Lease Purchase	2004
City of Mandeville	\$ 4,310,000.00	Sales Tax Refunding Bonds	2007
City of Marksville	\$ 880,000.00	Sales Tax Refunding Bonds	2006
Monroe City School Board	\$ 1,582,450.00	Taxable QZAB	2008
Monroe-W. Monroe Convention and Visitors Bureau	\$ 1,200,000.00	Certificates of Indebtedness	2003

Louisiana

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
Morehouse Parish Hospital Service District No. 1	\$ 2,500,000.00	Revenue Anticipation Notes	2006
Morgan City Harbor and Terminal District	\$ 665,000.00	Taxable Certificates	2003
City of New Roads	\$ 750,000.00	Electric System Revenue Bonds	2007
City of Opelousas	\$ 2,315,000.00	Utilities Revenue Refunding Bonds	2004
City of Opelousas	\$ 2,905,000.00	Public Improvement Bonds	2005
Port of Iberia District	\$ 2,718,000.00	Grant Anticipation Note	2008
Rapides Parish Police Jury	\$ 326,370.00	Lease Purchase	2006
Rapides Parish School District	\$ 1,950,000.00	Excess Revenue Certificates	2003
City of Rayne	\$ 3,200,000.00	Excess Revenue Certificates	2000
Road District No. 6 of Beauregard Parish	\$ 300,000.00	General Obligation Road Refunding Bonds	2003
Sabine Parish Schools Sales Tax District No. 1 (Many)	\$ 1,390,000.00	Sales Tax Refunding Bonds	2006
City of Slidell	\$ 7,000,000.00	Revenue Anticipation Note	2006
City of Slidell	\$ 1,971,000.00	Excess Revenue Certificates	2008
South Lafourche Levee District	\$ 7,000,000.00	Revenue Bonds	2006
St. Bernard Parish	\$ 950,000.00	Water & Sewer Revenue Bonds	2001
Town of St. Francisville	\$ 117,000.00	Certificates of Indebtedness	1999
St. Helena Parish Road District #5	\$ 170,000.00	Limited-Tax Certificates	2006
St. Helena Parish Road District #1	\$ 790,000.00	Limited-Tax Certificates	2007
St. John the Baptist Parish	\$ 900,000.00	Revenue Anticipation Note	2006
St. John the Baptist Parish	\$ 5,650,000.00	Revenue Bonds	2006
St. John the Baptist Parish	\$ 550,000.00	Revenue Bonds	2006
St. Landry Parish School Board	\$ 4,690,000.00	Excess Revenue Certificates	2000
St. Landry Parish School Board	\$ 3,145,000.00	Certificates of Indebtedness	2004
St. Martin Parish Law Enforcement District	\$ 1,000,000.00	Excess Revenue Certificates	2007
St. Martin Parish Sub-Road District 1 of Road District 1	\$ 373,000.00	Refunding Bonds	2005
St. Mary Parish	\$ 1,255,000.00	Short Term Refunding Bonds	2005
St. Mary Parish	\$ 3,000,000.00	Public Improvement Bonds	2005
St. Mary Parish Consolidation Gravity Drainage District No. 2	\$ 2,470,000.00	General Obligation Refunding Bonds	2005
St. Tammany Parish Gravity Drainage District No. 5	\$ 1,860,000.00	General Obligation Refunding Bonds	2006
St. Tammany Parish Law Enforcement Dist.	\$ 4,800,000.00	Excess Revenue Certificates	2000
St. Tammany Parish Fire Protection District No. 1	\$ 2,000,000.00	Limited Tax Certificates	2005
St. Tammany Parish Fire Protection District No. 1	\$ 460,000.00	Limited Tax Certificates	2006
St. Tammany Parish Fire Protection District No. 1	\$ 630,000.00	Limited Tax Certificates	2008
Tangipahoa Rural Fire District #2	\$ 107,000.00	Limited Tax Note	2002
Tangipahoa Rural Fire District #2	\$ 19,999.00	Equipment Lease Purchase	2005
Tangipahoa Rural Fire District #2	\$ 149,000.00	Limited-Tax Certificates	2006A
Tangipahoa Rural Fire District #2	\$ 2,000,000.00	Water Revenue Bonds	2006
Tangipahoa Water District	\$ 62,000.00	Limited-Tax Certificates	2006
Vermillion Parish	\$ 4,000,000.00	Road Bonds	2007
Vermillion Parish	\$ 8,000,000.00	Revenue Anticipation Note	2006

Louisiana

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
City of Ville Platte	\$ 200,000.00	Excess Revenue Certificates	2006
Washington Parish	\$ 2,400,000.00	Excess Revenue Certificates	2002
Webster Parish School District No. 3	\$ 4,550,000.00	GO Refunding Bonds	2008
Webster Parish School District No. 8 (Springhill)	\$ 1,365,000.00	Limited-Tax Certificates	2006
West Baton Rouge Parish	\$ 1,750,000.00	Sales Tax Refunding Bonds	2002
West Baton Rouge Parish FPD No. 1	\$ 300,000.00	Revenue Bonds	2007
West Baton Rouge Parish FPD No. 1	\$ 80,000.00	Revenue Bonds	2008
West Feliciana Parish	\$ 725,000.00	Limited-Tax Certificates	2006
West Feliciana Parish Cons. Waterworks District No. 13	\$ 228,000.00	Excess Revenue Certificates	2007
West Feliciana Parish Gas Utility District No. 1	\$ 2,232,000.00	Bond Anticipation Note	2007
Winn Parish School Board	\$ 954,000.00	General Obligation Refunding Bonds	2005
City of Youngsville	\$ 425,000.00	Fire Station Bonds	2007

Mississippi

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
Alcorn County	\$ 500,000.00	General Obligation Note	2005
City of Bay St. Louis	\$ 3,275,000.00	General Obligation Refunding Bonds	2005
City of Bay St. Louis	\$ 20,590.00	Lease Purchase	2006
Bayside Fire District	\$ 25,072.00	Revenue Note	2007
Benoit School District	\$ 200,000.00	QZAB Bonds (COP)	2006
Benton County	\$ 67,894.00	Lease Purchase	2007
City of Biloxi	\$ 438,782.00	Lease Purchase	2007
Biloxi Public School District	\$ 1,999,000.00	Limited-Tax (EEF) Note	2004
City of Brandon	\$ 157,645.76	Lease Purchase	2006
Calhoun County	\$ 200,000.00	GO Road Bonds	2008
Calhoun Health Services	\$ 82,517.00	Lease Purchase	2006
Carroll County School District	\$ 1,450,000.00	Limited Tax Notes	2005
Chickasaw County School District	\$ 36,000.00	Limited Tax Notes	2006
Choctaw County	\$ 63,581.00	Lease Purchase	2007
Claborn County School District	\$ 450,000.00	QZAB Bonds (COP)	2005
Clay County	\$ 56,329.74	Lease Purchase	2007
Coahoma County School District	\$ 1,650,000.00	Tax Anticipation Note	2005
Coahoma County School District	\$ 204,000.00	Taxable Shortfall Note	2006
Coahoma County School District	\$ 1,400,000.00	TAN/RAN	2006
Columbus School District	\$ 2,752,000.00	General Obligation Refunding Bonds	2002
Columbus School District	\$ 8,394,500.00	General Obligation Refunding Bonds	2007
Copiah County	\$ 107,716.00	Lease Purchase	2007
Covington County School District	\$ 1,788,000.00	Limited-Tax (EEF) Note	2002
East Jasper School District	\$ 98,834.00	Taxable Shortfall Note	2006
East Jasper School District	\$ 1,790,000.00	MAEP Refunding Bonds	2006
Forest Municipal School District	\$ 806,101.00	Energy Lease	2007
Forrest County	\$ 36,000.00	General Obligation Note	2005
George County	\$ 568,800.00	Lease Purchase	2006
George County	\$ 209,339.00	Lease Purchase	2008
Greene County School District	\$ 1,200,000.00	Limited-Tax Note	2007
Greenville School District	\$ 2,520,000.00	MSBA TAN (COP)	2007
Greenville School District	\$ 2,035,000.00	MSBA TAN (COP)	2004B
City of Grenada	\$ 114,208.75	Lease Purchase	2006
City of Grenada	\$ 40,387.10	Lease Purchase	2006
Gulf Park-St. Andrews Fire Protection District	\$ 30,000.00	Revenue Note	2001
City of Gulfport	\$ 3,000,000.00	Lease Purchase	2006
Gulfport School District	\$ 5,000,000.00	Tax Anticipation Note	2005
Gulfport School District	\$ 5,114,976.00	Lease Purchase	2006
Gulfport School District	\$ 478,495.00	Revenue Shortfall Note	2007
Gulfport-Biloxi Airport Authority	\$ 1,000,000.00	General Obligation Airport Bonds	2002

Mississippi

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
Hancock County	\$ 1,467,344.50	Lease Purchase	2006
Hancock County	\$ 2,500,000.00	GO Port Bonds	2006
Hancock County School District	\$ 3,205,000.00	General Obligation Refunding Bonds	2002
Hancock County Water & Sewer District	\$ 1,134,300.00	Interim Note	2004
Hancock Medical Center	\$ 3,500,000.00	Lease Purchase	2005
Harrison County	\$ 1,359,112.00	Equipment Lease Purchase	2005
Harrison County	\$ 2,700,000.00	MDB Taxable Special Obligation Bonds	2007
Harrison County School District	\$ 11,268,342.00	Limited-Tax Bonds/TAN/Energy Efficiency Lease	2003
Harrison County School District	\$ 1,420,500.00	QZAB Bonds	2004
City of Hattiesburg	\$ 1,750,000.00	General Obligation Note	1999
City of Hattiesburg	\$ 3,000,000.00	Short Term GO Note	2005
City of Hattiesburg	\$ 892,412.37	Equipment Lease Purchase	2005
City of Hattiesburg	\$ 3,972,039.00	Lease Purchase	2006
City of Hattiesburg	\$ 399,291.00	Lease Purchase	2005
Hattiesburg Public School District	\$ 500,000.00	Tax Anticipation Note	2005
Hattiesburg Public School District	\$ 267,300.00	Transportation Note	2005
Hazlehurst City School District	\$ 135,368.00	Lease Purchase	2008
City of Hernando	\$ 3,000,000.00	General Obligation Note	2002
Hinds County	\$ 4,086,000.00	Limited Tax Notes	1999
Hinds County School District (Series A, B, & C)	\$ 47,706.00	Lease Purchase	2006
City of Holly Springs	\$ 250,000.00	GO Road & Bridge Bonds	2006
Holmes County	\$ 250,000.00	GO Road & Bridge Bonds	2006
Holmes County	\$ 800,000.00	General Obligation Lease	2005
Houston School District	\$ 371,458.00	Lease Purchase	2007
Humphreys County	\$ 172,279.76	Lease Purchase	2006
City of Indianola	\$ 19,494.50	Lease Purchase	2007
Hawamba County	\$ 5,000,000.00	Tax Anticipation Note	2000
Jackson County	\$ 3,500,000.00	Taxable General Obligation Note	2003
Jackson County	\$ 370,000.00	Revenue Note	2007
Jackson County Fire District	\$ 2,490,000.00	GO Lease	2006
Jackson County School District	\$ 400,000.00	Tax Anticipation Note	2006
Jefferson Davis County School District	\$ 3,530,000.00	State Aid Capital Improv. Refundg. Bonds (MAEP)	2007
Jefferson Davis County School District	\$ 813,120.00	Lease Purchase	2006
Lafayette County	\$ 111,950.00	Lease Purchase	2006
Lafayette County	\$ 725,817.65	Lease Purchase	2007
Lafayette County	\$ 255,000.00	Limited-Tax Note	2007
Lafayette County School District	\$ 2,500,000.00	Revenue Shortfall Note	2003
Lamar County	\$ 124,670.00	Lease Purchase	2006
Lauderdale County	\$ 872,910.00	Lease Purchase	2007
Lauderdale County	\$ 48,836.00	Lease Purchase	2006

Mississippi

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
Lawrence County	\$ 81,592.15	Lease Purchase	2006
Leake County	\$ 40,862.00	Lease Purchase	2006
Leake County	\$ 474,950.00	Lease Purchase	2006
Leake County	\$ 60,195.00	Lease Purchase	2008
Leland School District	\$ 500,000.00	QZAB Bonds (COP)	2005
Lincoln County	\$ 199,963.00	Lease Purchase	2005
Long Beach School District	\$ 275,000.00	Limited Tax Note	2005
Long Beach School District	\$ 2,750,000.00	Limited Tax Note	2005
City of Madison	\$ 530,031.13	Lease Purchase	2006
Madison County	\$ 854,910.00	Lease Purchase	2006
Madison County	\$ 422,800.00	Lease Purchase	2006
Madison County	\$ 419,692.00	Lease Purchase	2007
Marshall County	\$ 24,540.00	Lease Purchase	2006
Marshall County	\$ 591,505.50	Lease Purchase	2007
City of Meridian	\$ 311,762.00	Lease Purchase	2005
Meridian Public School District	\$ 5,000,000.00	GO Bonds	2007
State of Mississippi	\$ 15,000,000.00	Taxable General Obligation Note	2007
Mississippi Coast Coliseum Commission	\$ 2,600,000.00	Promissory Note	2006
Mississippi Gulf Coast Community College	\$ 3,097,947.00	Lease Purchase (Energy Efficiency)	2002
Mississippi Windstorm Underwriting Association	\$ 10,000,000.00	Line of Credit	2006
Mississippi Windstorm Underwriting Association	\$ 1,250,000.00	QZAB Bonds (COP)	2006
Moss Point School District	\$ 31,949.50	Lease Purchase	2006
City of Natchez	\$ 1,043,700.00	Lease Purchase	2007
Neshoba County	\$ 250,000.00	Short Term Note	2007
Neshoba County	\$ 24,000.00	Lease Purchase	2007
City of Newton	\$ 97,131.00	Revenue Note	2003
Nicholson Fire District No. 13	\$ 212,588.00	Lease Purchase	2008
Noxubee County	\$ 535,875.00	Lease Purchase	2005
City of Ocean Springs	\$ 24,997.00	Lease Purchase	2007
City of Ocean Springs	\$ 567,000.00	Three-Mill Note	2005
Ocean Springs School District	\$ 350,000.00	Limited-Tax Note	2005
Okolona School District	\$ 125,000.00	QZAB Bonds (COP)	2005
Okolona School District	\$ 1,550,000.00	General Obligation Note	2000
Panola County	\$ 217,154.00	Lease Purchase	2005
Panola County	\$ 1,130,008.15	Lease Purchase	2007
Panola County	\$ 41,539.00	Lease Purchase	2006
City of Pass Christian	\$ 52,705.00	Lease Purchase	2007
City of Pass Christian	\$ 1,870,776.00	Limited-Tax Note	2003
Pass Christian School District	\$ 420,000.00	Limited-Tax Note	2005
Pass Christian School District	\$ 73,290.00	Taxable Shortfall Note	2007

**Mississippi**

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
City of Pearl	\$ 1,280,000.00	Tax Incremental Limited Obligation Refunding Bonds	2006
City of Pearl	\$ 986,542.00	Lease Purchase	2008
Pearl River Community College District	\$ 3,330,000.00	GO Bonds	2007
Pearl River County	\$ 91,910.00	Lease Purchase	2006
Pearl River County	\$ 27,272.00	Lease Purchase	2007
Pearl River County	\$ 68,553.00	Lease Purchase	2008
Pearl River County Hospital & Nursing Home	\$ 76,635.00	Lease Purchase	2006
Pearl River County School District	\$ 500,000.00	QZAB Bonds (COP)	2005
Perry County School District	\$ 125,000.00	Limited-Tax Note	2006
Perry County Supervisor's District #1	\$ 37,887.00	Equipment Lease Purchase	2005
Philadelphia School District	\$ 80,000.00	Three-Mill Note	2005
Philadelphia School District	\$ 600,000.00	QZAB Bonds (COP)	2005
City of Pica-yune	\$ 1,200,000.00	GO Building Bonds	2006
City of Pica-yune	\$ 500,000.00	GO Bonds	2008
Pica-yune School District	\$ 500,000.00	QZAB Bonds (COP)	2004
Pike County	\$ 180,771.00	Lease Purchase	2007
Pontotoc City School District	\$ 124,000.00	QZAB Bonds (COP)	2006
Pontotoc County	\$ 55,350.00	Lease Purchase	2006
Pontotoc County	\$ 106,842.00	Lease Purchase	2008
City of Poplarville	\$ 49,298.00	Lease Purchase	2008
Quitman County School District	\$ 950,000.00	Limited-Tax Note	2006
S.M. Educational Building Corporation	\$ 3,160,000.00	Taxable Revenue Note	2007
Scott County	\$ 379,960.00	Lease Purchase	2006
Shaw School District	\$ 425,000.00	Limited-Tax Note	2005
Simpson County	\$ 68,348.00	Lease Purchase	2007
Smith County	\$ 87,497.00	Lease Purchase	2006
Smith County	\$ 664,930.00	Lease Purchase	2006
Smith County	\$ 169,540.00	Lease Purchase	2006
Smith County School District	\$ 910,000.00	Limited-Tax Note	2006
Smith County School District	\$ 1,660,807.00	Energy Lease	2005
Southwest Mississippi Community College	\$ 2,100,000.00	MSBA TAN (COP)	2003A
Starkville School District	\$ 1,145,000.00	MSBA TAN (COP)	2005
Starkville School District	\$ 1,100,000.00	MSBA TAN (COP)	2007
Starkville School District	\$ 26,837.59	Lease Purchase	2007
Stone County	\$ 1,500,000.00	Grant Anticipation Note	2007
Stone County	\$ 586,002.00	Lease Purchase	2007
Stone County	\$ 125,000.00	GO Note	2006
Tallahatchie County	\$ 477,075.50	Lease Purchase	2007
Tallahatchie County	\$ 25,500.00	Lease Purchase	2008
Tallahatchie County	\$ 31,843.00	Lease Purchase	2006
Tate County	\$		

Mississippi

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
Tate County School District	\$ 2,000,000.00	GO Lease	2006
Tunica County School District	\$ 1,000,000.00	MSBA TAN (COP)	2005
City of Utica	\$ 68,575.00	Lease Purchase	2007
Vicksburg Warren School District	\$ 2,005,000.00	MAEP Refunding Bonds	2006
Walthall County	\$ 175,839.20	Lease Purchase	2006
Warren County	\$ 516,234.00	Lease Purchase	2007
City of Waveland	\$ 580,922.00	Lease Purchase	2006
City of Waveland	\$ 433,763.00	Lease Purchase	2006
Wayne County	\$ 75,599.00	Lease Purchase	2007
Webster County School District	\$ 2,360,000.00	MAEP Refunding Bonds	2008
West Point School District	\$ 500,000.00	QZAB Bonds (COP)	2005
Western Line School District	\$ 500,000.00	QZAB Bonds (COP)	2005
Winona School District	\$ 375,000.00	Limited-Tax Note	2007
Winston County	\$ 189,562.00	Lease Purchase	2006
Yalobusha County	\$ 20,773.00	Lease Purchase	2008

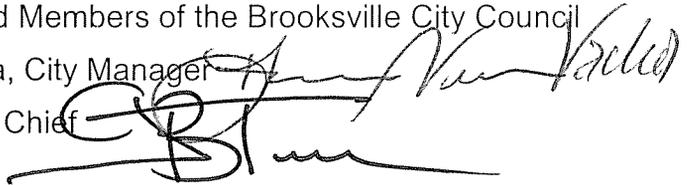
Alabama

<u>Customer Name</u>	<u>Principal Amount</u>	<u>Type of Issue</u>	<u>Series</u>
Clay County	\$ 73,408.00	Lease Purchase	2008
Dallas County	\$ 87,278.00	Lease Purchase	2007
City of Fairhope	\$ 1,300,000.00	GO Warrant	2008
Sumter County	\$ 2,088,214.96	Lease Purchase	2008

BROOKSVILLE POLICE  
DEPARTMENT

## MEMORANDUM

TO: The Honorable Mayor and Members of the Brooksville City Council  
VIA: Jennene Norman – Vacha, City Manager  
FROM: George B. Turner, Police Chief  
DATE: June 02, 2008  
SUBJECT: Brooksville Police Department K – 9 Program



**General Information:** The requested Brooksville Police Department K – 9 Program would include the use of a drug detection dog to further our proactive war against drug trafficking within the City of Brooksville.

Extensive research has been conducted into the implementation of a K – 9 program for the Brooksville Police Department. With the use of both Federal and State grants, private donations and our drug forfeiture monies, the costs would be minimal to the city and would greatly enhance our enforcement efforts in reducing drug trafficking and illegal activities within the City.

**Budget Impact:** The budget impact would be paid from our drug forfeiture and grant monies. Total start-up costs are now estimated to be under \$ 7,000, and will be further off-set by the donation of a certified drug dog from an area kennel. ( see attached from 2 Brother's Kennel and Secure K - 9 )

**Recommendation :** Staff recommends that the City Council give approval for the Police Chief to move forward with the implementation of the Brooksville Police Department K – 9 Program.



Koda, 2 year old Male



**CORRESPONDENCE-TO-NOTE**  
**REGULAR COUNCIL MEETING - June 2, 2008**

1. TYPE: Letter  
DATE: May 12, 2008  
RECEIVED FROM: Frank C. Ortis, President/Florida League of Cities  
ADDRESSED TO: City Clerk  
SUBJECT: Details of the fifth annual 'Florida Cities of Excellence Award' Program.

Monthly Departmental Reports (April 2008)

Community Development  
Department of Public Works  
Fire Department  
Finance  
Human Resources  
Parks and Recreation  
Police Department

Miscellaneous Minutes

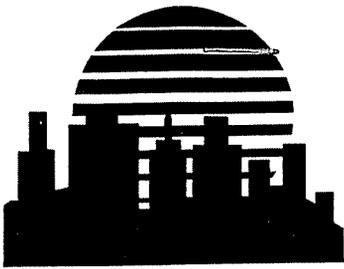
City Advisory Boards:

Beautification Board	March 11, 2008
	April 08, 2008
Planning & Zoning	April 09, 2008

Council Rep. Boards:

Withlacoochee Regional Water Supply Authority Board	April 16, 2008
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NOTE: COPIES OF ALL CORRESPONDENCE ON FILE IN THE OFFICE OF THE CITY CLERK



KP

05-14-08 P02:58 IN

# FLORIDA LEAGUE OF CITIES, INC.

May 12, 2008

Dear City Clerk:

To spotlight the countless good things that cities do to improve the quality of life in Florida, the Florida League of Cities is pleased to announce the fifth annual **"Florida Cities of Excellence Award"** program.

This award program focuses public attention on Florida's cities, towns and villages, and honors outstanding municipal leaders and programs. Often, Florida's exceptional city leaders, employees and services go unrecognized. Now, it is your turn to shine...

Once again there will be a category for **"City Clerk of the Year."** Other categories are: Florida City of Excellence, City Spirit Award, Mayor of the Year, Council Member of the Year, City Manager of the Year, City Finance Official of the Year, City Attorney of the Year, City Employee of the Year, and City Citizen of the Year.

Not only are the Florida Cities of Excellence Awards a great way to recognize and honor programs and people who make cities successful, they also are a wonderful way to promote your city!

This year's awards luncheon will be held on Friday, November 21, 2008, at the Hyatt Regency Orlando International Airport Hotel, following the Florida League of Cities Legislative Conference.

A nomination brochure for the awards program is enclosed. The nomination deadline is August 11, 2008. A list of the 2007 finalists and winners is available at [www.flcities.com/awards.asp](http://www.flcities.com/awards.asp).

For more information, call Mandy Stark or Beth Mulrennan at the League's Tallahassee office at (850) 222-9684 or e-mail [mstark@flcities.com](mailto:mstark@flcities.com) or [bmulrennan@flcities.com](mailto:bmulrennan@flcities.com).

Sincerely,

Frank C. Ortis, President  
Florida League of Cities  
Mayor, City of Pembroke Pines

Enclosure

5/15/08  
Cm 6/2/08  
Ked

5/15/08 jo

**BEAUTIFICATION BOARD MINUTES – MARCH 11, 2008**

The Beautification Board met with members Sally Sperling, Jay Thompson, Lou Kavouras, Scott Renz, Louise Taylor and Haley Sasser. Also present was Council Liaison Joe Bernardini and Lindsay A. Morgan, Board Secretary. Board Member Delores Jackson arrived at 6:18 p.m. Absent Board Member was Nicole Sensale.

Meeting was called to order by Chairman Sperling at 5:35 p.m., followed by moment of silence and the Pledge of Allegiance.

**Introduction of New Members**

New Board Member Scott Renz briefly introduced himself to the Board. He explained he has always been a history buff. He moved to Brooksville a few years ago. Board Member Renz pointed out he has extensive background in machinery and repairs. He has always wanted to get involved within city politics and the community. Board Member Renz would like to keep the heritage in Brooksville.

Student Representative Haley Sasser introduced herself stating she was very active at her school. She pointed out she is part of the National Honor Society, Student Government, and Dream Team which is a mentor program for younger kids. Student Representative Sasser also stated she looks forward to being a part of the Board and working in the community.

**Minutes**

January 8, 2008 - Board Meeting

**Motion:**

Board Member Kavouras moved for approval of the January 8, 2008 minutes; seconded by Board Member Renz. Motion carried 5-0.

**On-going Board Projects**

**Margaret R. Ghiotto Beautification Award**

Chairman Sperling went over the projects and events the Board participates annually for the benefit of the new members. She explained the projects on the agenda are first time projects and are in the works. Chairman Sperling also welcomed new ideas for miscellaneous projects from the new members.

Chairman Sperling explained one of the main purposes of the Board was awarding a Commercial and Residential Beautification Award to properties on a monthly basis. She pointed out the property must be within City limits, and encouraged the new members during their travels to nominate any property that has had any renovations to the exterior of the property as well as landscaping additions. Once there are nominations, they are put on the Board's agenda to be voted on by the members. After a property is chosen, the awarded property would be presented the award at the next City Council meeting by the Mayor and a Board representative.

**Bi-Annual Beautification Award of the Year Luncheon**

Chairman Sperling stated every two years the Board hosts an award luncheon and invites the past two year's winners. From those past winners an overall Commercial and Residential winner is selected for the Award of the Year winner in each category.

5/14/08 jo pe; 'read' atn 6/2/08 fb

## BEAUTIFICATION BOARD MINUTES – APRIL 8, 2008

The Beautification Board met with members Sally Sperling, Scott Renz, and Louise Taylor. Also present were Haley Sasser, Student Representative and Lindsay A. Morgan, Board Secretary. Absent Board Members were Lou Kavouras, Nicole Sensale, Delores Jackson, Jay Arthur Thompson and Council Liaison Bernardini.

Meeting was called to order by Chairman Sperling at 5:33 p.m., followed by moment of silence and the Pledge of Allegiance.

### Minutes

March 11, 2008

Chairman Sperling advised this item would be tabled until the next meeting since there was no quorum.

### Margaret R. Ghiotto Commercial Beautification Award

#### Nominations:

1. Hernando County (Fairgrounds) – 6436 Broad Street
2. Hilltop Partners, LLC (Thomas E. Bronson) – 311 N. Broad Street

Chairman Sperling advised this item would be tabled until the next meeting since there was no quorum.

Student Representative Sasser nominated Southern Pines Condominiums for the Commercial Beautification Award to be added to the May agenda.

Board Member Renz nominated 120 E. Early Street for the Residential Beautification Award to be added to the May agenda.

### Arbor Day 2008

Chairman Sperling went over the details of the event. Student Representative Sasser informed the Board the Honor Society teacher, Ms. Reinard, had agreed to let five of her students attend and help with the event.

Chairman Sperling advised she had spoken with City Clerk Phillips regarding this year's program. She explained Progress Energy would be participating this year and would be handing out free trees in conjunction the event. Chairman Sperling also asked if the City had sent out a press release announcing the event, to which Board Secretary Morgan advised she had already sent it one the media regarding the Beautification Board and Arbor Day but it did not include Progress Energy's participation. Board Secretary Morgan explained to the Board that Progress Energy would be sending out their own press release.

Chairman Sperling volunteered to place the order for the cookie trays and would also pickup the napkins and juice boxes from Publix on the day of the event.

### Holiday Decoration Refurbishing Project

Chairman Sperling advised this item would be tabled until the next meeting since there was no quorum.

CITY OF BROOKSVILLE  
PLANNING AND ZONING COMMISSION  
Regular Meeting

April 9, 2008

6:30 P.M.

Attendees: George Rodriguez, Ernie Wever, Elmer Korbus, Louise Taylor, and Shannon Andras-Pettry. Also attending were Bill Geiger, Community Development Director, Derrill McAteer, City Attorney, and Patricia Jobe, Planning & Zoning Coordinator/Recording Secretary. John Wanat and Donald Varn were absent.

The meeting was called to order at 6:30 p.m. by Chairman Rodriguez, followed by the Invocation and Pledge of Allegiance.

APPROVAL OF MINUTES

March 12, 2008

Motion:

Motion was made by Member Wever, seconded by Member Andras-Pettry to approve minutes. Motion carried 5-0.

CITY OF BROOKSVILLE EVALUATION AND APPRAISAL REPORT (EAR) - COMPREHENSIVE PLAN AMENDMENT (CPA)

Review and recommendations on the EAR-Based CPA

Director Geiger gave overview and history of amending the Comprehensive Plan Summary Report and will make changes to typographical and non-substantial errors.

Member Wever stated corrections should be made in early part of Summary referring to Spring Hill Hernando County MPO, "Spring Hill" should be taken out. He also noted that School Board should be referenced as people and School District as an entity. On first page of Summary at top of page Annexation reference an effort to eliminate enclaves.

Director Geiger stated it would be appropriate to address enclave issue under adoptable portion of Comprehensive Plan as existing or add to goals as an objective as policy.

All members agreed to proceed to modify this section.

Member Wever stated under the adoptable portion of plan, Page 1-1, Policy 1-4 (near bottom) add "near completion" since it is possible to overload some services if you wait until development is completed. On Page 1-8, Policy 3-1, second line change from South Florida Water Management District to Southwest Florida Water Management District.

Director Geiger stated two (2) new Land Use categories will be added to Policy 1-5, Page 1-2 which will allow Mobile Home and Multi Family Residential be addressed separately with future Land Use applications received (keep old definition for existing designations) and will define densities that are appropriate. Additional explanation to be added for Public Facilities and Land on Page 1-3.

Attorney McAteer stated on Page 1-4, Policy 1-6 the word "compact" is subjective and should be changed to "responsible".

Director Geiger agreed and stated Policy 1-7 and 1-8 do not address land use or changes and will clarify to add subsequent land use and zoning processes that will be addressing those issues.

Member Wever stated on Page 2-7, Objective 8, reduce congestion should be left out because he feels it will actually increase.

5/15/08 jz

pe: 'read'  
ctn 6/2/08 ✓

jz

**MINUTES – WITHLACOOCHEE REGIONAL WATER SUPPLY AUTHORITY BOARD  
OF DIRECTORS MEETING, APRIL 16, 2008**

**DATE:** April 16, 2008  
**TIME:** 4:30 p.m.  
**PLACE:** City Commission Chambers, City Hall  
151 Osceola Avenue, 2<sup>nd</sup> Floor  
Ocala, Florida 34471

**MEMBERS PRESENT**

Dale Swain, Bushnell City Councilman  
Dennis Damato, Citrus County Commissioner  
Rose Rocco, Hernando County Commissioner  
Richard Hoffman, Sumter County Commissioner  
Phillip Price, Crystal River City Councilman  
Kent Guinn, Ocala City Councilman

**MEMBERS ABSENT**

Gary Bartell, Citrus County Commissioner  
Joyce Valentino, Citrus County Commissioner  
Joe Bernardini, Brooksville City Councilman  
Daniel Owen, Ocala City Councilman  
Diane Rowden, Hernando County Commissioner  
David Russell, Hernando County Commissioner  
Christopher Kingsley, Hernando County Commissioner  
Randy Mask, Sumter County Commissioner

**OTHERS PRESENT**

Jack Sullivan, Executive Director  
Larry Haag, WRWSA Attorney  
Barbara Sullivan, Recording Secretary  
Peter Rocco, Hernando County  
Ken Herd, SWFWMD  
Jimmy Brooks, SWFWMD  
Ron Basso, SWFWMD  
Troy Kuphal, Marion County Water Manager  
Rolly Sauls, Marion County Water Resources Project Manager  
Stan McClain, Marion County Commissioner  
Pete Hubbell, Water Resources Associates  
Robert Knight, Citrus County Utilities  
Henry Hicks, Ocala Utilities  
Dale Jenkins, Black & Veatch  
Lynn Spivey, Malcolm Pirney  
Tonya Simmons, Malcolm Pirney

**Agenda Item #1 Call to Order**

Chairwoman Rose Rocco called the meeting to order at 4:33 p.m. and asked for a roll call.

**Agenda Item #2 Roll Call**

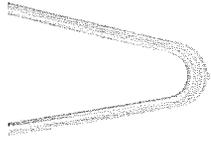
Jack Sullivan, Executive Director, called the roll and a quorum was declared present.

*pc: 'read'  
ctn 6/2/08 ✓*



**CITY OF BROOKSVILLE**  
 Community Development Department  
 Monthly Activity Report  
 April 2008

<b>CATEGORY</b>	<b>This Month April 2008</b>	<b>Fiscal Year to Date 10/01/07 - 04/30/08</b>	<b>This Month Last Year (April 2007)</b>	<b>Last Fiscal Year to Date 10/01/06 - 04/30/07</b>
Building/Development Reviews	33	233	92	359
Occupational Licensing Reviews	2	39	15	105
Zoning Research Responses	66	410	107	485
Variances	0	2	0	3
Special Exceptions	0	3	1	7
Re/Zoning Amendments	0	1	1	9
Annexation	0	1	1	3
Conditional Plat	0	0	3	5
Final Plat	0	1	0	2
PDP Master Plan SEU/Zoning	0	2	0	6
Comprehensive Plan Amendments	0	1	0	1
Code Enforcement Violations	32	172	9	82



# City of Brooksville

05-09-08 A03:12

## Monthly Activity Report

### Department of Public Works

April 2008

Sanitation Division  
EMPLOYEES:

Budgeted 7.0 Actual: 6.0

Tonnage of Garbage Collected:

	This Month	Fiscal Year		This Month		Last Fiscal	
		To Date	To Date	Last Year	Year to Date	Year to Date	Year to Date
Residential	396.20	2253.67	333.91	2187.77			
Commercial:	445.74	3083.77	471.51	3204.28			
<b>Total:</b>	<b>841.94</b>	<b>5337.44</b>	<b>805.42</b>	<b>5392.05</b>			

Utilizing contractual labor on the back of residential trucks.

# City of Brooksville

## FINANCE DEPARTMENT

### APRIL 2008

Actual: 9

Budgeted: 9

Employees:

CUSTOMER SERVICE

	<u>This Month</u>	<u>Fiscal Year 07/08 To Date</u>	<u>This Month Last Year-FY06/07</u>	<u>Last Fiscal Year-FY06/07 Year to Date</u>
Water Customers	4,079	N/A	4,121	N/A
Turn On	85	524	83	642
Turn Off	103	576	85	653
Sewer Customers	3,219	N/A	3,239	N/A
Gallons Pumped	42,384MG	291,115MG	74,317MG	321,245MG
Gallons Billed	34,536MG	240,861MG	38,372MG	267,934MG
Total Billed	\$419,848.68	\$2,760,396.04	\$396,470.73	\$2,672,309.54

ACCOUNTS PAYABLE

A/P Checks Issued:

	<u>This Month</u>	<u>FY 07/08</u>	<u>This Month Last Year-FY06/07</u>	<u>Last Fiscal Year-FY06/07 Year to Date</u>
	<u>APRIL'08</u>	<u>YTD</u>	<u>APRIL'07</u>	
	222*	1356	218*	1686
Sequence #'s	42296 - 42517	41161 - 42517	39738 - 39983	38297 - 39983
Dollar Amount	\$1,101,969.31	\$4,352,826.46	\$666,320.29	\$5,800,941.82
	*Includes Hess Ck		*Includes Hess Ck	
			*Also-39738-39765 Void	

PO's Issued:

	<u>This Month</u>	<u>Fiscal Year 07/08 To Date</u>	<u>This Month Last Year-FY06/07</u>	<u>Last Fiscal Year-FY06/07 Year to Date</u>
	18	76	12	103*
Sequence #'s	08-786 - 08-804	08-729-785 & 08-804	07-668 & 670 - 680	06-590 - 06-600
Dollar Amount Encumbered	\$762,879.43	\$2,483,535.90	\$42,224.62	07-572 - 07-680
	(08-790 INCL MAR'08)			\$4,817,001.27
				*Misprint/missing 07-650-07-653

Visa Purchase Card Activity:

	<u>This Month</u>	<u>Fiscal Year 07/08 To Date</u>	<u>This Month Last Year-FY06/07</u>	<u>Last Fiscal Year-FY06/07 Year to Date</u>
# of Employees w/Charges	Below includes Mar & Apr	n/a	45	n/a
Total Dollar Amount Verified and Paid:	Mar=32, Apr=29	\$246,526.82	\$47,853.44	\$345,441.96
	\$68,399.07	Expenses thru APRIL'08	APR'07 EXPENSES PD MAY'07	YTD Expenses thru APR'07

# CITY OF BROOKSVILLE

## MONTHLY ACTIVITY REPORT

FIRE DEPARTMENT  
April, 2008

05-09-08 P03:16

Page 1 of 2

<u>EMPLOYEES:</u> <u>OPERATIONS</u>	Budgeted <u>18</u> This Month	Actual <u>18</u> Fiscal Year to date	Volunteers <u>0</u> This month Last year	Reserves <u>6</u> Last Fiscal Year to date
<b>EMERGENCY RESPONSES:</b>				
Fire Related Incidents				
Structure <u>1</u> Other <u>13</u>	14	128	32	172
Medical Rescue	189	1174	168	1115
Service Related	9	130	23	139
<b>MUTUAL AID:</b>				
Given:	12	32	4	19
Received:	1	10	1	15
<b>TOTAL RESPONSES:</b>	<b>212</b>	<b>1432</b>	<b>223</b>	<b>1426</b>
Estimated Property Value Involved:	-0-	\$118,025	\$9,400	\$835,900
Estimated Property Loss:	-0-	\$123,600	\$9,400	\$203,700
Estimated Water Use:	3700 gallons	13,450 gallons	8160 gallons	18,445 gallons

**CITY OF BROOKSVILLE  
HUMAN RESOURCES  
MONTHLY REPORT  
4/1/08**

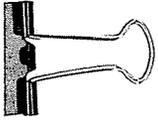
	Last Year Budgeted Positions	This Year Budgeted Positions	Last Year This Month Filled Positions	Last Year This Month Vacant Positions	This Month Filled Positions	This Month Vacant Positions
Administration	10.0	6.0	8.0	2.0	6.0	0.0
Admin. Operations	2.0	2.0	1.0	1.0	1.0	1.0
MIS	3.0	2.0	2.0	1.0	1.0	1.0
Human Resources	5.0	6.0	3.0	2.0	4.0	2.0
Community Development	10.0	9.0	9.0	1.0	9.0	0.0
Finance	18.0	18.0	17.0	1.0	18.0	0.0
Fire Department*						
Parks & Recreation	2.0	2.0	2.0	0.0	2.0	0.0
Cemetery	3.0	3.0	3.0	0.0	3.0	0.0
Jerome Brown Center	6.0	5.0	6.0	0.0	5.0	0.0
Parks	6.0	6.0	5.0	1.0	5.0	1.0
Quarry Golf Course	0.0	6.0	0.0	0.0	6.0	0.0
Building & Grounds	34.0	31.0	34.0	0.0	28.0	3.0
Police Department*						
Public Works	3.0	3.0	3.0	0.0	3.0	0.0
Fleet Maintenance	7.0	7.0	6.0	1.0	6.0	1.0
Solid Waste Collection	15.0	9.0	15.0	0.0	8.0	1.0
Streets & Drainage	25.0	22.3	24.0	1.0	18.3	4.0
Water & Waste Water	149.0	137.3	138.0	11.0	123.3	14.0

\*Police Department has 15 Reserve/part-time positions and Fire Department has 10 Reserve positions

OPEN POSITIONS:

Administration: 0  
 Comm. Development: Planner (1), Redevelop Coordinator (1) Applications Received: 10  
 Finance: 3 New Employees Processed: 3  
 Fire: 7 Posted Positions: 7

Human Resources: H/R Director  
 Parks & Rec: Golf-Pro Shop Attendant(1), Golf Program Instructor (1)  
 Police: Police Officer II -III((2)  
 Public Works: Lead Plant Operator (1), Electrician/Mechanic (2), Administrative Spec III (1)Equipment Operator II



# CITY OF BROOKSVILLE

## MONTHLY ACTIVITY REPORT

### PARKS & RECREATION DEPARTMENT

CEMETERY DIVISION  
APRIL 2008

Employees:: Budgeted: 2. 2, Actual: 2

**REVENUE:**

**Lot Sales [includes installment payments]**

	This Month	Fiscal Year to Date	This Month Last Year	Last Fiscal Year to Date
\$250. lots (Garden Section)	0.00	250.00	0.00	250.00
\$550. lots ( K block, 1-208)	850.00	850.00	200.00	6,143.35
\$650. lots (K block, 209-416)	0.00	3,565.00	800.00	3,905.07
\$1200. lots (pair) (E block, 165-797)	7,200.00	11,262.92	1,900.00	7,500.00
\$1000. lots (Old Old Tiers, 1-13)	0.00	2,000.00	0.00	215.00
\$1200. lots (Tier 14)	0.00	0.00	0.00	0.00
\$800. lots (double space)( Cremation Area)	0.00	800.00	0.00	800.00
\$1000. spaces ( Columbarium)	0.00	75.00	500.00	5,500.00
lots A,B,C,D,E 1-164, L (sold out)	0.00	0.00	0.00	57.88
\$200. Second use fee	0.00	800.00	200.00	400.00
\$50. Transfer fee	0.00	0.00	0.00	0.00
\$25. Grave Marking fee	100.00	500.00	75.00	425.00
\$100. Donor Memorial	0.00	0.00	0.00	100.00
Misc. Revenue	0.00	75.00	150.00	275.00
	<b>\$8,150.00</b>	<b>\$20,177.92</b>	<b>\$3,825.00</b>	<b>\$25,571.30</b>

	13	27	4	29
<b>TOTAL LOTS SOLD:</b>				
COLUMBARIUM SPACES SOLD	0	0	0	5
CREMATION LOTS (incl'd in total lots):	0	1	0	1
DONATED INFANT LOTS:	0	1	1	1
DONATED INDIGENT LOTS:	0	0	0	0
DONATED EMPLOYEE LOTS:	0	0	0	0
INTERMENTS	9	31	3	33

## Brooksville Police Department Monthly Report April, 2008

- The Law Enforcement Special Olympics Torch Run was held on 04-22-08 at 0900 hours. The course carried from Killingsworth Plaza to the Hernando County Government Center. Runners/walkers were escorted by the Hernando County Sheriff's Office Motorcycle Unit, Florida Highway Patrol Auxiliary, and Brooksville Police Department. A picnic type Bar-B-Q was held outside the Emergency Operations Center hosted by Corrections Corporation of America. There were approximately 120 participants. Due to a combined effort of all agencies, we had a successful Special Olympics Torch Run.
- Brenda Benford announced her retirement date of 05-02-08 by letter of Retirement. She was an asset to the department and will be missed.
- Scott Fredrickson satisfactory passed all hiring requirements and was sworn in by Karen Phillips on 04/30/2008. Officer Fredrickson brings two years of law enforcement to the Brooksville Police Department.
- Officer Jason Matheson attended the Firearms Instructor course. Upon successful completion of internship, will be designated as a Brooksville Police Department Firearms instructor.
- Hernando County Sheriff's Office, Communications Supervisor provided BPD officers training in preparation for communication protocol transfer from BPD communications center to HCSO communications center operations on May 1<sup>st</sup> 2008.
- The Chief, Lieutenant and Sergeant Maeder worked the weekend of April 26<sup>th</sup> and 27<sup>th</sup> painting, laying carpet and revitalizing several offices with in the department.
- Parks Department personnel, Mikel Hannigan and team worked diligently constructing the evidence storage add-on to the evidence room.
- Mikel Hannigan and team was also instrumental in our office restoration project.
- All divisions in the department submitted descriptive individual budgets as part of the 08/09 zero based budgeting project.
- Hernando County Disaster Management on April 30<sup>th</sup>, 2008, conducted an exercise in the City of Brooksville, simulating a train derailment of a tanker with chlorine spill. Exercise met the objectives set with multiple agencies and counties involved.
- BPD employee's attended the mandatory training at City Hall on April 30<sup>th</sup> 2008.

