

**CITY OF BROOKSVILLE
LOCAL PLANNING AGENCY
PUBLIC HEARING**

AGENDA

SEPTEMBER 15, 2008

7:00 P.M.

A. CALL TO ORDER

B. Minutes

July 21, 2008 LPA Meeting

C. PUBLIC HEARING

**Ordinance No. 768 - SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS -
PETITIONER: INNOVATORS INVESTMENT GROUP, LLC and Brooksville Hotel and
Office Park, LLC**

Requesting change to the Future Land Use Map designation of these properties, a 0.95 acre + parcel and a 4.81 acre + parcel located North of Cortez Blvd. (S.R. 50), west of Hale Avenue and east of Mildred Avenue, from Single-Family Residential (County) to City Single-Family Residential and Commercial.

Presentation:	Director of Community Development
Recommendation:	a) Review the Comprehensive Plan Amendments and open meeting for public input. b) Recommend governing body approval of the Ordinance to adopt the Comprehensive Plan Amendments.
Attachments:	Memo from Director of Community Development dated 09/15/08; DCA Transmittal Checklist; RPM-BSP Forms; Draft Submittal Letters; Proposed Ordinance; Map; Petition; Stipulated Settlement Agreement

D. ADJOURNMENT

Meeting agendas and supporting documentation are available from the City Clerk's office, and online at www.cityofbrooksville.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.

**CITY OF BROOKSVILLE
LOCAL PLANNING AGENCY
PUBLIC HEARING**

MINUTES

JULY 21, 2008

7:13 P.M.

Chairman David Pugh, Vice Chairman Frankie Burnett, Board Members Joe Bernardini, Lara Bradburn and Richard E. Lewis were present. Also present were T. Jennene Norman-Vacha, City Manager; Karen M. Phillips, Board Secretary; Steve Baumgartner, Finance Director; Jim Delach, Assistant Finance Director; Mike Walker, Parks and Recreation Director; Frank Ross, Interim Police Chief; Tim Mossgrove, Fire Chief. Members of the Hernando Today and Hernando Times were also present.

The meeting was called to order by Chairman Pugh.

PUBLIC HEARING

Ordinance No. 760 - Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendment

Review and approval of the EAR-based CPA and authorization of its transmittal to the DCA for compliance review.

Community Development Director, Bill Geiger, reviewed the amendment. He advised that at their April 9, 2008, meeting the Planning & Zoning Commission concurred with staff's recommendation for approval to transmit to the Department of Community Affairs (DCA) with the understanding that it be a first reading of the ordinance to adopt the plan amendment and that the DCA will go through a 60-day period to review the document and submit it's own report back to the City for consideration of their comments. The City would then proceed to adopt the amendment as-is, or taking into consideration any recommendations received from the state, modifications can be done or any modifications in conjunction with the boards review of the document.

He noted that this is the first of two required public hearings, the second of which will take place after the report is received from DCA, probably sometime in October or November. A citizen sign-in sheet was placed at the back of the room for anyone wishing to receive information from the state concerning the amendment.

Requirements for the second reading were briefly discussed.

Steve Gouldman, Planner, elaborated on the requirements by the state, which this amendment brings the City into compliance with.

Board Member Bradburn, referencing economic development on page 16 which talks about downtown renewal, historic preservation, enterprise zone, etc., advised that the City has not made those issues a priority for funding. She indicated that as the City approaches the re-writing of the Land Development Code, the updating of the Comprehensive Plan, the upcoming budget and planning processes, DCA is expecting implementation of those projects.

LOCAL PLANNING AGENCY HEARING - JULY 21, 2008

Discussion of building those projects into the budget process over 1-5 years continued. Director Geiger advised the capital improvement elements are required by the state to be updated annually.

Motion:

Board Member Bernardini moved for recommendation to City Council for approval of the first reading of Ordinance No. 760, seconded by Vice Chairman Burnett.

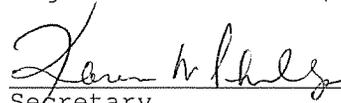
Chairman Pugh asked for public input; there was none.

Board Member Bradburn asked for an update on the school concurrency issue. Director Geiger indicated that the City did adopt an amendment to incorporate into the plan, however, the state did not find it to be in compliance (along with the County's), so he is working with the County and school district staff to develop the language to respond to the concerns of DCA. He expects the language to be available very soon for incorporation into this plan.

Motion carried 5-0.

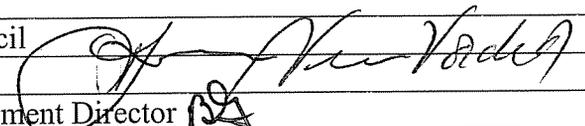
ADJOURNMENT

There being no further business to bring before the Board, the meeting was adjourned at 7:20 p.m.


Secretary

ATTEST: _____
Chairperson

MEMORANDUM

To:	Honorable Mayor and City Council
Via:	T. Jennene Norman-Vacha 
Via:	Bill Geiger, Community Development Director 
From:	Steven E. Gouldman, AICP, Planner 
Subject:	CPA 2008-S1 and CPA 2008-S2; City of Brooksville Small-Scale Comprehensive Plan Amendments, providing land use classifications for properties annexed into the City
Petitioner:	Innovators Investments Group and Brooksville Hotel and Office Park, Represented by Gaylor Engineering
Location:	North of Cortez Blvd, west of Hale Avenue and east of Mildred Ave
Date:	September 15, 2008 ORD. NO. 7168

Introduction & Background Information:

The petition is a request for two small-scale Comprehensive Plan amendments initiated by the petitioner. CPA 2008-S1 is an approximately 0.95-acre tract and CPA 2008-S2 is 4.81 acres in size, thus totaling 5.76 acres +/- . Located on the north side of Cortez Blvd (S.R. 50), west of Hale Avenue and east-southeast of Mildred Avenue, the subject parcels were annexed into the City on August 7, 2006 (Ordinance No. 720) and on June 4, 2007 (Ordinance No. 745). Both properties are designated Residential on the Hernando County Comprehensive Plan Future Land Use Map. Additionally, the properties are within 1,320 feet of an established commercial node which, pursuant to established policy in Hernando County, allows for commercial uses to be considered at the subject location. The County's current zoning for the property is Planned Development Project (Single-Family) on the eastern parcel and R1C Residential on the western parcel.

A request to amend the properties' Comprehensive Plan Future Land Use designation was processed in 2007. Specifically, on October 10, 2007, the Planning and Zoning Commission reviewed CPA 2007-S3 and recommended approval to the City Council. The request was to designate the entire 5.76 acres as Commercial in order to allow for the development of professional office, retail, restaurant and hotel uses. City Council, on December 3, 2007 denied the request. Subsequent to the December 2007 action, City Council entered into a Settlement Agreement with the petitioner stipulating that the properties would be considered for designation as requested herein. The Settlement Agreement requires that the petitioner submit legally sufficient applications and that the properly-noticed public hearings be conducted.

The petitioner requests that the City amend the Comprehensive Plan Future Land Use Map to designate the northwestern 0.95-acre parcel as Single-Family Residential (CPA 2008-S1) and the remaining 4.81 acres as Commercial (CPA 2008-S2). The petitioner has expressed an intention to preserve the existing single-family dwelling and to develop 30,000 square feet of professional office floor space and 10,000 square feet of floor space for general commercial uses. The petitioner's overall project plan includes a 1.95 acre ± parcel that was previously annexed and designated as Commercial on the City's Future Land Use Map. Based on the County's policy for the consideration of commercial uses at this location and the current zoning of the property, it appears that the land use designation of Commercial would be consistent with the County's Comprehensive Plan.

Table 1 - Future Land Use Map Amendments

File No.	Existing Designation	Proposed FLU MAP Designation	Location	Acreage	Petitioner
CPA 2008-S1	Residential (County)	Single-Family Residential (City)	North of Cortez Blvd. (S.R. 50) west side of Hale Avenue and east side of Mildred Avenue	0.95 +/-	Innovators Investment Group
CPA 2008-S2	Residential (County)	Commercial (City)	North of Cortez Blvd. (S.R. 50) west side of Hale Avenue and east side of Mildred Avenue	4.81 +/-	Innovators Investment Group

The subject parcels are identified by Hernando County Property Appraiser Key #358231 (2.03 acres \pm), and a 3.79 acre \pm portion of Key #150491.

Natural Resources and Features:

The property that is the subject of CPA 2008-S1 is presently developed with a single-family dwelling. A barn is the only structure occupying the property identified in CPA 2008-S2. Vegetation on the subject properties consists of primarily Pine, Sweet Gum and Oak trees with a medium cover underbrush. The soil on the subject properties is identified as Wachula (0 to 5% slopes) and Blichton (0 to 2% slopes) and appears to drain to the east and east-southeast between elevations of 157 and 140 feet. The proposed amendment is not within and will not affect an Area of Critical State Concern.

Compatibility with Surrounding Area:

The subject properties are, as previously noted, located north of State Road 50 between Hale and Mildred Avenues. The general area along Cortez Boulevard contains a variety of land uses, including commercial, office and cultural uses as well as a number of undeveloped properties. Properties to the north of the subject site are zoned for and occupied by single-family residential uses. As proposed, the project will retain the existing single-family house located in the northwest portion of the site and adjacent to an existing dwelling to the north. The 40,000 square feet of non-residential floor space and associated parking will occupy the remainder of the site. Given the non-residential nature of development along Cortez Boulevard, the location of the existing dwelling on-site, and the likelihood that, because of the site's topography retention will be located in the northeast corner adjacent to residentially-zoned property, the request is compatible with the surrounding development pattern. A subsequent rezoning will require adequate buffering and screening along the northern boundary of the non-residential portion of the site as well as between the residential and non-residential tracts within the development. The buffering and screening will further ensure compatibility.

Public Facilities and Level of Service:

The subject properties will be served by City water and sewer services. Access to the non-residential portion of the site will be from Cortez Boulevard and Hale Avenue. The residential tract may continue to access to Mildred Avenue. Police, fire and sanitation collection services will also be provided by the City. Based on data assumptions contained within the City's Comprehensive Plan, the following analysis depicts the impacts associated with the proposed

level of development as well as discussion relative to the maximum development potential and associated impacts:

Trip Generation:

According to the ITE Trip Generation Manual, 6th Edition, the proposed land uses (LUC 210, Single-family Detached, LUC 814, Specialty Retail, and LUC 710, General Office), this project would generate approximately 50 vehicle trips during the P.M. Peak Hour.

The maximum development potential of the properties will generate more vehicle trips than the proposed development. Specifically, the single-family portion of the project, consisting of 0.95 acres, could yield a maximum of 6 dwelling units. The 4.81-acre non-residential component, if developed at a realistic Floor Area Ratio (FAR) of 0.25 would permit 52,380 square feet of commercial floor space. Thus, according to the ITE Trip Generation Manual, 6th Edition, the P.M. Peak Hour trips generated by the single-family units would be 6.12. A logical and realistic development scenario for the non-residential portion of the site could include a 5,000 square-foot Fast Food Restaurant with Drive-Through (LUC 834), a 5,000 square-foot Convenience Market with Gasoline Pumps (LUC 853), 15,000 square feet of floor space for a Pharmacy/Drug Store with Drive-Through (LUC 881) and a 27,380 square-foot Specialty Retail (LUC 710) center. The ITE Trip Generation Manual, 6th Edition, estimates a development containing the uses described would generate 588 P.M. Peak Hour trips. The total number of P.M. Peak Hour trips that could be generated under the scenario described could therefore exceed 594. As required by ordinance, the developer will be required to submit a detailed traffic analysis to address the impact of any development on the level of service of the impacted road network.

Water:

If developed with 40,000 square feet of non-residential floor space and one single-family dwelling, the daily demand for potable water in gallons per day is estimated at approximately 7,450. The potential development scenario presented above would result in 1,500 gallons of water consumed per day by the residential uses and 9,428 gallons per day by the non-residential component. Total potable water consumption for the combined uses could therefore be 10,928 gallons per day. The estimates are based on the assumption that one single-family dwelling consumes 250 gallons per day and 0.18 gallons per day per square foot are consumed by non-residential uses. The quantity of water required for both the proposed uses and the hypothetical scenario is currently available and would not result in the City exceeding its allowable maximum consumption of 2.24 million gallons per day.

Sewer:

If developed as proposed with 40,000 square feet of commercial floor space and one single-family dwelling, the project would generate 6,200 gallons of sanitary sewer effluent per day. The potential development scenario presented above would result in 1,200 gallons of effluent generated per day by the residential units and 7,857 gallons per day by the non-residential component. Total sanitary sewer effluent generated overall by the project could therefore be 9,177 gallons per day. The estimates are based on the assumption that one single-family dwelling generates 200 gallons per day and 0.15 gallons per day per square foot are generated by non-residential uses. The addition of the quantity of sanitary sewer effluent generated by both the

proposed uses and the hypothetical scenario can be accommodated by the City's 3.0 million gallons per day sewer treatment system capacity.

Drainage:

The subject site is located within Flood Zone C, which is defined as an area exhibiting minimal flood potential. No wetlands have been identified within the site. Development of the site will be subject to SWFWMD 40D-4 permitting requirements, as well as the City's Comprehensive Plan policies relating to stormwater retention and conveyance.

Recreation Facilities:

A variety of City and County parks and recreation facilities are located in close proximity to the subject site, including several parks, trails and the City's golf course. Due to the limited number of residential development proposed or that could be constructed, it is anticipated that no significant impact on the existing facilities will occur.

Consistency with the Comprehensive Plan:

This plan amendment represents a small-scale amendment permitted under state law [as defined in Section 163.3187(1)(c), F.S.]. The proposed land use designations provide for the ability to develop uses that are compatible with existing and anticipated development in the area. Additionally, the proposed amendments are consistent with the following policies of the Comprehensive Plan:

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

Policy 2-3: Locate future land uses at densities and intensities which will control urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the City.

Policy 2-4: High density and intensity growth shall not be permitted in conservation areas, or those areas best suited for continued low density and intensity development.

Policy 2-6: Develop a broad diversity of residential densities to satisfy the housing preferences and income levels of all residents.

Policy 2-7: Protect residential areas from incompatible commercial and industrial uses. [9J-5.006(3)(c)2]

Policy 2-8: Provide residential areas of sufficient density to economically support adequate community facilities.

Policy 2-9: Require central water and sewer systems for new urban developments, which are designed to be compatible with future public utility systems.

Policy 2-12: Approve the location of new development on the basis of the lands ability to support such uses without adversely affecting the natural environment through the use of proper site plan review procedures and appropriate mitigation measures.

Policy 2-14: Promote development of commercial areas which are convenient to the public, and well integrated into the transportation system, and surrounding land uses.

Budget Statement:

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

Legal Note:

Comprehensive Plan amendments are a matter of legislative authority. The processing of this amendment is consistent with Section 163.3187(1)(c), F.S.

Planning and Zoning Commission/Staff Recommendation:

At their meeting on August 13, 2008, the Planning and Zoning Commission concurred with the staff recommendation to find the proposed Future Land Use Map Amendments CPA 2008-S1 and CPA 2008 S-2 consistent with the City's Comprehensive Plan, and recommend that the City Council, sitting as the Local Planning Agency (LPA), hold a public hearing to receive and consider input from the general public related to the Comprehensive Plan Amendment. After holding the Public Hearing as the LPA, the City Council should then hold a public hearing to take action on an Ordinance to adopt the Plan amendment, and authorize the Mayor to sign the transmittal letter to send the Comprehensive Plan Amendment to the appropriate agencies as required by Statute.

Two owners of property in the area of the subject site spoke in opposition to the petition at the Planning and Zoning Commission meeting on August 13, 2008. Concerns cited by these individuals include the impact of additional traffic on Mildred Avenue, the proximity and buffering of commercial property adjacent to existing residential units, the intrusion of commercial development into an existing residential neighborhood and the impact of future non-residential development on their property values.

- Attachments:
- (1) DCA Transmittal Checklist
 - (2) Forms RPM-BSP-Small Scale-1, RPM-BSP-Small Scale-2
 - (3) Draft Submittal Letters prepared pursuant to Section 9J-11.015(1), F.A.C.
 - (3) Draft Ordinance No. 768
 - (4) CITY OF BROOKSVILLE PROPOSED FUTURE LAND USE MAP AMENDMENTS - CPA 2008-S1 & CPA 2008-S2
 - (5) Petition (As submitted by Innovators Investment Group)

October 7, 2008

Mr. D. Ray Eubanks, Planning Manager
Florida Department of Community Affairs
Bureau of Local Planning
Plan Processing Team
Sadowski Building
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

MAILED VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

RE: Submittal of Adopted Small-Scale Amendment to the Future Land Use Map of the City's Comprehensive Plan (Ref. No. Brooksville CPA 2008-S1)

Dear Mr. Eubanks:

Please find enclosed, in accordance with Sections 163.3187(1)(c), Florida Statutes and Rule Section 9J-11.015(1), Florida Administrative Code, one copy of the above-referenced adopted Small-Scale Amendment to the Future Land Use Element/Maps of the Comprehensive Plan.

The City Council serving also as the Local Planning Agency held the public hearings concerning the amendment to the future land use map of the Comprehensive Plan on September 15, 2008 and October 6, 2008, after public notice was issued as required. At the second public hearing, the City Council adopted the amendment and authorized its submittal to the State and Regional Planning Council. Copies of the public notice(s) for the public hearings are enclosed.

The amendment involves property totaling 0.95 acres +/- in size. The cumulative total number of acres for small-scale amendments that the City of Brooksville has approved for calendar year 2008, including this amendment, is 5.76 acres +/-.

The proposed amendment does not involve a property that was granted a land use change, nor does it involve the same owner's property within 200 feet of where a change was granted in the last twelve months.

The proposed amendment does not involve a text change.

The proposed amendment is not subject to an area of critical state concern. The proposed amendment is not related to a proposed Development of Regional Impact pursuant to Chapter 380, Florida Statutes.

The proposed amendment is exempt from the twice per year limitation on the adoption of comprehensive plan amendments.

The proposed amendment is not proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

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Mr. D. Ray Eubanks
CPA 2008-S1

All of the applicable items required by Rule 9J-11.015(1)(2), F.A.C. are enclosed with this submittal. The City has also enclosed the Comprehensive Plan Citizen Courtesy Information List which was made available at the public hearings to anyone who expressed an interest in being advised of the Department's Notice of Intent determination. _____ people provided information on the form.

Bill Geiger, the City's Community Development Director, is the person who is familiar with the proposed amendment and can be contacted in writing at 201 Howell Avenue, Brooksville, Florida 34601, or by telephoning (352) 544-5430 (fax number 352-544-5429), or by email at bgeiger@ci.brooksville.fl.us

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

Sincerely,

David Pugh
Mayor

Enclosures

xc: Michael R. Moehlman, Executive Director, Withlacoochee Regional Planning Council
Ronald F. Pianta, Planning Director, Hernando County Local Planning Agency,
Hernando County School Board
File

October 7, 2008

Mr. D. Ray Eubanks, Planning Manager
Florida Department of Community Affairs
Bureau of Local Planning
Plan Processing Team
Sadowski Building
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

MAILED VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

RE: Submittal of Adopted Small-Scale Amendment to the Future Land Use Map of the City's Comprehensive Plan (Ref. No. Brooksville CPA 2008-S2)

Dear Mr. Eubanks:

Please find enclosed, in accordance with Sections 163.3187(1)(c), Florida Statutes and Rule Section 9J-11.015(1), Florida Administrative Code, one copy of the above-referenced adopted Small-Scale Amendment to the Future Land Use Element/Maps of the Comprehensive Plan.

The City Council serving also as the Local Planning Agency held the public hearings concerning the amendment to the future land use map of the Comprehensive Plan on September 15, 2008 and October 6, 2008, after public notice was issued as required. At the second public hearing, the City Council adopted the amendment and authorized its submittal to the State and Regional Planning Council. Copies of the public notice(s) for the public hearings are enclosed.

The amendment involves property totaling 4.81 acres +/- in size. The cumulative total number of acres for small-scale amendments that the City of Brooksville has approved for calendar year 2008, including this amendment, is 5.76 acres +/-.

The proposed amendment does not involve a property that was granted a land use change, nor does it involve the same owner's property within 200 feet of where a change was granted in the last twelve months.

The proposed amendment does not involve a text change.

The proposed amendment is not subject to an area of critical state concern. The proposed amendment is not related to a proposed Development of Regional Impact pursuant to Chapter 380, Florida Statutes.

The proposed amendment is exempt from the twice per year limitation on the adoption of comprehensive plan amendments.

The proposed amendment is not proposed to be adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

Page 2
Mr. D. Ray Eubanks
CPA 2008-S2

All of the applicable items required by Rule 9J-11.015(1)(2), F.A.C. are enclosed with this submittal. The City has also enclosed the Comprehensive Plan Citizen Courtesy Information List which was made available at the public hearings to anyone who expressed an interest in being advised of the Department's Notice of Intent determination. _____ people provided information on the form.

Bill Geiger, the City's Community Development Director, is the person who is familiar with the proposed amendment and can be contacted in writing at 201 Howell Avenue, Brooksville, Florida 34601, or by telephoning (352) 544-5430 (fax number 352-544-5429), or by email at bgeiger@ci.brooksville.fl.us

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

Sincerely,

David Pugh
Mayor

Enclosures

xc: Michael R. Moehlman, Executive Director, Withlacoochee Regional Planning Council
Ronald F. Pianta, Planning Director, Hernando County Local Planning Agency,
Hernando County School Board
File

9J-11 TRANSMITTAL REQUIREMENTS FOR THE SUBMISSION OF ADOPTED SMALL- SCALE COMPREHENSIVE PLAN AMENDMENTS

APRIL 2006

NUMBER OF COPIES TO BE SUBMITTED: Please submit within ten working days after adoption, one copy of all plan amendment materials, which may be on CD ROM in Portable Document Format (PDF), including graphic and textual materials and support documents directly to the Florida Department of Community Affairs, Division of Community Planning, Plan Processing Team and one copy each to the appropriate Regional Planning Council and any other local government or governmental agency in the state of Florida that has filed a written request with the local government.

SUBMITTAL LETTER REQUIREMENTS: Please include the following information in the transmittal cover letter transmitting the adopted small-scale amendment (9J-11.015(1), F.A.C.):

A statement indicating that the local government is submitting the adopted small-scale amendment in accordance with Section 163.3187(1)(c), F.S.;

A statement identifying the number of acres of the small-scale amendment;

A statement identifying the cumulative total number of acres for small-scale amendments the local government has approved for the calendar year;

A statement identifying whether the amendment involves the same property that was granted another change within the prior 12 months.

A statement identifying whether the amendment involves the same owner's property within 200 feet that was granted a change with the prior 12 months.

A statement identifying whether the proposed amendment involves a text change.

A statement identifying whether the amendment is within an area of critical state concern.

A statement indicating the residential land use density before and after the adopted change if the land use change contained a residential land use category

A statement indicating the that the amendment has been submitted to the appropriate Regional Planning Council, the Office of Tourism, Trade and Economic Development (if amendment is being adopted pursuant to Section 163.3187(1)(c)4, F.S.) and any other local government or governmental agency in the state of Florida that has filed a written request with the local government.

The name, title, address, telephone and fax number of the local contact person.

ADOPTION: The amendment package must include the following (see 9J-11.015(1), (2), F.S.):

One copy of the executed ordinance(s) adopting the small-scale development amendment (Rule 9J-11.015(1)(b)2, F.A.C.);

A Future Land Use Map depicting the newly adopted designation and boundaries and location of the subject property in relationship to the surrounding street and thoroughfare network (Rule 9J-11.015(1)(b)1, F.A.C.);

Copy of the public hearing notice of adoption hearing (Rule 9J-11.015(1)(b)3, F.A.C.);

Other supporting information relative to the amendment (Rule 9J-11.015(1)(b), F.A.C.);

NA If amendment is a small scale development amendment within a rural area of critical economic concern (RACEC) and adopted pursuant to Section 163.3187(1)(c)4, F.S., a copy of the letter to Office of Tourism, Trade, and Economic Development certifying and explaining how the plan amendment meets the objectives of the executive order issued under Section 288.0656(7),F.S.;

Form RPM-BSP-EXEMPT REVIEW (Rule 9J-11.015(1)(b)5, F.A.C.).

AMENDMENTS EXEMPT FROM STATE AND REGIONAL REVIEW

1. Name of Local Government City of Brooksville

Person completing this form Bill Geiger

Phone Number (352) 544-5430

Name of Newspaper in which notice of amendment was published Tampa Tribune-Hernando Today

Date Publication Noticed _____

(Please attach copy of notice)

2. Please indicate type of amendment being submitted:

a). a map amendment directly related to proposed small scale development activities that meet the criteria of Section 163.3187(1)(c), F.S.;

b). a map amendment solely to property within an urban service boundary that meets the criteria of Section 163.3184(17), F.S.;

c). a map amendment solely to property within a designated urban infill and redevelopment area pursuant to Section 163.3184(18), F.S.;

d). a plan amendment associated with an area certified pursuant to Section 163.3246, F.S.

Please complete the following information if amendment is submitted under 2(a):

3. If amendment contains a residential land use category indicate:

density allowed prior to change 5.4 dwelling unit(s) per acre.

density allowed after change 7.0 dwelling unit(s) per acre.

4. Number of acres of small scale development amendments contained in package:

a. Within Urban Infill, Urban Redevelopment or Downtown Revitalization as defined by Section 163.3164, FS 0

b. Within Transportation Concurrency Exception Area pursuant to Section 163.3180(5), FS 0

c. Within Regional Activity Centers or Urban Central Business Districts pursuant to Section 380.06(2)(e), FS 0

d. Within a Rural Area of Critical Economic Concern pursuant to Section 163.3187(1)(c)4, FS 0

(Please attach certifying letter to OTTED)

e. Outside categories a., b, c. and d. 5.76

5. Cumulative total number of acres of small scale development amendments for the calendar year:

a. Categories listed in Item 4 a, b, c and d. above 0

b. Categories listed in Item 4 e above 5.76

6. Total number of acres of small scale development amendments in this package that are located within the coastal high hazard area as identified in the comprehensive plan 0

Pursuant to Rule 9J-11.015(1)(b)5, Florida Administrative Code, this form must be mailed with all amendments as defined by Section 9J-11.015(1)(a) Florida Administrative Code to:

DEPARTMENT OF COMMUNITY AFFAIRS
PLAN PROCESSING SECTION
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-4925

AMENDMENTS EXEMPT FROM STATE AND REGIONAL REVIEW

1. Name of Local Government City of Brooksville

Person completing this form Bill Geiger

Phone Number (352) 544-5430

Name of Newspaper in which notice of amendment was published Tampa Tribune-Hernando Today

Date Publication Noticed _____

(Please attach copy of notice)

2. Please indicate type of amendment being submitted:

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b. a map amendment solely to property within an urban service boundary that meets the criteria of Section 163.3184(17), F.S.;

c. a map amendment solely to property within a designated urban infill and redevelopment area pursuant to Section 163.3184(18), F.S.;

d. a plan amendment associated with an area certified pursuant to Section 163.3246, F.S.

Please complete the following information if amendment is submitted under 2(a):

3. If amendment contains a residential land use category indicate:

density allowed prior to change 5.4 dwelling unit(s) per acre.

density allowed after change 0 (Commercial) dwelling unit(s) per acre.

4. Number of acres of small scale development amendments contained in package:

a. Within Urban Infill, Urban Redevelopment or Downtown Revitalization as defined by Section 163.3164, FS 0

b. Within Transportation Concurrency Exception Area pursuant to Section 163.3180(5), FS 0

c. Within Regional Activity Centers or Urban Central Business Districts pursuant to Section 380.06(2)(e), FS 0

d. Within a Rural Area of Critical Economic Concern pursuant to Section 163.3187(1)(c)4, FS 0

(Please attach certifying letter to OTTED)

e. Outside categories a., b, c. and d. 5.76

5. Cumulative total number of acres of small scale development amendments for the calendar year:

a. Categories listed in Item 4 a, b, c and d. above 0

b. Categories listed in Item 4 e above 5.76

6. Total number of acres of small scale development amendments in this package that are located within the coastal high hazard area as identified in the comprehensive plan 0

Pursuant to Rule 9J-11.015(1)(b)5, Florida Administrative Code, this form must be mailed with all amendments as defined by Section 9J-11.015(1)(a) Florida Administrative Code to:

DEPARTMENT OF COMMUNITY AFFAIRS
PLAN PROCESSING SECTION
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100
(850) 488-4925

ORDINANCE NO. 768

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, APPROVING AMENDMENTS TO THE FUTURE LAND USE MAP AND ELEMENT OF THE CITY OF BROOKSVILLE COMPREHENSIVE PLAN; PURSUANT TO PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Council to prepare, adopt, implement and amend a Comprehensive Plan by ordinance; and

WHEREAS, application numbers CPA 2008-S1 and CPA 2008-S2, to amend the Future Land Use Map of the Comprehensive Plan, has been filed with the City; and

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

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

WHEREAS, the City Council did on _____ hold the required public hearing, with public notice having been provided, under the provisions of the small scale development amendment procedures established in Sections 163.3187, Florida Statutes, on said applications for amendment, as described herein, to the Future Land Use Map of the City's Comprehensive Plan, and at said public hearing the City Council (serving as the Local Planning Agency) reviewed and considered all comments received during the public hearing, including recommendations of the City's Planning and Zoning Commission, and the Comprehensive Plan Amendments Report concerning said applications for amendment, as described herein, to the Future Land Use Map of the City's Comprehensive Plan; and

WHEREAS, the City Council has determined and found said applications for amendments, as described herein, to the Future Land Use Map of the City's Comprehensive Plan to be consistent with the Future Land Use Element

goals, objectives and policies, and those of other affected elements of the City's Comprehensive Plan and Land Development Regulations; and

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

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

Section 1: The following amendments to the City of Brooksville Comprehensive Plan are hereby approved:

Future Land Use Map Amendments

File No.	Existing Designation	Proposed FLU MAP Designation	Location	Acreage	Petitioner
CPA 2008-S1	Residential (County)	Single-Family Residential (City)	North of Cortez Blvd. (S.R. 50) west side of Hale Avenue and east side of Mildred Avenue	0.95 +/-	Innovators Investment Group
CPA 2008-S2	Residential (County)	Commercial (City)	North of Cortez Blvd. (S.R. 50) west side of Hale Avenue and east side of Mildred Avenue	4.81 +/-	Innovators Investment Group

CPA 2008-S1

Pursuant to an application, CPA 2008-S1, by Innovators Investment Group, LLC, to amend the Future Land Use Map of the City's Comprehensive Plan, by amending the future land use classification on the following described property, and as shown on Exhibit "A," from RESIDENTIAL (County) to SINGLE FAMILY RESIDENTIAL (City):

LEGAL DESCRIPTION
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE N.88°38'58"W. ALONG THE ¼ SECTION LINE A DISTANCE 847.04 FEET, THENCE S.01°50'32"W. A DISTANCE OF 666.67 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S.01°50'32"W. A DISTANCE OF 125.00 FEET, THENCE S.87°24'58"E. A DISTANCE OF 353 FEET, THENCE N.01°50'32"E. A DISTANCE OF 125.00 FEET, THENCE N.87°24'58"W. A DISTANCE OF 353 FEET TO THE POINT OF BEGINNING. LESS THE WESTERLY 40 FEET THEREOF TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES. SAID LANDS LYING IN AND BEING PART OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA. CONTAINING 0.95 ACRES MOL.

CPA 2008-S2

Pursuant to an application, CPA 2008-S2, by Innovators Investment Group, LLC, to amend the Future Land Use Map of the City's Comprehensive Plan, by amending the future land use classification on the following described property, and as shown on Exhibit "A," from RESIDENTIAL (County) to COMMERCIAL (City):

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, THENCE RUN S.00°42'18"E. ALONG THE EASTERLY BOUNDARY OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ A DISTANCE OF 546.28 FEET, THENCE RUN N.89°13'57"W. A DISTANCE OF 119.34 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HALE AVENUE AND THE POINT OF BEGINNING, THENCE RUN S.00°34'34"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 434.52 FEET, THENCE RUN S.89°53'26"W. ALONG THE NORTHERLY BOUNDARY AND THE EXTENSION THEREOF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 118, PAGE 260, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA A DISTANCE OF 364.80 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, THENCE RUN N.00°49'2"W. A DISTANCE OF 25.15 FEET, THENCE RUN N8913'50"W. A DISTANCE OF 322.89 FEET, THENCE RUN N.001'32"W. A DISTANCE OF 150 FEET, THENCE RUN S.8913'50"E. A DISTANCE OF 313.14 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, THENCE RUN N.0003'53"W. ALONG THE EASTERLY BOUNDARY AND THE EXTENSION THEREOF OF SAID PARCEL A DISTANCE OF 265.00 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1367, PAGES 672 AND 673, THENCE RUN S.8913'57"E. ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 379.93 FEET TO THE SOUTHEAST CORNER OF SAID PARCELS AND THE POINT OF BEGINNING. SAID LANDS LYING IN A PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA. CONTAINING 4.81 ACRES MOL.

Section 2. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of and to exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulations Act, Sections 163.3161 through 163.3215, Florida Statutes and Chapter 97-351 Laws of Florida, as amended.

Section 3. Adoption of Amendments to Comprehensive Plan. Proposed amendments to the Future Land Use Map of the City of Brooksville's Comprehensive as described hereto, are hereby adopted by the City of Brooksville.

Section 4. Severability. If any provision, word, sentence, or paragraph of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions, words, sentences, paragraphs and portions of this Ordinance shall remain in full force and effect.

Section 5. Conflict. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 6. Effective Date. The effective date of this plan amendment shall be the date a final order is issued by the Florida Department of Community Affairs finding this plan amendment to be in compliance in accordance with Section 163.3184, Florida Statutes; or the date a final order is issued by the Florida Administration Commission finding the amendment in compliance in accordance with Chapter 163.3184, Florida Statutes. Further, the Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed. Any affected person may file a petition with the agency within twenty-one (21) days after the publication of the notice pursuant to Chapter 163.3184(9), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a

final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Bureau of Local Planning, Plan Processing Team, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

CITY OF BROOKSVILLE, FLORIDA

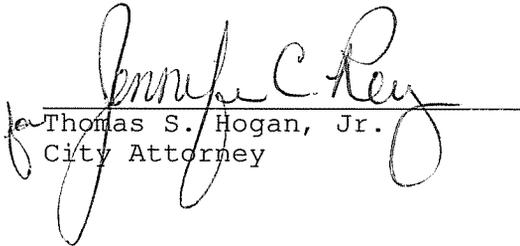
Attest: _____
Karen M. Phillips
City Clerk

By: _____
David Pugh, Mayor

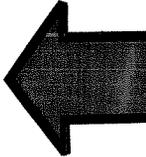
PASSED on First Reading _____
NOTICE Published on September 5, 2008 _____
PASSED on Second & Final Reading _____

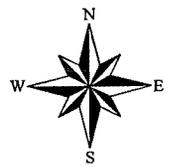
Approved as to form and content
for the reliance of the City of
Brooksville only:

VOTE OF COUNCIL:
Bernardini _____
Bradburn _____
Burnett _____
Lewis _____
Pugh _____



Thomas S. Hogan, Jr.
City Attorney

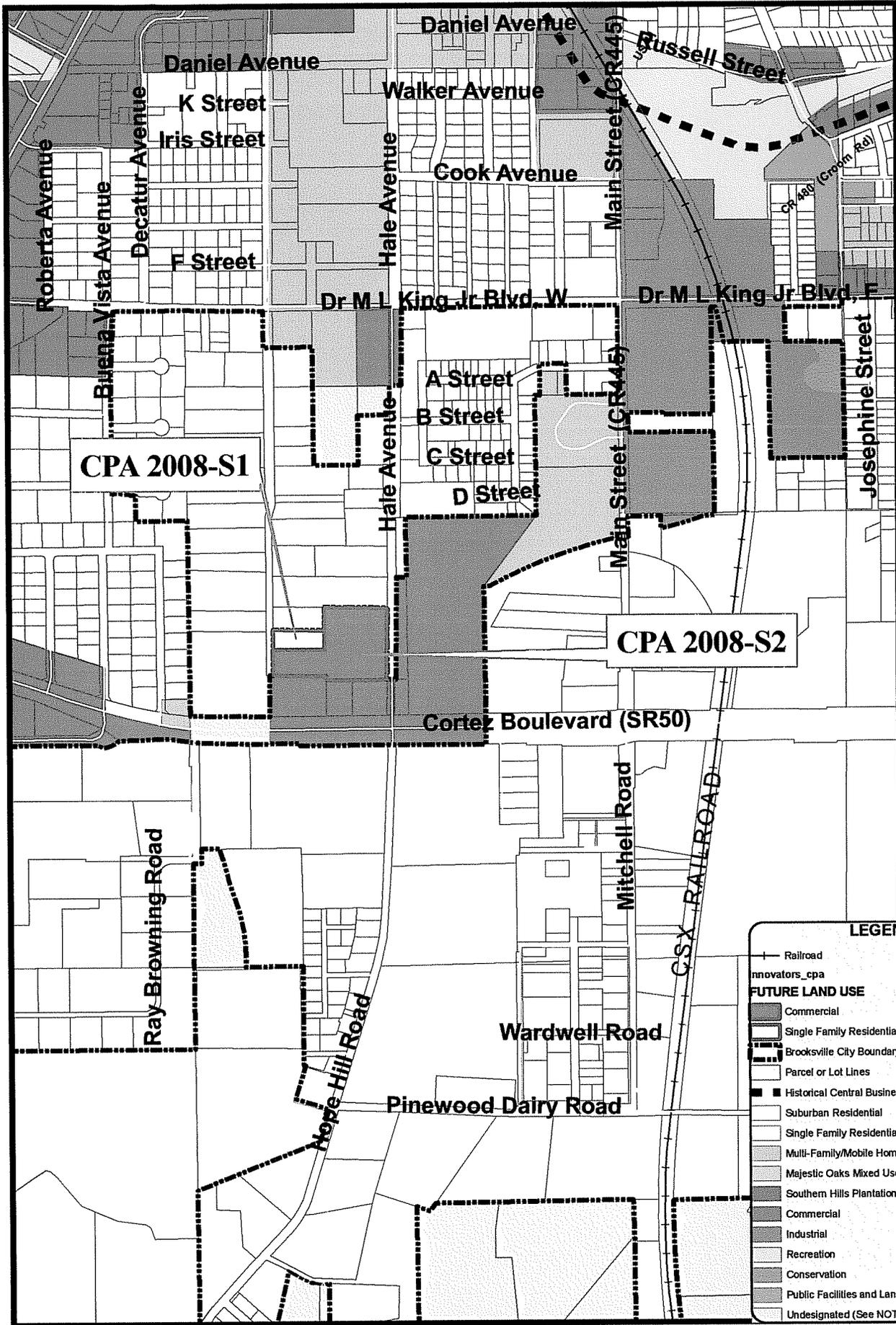




**Map I-2
Future Land
Use Map
(zoomed for
CPA processing)**



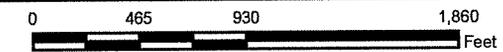
**CITY OF
BROOKVILLE
FLORIDA**



LEGEND

- Railroad
- innovators_cpa
- FUTURE LAND USE**
- Commercial *Subject Parcel (Commercial)*
- Single Family Residential
- Brooksville City Boundary (02-21-08)
- Parcel or Lot Lines
- Historical Central Business/Residential District
- Suburban Residential
- Single Family Residential
- Multi-Family/Mobile Home Residential
- Majestic Oaks Mixed Use
- Southern Hills Plantation Mixed Use
- Commercial
- Industrial
- Recreation
- Conservation
- Public Facilities and Land
- Undesignated (See NOTE below)

Source(s): Hernando County Property Appraiser - parcel data, April, 2007;
City of Brooksville Community Development Dept - future
land use data, July 2008
File: f:\Esri\ArcMap Projects\Innovators CPA07292008.mxd



Prepared by the City of Brooksville Community Development Department
DISCLAIMER: This map and/or digital data is for planning purposes only
and should not be used to determine the precise location of any feature.

NOTE: "Undesignated" areas are areas
annexed into the City of Brooksville that have not
been assigned a Future Land Use designation.
DISCLAIMER: For the April, 2007 Hernando County Property Appraiser's
parcel data was used for the base map image on this map. This map was
prepared by this office to be used as an aid in land parcel location and
identification only. All land locations, right-of-way widths, acreages, and



CITY OF BROOKSVILLE



PETITION FOR VOLUNTARY ANNEXATION, AMENDMENT OF THE FUTURE LAND USE MAP OF THE BROOKSVILLE COMPREHENSIVE PLAN, AND AMENDMENT OF THE OFFICIAL ZONING MAP

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

Petition # _____ Annexation _____ FLUMA _____

Date received: _____ Amount Paid: \$ _____

Tentative dates of Hearings: _____

Property Owner

Name: INNOVATORS INVESTMENT GROUP, LLC/ BROOKSVILLE HOTEL & OFFICE PARK,
LLC/ DAN PITTS AND ROBERT NELSON

Address: P.O. BOX 671

City: LUTZ State: FL Zip: 33548 Phone/Fax: 813-909-8393 FAX 813-909-8373

Applicant

Name: INNOVATORS INVESTMENT GROUP, LLC/ BROOKSVILLE HOTEL & OFFICE PARK,
LLC/ DAN PITTS AND ROBERT NELSON

Address: P.O. BOX 671

City: LUTZ State: FL Zip: 33548 Phone/Fax: 813-909-8393 FAX 813-909-8373

Agent

Name: MICHAEL J. GAYLOR, P.E./ GAYLOR ENGINEERING

Address: OSPREY COVE PROFESSIONAL PARK/ 21764 STATE ROAD 54

City: LUTZ State: FL Zip: 33549 Phone/Fax: 813-949-5599 FAX 813-949-0818

General Information

Property Location and/or Address: MILDRED AVENUE WEST OF HALE ROAD AND NORTH OF S.R. 50

Legal Description: SEE ATTACHED Exhibit "B"

Tax Parcel #: R27 222 19 3580 0000 0020 Parcel Key #: 00150491
R27 422 19 0000 0270 0000 00358231

Site Acreage: 5.76 ACRES
(a) Incorporated Area: 5.76 ACRES
(b) Unincorporated Area:
(c) TOTAL ACREAGE 5.76 ACRES

Existing and Proposed Land Use & Zoning Information

Present Zoning/Land Use Map Designation: SINGLE FAMILY AND LOW DENSITY RESIDENTIAL PER COUNTY NONE PER CITY

Proposed Zoning/Land Use Map Designation: PLANNED DEVELOPMENT PROJECT/ COMMERCIAL AND RESIDENTIAL.

Land Use Map Amendment Required: Yes XX No From _____ To _____

For All Development:

Flood Zone: C Base Elevation Required: N/A

Residential Development:

Total # Units: Single Family: 1 Multi-Family: _____

Non Residential Development:

Total Non-Residential Floor Area: 40,000

Commercial 10,000 Professional 30,000 Industrial N/A

Mixed Use N/A

Description of Existing Land Uses on the subject property:

MOSTLY VACANT WITH ONE SINGLE FAMILY HOUSE, AND ONE GARAGE.

Description of Existing Land Uses surrounding the subject property:

NORTH – VACANT AND RESIDENTIAL
EAST – VACANT
WEST – VACANT
SOUTH – CORTEZ BOULEVARD/S.R. 50

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

PROFESSIONAL OFFICES AND RETAIL SALES AND ONE RESIDENCE (EXISTING).

Maximum allowable density under adopted future land use map designation:
N/A

Maximum allowable density under proposed future land use map designation:
N/A

Analysis of Soils and topography on the site:
THE SITE SOILS ARE WACHULA AND BLICHTON. TOPOGRAPHY CONSISTS OF A RIDGE RUNNING NORTH AND SOUTH AND SLOPING EAST AND WEST.

Analysis of flood prone areas on the site:
NONE

Analysis of vegetation and natural resources on the site:
THE SITE HAS A SIGNIFICANT NUMBER OF PINE AND OAK TREES ALONG WITH A MEDIUM COVER OF INDERSTORY BRUSH.

Analysis of historical/archeological resources on the site:
NONE LISTED OF KNOWN.

Analysis of the relationship of the amendment to adopted population projections:
DEVELOPMENT WILL NOT INCREASE POPULATION.

Analysis of the impact of amendment on levels of service:

Traffic: ITE 820 GENERAL COMMERCIAL $155.09 \times 10 = 1551$
710 GENERAL OFFICE $22.6 \times 30 = 678$
TOTAL TRIPS PER DAY 2,229

Potable Water: $10,000 \times 35/100 \text{ SF.} = 3,500$
 $30,000 \times 15/100 \text{ SF.} = \underline{4,500}$
8,000 GPD

Sanitary Sewer: 8,000 GPD

Drainage: ONSITE RETENTION WITH PREDEVELOPMENT RUNOFF

Solid Waste: 984 POUNDS/ DAY

Parks and Recreation: NO IMPACT DUE TO COMMERCIAL NATURE OF PROJECT

Submittal Requirements

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

- Signed and sealed survey
- Application Form
- Justification for analysis responses (computations, copies of original analyses)
- Proof of Ownership (Warranty Deed, Title Certification, etc.)

Application fee(s):

Comprehensive Plan Amendments:

Text Amendment (\$500 + Administrative Costs).....\$500.00

Map Amendment (\$500+ Administrative Costs).....\$500.00

Voluntary Annexation.....\$ N/A

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

Certified Letters @\$4.92 each\$

AFFIDAVIT

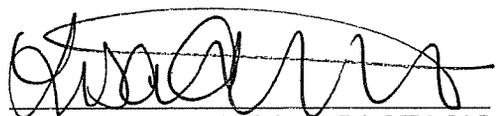
We, the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application. We certify that MICHAEL J. GAYLOR, P.E. is duly designated as the agent for the owner, that the agent is authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition. Further, it is understood that this application must be complete and accurate and the fee paid prior to processing.

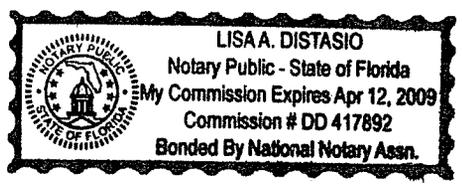
Date: 8/1/08
Date: 8/1/08
Date: _____

Title Holder: _____
Title Holder: _____
Title Holder: _____

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me this 01 day of August, A.D. 2008 by DAN PITTS AND ROBERT NELSON, who are personally known to me or who has produced _____ as identification and who did not take an oath.


Notary Public – LISA A. DI STASIO



FOR: INNOVATORS INVESTMENT GROUP

THAT PARCEL OF LAND PROPOSED FOR LAND USE CHANGE TO COMMERCIAL MORE PARTICULAR DESCRIBED:

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, THENCE RUN S.00°42'18"E. ALONG THE EASTERLY BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 546.28 FEET, THENCE RUN N.89°13'57"W., A DISTANCE OF 119.34 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HALE AVENUE AND THE POINT OF BEGINNING, THENCE RUN S.00°34'34"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 434.52 FEET, THENCE RUN S.89°53'26"W. ALONG THE NORTHERLY BOUNDARY AND THE EXTENSION THEREOF OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 118, PAGE 260, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA A DISTANCE OF 364.80 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, THENCE RUN N 0°49'2" W A DISTANCE OF 25.15 FEET, THENCE RUN N 89°13'50" W A DISTANCE OF 322.89 FEET, THENCE RUN N 0°1'32" W, A DISTANCE OF 150.00 FEET, THENCE RUN S 89°13'50" E. A DISTANCE OF 313.14 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, THENCE RUN N.00°03'53"W. ALONG THE EASTERLY BOUNDARY AND THE EXTENSION THEREOF OF SAID PARCEL A DISTANCE OF 265.00 FEET TO THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN O.R. BOOK 1367, PAGES 672 AND 673, THENCE RUN S.89°13'57"E. ALONG SAID SOUTHERLY BOUNDARY A DISTANCE OF 379.93 FEET TO THE SOUTHEAST CORNER OF SAID PARCELS AND THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA. CONTAINING 4.81 ACRES MOL.

THAT PARCEL OF LAND PROPOSED FOR LAND USE CHANGE TO RESIDENTIAL MORE PARTICULAR DESCRIBED:

(O.R. BOOK 1635, PAGE 220)

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE N.88°38'58"W. ALONG THE 1/4 SECTION LINE A DISTANCE OF 847.04 FEET, THENCE S.01°50'32"W., A DISTANCE OF 666.67 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S.01°50'32"W., A DISTANCE OF 125.00 FEET, THENCE S.87°24'58"E., A DISTANCE OF 353.00 FEET, THENCE N.01°50'32"E., A DISTANCE OF 125.00 FEET, THENCE N.87°24'58"W., A DISTANCE OF 353.00 FEET TO THE POINT OF BEGINNING. LESS THE WESTERLY 40 FEET THEREOF TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES. SAID LANDS LYING IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA. CONTAINING 0.95 ACRES MOL

Gaylor Engineering

CERTIFICATE OF
AUTHORIZATION NO.
26186

21764 STATE ROAD 54
LUTZ, FLORIDA 33549

PH (813) 949-5599

FAX (813) 949-0818

MICHAEL J. GAYLOR P E
P.E. NO 13098

Prepared by: **R**
Fuentes and Kreischer Title Co.
1407 West Busch Boulevard
Tampa, Florida 33612

OFFICIAL RECORDS
BK: 2458 PG: 1647

File Number: 07-583-L

Doc# 2007042326
Hernando County, Florida
06/25/2007 12:01PM
KAREN NICOLAI, Clerk
RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 2,458.00
06/25/2007 **Pa** Deputy Clk

8/3

General Warranty Deed

Made this June 22, 2007 A.D. By **Michael F. Gamba and Laura G. Gamba, husband and wife**, hereinafter called the grantor, to **Innovators Investment Group, LLC**, whose post office address is: 2623 Cabot Road, Land O' Lakes, Florida 34639, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, viz:

See Attached Exhibit "A"

Parcel ID Number: **R27 422 19 0000 0270 0000**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

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

Signed, sealed and delivered in our presence:

Carol Cahill
Witness Printed Name **CAROL CAHILL**

Michael F. Gamba (Seal)
Michael F. Gamba
Address: 1039 S. Mildred Avenue, Brooksville, Florida 34601

Heather Manson
Witness Printed Name **Heather Manson**

Laura G. Gamba (Seal)
Laura G. Gamba
Address: 1039 S. Mildred Avenue, Brooksville, Florida 34601

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 22nd day of June, 2007, by Michael F. Gamba and Laura G. Gamba, husband and wife, who is/are personally known to me or who has produced drivers licenses as identification.

Carol Cahill
Notary Public
Print Name: **CAROL CAHILL**
My Commission Expires: _____



Exhibit "A"

Commencing at the Northeast corner of the Southwest 1/4 of Section 27, Township 22 South, Range 19 East, Hernando County, Florida, go thence North 88°38'58" West along the 1/4 section line a distance of 847.04 feet; thence South 01°50'32" West, a distance of 666.67 feet to the Point of Beginning; thence continue South 01°50'32" West, a distance of 125.0 feet; thence South 87°24'58" East, a distance of 353.00 feet; thence North 01°50'32" East, a distance of 125.00 feet; thence North 87°24'58" West, a distance of 353.00 feet to the Point of Beginning.

LESS the Westerly 40 feet thereof to be used for road right-of-way purposes. Said lands lying in and being a part of the Southwest 1/4 of Section 27, Township 22 South, Range 19 East, Hernando County, Florida.

AND

Commencing at the Northeast corner of the Southwest 1/4 of Section 27, Township 22 South, Range 19 East; Hernando County, Florida, thence North 88°38'58" West along the 1/4 section line, a distance of 847.04 feet, thence South 1°50'32" West, a distance of 791.67 feet to the Point of Beginning; thence continue South 1°50'32" West, a distance of 150.0 feet; thence South 87°24'58" East, a distance of 353.0 feet; thence North 1°50'32" East, a distance of 150.0 feet; thence North 87°24'58" West, a distance of 353.00 feet to the Point of Beginning.

LESS the West 20 feet thereof and also less the East 20 feet of the West 40 feet thereof reserved for road right-of-way purposes. Said lands lying in and being a part of the Southwest 1/4 of Section 27, Township 22 South, Range 19 East, Hernando County, Florida.

Return to: Rhonda Chilson
Name: Gulf Coast Title, LLC
Address: 111 North Main Street
Brooksville, Florida 34601

R

Doc# 2007017913
Hernando County, Florida
03/15/2007 8:04AM
KAREN NICOLAI, Clerk

RECORDING FEES \$ 18.58
DEED DOC STAMP \$ 5,608.88
03/15/2007 Deputy Clk

OFFICIAL RECORDS
BK: 2414 PG: 148

This Instrument Prepared By:
Rhonda Chilson
Gulf Coast Title, LLC
111 North Main Street
Brooksville, Florida 34601
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
R27 222 19 3580 0000 0020
Grantec(s) S.S.#(s):
File No:20070004

WARRANTY DEED

18.50K
5600.00 P

This Warranty Deed Made the 9th day of March, 2007, by Charles Kasper, a single person,
hereinafter called the grantor, whose post office address is: 2803 Wilson Circle, Lutz, Florida 33548

to Brooksville Hotel & Office Park, LLC, a Florida limited liability company, whose post office
address is: 5911 Sheldon Road, Tampa, Florida 33615, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the grantee, all that certain land situate in Hernando County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property is not the homestead of the Grantor(s).
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor
has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and
will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except
taxes accruing subsequent to 2006, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: Wendy McClellan
Printed Name: Wendy McClellan

Charles Kasper
Charles Kasper

Witness Signature: Rhonda Chilson
Printed Name: Rhonda Chilson

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 9th day of March, 2007 by
Charles Kasper, a single person, who is/are personally known to me or who has/have produced driver license(s) as
identification.

My Commission Expires:

Rhonda Chilson
Printed Name:
Notary Public
Serial Number

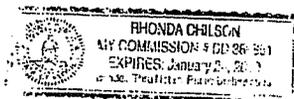
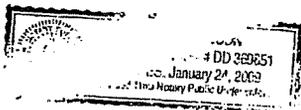


EXHIBIT "A"

Commence at the Northeast corner of the Northeast ¼ of the Southwest ¼ of Section 27, Township 22 South, Range 19 East, Hernando County, Florida, thence run South 00°42'18" East along the easterly boundary of said Northeast ¼ of the Southwest ¼ a distance of 546.28 feet, thence run North 89°13'57" West a distance of 119.34 feet to the westerly right-of-way line of Hale Avenue and the POINT OF BEGINNING,

Thence run South 00°34'34" West along said westerly right-of-way line a distance of 434.52 feet,

Thence run South 89°53'26" West along the northerly boundary and the extension thereof of that certain parcel of land described in OR book 118, page 260, public records of Hernando County, Florida a distance of 364.80 feet to the Northwest corner of said parcel,

Thence run South 00°49'09" East along the westerly boundary of said parcel a distance of 217.44 feet to a point on the northerly right-of-way line of Cortez Boulevard (S.R. 50),

Thence run along said right-of-way line South 89°34'09" West a distance of 346.06 feet,

Thence run North 00°03'53" West a distance of 249.76 feet to the southerly boundary of a parcel described in OR book 74, pages 620 through 635, of said public records,

Thence run South 89°13'57" East along the southerly boundary of said parcel a distance of 333.00 feet to the Southeast corner of said parcel,

Thence run North 00°03'53" West along the easterly boundary and the extension thereof of said parcel a distance of 415.00 feet to the southerly boundary of that certain parcel of land described in OR book 1367, pages 672 and 673,

Thence run South 89°13'57" East along said southerly boundary a distance of 379.93 feet to the Southeast corner of said parcels and the POINT OF BEGINNING. LESS that portion deeded to the State of Florida in OR book 1152, page 1802, public records of Hernando County, Florida.

SUBJECT TO an easement to Florida Power Corporation recorded in OR book 749, page 1721, public records of Hernando County, Florida.

June 11, 2008

IN THE CIRCUIT COURT OF THE FIFTH JUDICIAL CIRCUIT
IN AND FOR HERNANDO COUNTY, FLORIDA

INNOVATORS INVESTMENT GROUP,
LLC, a Florida limited liability company,

Plaintiff,

vs.

CASE NO.: H27-CA-2008-0001

CITY OF BROOKSVILLE, a Florida
Municipal corporation,

Defendant.

_____ /

Stipulated Settlement Agreement

THIS STIPULATED SETTLEMENT AGREEMENT is entered into by and between the Plaintiff, Innovators Investment Group, LLC (herein "INNOVATORS") and Defendant, City of Brooksville (herein "CITY") as a complete and final settlement of all claims raised in the above styled proceeding.

Recitals

WHEREAS, the CITY is a local government, and is therefore required to adopt a comprehensive plan for property within the CITY and consider amendments to the comprehensive plan. The adoption of the comprehensive plan for the property and any amendments thereto must be done in accordance with Chapter 163, Part II, Florida Statutes, which is referred to as the Local Government Comprehensive Planning and Land Development Regulation Act.

WHEREAS, INNOVATORS is the owner of parcels of land, which are the subject of this litigation. A legal description and survey of the parcels is attached as Exhibit A.

WHEREAS, on or about August 7, 2006, and June 4, 2007, these parcels were annexed into the CITY.

WHEREAS, on or about January 22, 2007, the CITY approved a comprehensive plan amendment designating a future land use of Commercial for number 3, as depicted on Exhibit C.

WHEREAS, in August of 2007, INNOVATORS filed an application for a comprehensive plan amendment requesting a future land use designation of Commercial for parcel numbers 1, 2, and 4. In addition, INNOVATORS also filed an application requesting a Planned Development Project (PDP) zoning designation for all of the parcels.

WHEREAS, consistent with the CITY's Community Development Director's recommendation the CITY's Planning and Zoning Commission recommended approval of the requested comprehensive plan amendment and zoning.

WHEREAS, on December 3, 2007, the CITY denied the comprehensive plan amendment.

WHEREAS, on or about December 31, 2007, INNOVATORS filed a Complaint For Declaratory and Injunctive Relief.

WHEREAS, the parties wish to avoid the further expense, delay and uncertainty of lengthy litigation to resolve this proceeding under the terms set forth herein, and agree it is in their respective mutual best interests to do so.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, and in consideration of the benefits to accrue to each of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby represent and agree as follows:

General Provisions

1. Recitals. The above Recitals are true and correct and constitute a material part of this Agreement.
2. Intent. The parties have conferred and agreed to resolve the issues raised in INNOVATOR's complaint through this Agreement. It is the intent of this Agreement to resolve fully all issues between the parties in this proceeding, to the extent allowed by law.
3. Dismissal. Should the CITY, after receipt of legally sufficient applications and after conducting properly noticed public hearings adopt the proposed comprehensive plan amendments described in this Agreement, and after transmittal of the proposed comprehensive plan amendments to the Florida

Department of Community Affairs, within five (5) working days of said transmittal of the amendments, INNOVATORS shall dismiss, with prejudice, its complaint for declaratory and injunctive relief in this proceeding. All parties to this circuit court proceeding agree to pay their own attorneys fees and costs.

4. Description of Proposed Comprehensive Plan Amendment. The proposed future land use designation on the CITY's Future Land Use Map for the parcel numbers 1, 2, and 4 as legally described in Exhibit B and reflected on Exhibit C shall be Commercial for parcel numbers 2 and 4 and Single Family Residential for parcel number 1. Also see Exhibit D for description of comprehensive plan amendments.

5. Description, Timing and Consideration of Approval of Proposed Zoning. Following the CITY's adoption of the Comprehensive Plan Amendment (and subsequent acceptance of the same by the Florida Department of Community Affairs), INNOVATORS may submit a proposed zoning application for parcel numbers 2, 3, and 4 as legally described in Exhibit B and reflected on Exhibit C, requesting a Planned Development Project zoning designation, with a Special Exception Use for a Commercial Planned Development Project, providing for the proposed development to meet Commercial, C-2 zoning performance standards, unless specified otherwise within the Special Exception Use as approved . Once the zoning application is deemed complete, the City will schedule the application

for the appropriate hearings, regardless of when prior zoning applications for the subject property were considered. Also see Exhibit D for description of proposed rezoning.

6. Proposed Comprehensive Plan Amendment To Be Considered For Adoption. The CITY agrees to consider for adoption by formal action of its governing body, the proposed comprehensive plan amendments described in paragraph 4, no later than the time period provided for in this Agreement.

7. Adoption or Approval of Comprehensive Plan Amendment. Within sixty (60) days of receipt of a legally sufficient comprehensive plan amendment application, the CITY shall consider for adoption the proposed comprehensive plan amendment described in paragraph 4 hereof.

8. Approval Proposed Zoning. Following the approval and acceptance by DCA of the proposed small-scale comprehensive plan amendment, and within forty-five days of the receipt of a legally sufficient zoning amendment application, the CITY shall consider for approval INNOVATOR's request and proposal for a Planned Development Project (PDP) zoning designation with a Special Exception Use.

9. Purpose. The parties enter into this Agreement in a spirit of cooperation for the purpose of avoiding, if possible, further costly, lengthy and unnecessary litigation.

10. Approval. On or about June 16, 2008, this Agreement is to be considered by the CITY's governing body at a public meeting. This Agreement is to be executed by the appropriate officer as provided in the CITY's regulations only after governing body consideration and approval.

11. Changes in Law. Nothing in this Agreement shall be construed to relieve any party from adhering to the law, and in the event of a change in any statute or administrative regulation inconsistent with this Agreement, the statute or regulation shall take precedence and shall be deemed incorporated in this Agreement by reference.

12. Other Persons Unaffected. Nothing in this Agreement shall be deemed to affect the rights of any person not a party to this Agreement. This Agreement is not intended to benefit any third party.

13. Attorney Fees and Costs. Each party shall bear its own costs, including attorney fees, incurred in connection with the above-captioned case and this Agreement.

14. Effective Date. This Agreement shall become effective immediately upon execution by INNOVATORS and the CITY.

15. Construction of Agreement. All parties to this Agreement are deemed to have participated in its drafting. In the event of any ambiguity in the terms of

this Agreement, the parties agree that such ambiguity shall be construed without regard to which of the parties drafted the provision in question.

16. Entire Agreement. This is the entire agreement between the parties and no verbal or written assurance or promise is effective or binding unless included in this Agreement.

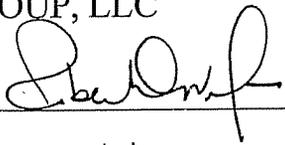
17. Governmental Discretion Unaffected. This Agreement is not intended to bind the CITY in the exercise of governmental discretion which is exercisable in accordance with law only upon the giving of appropriate public notice and required public hearings. INNOVATORS must submit to the CITY applications and materials for the proposed comprehensive plan amendment that are consistent with the requirements of the City of Brooksville Land Development Code and Florida Statutes, as applicable. The CITY, during staff review or during public hearings, as part of its normal lawful discretion during the application review and hearing process, has the right to suggest alternate comprehensive plan designations for the parcels at issue. The CITY maintains its rights to deny or approve the proposed comprehensive plan amendment described herein. In the event the City decides to deny the proposed comprehensive plan amendments, this Agreement shall become null and void. Further, in the event of such a denial, the proposed settlement will not have been successfully implemented and both parties may resume the referenced litigation and seek appropriate relief.

18. Multiple Originals. This Agreement may be executed in any number of originals, all of which evidence one agreement, and only one of which need be produced for any purpose.

19. Captions. The captions inserted in this Agreement are for the purpose of convenience only and shall not be utilized to construe or interpret any provision of this Agreement.

In witness whereof, the parties hereto have caused this Agreement to be executed by their undersigned officials as duly authorized.

INNOVATORS INVESTMENT
GROUP, LLC

By: 

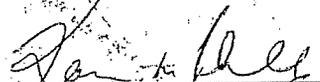
Date: 6/21/08

CITY OF BROOKSVILLE

By: 

Date: 06-18-08

Attest:


Karen Phillips, City Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

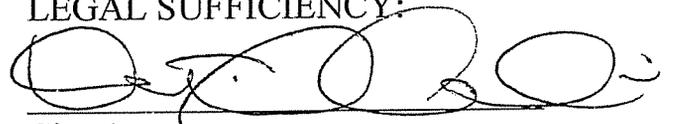

City Attorney

Exhibit B

1.

Commencing at the Northeast corner of the Southwest ¼ of Section 27, Township 22 South, Range 19 East, Hernando County, Florida, thence N.88°38'58"W., along the ¼ section line a distance of 847.04 feet, thence S.01°50'32"W., a distance of 791.67 feet to the POINT OF BEGINNING, thence continue S.01°50'32"W. distance of 150.00 feet, thence S.87°24'58"E., a distance of 353.00 feet, thence N.01°50'32"E., a distance of 150.00 feet, thence N.87°24'58"W., a distance of 353.00 feet to the POINT OF BEGINNING.

LESS the West 20 feet thereof AND ALSO LESS the East 20 feet of the West 40 feet thereof reserved for road right-of-way purposes. Said lands lying in and being part of the Southwest ¼ of Section 27, Township 22 South, Range 19 East, Hernando County, Florida.

2.

Commence at the Northeast corner of the Northeast ¼ of the Southwest ¼ of Section 27, Township 22 South, Range 19 East, Hernando County, Florida, thence run S.00°42'18"E. along the Easterly boundary of said Northeast ¼ of the Southwest ¼ a distance of 546.28 feet, thence run N.89°13'57"W. a distance of 119.34 feet to the Westerly right-of-way line of Hale Avenue and the POINT OF BEGINNING, thence run S.00°34'34"W. along said Westerly right-of-way line a distance of 434.52 feet, thence run S.89°53'26"W. along the Northerly boundary and the extension thereof of that certain parcel of land described in O.R. Book 118, page 260, Public Records of Hernando County, Florida a distance of 364.80 feet to the Northwest corner of said parcel, thence run S.00°49'09"E. along the Westerly boundary of said parcel a distance of 217.44 feet to a point on the Northerly right-of-way line of Cortez Boulevard (S.R. 50), thence run along said right-of-way line S.89°34'09"W., a distance of 346.06 feet, thence run N.00°03'53"W. a distance of 249.76 feet to the Southerly boundary of a parcel described in O.R. Book 74, pages 620 through 635, of said Public Records, thence run S.89°13'57"E. along the Southerly boundary of said parcel a distance of 333.00 feet to the Southeast corner of said parcel, thence run N.00°03'53"W, along the Easterly boundary and the extension thereof of said parcel a distance of 415.00 feet to the Southerly boundary of that certain parcel of land described in O.R. Book 1367, pages 672 and 673, thence run S.89°13'57"E. along said Southerly boundary a distance of 379.93 feet to the Southeast corner of said parcels and the POINT OF BEGINNING. LESS that portion deeded to the State of Florida in O.R. Book 1152, page 1802, Public Records of Hernando County, Florida. SUBJECT TO an easement to Florida Power Corporation recorded in O.R. Book 749, page 1721, Public Records of Hernando County, Florida.

LESS a parcel of land lying in and being a part of the northeast ¼ of the southwest ¼ of section 27, Township 22 South, Range 19 East, Hernando County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of said Northeast ¼; Thence S.00°42'18"E., along the easterly boundary of said Northeast ¼, 546.28 feet; Thence N.89°13'57"W. 119.34 feet to the westerly right of way line of Hale Avenue, Thence S. 00°34'34"W., along said westerly right of way line 434.52 feet; Thence S. 89°53'26"W., along the northerly boundary and the extension thereof of that Certain Parcel of Land described in Official Records Book 118, Page 260 of said Public Records, 364.80 feet to the Northwest Corner of said certain parcel and the POINT OF BEGINNING; Thence S.00°49'09"E., along the westerly boundary of said certain parcel, 217.44 feet to the northerly right of way line of State Road 50 (Cortez Boulevard); Thence S. 89°34'09"W, along said right of way line 346.06 feet; Thence N. 00°03'53"W, 249.76 feet to the Southerly boundary of that certain parcel of land (Steve and Gerry Manuel Parcel) described in Official Records Book 74, Pages 620 through 635 of said Public Records; Thence S. 89°13'57"E., along the southerly boundary of said certain parcel, 342.90 feet to the Southeast corner of said certain

parcel; Thence S. 00°19'09"E. 25.15 feet to the POINT OF BEGINNING. Subject to easements and rights of way of record.

EXHIBIT D

COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION AND ZONING

Exhibit C is a drawing that shows a boundary survey for the four parcels involved in the Stipulated Settlement Agreement in Case No. H27-CA-2008-01. All of the four parcels shown on the boundary survey are parcels that have been annexed into the City of Brooksville. Set out below is a description of the future land use designation and proposed zoning for each of the parcels.

1. Parcel 1. This parcel was designated with a ~~Single Family~~ Future Land Use Designation in the Hernando County Comprehensive Plan and has a County residential zoning classification. Since this parcel has been annexed into the City, it is appropriate to designate it with a Single Family Residential Future Land Use Designation in the City of Brooksville Comprehensive Plan. This parcel has approximately 0.96 acres.

2. Parcel 2. This parcel is designated with a Residential Future Land Use Designation in the Hernando County Comprehensive Plan and has a County residential zoning classification. Since this parcel has been annexed into the City, the owner seeks to have this parcel designated as a Commercial Future Land Use Designation and plans to request a Commercial PDP zoning. This parcel has approximately 1.15 acres.

3. Parcel 3. This parcel was annexed into the City and the City designated the parcel as Commercial on its Future Land Use Map. The owner plans to request a Commercial PDP zoning. This parcel has approximately 1.95 acres.

4. Parcel 4. This parcel is designated as Residential in the County's Comprehensive Plan/Future Land Use Map. This parcel is also zoned Residential. since this parcel is now in the City, the owner seeks to have the City designate the parcel as Commercial on its Future Land Use Map and plans to request a Commercial PDP zoning. This parcel has approximately 3.65 acres.