

City of Brooksville

JOSEPH E. JOHNSTON, III, COUNCIL CHAMBERS
201 HOWELL AVENUE
BROOKSVILLE, FLORIDA 34601-2041
(352) 540-3810

Thomas Bronson
Vice Mayor

Louis Hallal
Council Member



Betty Erhard
Council Member

J.W. McKethan
Council Member

Christa Tanner
MAYOR

"The City of Brooksville's mission is to provide superior municipal services in a reliable, efficient, fiscal and socially effective manner, making Brooksville a desirable City to live, work, and visit."

CITY COUNCIL AGENDA FEBRUARY 9, 2026

REGULAR COUNCIL MEETING - 7:00 P.M

VOSE LAW FIRM, LLP
CITY ATTORNEY

LISA HENDRICKSON
CITY MANAGER

JENNIFER J. BATTISTA, CMC
CITY CLERK

GENERAL INFORMATION AND INSTRUCTIONS

Items listed in the "Consent Agenda" will be approved by Council in their entirety by a single motion, indicated by the (✓) symbol, unless otherwise indicated by Council. Other agenda items are considered individually.

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

- **Disclosure of any ex parte communications by Council members.**
- **Disclosure of any conflicts by Council members.**
- **Qualification of sworn witnesses who wish to testify as an expert, based on statement of credentials made orally or set forth in application file.**
- **Swearing of witnesses who wish to give sworn testimony.**
- **Testimony of City staff witnesses, with cross-examination by applicant if they request.**
- **Testimony of applicant and applicant's witnesses, with cross-examination by Council or staff, if they request.**
- **Testimony by members of the public who wish to address application.**
- **Close of public hearing.**
- **Council deliberation/vote.**

Items identified with a double asterisk () are quasi-judicial functions of the City Council other than land use; the Council Members disclose any ex parte communications.**

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the ADA Coordinator at 352-540-3810 no later than 48 hours in advance of the meeting. Meeting agendas and supporting documentation are available from the City Clerk's office, and online at www.cityofbrooksville.us.

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



CITY OF BROOKSVILLE
REGULAR CITY COUNCIL MEETING
JOSEPH E. JOHNSTON III COUNCIL CHAMBERS
201 HOWELL AVENUE
BROOKSVILLE, FLORIDA 34601
7:00 pm
February 9, 2026

A. **CALL TO ORDER**

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**
Minister Tonda Wells-Wilbur, Freewill Baptist Church, Brooksville

C. **APPROVAL/MODIFICATIONS OF THE AGENDA**
(Limited to City Council and City Manager)

C. **CERTIFICATES AND PROCLAMATIONS**

1. Margaret Ghiotto Residential Improvement Beautification Award
Presented to: Lee and Celeste Johnson, 98 Tangerine Street
Presented by: Beautification Board Chairman and members

2. Proclamation - Black History Month
Accepted by: Cynthia Yvonne Williams

3. Years of Service

Adele Westfall - 20 years
Timothy Downin - 20 years

E. **CITIZEN INPUT** [limited to 3 minutes per speaker about anything on agenda or any other matter]

F. **RESPONSE BY CITY MANAGER, STAFF/COUNCIL**

G. **PRESENTATIONS AND APPOINTMENTS**

1. Duke Energy Presentation (no backup material)
 Presenters: Mike Mangan, Account Executive, Large Account Management and Gaylen Morgan Holloway, Government and Community Relations
2. ARPA Presentation
 Presented by: Danielle Hendry, Project Manager
3. Appointment of Robert Battista to Planning and Zoning Commission for an unexpired four-year term through December 31, 2027.

H. **CONSENT AGENDA**

1. Approval of January 5, 2026 Regular City Council minutes

I. **DISCUSSION OF CONSENT AGENDA ITEMS (IF ANY)**

J. **REGULAR AGENDA**

1. Specimen Tree Removal Request-TR 2026-002; Coastal Engineering on behalf of Barry Family Properties LLC.

 Location: Approximately 3.64-acre property located at 1415 W. Jefferson Street
 Presentation: David Hainley, Community Development Director
 Recommendation: Consider the request as submitted, with conditions.
2. Specimen Tree Removal Request—TR 2026-03; Landmark Engineering Corporation on behalf of HBWB Development.

 Location: Approximately 440.2-acre property located at Broad Street and Croom Road
 Presentation: David Hainley, Community Development Director
 Recommendation: Consider the request as submitted, with conditions.
3. Specimen Tree Removal Request-TR 2026-01; Dave Schmitt Engineering, Inc. on behalf of CBD Real Estate Investments LLC. (continued from 1/26/26 meeting)

 Location: Approximately 41.19-acre property located on the north side of Wiscon Road approximately 615 feet west of the Wiscon/Broad Street intersection and immediately east of Horse Lake Road and south of Barnett Road

Presentation: David Hainley, Community Development Director

Recommendation: Council Consideration

- K. **CITIZEN INPUT** (Limited to 3 Minutes per Speaker)

- L. **RESPONSE BY CITY MANAGER AND STAFF/COUNCIL**

- M. **ITEMS BY CITY ATTORNEY**

- N. **ITEMS BY CITY MANAGER**

- O. **ITEMS BY COUNCIL**

- P. **ADJOURNMENT**

- Q. **CORRESPONDENCE TO NOTE**

- 1.
 - a. Public Service Commission - Duke Energy and WREC (2 attachments)
 - b. 2025 Tree City USA application



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: 1.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: Jennifer Battista, City Clerk
VIA: Lisa Hendrickson, City Manager
SUBJECT: Margaret Ghiotto Residential Improvement Beautification Award
Presented to: Lee and Celeste Johnson, 98 Tangerine Street
Presented by: Beautification Board Chairman and members
DATE: 02/09/2026

Attachments

Ghiotto Award

Form Review

Form Started By: Jennifer Battista
Final Approval Date: 02/02/2026

Started On: 02/02/2026 10:32 AM

Margaret R. Ghiotto

Certificate of Recognition

AWARDED TO

Lee & Celeste Johnson

The City Council and the Beautification Board for the City of Brooksville,
Florida recognize and honor the named recipient for improvements
and beautification to property located within the City.



98 Tangerine Street

Presented this ___ day of _____, 2026

Mayor Christa Tanner

Jennifer J. Battista, City Clerk



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: 2.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: Jennifer Battista, City Clerk
VIA: Lisa Hendrickson, City Manager
SUBJECT: Proclamation - Black History Month
Accepted by: Cynthia Yvonne Williams
DATE: 02/09/2026

Attachments

Black History Month Proclamation

Form Review

Form Started By: Jennifer Battista
Final Approval Date: 02/02/2026

Started On: 02/02/2026 09:20 AM

City of Brooksville Proclamation

WHEREAS, During Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual, and political development; and

WHEREAS, Black History Month grew out of the establishment, in 1926, of Negro History Week by Carter G. Woodson and the Association for the Study of African American Life and History; and

WHEREAS, the 2026 national theme for the observance is “Legacy in Motion” centered on honoring the 100-year legacy of Black History Month and the enduring impact of Black history, culture, and community. The 100-year anniversary prompts reflection not only on what has been accomplished, but also on why this work continues to matter.; and

WHEREAS, Black History Month is often associated with familiar icons - Martin Luther King, Jr, Rosa Parks, Malcolm X, Harriet Tubman - yet the deeper intention is about uncovering thousands of stories once ignored: scientists, entrepreneurs, artists, academics, inventors, policy leaders, soldiers, and everyday citizens who shaped the nation; and

WHEREAS, the City of Brooksville continues to work toward becoming an inclusive community in which all citizens---past, present and future are respected and recognized for their contributions and potential contributions to our community, the state, the country and the world.

NOW, THEREFORE, BE IT RESOLVED, that we the Undersigned City Council for and On Behalf of the City of Brooksville takes pride in recognizing February 2026, as

Black History Month

and call upon the people of the City of Brooksville to observe this month with appropriate programs, activities and reflections.

In Witness Whereof, we have hereunto set our hand and caused the seal of the City of Brooksville to be affixed this 9th day of February, 2026.

City of Brooksville

Christa Tanner, Mayor

Thomas Bronson, Vice Mayor

Betty Erhard, Council Member

J.W. McKethan Council Member

Louis Hallal, Council Member

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



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: G. 1.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: Jennifer Battista, City Clerk
VIA: Lisa Hendrickson, City Manager
SUBJECT: Duke Energy Presentation (no backup material)
Presenters: Mike Mangan, Account Executive, Large Account Management and
Gaylen Morgan Holloway, Government and Community Relations
DATE: 02/09/2026

Form Review

Form Started By: Jennifer Battista
Final Approval Date: 12/30/2025

Started On: 12/30/2025 12:37 PM



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: G. 2.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: George Popovich, Grants Administrator
VIA: Lisa Hendrickson, City Manager
SUBJECT: ARPA Presentation
Presented by: Danielle Hendry, Project Manager
DATE: 02/09/2026

Attachments

ARPA Presentation

Form Review

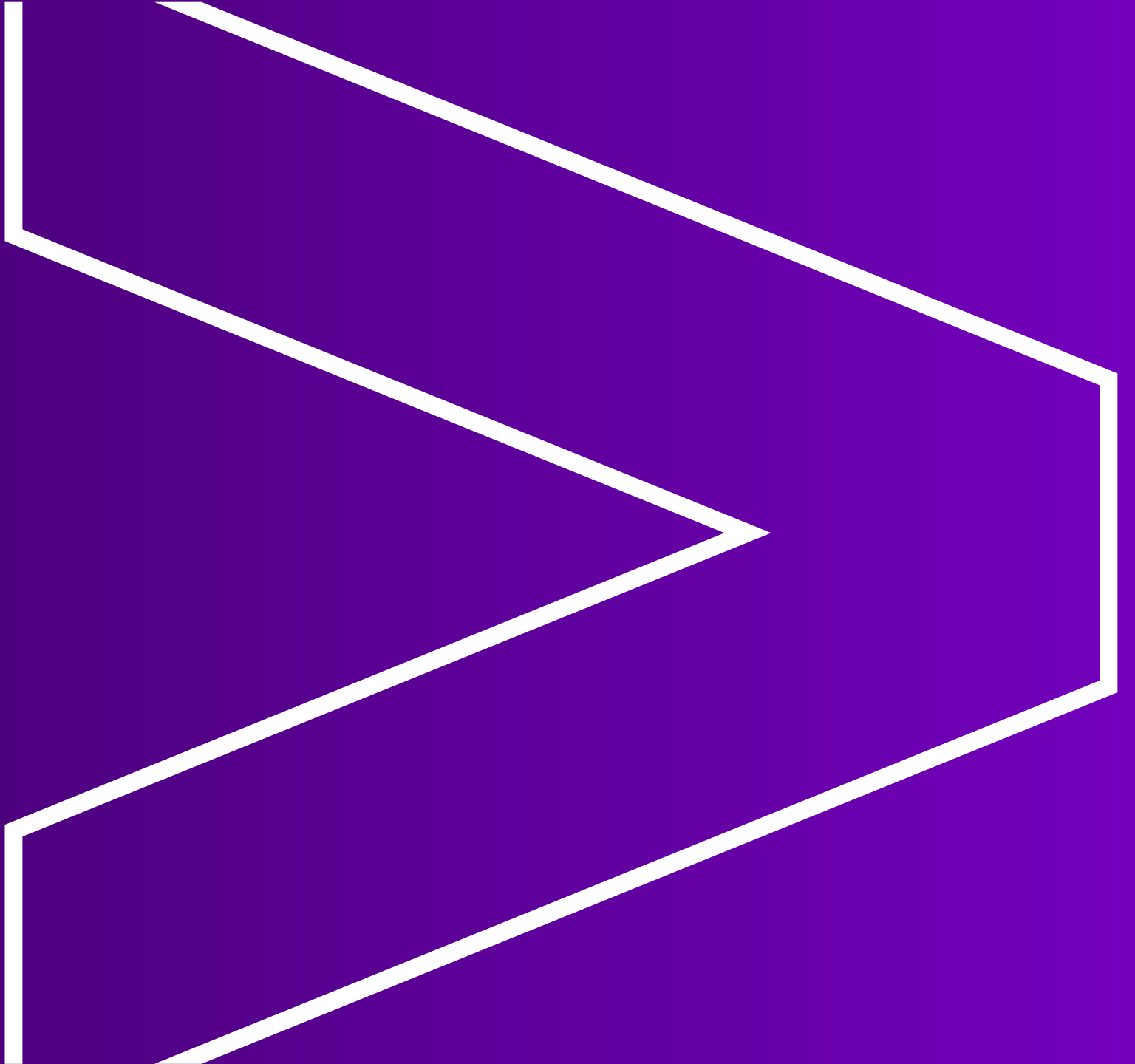
Form Started By: Jennifer Battista
Final Approval Date: 02/02/2026

Started On: 02/02/2026 09:12 AM

American Rescue Plan Update

City of Brooksville

February 9, 2026



Presentation Overview

- **American Rescue Plan Act (ARPA) Refresh**
- **Project Overview**
 - Progress Update
- **Funding Allocation**
 - Expenditure Overview
- **Close-Out Overview**

ARPA Refresh

ARPA History

- Act signed in May 2021
- Varied grant amounts disbursed to every municipality in the Country
- Quarterly or Annual Compliance Reporting required on ARPA grant expenditures directly to Treasury
- Accenture hired in 2022 to assist with compliance and reporting

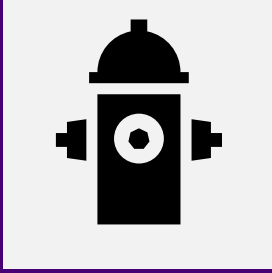
City ARPA Specifications

- City was awarded \$4,289,311
- City is required to submit Annual Treasury Reports
- City allocated the ARPA money to 19 different projects across four departments

Key Deadlines

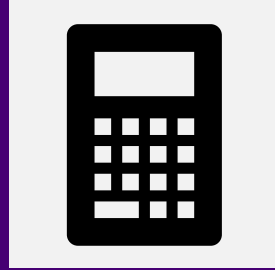
- Deadline for ARPA funds to be fully expended is December 31, 2026
- Final Annual Report is due April 2027

Project Overview



Parks & Recreation

- Tom Varn Park Playground Fence Replacement, Restrooms/Pavillion Upgrade & Court Resurfacing
- McKethan Restrooms
- Youth Field 2 Well Pump Replacement
- Jerome Brown Basketball Court Resurfacing



Water & Sewer Utilities

- Purchase of Hydrant Valves & Sewer Mainline Camera & Van
- Lift Station Bypass Pumps for Diamond Creek
- Good Neighbor Trail Waterline Relocation
- School Street Pump Replacement
- Lamar Drinking Water Plant



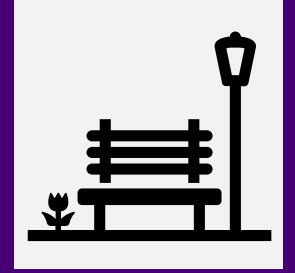
Streets & Drainage

- East Avenue Drainage
- Purchase of Spider Excavator & RC Brush Mower
- Milling Resurfacing
- Commercial Lawn Maintenance Equipment



Finance

- ARPA Grant Administration (Accenture)
- Essential Worker Premium Pay



Fire Department

- New Roof

Project Progress Overview

All City ARPA Projects are Complete!



Funding Allocations

Project	Amount Allocated
Tom Varn Park Fence Replacement	\$10,555
Tom Varn Park Restrooms & Pavillion Upgrade	\$385,601.39
Tom Varn Park Court Resurfacing & Youth Field 2 Well Pump	\$155,396.40
McKethan Restrooms	\$103,527.92
Jerome Brown Basketball Court Resurfacing	\$65,000
Purchase of Hydrant Valves	\$33,273.85
Lamar Drinking Water Plant	\$269,282.74
School Street Pump Replacement	\$80,910
Diamond Creek Lift Station Bypass Pumps	\$616,577.50
Good Neighbor Trail Waterline Relocation	\$454,716

Total Award Amount: \$4,289,311



Funding Allocations

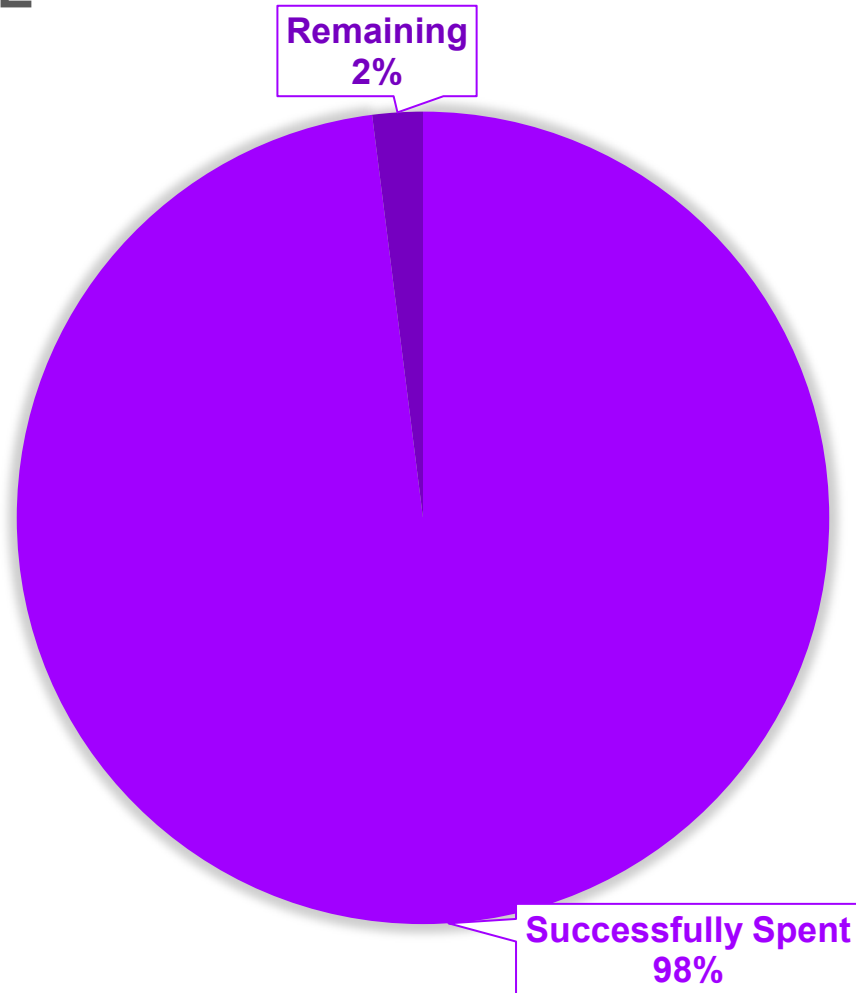
Project	Amount Allocated
East Avenue Drainage	\$397,151
Purchase of Spider Excavator	\$381,883.20
Milling Resurface Program	\$535,475
Purchase of RC Brush Mower	\$79,996
Administration (Accenture)	\$239,560
Premium Pay for Essential Workers	\$76,370
Purchase of Commercial Lawn Maintenance Equipment	\$95,663
New Roof for Fire Department	\$19,900

Total Award Amount: \$4,289,311



Expenditure Overview

PROGRESS TO DATE



Close-Out Overview

What is Close-Out?

Final Treasury Compliance Report

- Final Annual Report due April 2027
- Even if no expenditures, Final Report is Mandatory
- Administration (Accenture) will be the final project closed out

Accenture's Role

- Lightened Day-to-Day
- Final Treasury Report Submittal
- Project Packet Delivery



Thank you



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: G. 3.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: Jennifer Battista, City Clerk
VIA: Lisa Hendrickson, City Manager
SUBJECT: Appointment of Robert Battista to Planning and Zoning Commission for an unexpired four-year term through December 31, 2027.
DATE: 02/09/2026

STAFF RECOMMENDATION:

Due to the resignation of Bobby Read, there is a full-time member vacancy on the Planning and Zoning Commission for an unexpired four-year term through December 31, 2027. After several postings, staff has received no other applications. Two alternate positions on the Commission remain vacant.

Attachments

Application Robert Battista

Form Review

Form Started By: Jennifer Battista
Final Approval Date: 01/21/2026

Started On: 01/21/2026 04:06 PM



CITY OF BROOKSVILLE

Application for Volunteer Board Positions

201 Howell Avenue
Brooksville, Florida 34601-2041
Telephone: (352) 540-3810
Facsimile: (352) 544-5424

☐ New Application

☐ Re-application

- ☐ Beautification Board (4 year terms – 7 members)
- ☐ Brooksville Housing Authority (4 year terms – 7 members)
- ☐ CDBG Citizen's Advisory Task Force (4 year terms – 5 members & 1 alternate)
- ☐ Cemetery Advisory Committee (4 year terms – 7 members – city residency or documented tie to Cemetery)
- ☐ Firefighters Pension Trust Fund Board of Trustees* (2 year terms – 5 members)
- ☐ Good Neighbor Trail (Non-Expiring Terms – 10 members)
- ☐ Parks & Recreation Advisory Board (4 year terms – 7 members & 2 alternates)
- ☐ Planning & Zoning Commission* (4 year terms – 5 members & 2 alternates)
- ☐ Police Officers Pension Trust Fund Board of Trustees* (2 year terms – 5 members)
- ☐ Screening Committee (1 year Terms – 5 members)
- ☐ Other: Beautification Board Student Representative (1 year term)

Name: Battista Robert Barrington
(Last) (First) (Middle)

Address: 436 Howell Ave
Brooksville FL 34601

Mailing Address (if different): N/A

Business Address: N/A

Occupation: Retired

Business Phone: N/A Home Phone: 352/796-8848

Email address: rbattista1@Eampub.org

Do you reside within the City limits? ☒ Yes ☐ No

Are you a Registered Voter in Hernando County? ☒ Yes ☐ No Voter ID # _____

Please rank your board preference(s):
1. Planning and Zoning Commission
2. Cemetery Advisory Committee
3. Parks and Recreation Advisory Board

* These positions require City Residency and that a Financial Disclosure Statement be filed with the Supervisor of Elections Office within 30 days of appointment and then subsequently on a yearly basis.

Have you ever served on a volunteer board or in a volunteer capacity with the City of Brooksville before? ☒ Yes ☐ No If yes, please indicate name of board and dates of service: Planning and Zoning (2011)

Why would you like to serve on this board? Prior experience

What special skills would you bring to this position? Knowledge gained in working with/in native coast local governments

List fields of work experience: Brooksville City Attorney (Jan 1995- April 2001) Asst. Her. County Asst. Attorney (Nov 1989-Jan 1995) Citrus County Attorney (April 2001 - Jun 2010), Brooksville City Council Member (2015-2023)

List any licenses and/or degrees (location & year): BA, Virginia Military Institute 1965; M.A. in E.A.T.S, UNIV OF Arkansas 1973; Juris Doctorate, UNIV OF Fla 1988.

Local References (Please list three (3):

- CLIFF MANUM
- BRUCE SNOW
- Darryl Johnston

Would you have a problem with the meeting dates and times for the board/agency?

☐ Yes ☒ No

If yes, please explain: _____

Signed: _____

Date: 1/20/2026

SCHEDULE OF BOARD MEETINGS

[Note - Balance of Boards meet quarterly or as needed]

BEAUTIFICATION BOARD

2nd TUES of each MONTH (except July & August -
5:00 PM in Council Chambers

BROOKSVILLE HOUSING AUTHORITY

3rd TUES of each MONTH - 5:00 PM in Council Chambers

PLANNING & ZONING COMMISSION

2nd WED of each MONTH - 5:30 PM in Council Chambers



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: H. 1.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: Jennifer Battista, City Clerk
VIA: Lisa Hendrickson, City Manager
SUBJECT: Approval of January 5, 2026 Regular City Council minutes
DATE: 02/09/2026

Attachments

January 5, 2026 Draft Minutes

Form Review

Form Started By: Jennifer Battista
Final Approval Date: 02/02/2026

Started On: 02/02/2026 09:17 AM

DRAFT

CITY OF BROOKSVILLE MINUTES OF THE REGULAR CITY COUNCIL MEETING

Joseph E. Johnson III, Council Chambers
201 Howell Avenue, Brooksville, FL 34601

7:00 pm

ORDER OF BUSINESS

January 5, 2026

Present: Mayor Christa Tanner; Vice Mayor W. Thomas Bronson; Council Member Betty Erhard; Council Member Louis Hallal

Absent: Council Member John McKethan III

Also: City Manager Lisa Hendrickson; City Attorney Becky Vose, Via Phone; City Attorney Chloe Berryman; City Clerk
Attending: Jennifer Battista; Deputy City Clerk Lisa Morris; Finance Director Autumn Sullivan; Community Development Director David Hainley; Public Works Director Richard Weeks; Parks & Recreation Director Jared Marsdsen; HR/Risk Management Director Kyle Martin; IT Administrator Brenda Nelson

A. CALL TO ORDER

Mayor Tanner called the meeting to order at 7:00 pm.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Scott Harris, First Baptist Church of Brooksville, offered the invocation which was followed by the Pledge of Allegiance.

C. APPROVAL/MODIFICATIONS OF THE AGENDA

(Limited to City Council and City Manager)

Motion made by Council Member Betty Erhard, seconded by Council Member Louis Hallal to accept the agenda as modified with item K.3-Council Meeting Agenda Items Policy, being tabled until the next City Council Meeting on January 26, 2026.

Vote: 4 - 0

D. CERTIFICATES AND PROCLAMATIONS

1. 2025 Holiday Decoration Winners

Richard Ross, Beautification Board Chairman, presented the winners as follows:

Residential

Holly Jolly Christmas - Dirksen Family - 205 Sunset Dr.
Clark Griswold - Araniecke Family - 251 Pryor St.
Jingle Bell Best - Conley Family - 469 Rogers
Frosty's Favorite Chown Family - 3052 Meetinghouse
Christmas in Paradise - Drake Family - 157 Mt. Fair Ave.

Commercial

Merry & Bright Business - Mulligan & Associates, 140 S. Main St.

Baby It's Cold Outside, Come Inside - Brooksville Health Care, 1114 Chatman Blvd.
Hometown Holiday - Lowman Law Firm - 31 S. Main St.

Honorable Mention

624 Erin Way - The Buff Family

2. Proclamation - Dr. Martin Luther King, Jr. Day - January 19, 2026

Council Member Erhard read a proclamation in honor of Dr. Martin Luther King, Jr. Day which was accepted by Leechle Booker, Principal, Hernando High School and Parade Committee Member, who made a brief statement. She invited everyone to the parade on January 19th, adding that the theme is "Boots on the Ground".

3. Proclamation - Human Trafficking Awareness Month

Vice Mayor Bronson read a proclamation in honor of Human Trafficking Awareness Month which was accepted by Janine Kell, You-Thrive Florida, who made a statement. She distributed a flyer about an event to be held on January 21, 2026 that would bring awareness to human trafficking.

E. CITIZEN INPUT [limited to 3 minutes per speaker about anything on agenda or any other matter]

Sign at St. John's Episcopal Church [on S. Brooksville Ave.]

Al Bonne came forward to speak about a missing church [directional?] sign at the corner of Lulu Street and S. Main Street. He thinks it may have been taken down during installation of the trail. He was requesting the City reimburse them for the cost of the sign and to install it. He submitted documents to the City Manager.

Firefighter Pension

Joe Pecora, former Firefighter Pension Trust Fund Board of Trustees Chair, spoke about the firefighters' pension. He believed there was misinformation circulating and he felt that the City and the City's pension attorney did not keep him and the pension board informed during this process.

Law Enforcement Impact Fee

Richard Ross wondered if the City has been collecting the Hernando County law enforcement impact fee and whether what is collected could offset what the City pays the HCSO for law enforcement services.

Gas Tax

Mr. Ross also spoke about a one cent municipal gas tax and wondered if the City was receiving that.

F. RESPONSE BY CITY MANAGER, STAFF/COUNCIL

Firefighter Pension

In response to Council Member Erhard's question about the Fire Pension, City Manager Hendrickson noted that the City Attorney and pension attorney communicated with the pension board attorney several times.

Sign at St. John's Episcopal Church [on S. Brooksville Ave.]

City Manager Hendrickson stated that staff would review the documents and followup with Mr. Bonne.

Gas Tax and Law Enforcement Impact Fees

She stated that her administrative assistant would contact Mr. Ross to schedule a meeting.

G. PRESENTATIONS AND APPOINTMENTS

1. Audit Presentation for Year ended September 30, 2024

Julie Fowler, CliftonLarsonAllen, presented the annual audit report. She went over the City's financial statements, internal controls, management and governance letter as well as a report on compliance with investment of public funds. She noted a recommendation was made on internal accounting and inventory records that will be resolved by software reporting adjustments. Overtime calculation processes would be corrected by specific code implementation instead of a more manual process.

The following findings were noted from the PowerPoint:

2024-003 — Noncompliance with Investment Policy and Florida Statute 218.415 Criteria:

The City should conform with all requirements within its investment policy and requirements of Section 218.415, Florida

Statutes.

Condition: The City did not comply with its investment policy or the continuing education requirements of Section 218.415, Florida Statutes. The policy and statute require the Director of Finance or designee responsible for investment decisions to complete eight (8) hours of annual continuing education related to investment practices and products. No continuing education was completed during the fiscal year.

Cause: The City did not have adequate monitoring procedures in place to ensure compliance with its investment policy and the continuing education requirements outlined in Section 218.415, Florida Statutes. Specifically, there was no process to track or verify that the Director of Finance or designee completed the required eight (8) hours of annual continuing education related to investment practices and products.

Effect: The City is not in compliance with Section 218.415, Florida Statutes.

Recommendation: The City should implement procedures to ensure compliance with its investment policy and Section 218.415, Florida Statutes. Specifically, the City should establish a process to track and verify that the Director of Finance or designee completes the required eight (8) hours of annual continuing education related to investment practices and products. This may include maintaining a compliance calendar, requiring documentation of completed training, and periodic review by management.

Views of responsible officials and planned corrective actions: Staff will provide quarterly updates to the City Manager on the progress of the continuing education requirements for the Director of Finance or designee to complete (8) hours of continuing education related to investment practices and products.

2024-001 — Financial Statement Adjustments Type of Finding:

- Material Weakness in Internal Control Over Financial Reporting Condition: As part of the audit, we proposed adjustments to correct the following errors in the City's financial statements:
- Revenue and related receivables were recorded in the Utility Fund for non-exchange transactions that did not meet the eligibility or time requirements for recognition as of the year ended September 30, 2024.
- Asset disposal was not properly recorded in the Sanitation Fund, and related insurance recoveries were incorrectly classified as operating revenue. This resulted in misstatement of fund activity and overstatement of assets.

Criteria or specific requirement: The City's management is responsible for establishing and maintaining internal controls to ensure that transactions are properly recorded and reported in the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP).

Effect: Prior to audit adjustments, revenues and receivables in the Utility Fund were overstated, causing misstatement of assets and fund balance. Additionally, misclassification of insurance recoveries and failure to record asset disposal resulted in an overstatement of assets and fund balance in the Sanitation Fund.

Cause: Reconciliation and review processes did not detect errors in account balances.

Recommendation: The City should update fiscal year—end and monthly closing checklists to address those items noted herein. Trial balances should be reviewed to ensure that all accounts are reconciled, and any related adjustments are posted.

Views of responsible officials and planned corrective actions: Staff will review an end of the year report to ensure proper balancing of the general ledger funds and accounts. Procedures will be added to the end of the year checklist to ensure the general ledger accounts are balanced properly.

2024-002 — Inventory Valuation Type of Finding:

- Significant Deficiency in Internal Control Over Financial Reporting Condition: During our audit of the City's financial statements, we noted certain items included in the City's inventory listing did not have an associated cost recorded in the accounting system. Management was unable to provide historical cost information or other documentation to support the valuation of these items. To obtain a reasonable estimate for these items, a current replacement cost approach was used, applying average costs of comparable items with similar type and utility.

Criteria or specific requirement: The City's management is responsible for establishing and maintaining internal controls to ensure that transactions are properly recorded and reported in the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP).

Effect: The absence of adequate controls over inventory valuation increases the risk of material misstatement in the

financial statements. Using estimated costs without a documented methodology or supporting evidence may result in misstated inventory values in the financial statements, potentially impacting the accuracy of reported assets and related disclosures.

Cause: The City does not have sufficient procedures in place to ensure that all inventory items are recorded on an appropriate basis.

Recommendation: Management should conduct regular reviews to ensure inventory records are complete and accurate.

Views of responsible officials and planned corrective actions: Finance staff will work with the Utility Department and Inventory Specialist to ensure proper cost is included on all items in the inventory system.

2024-004 — Inadequate Controls Over Overtime Calculation for Firefighter Type of Finding:

● Significant Deficiency in Internal Control Over Financial Reporting

Condition: During our audit, we noted that the City does not have effective controls in place to ensure overtime compensation for bargaining unit firefighters is calculated in accordance with the executed labor agreement between the City of Brooksville and the Brooksville Professional Firefighters Local #4661 of the International Association of FireFighters (IAFF), specifically Article 15-3.

Criteria or specific requirement: The labor agreement requires overtime to be calculated based on specific hour thresholds and pay rates outlined in Article 15-3 internal control standards require management to design and implement controls that ensure compliance with contractual and legal requirements. The City's management is responsible for establishing and maintaining internal controls to ensure that transactions are properly recorded and reported in the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP).

Effect: The absence of adequate controls over overtime calculation outlined in the executed labor agreement between the City and Brooksville Professional Firefighters Local #4661 of IAFF increases the risk of noncompliance with contractual and legal requirements, and misstatement of payroll expenses in the financial statements.

Cause: The City does not have sufficient procedures in place to document that overtime calculations comply with the labor agreement.

Recommendation: Management should establish a formal review process to verify overtime calculations against the labor agreement before payroll is finalized, evaluate payroll system configuration to align with overtime provisions in Article 15-3, periodically test system settings for accuracy, and maintain evidence of management's review of overtime compliance as part of payroll approval.

Views of responsible officials and planned corrective actions: Finance staff will review payroll calculations for overtime prior to posting to the general ledger. Finance has set up a shift code in the finance software to calculate and document overtime properly.

Council Member Erhard noted that Council had just received the audit document this day and would not feel comfortable voting on it.

Motion made by Council Member Louis Hallal, seconded by Vice Mayor W. Thomas Bronson to accept the audit, acknowledging the deficiencies and corrective actions taken, and that the corrective actions would be completed in twelve months.

Vote: 3 - 1

NAY: Council Member Betty Erhard

2. Appointment of Advisory Board Members to:

Brooksville Housing Authority

Parks and Recreation Advisory Board

Firefighter Pension Trust Fund Board of Trustees

City Clerk Battista advised as follows:

a. Brooksville Housing Authority. Staff proposes:

Appointment of alternate Kelly Wooldbridge to a full-time position for unexpired 4-year term through June 25, 2029.

b. Parks and Recreation Advisory Board - There have been two resignations from full time members. Staff proposes: moving up alternate Sue Loveday to a full-time position for a four-year term through December 31, 2029 and moving up alternate Jan Knowles to a full-time position for a four-year term through December 31, 2029 and also appointment of a new applicant, Gene Kelly, to one of the alternate positions for an unexpired four-year term through December 31, 2027

c. Firefighter Pension Trust Fund Board of Trustees. Staff proposes:
Ratification of appointment of Brad Sufficool as "fifth member" (appointed by FFPTF on December 3, 2025) for an unexpired 4-year term through December 31, 2026.

Motion made by Vice Mayor W. Thomas Bronson, seconded by Council Member Betty Erhard to approve appointment of alternate Kelly Wooldbridge to a full-time position on the Brooksville Housing Authority for unexpired 4-year term through June 25, 2029.

Vote: 4 - 0

Motion made by Vice Mayor W. Thomas Bronson, seconded by Mayor Christa Tanner to approve appointment to Parks and Recreation Board moving up alternate Sue Loveday to a full-time position for a four-year term through December 31, 2029, moving up alternate Jan Knowles to a full-time position for a four-year term through December 31, 2029 and appointment of a new applicant, Gene Kelly, to one of the alternate positions for an unexpired four-year term through December 31, 2027

Vote: 4 - 0

Motion made by Council Member Louis Hallal, seconded by Council Member Betty Erhard to ratify appointment of Brad Sufficool as "fifth member" (appointed by FFPTF on December 3, 2025) for an unexpired 4-year term through December 31, 2026.

Vote: 4 - 0

H. **CONSENT AGENDA**

1. Approval of minutes:
 - a. October 20, 2025 Regular Meeting Minutes
 - b. November 3, 2025 Regular Meeting Minutes
 - c. November 17, 2025 Regular Meeting Minutes
 - d. August 4, 2025 - correction to Great Brooksvillian motion on page 9 (Year 2028 should be 2027)
2. Nevco Piggyback Agreement with Sourcewell - Scoreboard at TVP
3. Sierra Container Group Piggyback Agreement with OMNIA - Standardized Garbage Bins
4. Auditing Services One Year Contract Extension - CliftonLarsonAllen, Inc. - for FY ending 9/30/2024
5. Smarsh annual renewal for archiving communications as required by Florida Statute.
6. Independent Contractor's Agreement for Solenis LLC - Polymer for Bio-Solids at the wastewater treatment plant.

Motion made by Council Member Betty Erhard, seconded by Council Member Louis Hallal to approve the Consent agenda as presented with a synopsis of each contract on the Consent Agenda. Council Member Erhard explained that Council Members are stewards of taxpayer dollars and for the benefit of the residents, she would like a synopsis on each contract and its costs. Mayor Tanner offered that she did not support that since these are budgeted items, it is a public agenda and the agenda memos are included in the agenda packet. She noted that if there are any questions, Council Members can contact staff to get any answers needed.

Motion failed.

Vote: 2 - 2

NAY: Mayor Christa Tanner

Vice Mayor W. Thomas Bronson

Motion made by Vice Mayor W. Thomas Bronson, to approve the Consent Agenda as presented.

Failed for a lack of a Second.

City Manager Hendrickson advised that she could review each staff memo that is attached to the agenda that was published online if that was the desire of Council.

Motion made by Council Member Louis Hallal, seconded by Vice Mayor W. Thomas Bronson to approve the Consent Agenda as presented.

Vote: 3 - 1

NAY: Council Member Betty Erhard

I. DISCUSSION OF CONSENT AGENDA ITEMS (IF ANY)

J. PUBLIC HEARING

1. Approval of Resolution No. 2026-01 Approving a Roadway Transfer Agreement with the Florida Department of Transportation

City Clerk Battista read the proposed Resolution by headnote only as follows:

A RESOLUTION OF THE CITY OF BROOKSVILLE, FLORIDA APPROVING THE ROADWAY TRANSFER AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION TO TRANSFER CERTAIN PORTIONS OF US 41 AND US 98 OFF OF THE STATE HIGHWAY SYSTEM TO THE CITY OF BROOKSVILLE.

The City Clerk advised that per the requirements of the Florida Department of Transportation, FDOT had done their required advertising.

Public Works Director Weeks provided an overview of the proposed roadway transfer. He advised that FDOT currently owns and maintains several roadway segments within the City of Brooksville, including portions of U.S. 41 and U.S. 98 in and around the downtown area. The proposed Roadway Transfer Agreement removes these roadway segments from the State Highway System and transfers jurisdiction and maintenance responsibility to the City upon completion of FDOT's planned improvements. The purpose of the transfer is to provide the City with greater local control over roadway operations and long-term planning, while supporting efforts to manage truck traffic within the downtown area. As part of the agreement, FDOT has committed to completing operational and safety improvements along U.S. 98 near Broad Street, as well as resurfacing portions of U.S. 98/East Jefferson Street. These improvements are tentatively scheduled for early Fiscal Year 2027. FDOT will retain responsibility for maintenance of the vehicle bridge and associated infrastructure over the CSX railroad tracks on North Broad Street. Following completion of the FDOT improvements and execution of final transfer documents, the City will assume maintenance responsibility for the roadway segments identified in the agreement. The City of Brooksville and the Florida Department of Transportation have finalized a Roadway Transfer Agreement to transfer jurisdiction, ownership, and maintenance responsibilities for

certain portions of U.S. 41 and U.S. 98 located within the City limits. In conjunction with the transfer, FDOT has committed to completing operational, safety, and resurfacing improvements on adjacent roadway segments prior to the final transfer.

Director Weeks advised this was originally approved by Council on January 8, 2024 and this resolution and public hearing is part of the formal process required by FDOT. Council Member Hallal wondered if this would guarantee that large trucks would not come through the downtown. Weeks advised that there is no guarantee, but detouring trucks out of the downtown is the goal of this one-way pair reversal. Mayor Tanner agreed, adding that another goal is so that the City can have control of the roads in the downtown area. Weeks confirmed Hallal's comment that the FDOT would be maintaining the bridge on US 41 even after the reversal occurs. FDOT also will repave and then the City will maintain the sections that will be transferred to the City. The lifespan of the repaving will be 10 - 15 years and would be added to the CIP in the future.

Public Input

Robert Battista spoke about the proposed transfer, specifically asking about Alternate 50 to Cobb Road. He advised that the transfer agreement only addresses Jefferson Street from the Hilltop to Ponce de Leon. He wondered how any drainage and flooding problems in that Alternate 50 area not covered by the agreement would be handled.

Mayor Tanner reminded those present that this is a formal acceptance of what has already been decided by City Council in conjunction with FDOT and the MPO. Brian Hunter, FDOT, went over the specific area of Broad and Jefferson that would be transferred. He stated that the segment from Ponce de Leon to Cobb will stay with FDOT as well as drainage issues. The long-term plan is to move US 98 to Cobb Road and at that point, FDOT would come back to the City and see if they are willing to take that piece of SR 50.

Public Works Director Weeks stated the City cannot stop truck traffic but there would be signage installed and the Mayor suggested that perhaps they could lower the speed limits.

Motion made by Council Member Louis Hallal, seconded by Vice Mayor W. Thomas Bronson to approve Resolution 2026-01 - Roadway Transfer Agreement between the City of Brooksville and the Florida Department of Transportation (FDOT).

Upon Roll Call Vote as follows:

Council Member Louis Hallal	Aye
Council Member Betty Erhard	Aye
Vice Mayor Thomas Bronson	Aye
Mayor Christa Tanner	Aye

Vote: 4 - 0

2. Second Reading - Ordinance No. 1008—LDC 2025-03 Land Development Code Amendment

City Clerk Battista read the proposed Ordinance by headnote only as follows:

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, AMENDING SUBPART B, "LAND DEVELOPMENT CODE" OF PART II OF THE CITY OF BROOKSVILLE CODE OF ORDINANCES, ARTICLE VII, "SIGNS": REVISING STANDARDS FOR PROHIBITED, NONCONFORMING, TEMPORARY, AND PERMANENT SIGNS; ESTABLISHING STANDARDS FOR SIGNS IN THE HISTORIC OVERLAY DISTRICT; PROVIDING FOR CONFLICTS AND REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

She advised that it had been properly advertised.

Community Development Director Hainley advised that this petition is a City-initiated request to modify various sections of Land Development Code (LDC) Article VII, "Sign Regulations." Article VII was substantially amended in 2023 and, as often occurs with complex regulatory documents of substantial size, issues have been identified that require modifications to the regulations. The modifications to Article VII include Part 7-1, "Sign Regulations," Section 7-1.6, "Prohibited Signs," Section 7-1.7, "Nonconforming Signs," Section 7-1.9, "Reserved," Section 7-1.10, "General Provisions." Section 7-1.6, "Prohibited Signs," is amended to add pole signs as not allowed in the City, Section 7-1.7,

"Nonconforming Signs," is modified to address the circumstance of when and how damaged nonconforming signs are to be replaced and Section 7-1.9, "Reserved," is amended to add from Article III provisions for signage on properties in the City's historic overlay districts. Table 7-1.10.1 "Permanent Signs Permitted for Non-Residential Uses" and "Table 7-1.10.4 "Temporary Signs" of Section 7-1.10. "General Provisions," are amended to address the amount of sign area allowed for wall-mounted, marquee, projecting and suspended signs and to reduce the number of feather flag signs allowed per parcel.

Public Input

There was none.

Motion made by Council Member Louis Hallal, to approve Ordinance 1008 on Second and Final Reading.

Failed for lack of Second.

Council Discussion

Mayor Tanner advised that the existing pole signs are grandfathered in and would not have to be replaced unless they get damaged, which Hainley confirmed. If they have to get them replaced, they have to follow code. Vice Mayor Bronson felt that if pole signs are damaged, the owner should be able to build the signs back the way they were. Mayor Tanner stated that this ordinance is mainly to re-arrange the code and make it more usable and easier to understand and not about changing the sign regulations. She stated that it would be a discussion for a different time.

Motion made by Council Member Louis Hallal, seconded by Vice Mayor W. Thomas Bronson to approve on Second and Final Reading.

Upon Roll Call Vote as follows:

Council Member Louis Hallal	Aye
Council Member Betty Erhard	Aye
Vice Mayor Thomas Bronson	Aye
Mayor Christa Tanner	Aye

Vote: 4 - 0

3. Second Reading - Ordinance No. 1009—LDC 2025-04 Land Development Code Amendment

City Clerk Battista read the proposed Ordinance by Headnote only as follows:

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, AMENDING ARTICLE II, PART 2-2, SECTION 2-2.2, TABLE 2-2 OF THE CITY'S LAND DEVELOPMENT CODE TO CHANGE THE USE DESIGNATION OF CAMPS FROM A PERMITTED USE TO A CONDITIONAL USE IN ZONING DISTRICTS AG, C-1, C-2, AND C-4; AMENDING ARTICLE IV, PART 4-8, SECTION 4-8.17 OF THE CITY'S LAND DEVELOPMENT CODE TO REQUIRE CAMPS TO PROVIDE ADA COMPLIANT RESTROOMS AND BATHING FACILITIES ATTACHED TO CITY SEWER SYSTEM; AND PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

The City Clerk advised that this had been properly advertised.

Community Development Director Hainley advised that this petition is a City-initiated request to amend Subpart B, "Land Development Code," (LDC) of Part II of the City of Brooksville Code of Ordinances, Article II, "Zoning Districts, Uses and Lot Requirements," Part 2-2, "Zoning District Uses," Table 2-2, and modify Article IV, "General Requirements and Supplemental Regulations," Part 4-8, "Supplemental Design Standards for Conditional Uses, Special Exceptions and Special Uses," Section 4-8.17, "Camps." Table 2-2 of Article II indicates that "camps" are a Permitted Use in zoning districts AG, C-1, C-2, and C-4, which is inconsistent with the additional design standards set forth for "camps" in Article IV, Part 4-8, Section 4-8.17. Staff is of the opinion that it is appropriate to amend LDC Section 2-2.2, Table 2-2 to change the use designation of "camps" from a permitted use to a conditional use in zoning districts AG, C-1, C-2, and C-4 and to amend Article IV, "General Requirements and Supplemental Regulations," Part 4-8, "Supplemental Design Standards for Conditional Uses, Special Exceptions and Special Uses," Section 4-8.17, "Camps" to require camps to provide restrooms and bathing facilities.

Public Input

There was none.

Motion made by Vice Mayor W. Thomas Bronson, seconded by Council Member Betty Erhard to approve Ordinance 1009 on Second and Final Reading.

Upon Roll Call Vote as follows:

Council Member Louis Hallal	Aye
Council Member Betty Erhard	Aye
Vice Mayor Thomas Bronson	Aye
Mayor Christa Tanner	Aye

Vote: 4 - 0

4. First Reading – Ordinance No. 1010 (Termination of Firefighters’ Retirement Trust Fund)

City Clerk Battista read the proposed ordinance by headnote only as follows:

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, TERMINATING THE CITY OF BROOKSVILLE FIREFIGHTERS’ RETIREMENT TRUST FUND, ADOPTED PURSUANT TO ORDINANCE NO. 525-I, AS SUBSEQUENTLY AMENDED” with “ADOPTED PURSUANT TO ORDINANCE NO. 525 AND AMENDED AND RESTATED BY ORDINANCE NOS. 525-C AND 525-I, AS SUBSEQUENTLY AMENDED; PROVIDING FOR IMPLEMENTATION BY THE TRUST FUND BOARD OF TRUSTEES AND CITY STAFF; REVOKING THE CITY’S PARTICIPATION AND PREMIUM TAX UNDER CHAPTER 175, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

City Manager Hendrickson stated at the December 1, 2025 City Council meeting, Council reached consensus to proceed with termination of the City of Brooksville Firefighters’ Retirement Trust Fund following the consolidation of fire services with Hernando County Fire Rescue. The consolidation agreement became effective October 1, 2025. Ordinance No. 1010 implements that direction by formally terminating the pension plan in accordance with Chapter 175, Florida Statutes, protects the members accrued and vested benefits, and authorizes the Pension Board of Trustees in collaboration with City staff, the City Attorney and the City's Pension attorney, to complete all required actions and state filings and administrative steps.

She noted that the agenda item presents the ordinance for First Reading and the Second and Final Reading will be scheduled for January 26, 2026.

Public Input

Pension plan retiree, James Adkins, Pension plan retiree, James Daughtery and Pension plan retiree, Frank Phillips spoke about the proposed ordinance. Susan McCrary, Pension Plan Administrator, spoke about the ordinance and the fact that this will be a long process.

Council Discussion

Council Member Erhard read an email submitted by retired firefighter, Dennis Wilfong.

Good day,

Thank you for reviewing this email, I wanted to give you a little prospective on the proposal of terminating the Firefighter pension plan.

A perspective of the time we served the citizens of the City of Brooksville

We were hired and tasked with providing protection for the residents of the City of Brooksville and anyone who required emergency assistance. We were the keepers of our city's fire station and the equipment to provide fire protection, emergency medical care, rescue from buildings, vehicles, along with other hazards both below the ground or high above it. We carried the "jaws of life" many miles within our county and sometimes Citrus and Pasco counties to rescue citizens and guests in our community. Many times, we provided these services before specialized training and equipment that today's firefighters routinely utilize, the desire to serve runs deep within us.

We saved our citizens/taxpayers money by utilizing and refurbishing retired military trucks, generators, and other tools to do these jobs. We built our specialized equipment, and specialized apparatus such as heavy rescue units and wildland fire units. We welded steel containers with baffles, welded boxes on the bed of trucks to carry our specialized equipment, rebuilt motors and pumps.

We remodeled and with the aid of inmates, we built our second fire station on south Brooksville Avenue, thus offering our citizens additional protection and the feeling of safety and security. Much of this work was done on our days off and we didn't even get paid for much of the work that was completed. We used our own personal tools and trades that we brought with us from other jobs and experiences. We painted our fire stations, built training prompts to teach the children fire prevention, in some cases we used our own money, it was a matter of pride for our city and our profession.

When the jail moved to Spring Hill Drive where it is today. Our city police officers would leave the city and only one officer was left to answer calls. The Sheriff's office wasn't staffed much better around the city to help at that time as well. We would hear this on our radio and move to the area of our city officers and back them up, as we were a team in protecting our city.

We spent hours burning old houses, wooded lots, and the quarry. To save the citizens money and to reduce blight in their city, thus saving them money and keeping theirs well as the city's property values from declining.

We gave up raises to keep our pension alive and strongly funded it to be there when we retired. We were the pioneers that built the fire service you have today both within this county and in the state. We trained many new fire fighters that started in Brooksville and left to do great things and provide great benefits to other departments after receiving advanced training from us.

We did all of this and still performed the job that today's fire fighters routinely do day to day, we just had to do it sometimes at a greater risk which we accepted to be a part of this city and to serve our community and state.

Without the background of where we came for you to even consider the termination of the pension benefits that we have sacrificed so much for, leaving behind our own blood sweat and tears to serve the city is a crime of honor and dignity. The dedication and loyalty that we put into ensuring the protection of the citizens of the City of Brooksville shows a lack of dedication and appreciation by current City Council for what all of us have put forth with the pride of being the Brooksville Fire Department.

With the decision to move forward with dissolving the pension system as it stands will have a large financial impact on all who have put everything into the city. By doing a buyout or an annuity to each pensioner it would greatly reduce the amount of income to each due to the reduced amount that would be available to invest for a monthly return thus causing a financial burden to each of us. The firefighter pension has always been financially solvent and would remain so with the current funds along with the current and future management.

As an employer you expect and demand that your employees are dedicated and loyal to the city and the position and task that they will provide. As an employee it is only fair that we receive the same loyalty and dedication from you to continue to honor what was promised to us.

Sincerely
Dennis Wilfong.

Council Member Hallal noted that the pension plan is not fully funded currently and it would be an estimated \$3.7 million buy out to fully fund the pension. He added that Council's sole responsibility is whether the plan is closed or terminated. It is the Firefighter Pension Board's responsibility to determine how the payouts occur.

Council Member Erhard read another statement from a retired firefighter [did not announce who it was from], as follows:

It seems that the longer a retiree has been retired the less of value of our payout or the annuity. There are 20 actively retired members or survivors that the concern is that some of them might lose their benefits, plus some of the members have taken less initial benefits at the time of their retirement for survivor benefits. This will make

them double taxed by the annuity. Please encourage the rest of council to give more time to the retirees to get their questions answered.

Council Member Erhard felt that the City owed the pension members answers and assurances. City Manager Hendrickson stated that each member has the opportunity to speak to the pension actuary and/or to a financial planner and agreed they need expert advice on these important decisions.

Susan McCrary, Pension Plan Administrator, stated that it will take the actuary a while to work things out before retirement benefits are determined. She suggested that Council could postpone the decision to terminate until more answers are available, but she was unsure on what City time requirements entailed.

City Manager Hendrickson touched on where the money would come from, including fire assessment monies and loan options. She reminded all that City Council could not give any financial advice; instead, that information would need to come from the pension board actuary and/or to a financial planner.

Motion made by Vice Mayor W. Thomas Bronson, seconded by Council Member Louis Hallal to approve on First Reading Ordinance No. 1010 terminating the City of Brooksville Firefighters' Retirement Trust Fund and setting the Second and Final Reading for January 26, 2026.

Upon Roll Call Vote as follows:

Council Member Louis Hallal	Aye
Council Member Betty Erhard	Aye
Vice Mayor Thomas Bronson	Aye
Mayor Christa Tanner	Aye

Vote: 4 - 0

K. **REGULAR AGENDA**

1. **Approval of Interlocal Agreement for Use of Tennis and Volleyball Courts between City of Brooksville, Henando High School, and Parrot Middle School**

City Manager Hendrickson advised that the agreement is to allow the use of the City of Brooksville's tennis and volleyball courts by Hernando High School and Parrot Middle School. There is a fee associated with this contract as it takes these spaces away from public use during the scheduled times. The school will schedule their seasons through the Parks and Recreation Department. This agreement will also require that the proper insurance is provided for the City of Brooksville. The agreement renews at the current use rates approved by Council at the time of renewal. She added that it has not gone to the School Board for approval yet.

Motion made by Council Member Louis Hallal, seconded by Council Member Betty Erhard to approve the interlocal agreement for usage of the City of Brooksville Courts by Hernando High School and Parrot Middle School.

Vote: 4 - 0

2. **RFP Bid Packet acceptance for Proposed Impact Fees Study**

City Manager Hendrickson stated that as requested by Council at the November 17, 2025 meeting, staff is presenting the draft impact fee study RFP for consideration. She advised that the last impact fee study was implemented on January 2023, which took about 2 years to prepare. Council Member Hallal advised if it takes another 2 years, that would put the current impact fees at 2028, which is at the recommended 5-year review point. Hendrickson advised that the cost of the study can be paid out of impact fees, funds 110 - 115.

Procurement Administrator Bennett advised of the timeframe for the RFP and City Attorney Berryman went over Florida Statutes timelines for impact fees. She suggested that a timeline for the study to be completed could be added to the RFP [no direction given on this suggestion]. She brought up for discussion the composition and the role of the evaluation committee once the RFP comes in. City Manager Hendrickson stated that she has seen in the past a Council member appointed to sit on the evaluation committee.

Motion made by Council Member Louis Hallal, seconded by Council Member Betty Erhard to approve the RFP bid packet, select a council member to be on the evaluation committee and staff to follow procurement policy for solicitation.

Council Discussion

Vice Mayor Bronson suggested Council Member Hallal be on the evaluation committee. Mayor Tanner did not feel it is in the current procurement process and was not sure a Council Member needed to be on the evaluation committee.

Motion rescinded.

Motion made by Council Member Louis Hallal, seconded by Council Member Betty Erhard to approve RFP bid packet, and direct staff to follow procurement policy for solicitation.

Vote: 4 - 0

3. FY 2025/2026 Quarterly Budget Amendment

Finance Director Sullivan went over the transfers as follows:

- General Government - Decrease Uncapitalized Equipment and transfer the funds to Legal Services to cover the cost of the pension attorney.
- Fire Truck Loan Funds 203 and 314 - Increase the pass through loan Funds 203 and 314 to reflect the payoff amount for the Fire Truck loan with USDA.
- Fire Department Fund 143 - Increase Interest and Principal expense to reflect the payoff amount for the Mini-Pumper loan with Truist. Increase Transfer Out to Fund 314 for the payoff amount for the Fire Truck loan with USDA. Increase Other Contractual Services expense to reflect the contractual obligation with Hernando County Fire and Rescue for fire service. Decrease personnel expense and transfer those funds within Fund 143 to cover the cost of the quarterly budget amendments.

Motion made by Council Member Louis Hallal, seconded by Vice Mayor W. Thomas Bronson to approve the quarterly budget amendments.

Vote: 4 - 0

4. Council Meeting Agenda Items Policy

Tabled until January 26, 2026 City Council Meeting.

L. CITIZEN INPUT (Limited to 3 Minutes per Speaker)

There was none.

M. RESPONSE BY CITY MANAGER AND STAFF/COUNCIL

None required.

N. ITEMS BY CITY ATTORNEY

No items to discuss.

O. ITEMS BY CITY MANAGER

Discussion of traffic data at Zoller and Highland

Tabled until the January 26, 2026 Council meeting.

P. **ITEMS BY COUNCIL**

COUNCIL MEMBER ERHARD

She thanked all for coming.

Contracts

Council Member Erhard spoke about the contracts that were approved via the Consent Agenda. She had concerns about the auditing contract, the purchase of the garbage bins and the archiving software purchase. She felt these should not be on the Consent Agenda but under the Regular meeting agenda. She does not agree with meeting with staff and only supported discussing them at a Council meeting.

Mayor Tanner noted that all contract items on the Consent Agenda had been previously approved through the budget process. She reminded those present that the garbage bins are coming out of the sanitation enterprise fund.

COUNCIL MEMBER HALLAL

He thanked staff.

Garbage Cans and Consent Agenda

Council Member Hallal spoke about the cost of the garbage bins and the safety assist unit that will be used. He did not have a problem with the other contracts being under consent, adding that he meets with staff if he has any questions.

He noted that he gains valuable information by meeting with staff to review items.

Fire Pension Ordinance

He acknowledged the hard decision and stated that Council has the burden of looking after the City and future Councils.

VICE MAYOR BRONSON

He encouraged all to seek faith in Christ.

Consent Agenda

He felt meeting with staff is important to ask questions about agenda items.

Fire Pension Ordinance

The Vice Mayor was proud that staff and Council are able to research and make hard decisions for the future of Brooksville.

Mayor Tanner

Thanked staff, looks forward to 2026 and Brooksville's 170's birthday.

Fire Pension Ordinance

She understands hard decisions are being made.

Q. **ADJOURNMENT**

There being no further business before the Council the meeting adjourned at 9:26 pm.

Jennifer Battista, CMC, City Clerk

Attest: _____
Christa Tanner, Mayor

Approved: _____



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: J. 1.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: David Hainley, Community Development Director
VIA: Lisa Hendrickson, City Manager
SUBJECT: Specimen Tree Removal Request-TR 2026-002; Coastal Engineering on behalf of Barry Family Properties LLC.

Location: Approximately 3.64-acre property located at 1415 W. Jefferson Street

DATE: 02/09/2026

CITY MANAGER RECOMMENDATION:

Staff finds that the required mitigation activity and fee of \$5,206.00 meets the requirements of the City's tree preservation regulations and it is recommended that City Council authorize and conditionally approve the petitioner's request to remove the designated Specimen Trees from the site as outlined in its Landscape/Tree Removal Plan dated May 21st, 2025. The authorization includes the following specific conditions:

1. The developer shall protect all existing trees to be preserved in accordance with the Land Development Code.
2. The developer of the property shall employ a professional licensed landscape architect to design and oversee the construction of a tree-root protection system, to better ensure the health and viability of the existing trees to be preserved on the property. Construction plans shall specify planting details, tree and root protection details and maintenance & irrigation details.
3. All the replacement trees must be at least 3-inches DBH at the time of planting.
4. Any trees slated to be preserved that do not survive the first five years from the date that the project receives a Certificate of Completion will be required to be replaced by the petitioner/property owner.

REPORT IN BRIEF:

City Council approval is required to remove Live Oaks in excess of 18" caliper. The applicant requests permission to remove four regulated Live Oaks.

DISCUSSION:

The petitioner, Coastal Engineering, on behalf of Barry Family Properties LLC requests City Council's approval to remove certain Specimen Trees from an approximately 3.64-acre property located at 1415 W. Jefferson Street Brooksville, Florida. Identified as Hernando County Property Appraiser Parcel Key 1717538. Land Development Code (LDC) Article IV, Section 4-5.6 states "any Live Oak tree over (18) inches in caliper shall be determined to be a "Specimen Tree.... A specimen tree shall not be removed except for extraordinary circumstances and only by final approval of the City Council."

The subject site is a vacant, partly wooded parcel with native vegetation and the developer has retained Coastal Engineering to assist in the preservation and removal of existing trees and vegetation on the property. In the review of the property's vegetation, 4 Live Oak Specimen Trees with a diameter breast height DBH of 18 inches or greater were identified, and the petitioner proposes to remove them and preserve 50 other existing native trees on the parcel. The Specimen Trees to be removed have a total of 167" caliper inches and the 50 trees retained on the property contain a total of 667" caliper inches.

The following table is an inventory of the petitioner's tree preservation/removal activity.

	# of Trees	Total Diameter	Average Diameter
Specimen Trees requiring City Council approval	4	167	41.75
Specimen Trees retained/preserved	N/A	N/A	N/A

All trees retained preserved	50	667	13.3
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The petitioner proposes to plant 39 trees with a total DBH of 117 caliper inches of the 167 caliper inches of the Specimen Trees requiring City Council approval to remove. Additionally, and in accordance with LDC Section 4-5.8(e), the petitioner proposes to mitigate removal of the trees by payment into the tree mitigation fund. As established by Resolution 2025-06, mitigation requires a fee of \$150.00 per caliper inch for a total of 167 caliper inches, plus \$100.00 each for the 4 Specimen Trees requiring City Council approval to remove. The mitigation fee is thus \$25,450.00 for removal of the Specimen Trees. The permit application fee and mitigation fee for tree removal that does not require City Council approval is \$231.00 and the total tree mitigation fee is \$5,206.00 The tables below detail the fees and application thereof established in Resolution 2022-26.

	RESOLUTION 2025-06	
1	3 or more live oaks per parcel for 10" DBH up to 17-99'	\$35.00 per tree plus \$100.00 per caliper inch.
2	Specimen Live Oaks 18" DBH and over.	\$100.00 per tree plus \$150.00 per caliper inch.
3	All other species from 10" DBH	\$33.00 per tree

Applying the information provided with the above requirements of Resolution 2025-06, the results are as follows:

Category	Number of Trees x Fee	Caliper Inches x Fee	Total
1	N/A	N/A	
2	4 x \$100.00 = \$400.00	167 x \$150.00 = \$25,050.00	\$25,450.00
3	7 x \$33.00=\$231.00		\$231.00
Less Replacement Plantings	39 x 3=117	117 x \$175.00=\$20,475.00	\$20,475.00
Total Fee			\$5,206.00

FISCAL IMPACT:

The removal of the Specimen Trees will not impact on the City of Brooksville's current operating budget.

ALTERNATIVES:

Denial of all or parts of the request.

Attachments

Barry Dental Existing Conditions
Barry Dental Planned Tree Removal
Barry Dental Landscape Plan
Barry Dental Plan

Form Review

Inbox

Finance Director

City Attorney

Form Started By: David Hainley

Final Approval Date: 02/02/2026

Reviewed By

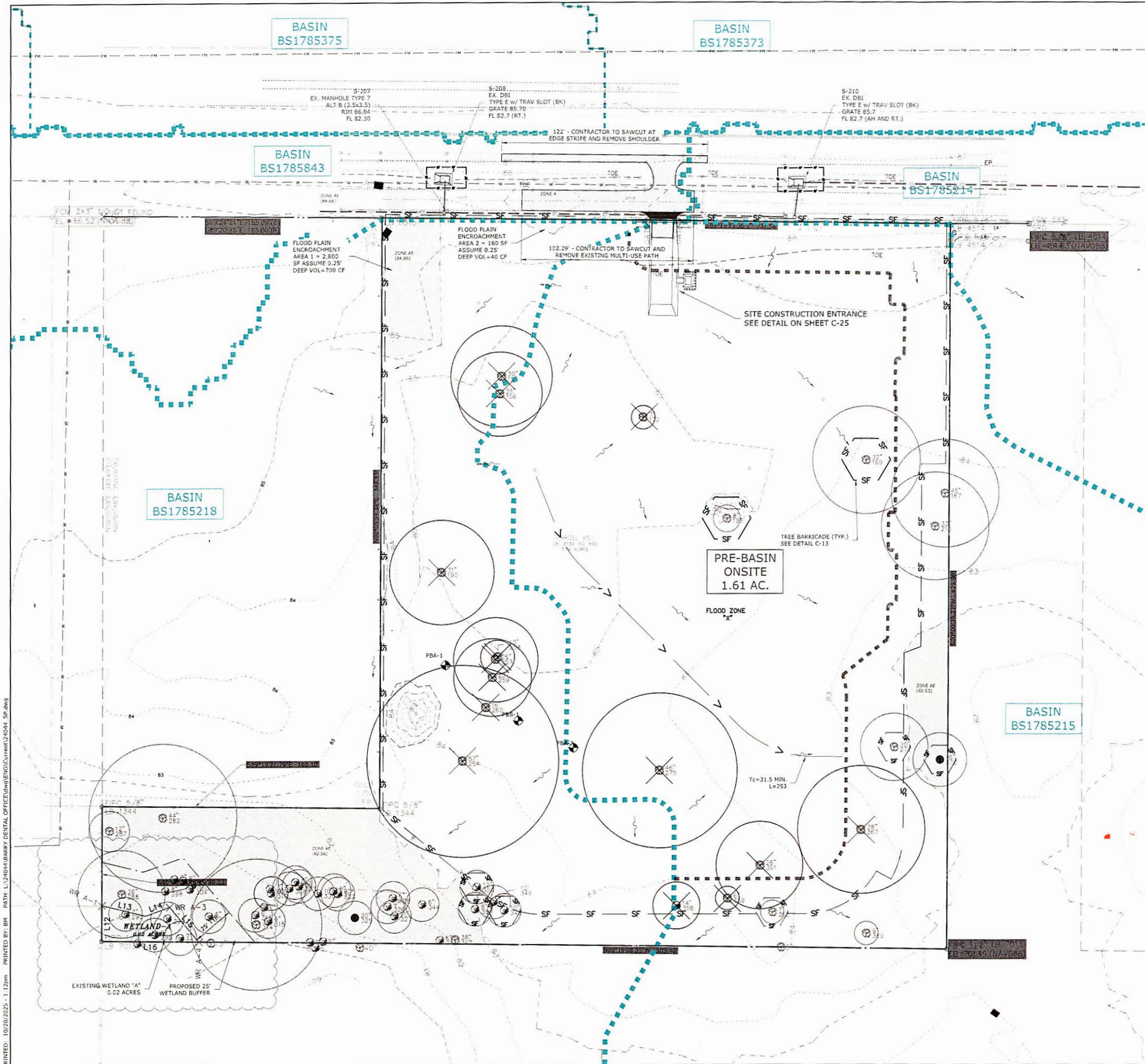
Autumn Sullivan

Date

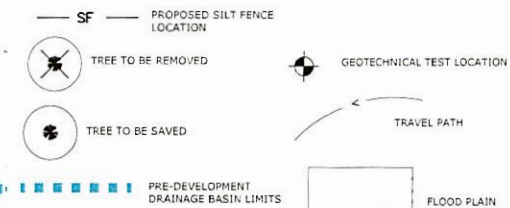
01/30/2026 02:24 PM

02/02/2026 03:18 PM

Started On: 01/29/2026 02:39 PM



LEGEND:



N.A.V.D. 1988 DATUM

ELEVATIONS BASED ON N.G.S. T.B.M. P-594, ELEV. = 85.16. A 4X4CM WITH A BRASS DISK LOCATED AT THE NORTHWEST CORNER OF S.R. HWY. #50 & COBB ROAD

DESCRIPTION

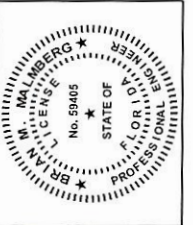
AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, AND PROCEED N00°05'48"E, ALONG THE WEST BOUNDARY OF SAID SECTION 21, A DISTANCE OF 909.80 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°05'48"E, ALONG SAID WEST BOUNDARY, A DISTANCE OF 79.90 FEET TO A POINT THAT IS 350.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD #50; THENCE S89°21'34"E, A DISTANCE OF 165.02 FEET; THENCE N00°05'20"E, A DISTANCE OF 349.93 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD #50 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION #0804-150; THENCE S89°20'45"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 337.65 FEET; THENCE S00°00'22"E, A DISTANCE OF 429.83 FEET; THENCE N89°21'03"W, A DISTANCE OF 503.39 FEET TO THE POINT OF BEGINNING.

TREE CHART

ID	Northing	Easting	B (ft)	Species	Size (in.)	
					Remove	Save
155	522,643.52	1,533,706.14	85.5	Laurel Oak	30	
156	522,642.52	1,533,696.76	85.5	Laurel Oak	25	
167	522,907.65	1,533,636.56	83.9	Oak		45
169	522,860.77	1,533,656.38	84.1	Oak		32
190	522,608.28	1,533,590.15	85.1	Oak	31	
195	522,777.46	1,533,621.72	84.7	Chinese Tallow		Invasive
216	522,901.84	1,533,617.00	83.6	Oak		33
254	522,621.09	1,533,478.34	83.4	Oak	57	
257	522,640.35	1,533,538.52	84.9	Laurel Oak	25	
258	522,641.70	1,533,540.00	84.9	Laurel Oak	10	
259	522,638.57	1,533,527.82	84.9	Laurel Oak	23	
260	522,634.76	1,533,510.03	84.9	Laurel Oak	16	
270	522,905.46	1,533,478.66	82.0	Oak		16
271	522,878.26	1,533,486.14	82.8	Oak		20
275	522,738.19	1,533,472.55	84.2	Oak	46	
282	522,442.96	1,533,445.21	81.6	Oak		44
287	522,411.14	1,533,437.65	79.7	Oak		12
288	522,418.51	1,533,400.09	79.8	Oak		26
290	522,420.86	1,533,388.22	79.7	Sweet Gum	7	
291	522,427.98	1,533,370.58	79.6	Sweet Gum	8	
294	522,453.41	1,533,373.70	80.1	Sweet Gum	7	
295	522,438.37	1,533,375.82	80.1	Sweet Gum	6	
296	522,445.91	1,533,385.39	80.1	Sweet Gum	7	
297	522,470.68	1,533,386.49	80.0	Sweet Gum	6	
298	522,444.61	1,533,401.55	80.0	Sweet Gum	8	
299	522,471.77	1,533,370.85	80.0	Oak	19	
301	522,450.00	1,533,408.59	80.6	Sweet Gum	9	
302	522,455.14	1,533,407.83	80.6	Sweet Gum	8	
303	522,460.72	1,533,405.11	80.6	Sweet Gum	7	
304	522,459.29	1,533,402.68	80.6	Sweet Gum	7	
305	522,521.68	1,533,405.60	81.4	Sweet Gum	8	
307	522,523.92	1,533,404.31	81.4	Sweet Gum	8	
308	522,518.18	1,533,402.91	81.4	Sweet Gum	10	
309	522,506.72	1,533,402.72	81.4	Sweet Gum	7	
310	522,507.34	1,533,400.11	81.4	Sweet Gum	6	
314	522,498.63	1,533,381.67	79.9	Oak	39	
315	522,505.73	1,533,383.52	79.9	Sweet Gum	6	
316	522,498.10	1,533,387.28	79.9	Sweet Gum	6	
317	522,503.29	1,533,391.95	79.9	Sweet Gum	7	
318	522,530.53	1,533,370.92	79.9	Sweet Gum	7	
319	522,538.43	1,533,371.31	79.9	Sweet Gum	8	
320	522,533.89	1,533,367.80	79.9	Sweet Gum	6	
323	522,560.23	1,533,367.78	78.8	Oak	40	
325	522,557.32	1,533,385.37	80.5	Oak	20	
326	522,576.81	1,533,391.86	80.5	Sweet Gum	9	
327	522,581.00	1,533,388.15	80.5	Sweet Gum	11	
328	522,580.05	1,533,396.91	80.5	Sweet Gum	6	
330	522,535.27	1,533,399.90	81.6	Sweet Gum	10	
331	522,544.47	1,533,401.14	81.6	Sweet Gum	6	
332	522,547.18	1,533,399.63	81.6	Sweet Gum	8	
342	522,617.10	1,533,372.15	81.4	Oak	38	
343	522,608.07	1,533,371.78	81.4	Sweet Gum	6	
344	522,597.55	1,533,393.05	81.4	Sweet Gum	6	
348	522,646.18	1,533,388.52	83.8	Sweet Gum	10	
349	522,639.86	1,533,394.49	83.8	Sweet Gum	10	
350	522,629.91	1,533,403.35	83.8	Sweet Gum	12	
351	522,628.97	1,533,390.21	83.8	Sweet Gum	8	
358	522,748.78	1,533,392.15	84.2	Sweet Gum	14	
359	522,778.88	1,533,396.51	84.0	Oak	6	
361	522,798.13	1,533,416.02	84.0	Oak	26	
362	522,805.70	1,533,388.20	83.8	Oak	7	
365	522,811.08	1,533,367.31	84.0	Oak	6	
367	522,858.82	1,533,437.14	83.5	Oak	38	
369	522,862.35	1,533,375.56	83.4	Oak	9	
TOTAL					347	667

EXISTING CONDITIONS PLANS

BARRY DENTAL - BROOKSVILLE



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Coastal
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-4359
EB-0000142

DATE	REV.	BY/REV.	NO.	REVISION
05-21-25	1	LEE	1	ADDRESS FOOT AND SWM COMMENTS

SHEET
C-03



▶ TREE REPLACEMENT CALCULATIONS

TREE REMOVALS	DETAILS
LIVE OAK TREE INCHES REMOVED	198' REMOVED
REPLACEMENT RATE REQUIRED	INCH PER INCH REMOVED
REPLACEMENT INCHES REQUIRED	198' REQUIRED
REDUCTION OF TREE HEALTH	31% (Tree No. 190 - Dead)
TREES PROVIDED x INCHES PER TREE	39 TREES x 3" CALIPER = 87" *
* PAYMENT TO BE PROVIDED TO TREE REPLACEMENT FUND FOR REMAINING 80"	



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THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY BRIAN M. WALMING ON THE DATE ADJUNCT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY

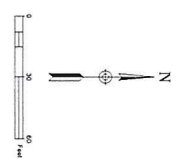
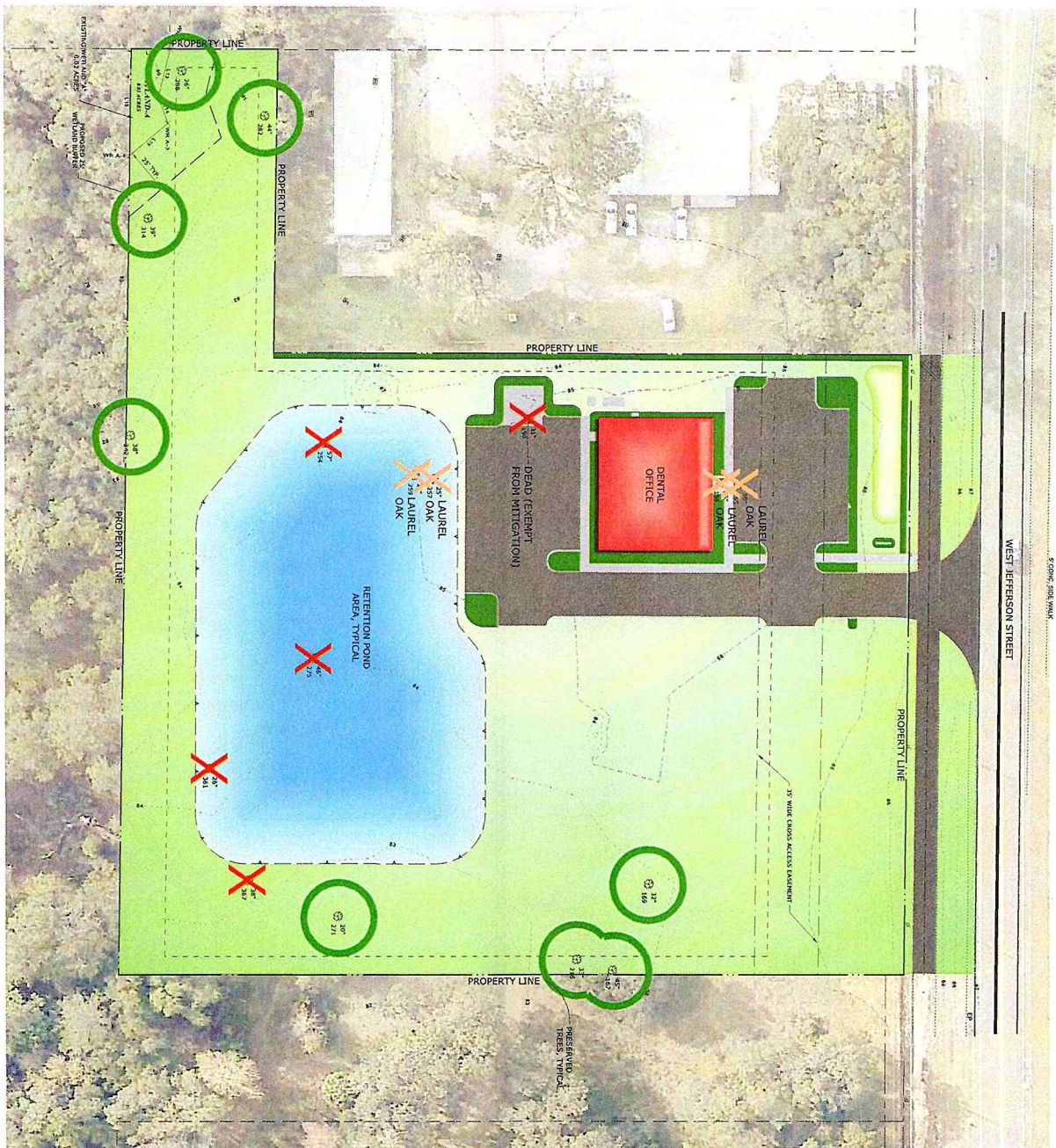
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engineering associates, inc.

Engineering
Planning
Surveying
Mapping
Transportation
Construction Management

906 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

DATE	REV BY/REV. NO	REVISION
05-21-25	LEE 1	ADDRESS FOOT AND SW AND COMMENTS

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"



LEGEND

- DENTAL OFFICE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED LANDSCAPED AREA
- RETENTION POND AREA
- 18" DIAMETER OR LARGER OAKS TO BE PRESERVED
- 18" DIAMETER OR LARGER LIVE OAKS TO BE REMOVED
- 18" DIAMETER OR LARGER OTHER TREES TO BE REMOVED

SITE DATA

OWNER/CLIENT:
BARRY FAMILY PROPERTIES, LLC
10000 W. 11TH AVENUE
BROOKSVILLE, FL 34601
TEL: 795-8423 FAX: 795-8359
WWW.BARRYPROPERTIES.COM

ENGINEER/ARCHITECT:
COASTAL ENGINEERING ASSOCIATES, INC.
10000 W. 11TH AVENUE, SUITE 100
BROOKSVILLE, FL 34601
TEL: 795-8423 FAX: 795-8359
WWW.COASTAL-ENGINEERING.COM

PROJECT NAME: 1717318
SECTION 17, TOWNSHIP 32S, RANGE 18E, SECTION 18E, BROWARD COUNTY, FL
1415 WEST JEFFERSON STREET
EXISTING ZONING: RESIDENTIAL
PROJECT SITE IS ZONED C-2
BASED UPON REVIEW OF THE BROWARD COUNTY PLANNING AND ZONING DEPARTMENT RECORDS, THE PROJECT SITE IS LOCATED WITHIN A SPECIAL
ALSO, A 35' WIDE GRASS ACCESS EASEMENT IS LOCATED WITHIN A SPECIAL

FOR ADDITIONAL 10,000 INFORMATION SEE RECORDS WITHIN 30' WIDE

BUILDING SPECIFICATIONS:
FRONT: 75'
REAR: 75'
SIDE: 75'
PROPERTY AREA: 3,154 AC. ACRES

DATA REQUIREMENTS:
PROPOSED BUILDING: 4,114 SF, ON 0.15 AC. (7% OF SITE)
PROPOSED LOT: 10,000 SF, ON 0.15 AC. (7% OF SITE)
PROPOSED LOT: 10,000 SF, ON 0.15 AC. (7% OF SITE)
GREEN AREA: 10,000 SF, ON 0.15 AC. (7% OF SITE)

LINE/TREE REMOVAL CALCULATIONS

TREES	DIMENSIONS	NO. OF TREES	TOTAL ANGLES
100	51	1	51
250	51	1	51
300	20	1	20
20	20	1	20
TOTALS		5	198

OAK TREE PRESERVATION CALCULATIONS

TREES	DIMENSIONS	NO. OF TREES	TOTAL ANGLES
20	20	1	20
30	30	1	30
30	30	1	30
30	30	1	30
30	30	1	30
30	30	1	30
30	30	1	30
30	30	1	30
30	30	1	30
30	30	1	30
TOTALS		9	277

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EIR-0000142

TREE REMOVAL AND PRESERVATION ANALYSIS

BARRY PROPERTIES LLC

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DRAWING INVALID UNLESS SIGNED, DATED

DATE	REV. BY	REV. NO.	REVISION
11/11/11	11/11/11	1	11/11/11
11/11/11	11/11/11	2	11/11/11
11/11/11	11/11/11	3	11/11/11
11/11/11	11/11/11	4	11/11/11
11/11/11	11/11/11	5	11/11/11
11/11/11	11/11/11	6	11/11/11
11/11/11	11/11/11	7	11/11/11
11/11/11	11/11/11	8	11/11/11
11/11/11	11/11/11	9	11/11/11
11/11/11	11/11/11	10	11/11/11



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: J. 2.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: David Hainley, Community Development Director
VIA: Lisa Hendrickson, City Manager
SUBJECT: Specimen Tree Removal Request—TR 2026-03; Landmark Engineering Corporation on behalf of HBWB Development.

Location: Approximately 440.2-acre property located at Broad Street and Croom Road

DATE: 02/09/2026

CITY MANAGER RECOMMENDATION:

Staff finds that the required mitigation activity and fee of \$0.00 meets the requirements of the City's tree preservation regulations and it is recommended that City Council authorize and conditionally approve the petitioner's request to remove designated Specimen Trees from the site as outlined in its Landscape development plan and tree preservation/mass grading plan dated January 26th, 2026. The authorization includes the following specific conditions:

1. The developer shall protect all existing trees to be preserved in accordance with the Land Development Code.
2. The developer of the property shall employ a professional licensed landscape architect to design and oversee the construction of a tree-root protection system, to better ensure the health and viability of the existing trees to be preserved on the property. Construction plans shall specify planting details, tree and root protection details and maintenance & irrigation details.
3. All the replacement trees must be at least 3-inches DBH at the time of planting.
4. Any trees slated to be preserved that do not survive the first five years from the date that the project receives a Certificate of Completion will be required to be replaced by the petitioner/property owner.

REPORT IN BRIEF:

The petitioner, Landmark Engineering Corporation on behalf of HBWB Development, requests City Council's approval to remove certain Specimen Trees from an approximately 440.2-acre property located at Broad Street and Croom Road. A specimen tree shall not be removed except for extraordinary circumstances and only by final approval of the City Council.

DISCUSSION:

Landmark Engineering Corporation on behalf of HBWB Development, requests City Council's approval to remove certain Specimen Trees from an approximately 440.2-acre property located at Broad Street and Croom Road commonly referred to as the Milkaway Farms Subdivision. The Land Development Code (LDC) Article IV, Section 4-5.6 states:

Any Live Oak tree over 18 inches in caliper shall be determined to be a 'Specimen Tree.' These trees have additional mitigation requirements when requested to be removed... A specimen tree shall not be removed except for extraordinary circumstances and only by final approval of the City Council."

The subject site is phase one of a three-phase planned subdivision. A vacant partly wooded parcel with native vegetation, and the developer has retained Landmark Engineering to assist in the preservation and removal of existing trees and vegetation on the property. In the review of the property's vegetation, five hundred one (501) Live Oak Specimen Trees with a diameter breast height (DBH) of eighteen (18) inches or greater were identified and the petitioner proposes to remove one hundred nineteen (119) of those identified. The Specimen Trees to be removed have a total of 4434 caliper inches.

The following table is an inventory of the petitioner's tree preservation/removal activity:

	# of Trees	Total Diameter	Average Diameter
Specimen Trees requiring City Council approval	119	4,434	37.2
Specimen Trees retained/preserved	382	11,522	30.1
All trees retained preserved	1746	35,028	20.6

The petitioner proposes planting 1430 trees 94 of those with multiple 3" DBH trunks with a total DBH of 4572 caliper inches of the 4434 caliper inches of the Specimen Trees requiring City Council approval to remove. Additionally, and in accordance with LDC Section 4-5.8(e), the petitioner proposes to mitigate removal of the trees by payment into the tree mitigation fund. As established by Resolution 2025-06, mitigation requires a fee of \$150.00 per caliper inch for a total of 4434 caliper inches, plus \$100.00 each for the 119 trees requiring City Council approval to remove. The mitigation fee is thus \$677,000.00 for removal of the Specimen Trees. The permit application fee and mitigation fee for tree removal that does not require City Council approval is \$100,734.00 and the total tree mitigation fee is \$000.00 The tables below detail the fees and application thereof established in Resolution 2025-26.

	RESOLUTION 2025-06	
1	Up to 4 live oaks per parcel for 10" DBH up to 17-99'	\$30.00 per tree plus \$100.00 per caliper inch.
2	Specimen Live Oaks 18" DBH and over.	\$100.00 per tree plus \$150.00 per caliper inch
3	All other species from 10" to 17.99" DBH	\$33.00 per tree

Applying the information provided with the above requirements of Resolution 2025-06, the results are as follows:

Category	Number of Trees x Fee	Caliper Inches x Fee	Total
----------	-----------------------	----------------------	-------

1	71 x \$30.00=\$2,130.00	891 x \$100.00= \$89,100	\$91,230.00
2	119 x \$100.00 = \$11,900.00	4434 x \$150.00 = \$665,100.00	\$677,000.00
3	288 x 33.00 = \$9,504.00	N/A	\$9,504.00
Less Replacement Plantings	1430	4572 x \$175.00= \$800.100.00	\$800.100.00
Total Fee			\$0.00

Staff has included the grading plan for the subdivision in the attachments. Additionally, staff has requested an arborist statement regarding the tree removal.

FISCAL IMPACT:

The removal of the specimen trees will not impact the City of Brooksville's current operating budget.

ALTERNATIVES:

Denial of all or parts of the request.

Attachments

Milkaway Mass Grading Plan
Milkaway Landscape 1
Milkaway Landscape 2
Milkaway Landscape 3
Arborist Letter
Tree Exhibit
Milk A Way tree layout as of 2-5-26

Form Review

Inbox

Finance Director
City Attorney
Form Started By: David Hainley
Final Approval Date: 02/02/2026

Reviewed By

Autumn Sullivan

Date

01/30/2026 02:24 PM
02/02/2026 03:18 PM
Started On: 01/29/2026 02:58 PM

A PROPERTY LOCATED IN
SECTIONS 11, 12, 13, & 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, FLORIDA

PARCEL 3

THE WEST 3/4 OF THE NORTH-WEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF JACOBSON ROAD AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 19 EAST, THENCE SOUTH 88 DEGREES 56 MINUTES 41 SECONDS EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 673.60 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 02 DEGREES 09 MINUTES 15 SECONDS WEST, ALONG THE EAST BOUNDARY OF SAID NORTHWEST QUARTER, 18.78 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF JACOBSON ROAD, THENCE NORTH 81 DEGREES 28 MINUTES 31 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 342.51 FEET; THENCE NORTH 81 DEGREES 28 MINUTES 31 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 331.36 FEET TO THE POINT OF BEGINNING.

PARCEL 4

THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA.

PARCEL III

THE NORTH-EAST 1/4 OF THE NORTHWEST 1/4, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH-EAST 1/4, AND ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING EAST OF U.S. HIGHWAY NO. 41 AND LYING NORTH OF CROOK ROAD, ALL LYING AND SITUATE IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT "THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, THENCE NORTH 02 DEGREES 21 MINUTES 17 SECONDS WEST ALONG THE EAST BOUNDARY OF THE NORTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, 596.68 FEET; THENCE SOUTH 77 DEGREES 19 MINUTES 55 SECONDS WEST, 1540.01 FEET; THENCE NORTH 81 DEGREES 09 MINUTES 30 SECONDS WEST, 107.94 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41; THENCE NORTH 81 DEGREES 09 MINUTES 05 SECONDS EAST ALONG SAID RIGHT OF WAY, 20.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 81 DEGREES 49 MINUTES 50 SECONDS EAST ALONG SAID RIGHT OF WAY 60.00 FEET; THENCE SOUTH 39 DEGREES 39 MINUTES 30 SECONDS WEST, 228.98 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 41 SECONDS WEST, 83.16 FEET TO A POINT IN A CURVE (NON-TANGENT), THENCE WESTERLY ALONG THE ARC OF A CURVE RADIUS 76.73 FEET, SAID CURVE HAVING AN ARC OF 344.50 FEET AND A CHORD OF SOUTH 81 DEGREES 02 MINUTES 40 SECONDS WEST, 78.20 FEET, THENCE SOUTH 88 DEGREES 22 MINUTES 44 SECONDS WEST, 94.92 FEET TO THE POINT OF BEGINNING.

PARCEL IV

ALL THAT PART OF THE FOLLOWING DESCRIBED LANDS LYING EAST OF U.S. HIGHWAY NO. 41, THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11.

PARCEL V

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTH-EAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH-EAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 19 EAST, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.



SHEET INDEX	
SHEET NO.	SHEET TITLE
1.1	COVER SHEET
2.1	OVERALL PLAN
3.1 - 3.4	TREE TABLES
4.1 - 4.24	TREE PRESERVATION PLAN

SITE DATA		
PARCEL ID:	348975, 349111, 349634, 349938, & 350428	DEVELOPER:
ZONING:	POP-AHU	HEW DEVELOPMENT SERVICES, LLC
FUTURE LAND USE:	MM/MDO	4096 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578
TOTAL SITE AREA:	440.2 AC±	ENGINEER / SURVEYOR:
PHASE 1A:	179.6 AC±	LANDMARK ENGINEERING & SURVEYING CORP.
PHASE 1B:	76.2 AC±	8515 PALM RIVER ROAD
PHASE 1C:	10.2 AC±	TAMPA, FLORIDA 33619
PHASE 2A:	77.9 AC±	
PHASE 2B:	41.7 AC±	
PHASE 3A:	88.5 AC±	
PHASE 3B:	26.2 AC±	
FEMA:		UTILITY (AHU):
THIS PROJECT IS LOCATED WITHIN FLOOD ZONES "X", "A" (BASE FLOOD ELEVATION UNDETERMINED) AND "AE" (BASE FLOOD ELEVATIONS VARY - NAVD 1988) PER FLOOD INSURANCE RATE MAP NO. 12053C02030, EFFECTIVE DATE 2-02-2012. COMMUNITY MAP NO. 120333 PANEL 0203 D AND PER FLOOD INSURANCE RATE MAP NO. 122533C0184D, EFFECTIVE DATE 2-02-2012. COMMUNITY NO. 120333 PANEL 0184 D.		FIRE PROTECTION: CITY OF BROOKSVILLE
		REFUSE COLLECTION: CITY OF BROOKSVILLE
		WATER SERVICE: CITY OF BROOKSVILLE
		WASTEWATER SERVICE: CITY OF BROOKSVILLE

updated
1-27-20

1.1 LANDMARK Engineering & Surveying Corporation 8515 Palm River Road Tampa, Florida 33619 (813) 621-7841 (813) 621-6761 (fax) www.llesc.com C.A. # 28014	HBWB DEVELOPMENT 4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING CITY OF BROOKSVILLE, FLORIDA COVER SHEET	DATE: 2025-09-24 THAWN BY: KMC CHECKED BY: TCA APP. NO.: 2230079	REVISIONS: 2024.11.05: REV. PER AIRBORNE REPORT (PAC)	TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER
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8515 Palm River Road
(813) 621-7841
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Tampa, Florida 33619
(813) 621-6761 (fax)
C.A. # 28014

HBWB DEVELOPMENT

4065 CRESCENT PARK DRIVE
RIVERVIEW, FLORIDA 33578

MILKAWAY FARMS PHASE 1A, 1B, 1C
AND MASS GRADING

CITY OF BROOKSVILLE, FLORIDA

OVERALL PLAN

DATE
2025-09-24

DRAWN BY
KNC

CHECKED BY
ICA

JOB NO.
2230079

REVISIONS
2024-11-05 REV PER APPROVED REPORT (KNC)

TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

REGULATED TREES (10" AND GREATER)

TREE ID	TYPE	DBH (IN.)	NOTE
382	CHERRY	17	
389	CHERRY	16	
1448	CEDAR	15	
1451	CHERRY	23	
1452	LAUREL OAK	39	
1453	LAUREL OAK	12	
1454	LAUREL OAK	34	
1455	CHERRY	18	
1457	LAUREL OAK	25	
1458	LAUREL OAK	26	
1459	CHERRY	11	
1463	LAUREL OAK	42	
1464	LAUREL OAK	24	
1466	CHERRY	13	
1467	CHERRY	13	
1470	CHERRY	15	
1472	CHERRY	25	
1473	CHERRY	18	
1474	CHERRY	19	
1475	CHERRY	24	
1476	CHERRY	19	
1477	LAUREL OAK	16	
1478	CHERRY	14	
1479	LAUREL OAK	15	
1482	CHERRY	12	
1486	CHERRY	24	
1489	LAUREL OAK	14	
1495	LAUREL OAK	11	
1496	LAUREL OAK	13	
1497	CHERRY	11	
1504	CHERRY	23	
1505	CHERRY	19	
1511	CHERRY	10	
1568	CHERRY	13	
1570	CHERRY	43	
2584	LAUREL OAK	38	
2585	CHERRY	10	
2612	CHERRY	16	
2613	CHERRY	16	
2685	CHERRY	11	
2693	CHERRY	10	
2694	CHERRY	17	
2695	CHERRY	13	
2697	CHERRY	16	
2755	LIVE OAK	16	
2754	CHERRY	12	
2755	CHERRY	15	
2756	CHERRY	10	
2757	CHERRY	18	
2758	CHERRY	10	
2760	CHERRY	13	
2824	LIVE OAK	16	
2833	LIVE OAK	14	
2834	LIVE OAK	11	
2835	LIVE OAK	13	
2836	LIVE OAK	10	
2837	LIVE OAK	11	
2843	LIVE OAK	15	
2844	LIVE OAK	14	
2845	LIVE OAK	10	
2846	LIVE OAK	10	
2885	CHERRY	15	
2901	LIVE OAK	12	
2902	LIVE OAK	17	
2903	CHERRY	10	
2905	GUM	12	
2907	GUM	14	
2908	GUM	10	
2909	GUM	19	
2910	GUM	20	
2911	LAUREL OAK	24	
2912	GUM	19	
2916	LAUREL OAK	36	
2927	HICKORY	47	
2928	HICKORY	17	
2929	LIVE OAK	12	
2932	CHERRY	10	
2935	CHERRY	20	
2936	CHERRY	10	
2938	CHERRY	10	
2940	CHERRY	14	
2943	CHERRY	10	
2944	CHERRY	10	
2961	GUM	10	
2967	CHERRY	16	
2974	CHERRY	12	
3007	LIVE OAK	12	
3166	CHERRY	10	
3171	LAUREL OAK	44	
3176	GUM	16	
3186	LIVE OAK	12	
3187	LIVE OAK	11	
3190	GUM	20	
3287	LAUREL OAK	28	
3289	LAUREL OAK	30	
3290	LAUREL OAK	33	
3291	GUM	16	

REGULATED TREES (10" AND GREATER)

TREE ID	TYPE	DBH (IN.)	NOTE
3297	CHERRY	10	
3298	CHERRY	12	
3300	MAPLE	13	
3302	MAPLE	30	
3303	MAPLE	15	
3304	MAPLE	16	
3305	MAPLE	16	
3306	GUM	23	
3307	LAUREL OAK	25	
3308	LAUREL OAK	30	
3309	MAPLE	23	
3310	MAPLE	14	
3311	MAPLE	22	
3312	LAUREL OAK	29	
3313	GUM	24	
3317	GUM	20	
3318	LAUREL OAK	28	
3319	LAUREL OAK	24	
3320	LAUREL OAK	20	
3336	LAUREL OAK	28	
3338	LAUREL OAK	15	
3339	LAUREL OAK	32	
3340	LAUREL OAK	18	
3341	LAUREL OAK	28	
3342	GUM	24	
3343	LAUREL OAK	24	
3344	LAUREL OAK	12	
3348	GUM	24	
3349	LAUREL OAK	11	
3350	LAUREL OAK	40	
3351	LAUREL OAK	10	
3355	GUM	16	
3356	GUM	24	
3358	GUM	16	
3360	GUM	20	
3361	GUM	11	
3362	GUM	16	
3363	GUM	20	
3364	LAUREL OAK	12	
3366	GUM	14	
3368	GUM	15	
3369	GUM	12	
3375	LAUREL OAK	28	
3380	LAUREL OAK	12	
3381	GUM	12	
3382	GUM	15	
3383	GUM	18	
3384	LAUREL OAK	14	
3389	LAUREL OAK	12	
3393	GUM	18	
3395	GUM	14	
3396	GUM	24	
3397	LAUREL OAK	25	
3401	LAUREL OAK	44	
3435	GUM	18	
3436	GUM	12	
3438	LAUREL OAK	49	
3439	CHERRY	12	
3440	CHERRY	16	
3441	CHERRY	16	
3442	CHERRY	12	
3443	CHERRY	12	
3444	CHERRY	18	
3445	CHERRY	20	
3446	CHERRY	16	
3448	CHERRY	12	
3449	CHERRY	12	
3450	CHERRY	16	
3451	CHERRY	20	
3452	LIVE OAK	10	
3453	CHERRY	12	
3454	CHERRY	11	
3462	GUM	12	
3489	LIVE OAK	10	
3532	MAPLE	12	
3565	LIVE OAK	11	
3569	MAPLE	14	
3570	MAPLE	21	
3572	MAPLE	30	
3573	MAPLE	18	
3574	MAPLE	15	
3575	MAPLE	14	
3576	MAPLE	16	
3579	LIVE OAK	14	
3580	LIVE OAK	13	
3581	LIVE OAK	16	
3584	LIVE OAK	13	
3586	LIVE OAK	11	
3587	LIVE OAK	13	
3588	LIVE OAK	13	
3589	LIVE OAK	14	
3590	LIVE OAK	10	
3591	GUM	14	
3600	LIVE OAK	16	
3602	LIVE OAK	16	
3604	LIVE OAK	10	
3605	LIVE OAK	12	

REGULATED TREES (10" AND GREATER)

TREE ID	TYPE	DBH (IN.)	NOTE
3606	LAUREL OAK	10	
3607	LAUREL OAK	10	
3608	LAUREL OAK	14	
3609	LAUREL OAK	13	
3610	LAUREL OAK	20	
3611	LAUREL OAK	12	
3613	GUM	13	
3618	LAUREL OAK	20	
3621	MAPLE	12	
3622	MAPLE	10	
3623	MAPLE	17	
3624	MAPLE	10	
3625	LAUREL OAK	18	
3626	MAPLE	13	
3628	LIVE OAK	17	
3630	MAPLE	24	
3631	LIVE OAK	10	
3632	LIVE OAK	10	
3633	LIVE OAK	15	
3635	LIVE OAK	15	
3637	LIVE OAK	10	
3670	LAUREL OAK	35	
3671	LIVE OAK	12	
3810	MAPLE	23	
3830	MAPLE	10	
3831	MAPLE	18	
3833	LIVE OAK	12	
3834	LIVE OAK	12	
3836	LAUREL OAK	22	
3838	LIVE OAK	12	
3839	LIVE OAK	12	
3842	MAPLE	17	
3843	MAPLE	18	
3844	MAPLE	20	
3847	LIVE OAK	15	
3850	LIVE OAK	16	
3867	LAUREL OAK	31	
3868	GUM	14	
3869	MAPLE	19	
3874	GUM	11	
3875	GUM	13	
3876	GUM	13	
3898	GUM	11	
3899	GUM	10	
3900	GUM	13	
3901	GUM	11	
4107	LAUREL OAK	36	
4123	LAUREL OAK	25	
4124	LAUREL OAK	14	
4126	LAUREL OAK	15	
4127	LAUREL OAK	39	
4133	LAUREL OAK	40	
4135	GUM	11	
4136	LAUREL OAK	25	
4137	HICKORY	10	
4138	GUM	22	
4145	LIVE OAK	10	
4151	LIVE OAK	10	
4153	LIVE OAK	12	
4154	LIVE OAK	15	
4156	LIVE OAK	10	
4157	LIVE OAK	10	
4158	LIVE OAK	12	
4159	LIVE OAK	16	
4162	LIVE OAK	16	
4163	LIVE OAK	12	
4164	LIVE OAK	10	
4165	LIVE OAK	15	
4166	LIVE OAK	10	
4193	LIVE OAK	10	
4196	LIVE OAK	14	
4198	LAUREL OAK	12	
4199	LAUREL OAK	10	
4200	LAUREL OAK	15	
4201	LAUREL OAK	58	
4202	LAUREL OAK	11	
4203	LAUREL OAK	20	
4204	LAUREL OAK	11	
4205	LAUREL OAK	12	
4206	MAPLE	19	
4208	LAUREL OAK	22	
4209	LAUREL OAK	20	
4210	LAUREL OAK	12	
4211	MAPLE	14	
4221	LAUREL OAK	20	
4222	MAPLE	13	
4226	LIVE OAK	12	
4231	LAUREL OAK	48	
4271	LAUREL OAK	46	
4272	LAUREL OAK	35	
4273	LAUREL OAK	12	
4274	LAUREL OAK	30	
4285	LIVE OAK	12	
4286	LIVE OAK	14	
4287	LIVE OAK	15	
4288	LIVE OAK	12	
4294	LIVE OAK	10	

REGULATED TREES (10" AND GREATER)

TREE ID	TYPE	DBH (IN.)	NOTE
4295	LIVE OAK	12	
4296	LIVE OAK	12	
4300	GUM	26	
4301	LAUREL OAK	27	
4302	LAUREL OAK	37	
4303	LAUREL OAK	39	
4304	LAUREL OAK	26	
4305	LAUREL OAK	36	
4306	GUM	12	
4307	GUM	12	
4308	MAGNOLIA	12	
4309	GUM	11	
4310	GUM	11	
4311	GUM	12	
4312	GUM	10	
4313	GUM	13	
4314	GUM	12	
4315	GUM	15	
4316	GUM	12	
4317	GUM	12	
4318	LAUREL OAK	27	
4320	LAUREL OAK	42	
4321	GUM	10	
4324	CEDAR	16	
4325	HICKORY	22	
4478	MAPLE	20	
4479	GUM	12	
4488	LAUREL OAK	17	
4489	GUM	22	
4490	GUM	21	
4491	GUM	12	
4492	GUM	17	
4493	GUM	12	
4494	GUM	10	
4495	LAUREL OAK	28	
4496	GUM	13	
4501	GUM	21	
4509	MAPLE	12	
4510	MAPLE	19	
4511	MAPLE	14	
4512	MAPLE	14	
4513	MAPLE	14	
4514	MAPLE	16	
4515	MAPLE	17	
4527	GUM	12	
4530	MAPLE	10	
4532	LIVE OAK	12	
4533	LIVE OAK	12	
4545	LAUREL OAK	16	
4550	MAPLE	12	
4552	GUM	14	
4589	GUM	18	
4590	GUM	10	
4593	LAUREL OAK	12	
4594	LAUREL OAK	12	
4651	LAUREL OAK	16	
4652	GUM	12	
4654	GUM	21	
4655	GUM	22	
4662	GUM	12	
4663	GUM	12	
4664	GUM	13	
4665	GUM	16	
4666	GUM	14	
4667	GUM	21	
4668	LAUREL OAK	34	
4682	GUM	16	
4683	GUM	17	

TOTAL REMOVED: 6.193 (IN.)

SPECIMEN TREES (18" OAK AND GREATER)

TREE ID	TYPE	DBH (IN.)	NOTE
269	LIVE OAK	29	
300	LIVE OAK	19	
302	LIVE OAK	24	
306	LIVE OAK	47	
2683	LIVE OAK	50	
2686	LIVE OAK	33	
2688	LIVE OAK	31	
2689	LIVE OAK	41	
2698	LIVE OAK	43	
2723	LIVE OAK	44	

PRESERVED TREE LIST

TREE ID	TYPE	DBH (IN.)	NOTE
3750	MAPLE	19	
3751	MAPLE	14	
3752	MAPLE	16	
3753	MAPLE	22	
3754	MAPLE	19	
3755	MAPLE	16	
3756	MAPLE	16	
3757	MAPLE	18	
3758	MAPLE	18	
3759	MAPLE	23	
3760	MAPLE	22	
3761	MAPLE	20	
3762	MAPLE	12	
3763	MAPLE	17	
3764	MAPLE	22	
3765	MAPLE	26	
3766	MAPLE	16	
3767	MAPLE	12	
3768	MAPLE	12	
3769	LIVE OAK	44	
3770	LIVE OAK	36	
3771	LIVE OAK	42	
3772	LIVE OAK	43	
3774	MAPLE	21	
3775	MAPLE	12	
3776	MAPLE	14	
3777	LIVE OAK	10	
3778	LIVE OAK	18	
3779	LIVE OAK	20	
3780	MAPLE	14	
3781	MAPLE	17	
3782	MAPLE	16	
3783	MAPLE	15	
3784	MAPLE	10	
3785	MAPLE	12	
3786	GUM	15	
3787	MAPLE	16	
3789	LIVE OAK	48	
3790	LIVE OAK	41	
3791	LIVE OAK	42	
3792	LIVE OAK	35	
3793	LIVE OAK	51	
3794	LIVE OAK	26	
3795	LIVE OAK	17	
3796	LIVE OAK	10	
3797	LIVE OAK	16	
3798	LIVE OAK	37	
3799	LIVE OAK	58	
3800	LIVE OAK	51	
3801	LIVE OAK	48	
3802	LIVE OAK	14	
3803	LIVE OAK	19	
3804	LIVE OAK	16	
3805	LIVE OAK	14	
3806	LIVE OAK	48	
3808	LIVE OAK	51	
3809	LIVE OAK	45	
3811	LAUREL OAK	16	
3812	LAUREL OAK	14	
3813	MAPLE	16	
3814	MAPLE	18	
3815	MAPLE	15	
3816	MAPLE	18	
3817	MAPLE	16	
3818	LAUREL OAK	18	
3819	MAPLE	23	
3825	MAPLE	20	
3826	MAPLE	14	
3827	MAPLE	22	
3828	MAPLE	25	
3829	MAPLE	14	
3853	LIVE OAK	18	
3854	LIVE OAK	36	
3855	LIVE OAK	32	
3856	LIVE OAK	24	
3872	GUM	14	
3873	GUM	11	
3877	GUM	17	
3878	GUM	12	
3879	GUM	12	
3880	GUM	12	
3881	GUM	13	
3882	GUM	16	
3883	GUM	10	
3884	GUM	12	
3885	GUM	14	
3886	GUM	10	
3887	GUM	20	
3888	MAPLE	25	
3889	LIVE OAK	52	
3890	LIVE OAK	45	
3891	LIVE OAK	67	
3892	LIVE OAK	32	
3893	LIVE OAK	30	
3894	LIVE OAK	75	
3905	LIVE OAK	12	
3910	LIVE OAK	36	

PRESERVED TREE LIST

TREE ID	TYPE	DBH (IN.)	NOTE
3911	LIVE OAK	42	
3912	LIVE OAK	12	
3913	LIVE OAK	12	
3914	LIVE OAK	14	
3915	LIVE OAK	14	
3916	LIVE OAK	14	
3921	LIVE OAK	65	
3924	LIVE OAK	11	
3925	LIVE OAK	15	
3926	LIVE OAK	11	
3927	LIVE OAK	20	
3928	CEDAR	16	
3929	CEDAR	15	
3930	CEDAR	18	
3931	CEDAR	12	
3932	CEDAR	16	
3933	CEDAR	12	
3934	CEDAR	15	
3935	CEDAR	10	
3936	CEDAR	10	
3937	CEDAR	15	
3938	CEDAR	12	
3939	LIVE OAK	22	
3940	CEDAR	15	
3941	CEDAR	13	
3942	CEDAR	18	
3943	CEDAR	17	
3944	LIVE OAK	24	
3945	CEDAR	10	
3946	CEDAR	10	
3947	CEDAR	10	
3948	CEDAR	10	
3949	CEDAR	11	
3950	CEDAR	11	
3951	CEDAR	12	
3952	CEDAR	12	
3953	CEDAR	16	
3954	CEDAR	17	
3955	CEDAR	12	
3956	CEDAR	18	
3957	CEDAR	18	
3958	CEDAR	12	
3959	LIVE OAK	10	
3960	CEDAR	12	
3961	CEDAR	12	
3962	LIVE OAK	10	
3963	LIVE OAK	13	
3964	CEDAR	10	
3965	CEDAR	12	
3966	LIVE OAK	22	
3967	CEDAR	10	
3968	CEDAR	12	
3969	LIVE OAK	16	
3970	LIVE OAK	13	
3971	LIVE OAK	40	
3972	CHERRY	18	
3973	CHERRY	10	
3974	LIVE OAK	50	
3975	LIVE OAK	37	
3976	LIVE OAK	29	
3977	LIVE OAK	42	
3980	LIVE OAK	20	
3981	LIVE OAK	22	
3982	LIVE OAK	24	
3983	LIVE OAK	32	
3984	LIVE OAK	30	
3985	LIVE OAK	14	
3986	LIVE OAK	24	
3987	LIVE OAK	16	
3988	LIVE OAK	10	
3989	LIVE OAK	30	
3991	LIVE OAK	15	
3992	LIVE OAK	13	
3993	LIVE OAK	11	
3994	LIVE OAK	18	
3995	LIVE OAK	16	
3996	LIVE OAK	40	
3997	LIVE OAK	12	
3998	LIVE OAK	14	
3999	LIVE OAK	12	
4000	LIVE OAK	26	
4001	LIVE OAK	27	
4002	LIVE OAK	20	
4003	LIVE OAK	43	
4004	LIVE OAK	24	
4006	CHERRY	15	
4007	CHERRY	10	
4009	CHERRY	11	
4010	LAUREL OAK	10	
4011	CHERRY	10	
4012	CHERRY	17	
4013	CHERRY	10	
4014	LAUREL OAK	14	
4015	CHERRY	12	
4016	CHERRY	15	
4018	LIVE OAK	20	
4019	LIVE OAK	20	

PRESERVED TREE LIST

TREE ID	TYPE	DBH(IN.)	NOTE
4020	LIVE OAK	12	
4021	LIVE OAK	18	
4022	LIVE OAK	18	
4023	LIVE OAK	14	
4025	LIVE OAK	20	
4029	LIVE OAK	24	
4031	LIVE OAK	15	
4032	LIVE OAK	11	
4035	LIVE OAK	18	
4036	LIVE OAK	13	
4037	LIVE OAK	24	
4038	LIVE OAK	24	
4039	LIVE OAK	18	
4040	LIVE OAK	30	
4041	LIVE OAK	34	
4042	LIVE OAK	24	
4043	LIVE OAK	26	
4044	LIVE OAK	14	
4045	LIVE OAK	26	
4046	LIVE OAK	18	
4047	LIVE OAK	18	
4048	LIVE OAK	25	
4049	LIVE OAK	11	
4050	LIVE OAK	15	
4051	LIVE OAK	20	
4052	LIVE OAK	24	
4053	LIVE OAK	10	
4054	LIVE OAK	12	
4055	LIVE OAK	18	
4056	LIVE OAK	15	
4057	LIVE OAK	12	
4058	LIVE OAK	12	
4059	LIVE OAK	13	
4060	LIVE OAK	18	
4061	LIVE OAK	10	
4062	LIVE OAK	16	
4063	LIVE OAK	11	
4064	LIVE OAK	11	
4065	LIVE OAK	18	
4066	LIVE OAK	10	
4067	LIVE OAK	13	
4068	LIVE OAK	15	
4069	LIVE OAK	10	
4070	LIVE OAK	15	
4071	LIVE OAK	24	
4072	LIVE OAK	18	
4073	LIVE OAK	15	
4074	LIVE OAK	18	
4075	LIVE OAK	20	
4076	LIVE OAK	15	
4077	LIVE OAK	11	
4078	LIVE OAK	18	
4079	LIVE OAK	11	
4080	LIVE OAK	27	
4081	LIVE OAK	13	
4082	LIVE OAK	18	
4083	LIVE OAK	18	
4084	LIVE OAK	25	
4086	LIVE OAK	12	
4087	LIVE OAK	25	
4088	LIVE OAK	30	
4089	LIVE OAK	19	
4093	LIVE OAK	12	
4097	LIVE OAK	26	
4098	LIVE OAK	20	
4101	CEDAR	10	
4102	HICKORY	28	
4103	LIVE OAK	50	
4104	CEDAR	11	
4109	HICKORY	15	
4110	HICKORY	12	
4111	LIVE OAK	18	
4113	GUM	12	
4114	HICKORY	33	
4115	HICKORY	10	
4117	GUM	22	
4118	HICKORY	26	
4119	GUM	10	
4120	CEDAR	17	
4121	HICKORY	23	
4122	HICKORY	25	
4128	LIVE OAK	30	
4129	GUM	11	
4141	MAGNOLIA	15	
4142	HICKORY	22	
4169	LAUREL OAK	31	
4170	LIVE OAK	39	
4171	LIVE OAK	50	
4172	LIVE OAK	36	
4173	LIVE OAK	39	
4174	LAUREL OAK	43	
4175	LAUREL OAK	16	
4176	MAPLE	17	
4177	LAUREL OAK	11	
4178	LIVE OAK	40	
4179	LIVE OAK	39	
4180	LAUREL OAK	17	

PRESERVED TREE LIST

TREE ID	TYPE	DBH (IN.)	NOTE
4181	MAPLE	12	
4182	MAPLE	18	
4183	LAUREL OAK	65	
4184	LAUREL OAK	62	
4185	LAUREL OAK	35	
4186	LIVE OAK	47	
4187	LIVE OAK	30	
4188	LIVE OAK	47	
4189	LIVE OAK	36	
4190	LIVE OAK	41	
4191	LIVE OAK	44	
4192	LIVE OAK	45	
4207	MAPLE	12	
4213	LAUREL OAK	36	
4214	LAUREL OAK	43	
4215	MAPLE	16	
4216	MAPLE	14	
4217	MAPLE	14	
4218	MAPLE	22	
4219	MAPLE	24	
4220	MAPLE	16	
4230	LAUREL OAK	18	
4232	LAUREL OAK	43	
4233	LAUREL OAK	38	
4234	LAUREL OAK	45	
4235	LAUREL OAK	46	
4236	LAUREL OAK	51	
4237	LAUREL OAK	38	
4238	LAUREL OAK	32	
4239	LAUREL OAK	30	
4240	GUM	20	
4241	LIVE OAK	45	
4242	LIVE OAK	48	
4243	LIVE OAK	46	
4244	LIVE OAK	36	
4245	LIVE OAK	26	
4246	LIVE OAK	10	
4247	LIVE OAK	22	
4248	LIVE OAK	16	
4249	LIVE OAK	11	
4250	LIVE OAK	22	
4251	CHERRY	12	
4252	CHERRY	14	
4253	LIVE OAK	30	
4255	CHERRY	12	
4256	LIVE OAK	12	
4257	LIVE OAK	14	
4258	CHERRY	14	
4259	LAUREL OAK	36	
4260	LIVE OAK	53	
4262	LIVE OAK	24	
4263	LIVE OAK	29	
4264	LIVE OAK	27	
4265	LIVE OAK	27	
4266	LIVE OAK	16	
4298	LIVE OAK	24	
4322	GUM	18	
4326	LIVE OAK	24	
4327	GUM	12	
4328	LIVE OAK	14	
4329	GUM	14	
4330	HICKORY	11	
4331	GUM	24	
4332	LIVE OAK	12	
4333	HICKORY	13	
4334	LIVE OAK	15	
4335	LIVE OAK	18	
4336	LIVE OAK	15	
4337	HICKORY	11	
4338	GUM	15	
4339	GUM	20	
4340	HICKORY	18	
4341	LIVE OAK	15	
4342	HICKORY	10	
4343	LIVE OAK	13	
4344	LIVE OAK	18	
4345	HICKORY	11	
4346	LIVE OAK	12	
4347	HICKORY	20	
4348	GUM	15	
4349	LIVE OAK	14	
4350	GUM	16	
4351	LIVE OAK	11	
4352	LIVE OAK	20	
4353	HICKORY	20	
4354	LIVE OAK	32	
4355	LIVE OAK	24	
4356	LIVE OAK	38	
4357	GUM	15	
4358	LIVE OAK	10	
4359	LIVE OAK	12	
4360	LIVE OAK	20	
4361	LIVE OAK	14	
4362	LIVE OAK	18	
4363	GUM	11	
4364	LIVE OAK	24	
4365	CEDAR	10	

PRESERVED TREE LIST

TREE ID	TYPE	DBH (IN.)	NOTE
4366	GUM	20	
4367	LIVE OAK	15	
4368	LIVE OAK	24	
4369	LIVE OAK	32	
4370	GUM	20	
4371	GUM	10	
4372	LAUREL OAK	12	
4373	LIVE OAK	19	
4376	LIVE OAK	11	
4377	LIVE OAK	15	
4378	LIVE OAK	20	
4379	HICKORY	28	
4380	LIVE OAK	15	
4381	LIVE OAK	12	
4382	GUM	22	
4383	LIVE OAK	16	
4384	LIVE OAK	12	
4385	HICKORY	20	
4386	LIVE OAK	12	
4387	HICKORY	25	
4388	HICKORY	18	
4389	GUM	18	
4390	GUM	12	
4392	CEDAR	11	
4393	GUM	12	
4394	LIVE OAK	12	
4395	LIVE OAK	13	
4396	LIVE OAK	12	
4397	GUM	22	
4398	LIVE OAK	11	
4399	LIVE OAK	12	
4400	LIVE OAK	15	
4401	LIVE OAK	10	
4402	LIVE OAK	22	
4403	LIVE OAK	24	
4404	LIVE OAK	11	
4405	LIVE OAK	12	
4406	LIVE OAK	20	
4407	LIVE OAK	12	
4408	LIVE OAK	14	
4409	LIVE OAK	16	
4410	LIVE OAK	15	
4411	LIVE OAK	16	
4412	LIVE OAK	11	
4413	HICKORY	26	
4414	HICKORY	12	
4415	LIVE OAK	14	
4417	CHERRY	12	
4418	LIVE OAK	12	
4419	LIVE OAK	14	
4420	LIVE OAK	36	
4421	LIVE OAK	16	
4422	LIVE OAK	27	
4423	LIVE OAK	16	
4424	GUM	16	
4425	LAUREL OAK	16	
4426	GUM	15	
4427	LAUREL OAK	10	
4428	GUM	11	
4429	GUM	16	
4430	LAUREL OAK	36	
4431	LAUREL OAK	11	
4432	GUM	11	
4433	LAUREL OAK	14	
4434	GUM	11	
4435	GUM	14	
4436	LAUREL OAK	28	
4437	GUM	16	
4438	LAUREL OAK	10	
4439	GUM	28	
4440	LAUREL OAK	36	
4441	LAUREL OAK	22	
4442	LAUREL OAK	33	
4443	LAUREL OAK	19	
4444	LAUREL OAK	15	
4445	LAUREL OAK	16	
4446	CHERRY	18	
4447	CEDAR	14	
4448	LIVE OAK	27	
4449	LIVE OAK	15	
4450	LIVE OAK	12	
4451	LIVE OAK	17	
4452	GUM	12	
4453	LIVE OAK	18	
4454	LIVE OAK	14	
4455	HICKORY	20	
4456	LIVE OAK	12	
4457	GUM	12	
4458	GUM	10	
4461	LAUREL OAK	38	
4462	LAUREL OAK	10	
4463	LAUREL OAK	16	
4464	LAUREL OAK	10	
4465	MAPLE	10	
4466	MAPLE	20	
4467	MAPLE	10	
4468	LIVE OAK	22	

PRESERVED TREE LIST

TREE ID	TYPE	DBH (IN.)	NOTE
4469	LIVE OAK	12	
4470	LIVE OAK	26	
4471	LIVE OAK	18	
4472	LIVE OAK	18	
4473	LIVE OAK	10	
4474	LIVE OAK	30	
4475	LIVE OAK	23	
4476	LIVE OAK	38	
4477	MAPLE	25	
4480	MAPLE	18	
4481	MAPLE	15	
4482	MAPLE	20	
4483	GUM	22	
4484	MAPLE	14	
4485	MAPLE	25	
4497	MAPLE	10	
4498	MAPLE	18	
4499	MAPLE	14	
4500	MAPLE	13	
4502	MAPLE	16	
4503	MAPLE	12	
4504	MAPLE	12	
4505	MAPLE	17	
4506	MAPLE	10	
4507	MAPLE	12	
4508	MAPLE	12	
4516	MAPLE	22	
4517	MAPLE	10	
4529	MAPLE	19	
4536	LIVE OAK	18	
4537	LIVE OAK	18	
4539	LIVE OAK	18	
4540	MAPLE	12	
4541	MAPLE	16	
4542	MAPLE	13	
4543	MAPLE	12	
4544	GUM	18	
4546	MAPLE	12	
4547	MAPLE	10	
4548	MAPLE	16	
4549	MAPLE	16	
4551	MAPLE	16	
4553	MAPLE	12	
4554	LAUREL OAK	18	
4555	LAUREL OAK	28	
4556	LAUREL OAK	19	
4557	GUM	16	
4558	GUM	13	
4559	LAUREL OAK	15	
4560	LAUREL OAK	14	
4561	LAUREL OAK	26	
4562	LAUREL OAK	19	
4563	GUM	14	
4564	LAUREL OAK	12	
4565	LAUREL OAK	12	
4566	GUM	20	
4567	GUM	16	
4568	GUM	15	
4569	GUM	24	
4573	GUM	12	
4574	LIVE OAK	30	
4575	LAUREL OAK	24	
4576	LAUREL OAK	24	
4577	LAUREL OAK	12	
4578	MAPLE	14	
4579	GUM	15	
4580	GUM	20	
4581	GUM	24	
4582	GUM	22	
4583	LAUREL OAK	12	
4584	GUM	17	
4585	GUM	24	
4587	GUM	18	
4588	GUM	24	
4591	LAUREL OAK	26	
4592	GUM	19	
4595	GUM	15	
4597	LAUREL OAK	22	
4598	LAUREL OAK	40	
4599	LAUREL OAK	12	
4600	LAUREL OAK	14	
4601	LAUREL OAK	18	
4602	LAUREL OAK	24	
4603	LAUREL OAK	11	
4604	LAUREL OAK	30	
4605	LAUREL OAK	18	
4606	LAUREL OAK	11	
4607	LAUREL OAK	10	
4608	LAUREL OAK	10	
4609	LAUREL OAK	24	
4610	LAUREL OAK	24	
4611	LAUREL OAK	10	
4612	GUM	18	
4613	LAUREL OAK	12	
4614	LAUREL OAK	12	
4615	LAUREL OAK	18	
4616	LAUREL OAK	12	

PRESERVED TREE LIST

TREE ID	TYPE	DBH(IN.)	NOTE
4617	LAUREL OAK	15	
4618	LAUREL OAK	15	
4619	LAUREL OAK	16	
4620	GUM	15	
4621	MAPLE	20	
4622	LAUREL OAK	16	
4623	GUM	16	
4624	LAUREL OAK	18	
4625	LAUREL OAK	10	
4626	GUM	15	
4627	LAUREL OAK	32	
4628	LAUREL OAK	10	
4629	MAPLE	16	
4630	MAPLE	14	
4631	MAPLE	10	
4632	LAUREL OAK	10	
4633	MAPLE	16	
4634	MAPLE	12	
4635	LAUREL OAK	12	
4636	MAPLE	20	
4637	MAPLE	14	
4638	MAPLE	18	
4639	GUM	20	
4640	LAUREL OAK	12	
4641	GUM	15	
4642	MAPLE	16	
4643	MAPLE	15	
4644	GUM	18	
4645	LAUREL OAK	32	
4646	LAUREL OAK	12	
4647	LAUREL OAK	22	
4648	GUM	16	
4649	LAUREL OAK	16	
4650	LAUREL OAK	42	
4656	LAUREL OAK	38	
4657	LAUREL OAK	12	
4658	GUM	28	
4659	MAPLE	20	
4660	LAUREL OAK	43	
4669	GUM	20	
4670	LAUREL OAK	12	
4671	LAUREL OAK	25	
4672	GUM	16	
4673	GUM	20	
4674	GUM	18	
4675	GUM	20	
4676	LAUREL OAK	54	
4677	LAUREL OAK	28	
4678	LIVE OAK	22	
4679	LIVE OAK	38	
4680	GUM	12	
4681	GUM	26	
4684	GUM	10	
4685	LIVE OAK	28	
4686	LIVE OAK	20	
4687	LIVE OAK	28	
4688	GUM	17	
4689	GUM	18	
4691	GUM	28	
4692	MAPLE	14	
4693	LAUREL OAK	28	
4694	GUM	12	
4695	LIVE OAK	16	
4697	HICKORY	20	
4698	LIVE OAK	45	
4699	LIVE OAK	32	
4700	GUM	13	
4701	GUM	11	
4702	GUM	18	
4703	LIVE OAK	22	
4704	GUM	20	
4705	LIVE OAK	32	
4706	LIVE OAK	18	
4707	LIVE OAK	32	
4708	GUM	16	
4709	LAUREL OAK	12	
4710	LAUREL OAK	20	
4711	LAUREL OAK	26	
4712	LAUREL OAK	20	
4713	LAUREL OAK	22	
4714	GUM	14	
4716	LAUREL OAK	33	
4717	GUM	18	
4718	LAUREL OAK	22	
4719	LAUREL OAK	20	
4720	LAUREL OAK	16	
4721	GUM	22	
4722	LIVE OAK	16	
4723	GUM	22	
4724	GUM	14	
4725	LIVE OAK	36	
4726	LIVE OAK	18	
4727	LIVE OAK	44	
4728	LIVE OAK	26	
4729	LIVE OAK	40	
4730	HICKORY	18	
4732	LIVE OAK	28	

2230079/CAD/Cv4E abt this tree preservation plan/24/G2230079 - 3-TARI FS 049 -- 2025-12-30 10:48 AM

REVISIONS

DATE _____

MILKWAY FARMS PHASE 1A, 1B, 1C

HRWB DEVELOPMENT

ANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 621-6761 (fax)
www.lesc.com C.A. # 28014

TREE TABLES

TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

3.3

\\230279\2\AP\City-Eng\Subsites\resnew\for_daniel\DWG\2206075-3-TAB ES.dwg - 2025-12-30 10:48 AM

PRESERVED TREE LIST

TREE ID	TYPE	DBH (IN.)	NOTE
4733	LIVE OAK	32	
4734	LIVE OAK	18	
4735	GUM	16	
4736	LIVE OAK	22	
4737	LIVE OAK	30	
4740	GUM	15	
4741	GUM	18	
4742	GUM	16	
4743	LAUREL OAK	15	
4744	LAUREL OAK	11	
4745	GUM	18	
4746	LAUREL OAK	12	
4747	LAUREL OAK	11	
4748	LAUREL OAK	36	
4749	GUM	10	
4750	LAUREL OAK	10	
4751	GUM	24	
4752	LIVE OAK	24	
4753	LIVE OAK	40	
4754	GUM	14	
4755	GUM	24	
4756	LIVE OAK	36	
4757	GUM	20	
4758	LIVE OAK	23	
4759	LIVE OAK	36	
4760	GUM	22	
4764	LIVE OAK	18	
4766	LIVE OAK	24	
4767	LIVE OAK	40	
4768	LIVE OAK	18	
4769	LIVE OAK	30	
4770	GUM	11	
4771	GUM	10	
4772	LIVE OAK	24	
4773	GUM	11	
4774	GUM	16	
4775	GUM	28	
4776	LIVE OAK	30	
4777	LIVE OAK	30	
4778	GUM	12	
4779	GUM	12	
4780	GUM	18	
4781	GUM	11	
4782	LIVE OAK	17	
4783	GUM	13	
4784	GUM	11	
4785	GUM	12	
4786	LIVE OAK	24	
4787	LIVE OAK	50	
4788	LIVE OAK	15	
4790	LIVE OAK	10	
4791	HICKORY	12	
4792	GUM	12	
4793	GUM	12	
4797	GUM	12	
4798	LIVE OAK	24	
4799	GUM	10	
4800	LIVE OAK	36	
4801	LIVE OAK	12	
4802	GUM	11	
4803	GUM	14	
4804	LIVE OAK	10	
4805	LAUREL OAK	11	
4806	LAUREL OAK	22	
4807	LAUREL OAK	30	
4808	GUM	16	
4809	LAUREL OAK	24	
4810	GUM	20	
4812	LIVE OAK	16	
4813	LIVE OAK	13	
4814	LIVE OAK	10	
4815	GUM	22	
4816	GUM	11	
4817	GUM	10	
4818	GUM	10	
4819	GUM	10	
4820	GUM	14	
4821	LIVE OAK	15	
4822	GUM	10	
4823	LIVE OAK	32	
4824	GUM	14	
4825	LIVE OAK	10	
4826	GUM	12	
4827	GUM	20	
4828	GUM	14	
4829	GUM	16	
4830	LIVE OAK	12	
4831	LIVE OAK	36	
4832	GUM	12	
4833	LIVE OAK	12	
4834	GUM	20	
4835	GUM	12	
4836	LIVE OAK	11	
4837	GUM	12	
4838	GUM	15	
4839	GUM	11	
4840	LIVE OAK	12	

PRESERVED TREE LIST

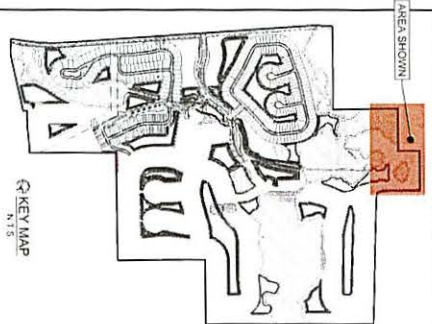
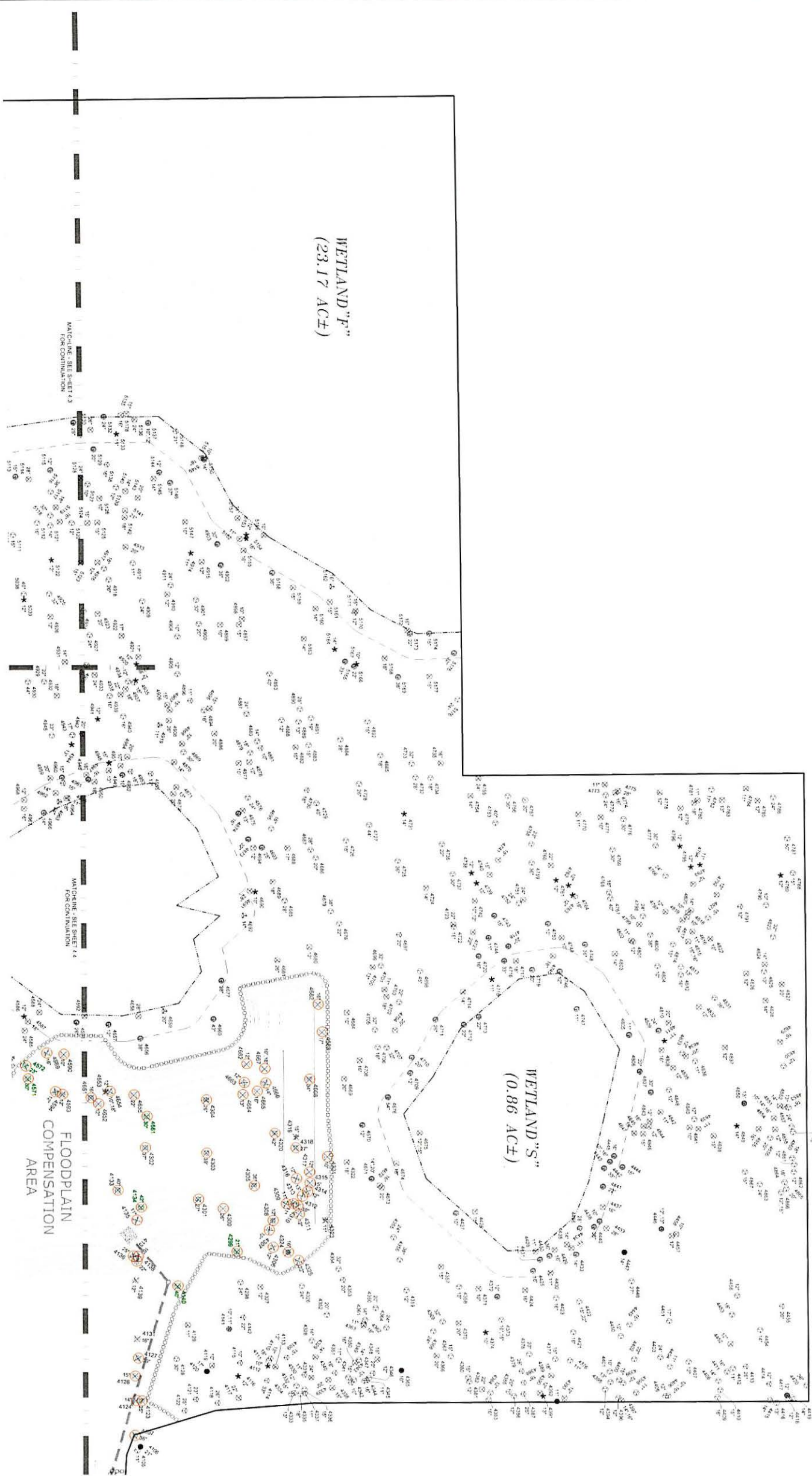
TREE ID	TYPE	DBH (IN.)	NOTE
4841	GUM	10	
4842	GUM	11	
4843	GUM	12	
4844	GUM	12	
4845	GUM	18	
4846	GUM	15	
4847	GUM	18	
4848	LIVE OAK	12	
4850	CHERRY	13	
4851	GUM	14	
4852	GUM	13	
4853	LIVE OAK	18	
4854	GUM	24	
4855	GUM	16	
4856	LIVE OAK	20	
4857	LIVE OAK	24	
4858	GUM	12	
4859	LIVE OAK	13	
4860	LIVE OAK	18	
4861	LIVE OAK	12	
4862	LIVE OAK	12	
4863	LIVE OAK	24	
4864	LIVE OAK	18	
4865	LIVE OAK	20	
4866	LIVE OAK	20	
4867	LIVE OAK	15	
4868	GUM	12	
4869	LIVE OAK	30	
4870	GUM	14	
4871	GUM	13	
4872	GUM	20	
4873	LAUREL OAK	32	
4874	LAUREL OAK	16	
4875	GUM	13	
4876	LIVE OAK	24	
4877	GUM	10	
4878	GUM	12	
4879	LIVE OAK	18	
4880	LIVE OAK	14	
4881	HICKORY	10	
4882	GUM	15	
4883	LIVE OAK	15	
4884	LIVE OAK	28	
4885	LIVE OAK	18	
4886	GUM	20	
4887	LIVE OAK	24	
4888	LIVE OAK	12	
4889	LIVE OAK	13	
4890	LIVE OAK	25	
4891	LIVE OAK	19	
4892	LIVE OAK	15	
4893	LIVE OAK	40	
4894	LIVE OAK	16	
4895	GUM	15	
4896	HICKORY	11	
4897	GUM	15	
4898	GUM	10	
4899	GUM	10	
4900	LIVE OAK	20	
4901	LIVE OAK	30	
4902	LAUREL OAK	36	
4903	LAUREL OAK	30	
4904	LIVE OAK	10	
4905	LIVE OAK	12	
4906	GUM	15	
4907	GUM	15	
4908	GUM	26	
4909	LIVE OAK	24	
4910	GUM	12	
4911	LIVE OAK	24	
4912	LIVE OAK	11	
4913	GUM	20	
4915	GUM	12	
4916	GUM	12	
4917	LIVE OAK	18	
4918	LIVE OAK	26	
4919	MAPLE	11	
4921	GUM	17	
4922	GUM	17	
4923	GUM	20	
4924	LIVE OAK	14	
4925	LIVE OAK	32	
4926	GUM	12	
4927	LIVE OAK	24	
4928	LIVE OAK	24	
4929	LIVE OAK	22	
4930	LIVE OAK	44	
4931	GUM	14	
4932	GUM	18	
4933	GUM	24	
4934	LIVE OAK	12	
4935	LIVE OAK	15	
4937	GUM	18	
4938	GUM	22	
4939	LIVE OAK	16	
4940	LIVE OAK	16	
4942	HICKORY	20	

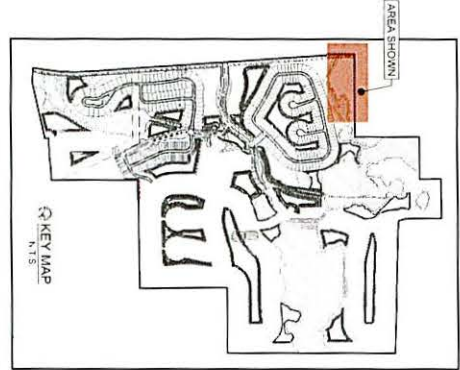
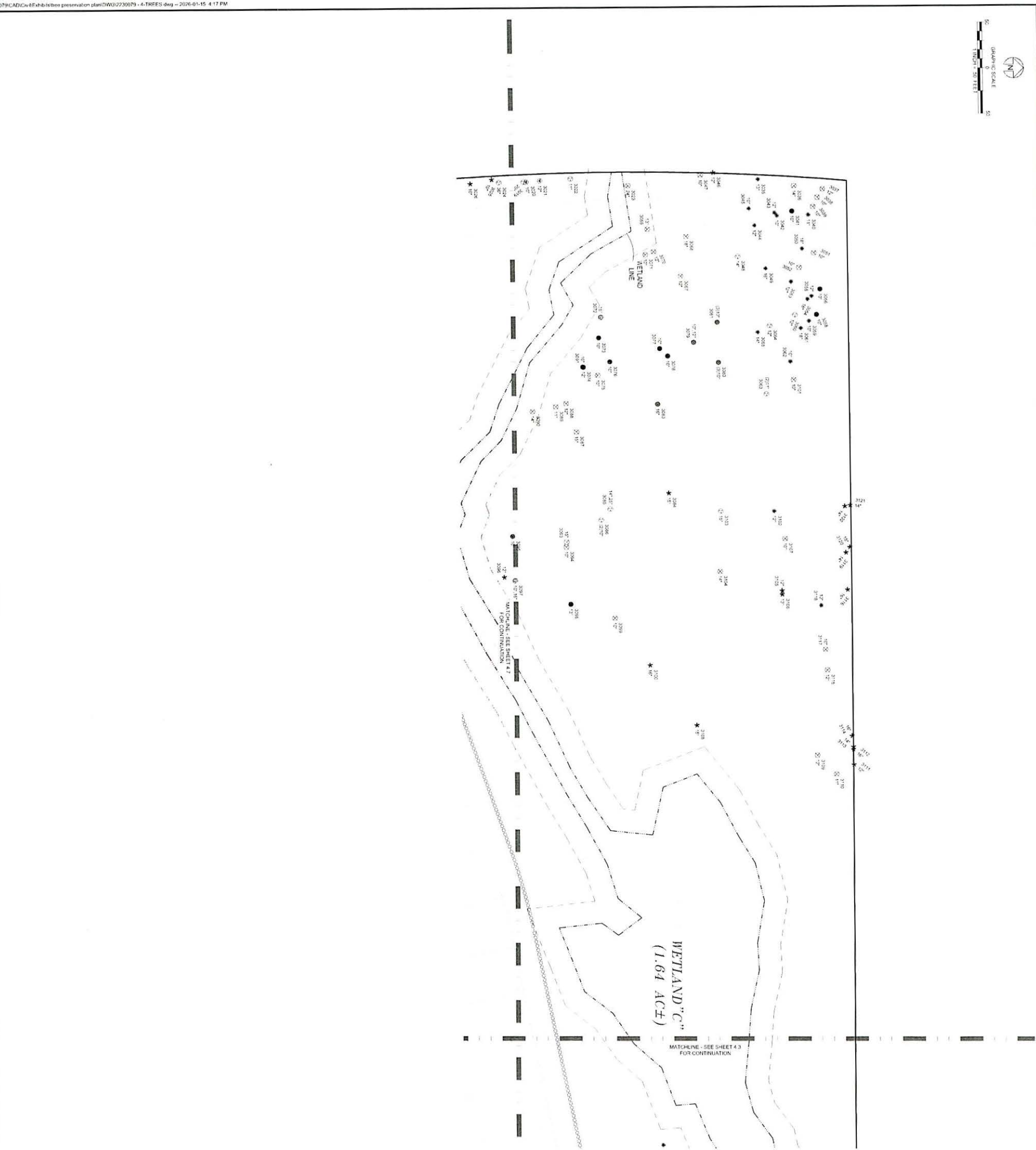
PRESERVED TREE LIST

TREE ID	TYPE	DBH (IN.)	NOTE
4943	LIVE OAK	17	
4945	LIVE OAK	33	
4946	GUM	18	
4947	LAUREL OAK	16	
4949	GUM	13	
4950	GUM	18	
4951	GUM	10	
4952	LAUREL OAK	10	
4953	HICKORY	18	
4954	GUM	20	
4955	HICKORY	17	
4959	GUM	20	
4960	LAUREL OAK	15	
4961	HICKORY	15	
4962	GUM	14	
4963	MAPLE	24	
4964	GUM	18	
4965	HICKORY	11	
4966	LAUREL OAK	14	
4967	GUM	16	
4968	GUM	12	
4969	GUM	22	
4971	GUM	20	
4972	GUM	22	
4973	HICKORY	15	
4974	HICKORY	14	
4975	LAUREL OAK	24	
4977	HICKORY	22	
4978	HICKORY	16	
4979	GUM	24	
4981	HICKORY	15	
4982	GUM	24	
4983	HICKORY	20	
4984	HICKORY	10	
4985	HICKORY	13	
4988	LAUREL OAK	12	
4989	GUM	16	
4990	GUM	22	
4992	LIVE OAK	34	
4993	LIVE OAK	34	
4994	HICKORY	17	
4996	HICKORY	17	
4997	GUM	22	
4998	LAUREL OAK	32	
5000	HICKORY	13	
5001	LIVE OAK	23	
5003	LIVE OAK	28	
5004	LIVE OAK	16	
5005	LIVE OAK	18	
5006	LIVE OAK	12	
5007	LIVE OAK	20	
5008	HICKORY	20	
5009	LIVE OAK	34	
5011	HICKORY	10	
5012	GUM	17	
5013	LIVE OAK	20	
5014	GUM	22	
5015	LIVE OAK	12	
5016	GUM	18	
5017	LIVE OAK	20	
5018	LIVE OAK	12	
5019	GUM	21	
5020	MAPLE	16	
5021	LIVE OAK	22	
5022	GUM	28	
5024	LIVE OAK	26	
5026	LIVE OAK	18	
5027	LIVE OAK	20	
5028	LIVE OAK	12	
5029	LIVE OAK	14	
5030	LIVE OAK	18	
5031	GUM	28	
5032	GUM	20	
5033	GUM	17	
5034	GUM	22	
5036	GUM	26	
5038	LIVE OAK	40	
5042	LAUREL OAK	62	
5044	LAUREL OAK	37	
5045	GUM	10	
5046	LAUREL OAK	30	
5047	GUM	22	
5048	LAUREL OAK	20	
5049	LAUREL OAK	16	
5050	GUM	14	
5051	LAUREL OAK	38	
5053	GUM	16	
5054	LAUREL OAK	25	
5055	LAUREL OAK	24	
5056	GUM	16	
5059	GUM	16	
5060	LIVE OAK	14	
5061	GUM	22	
5062	LIVE OAK	12	
5063	LIVE OAK	32	
5066	LAUREL OAK	10	
5067	LAUREL OAK	28	

PRESERVED TREE LIST

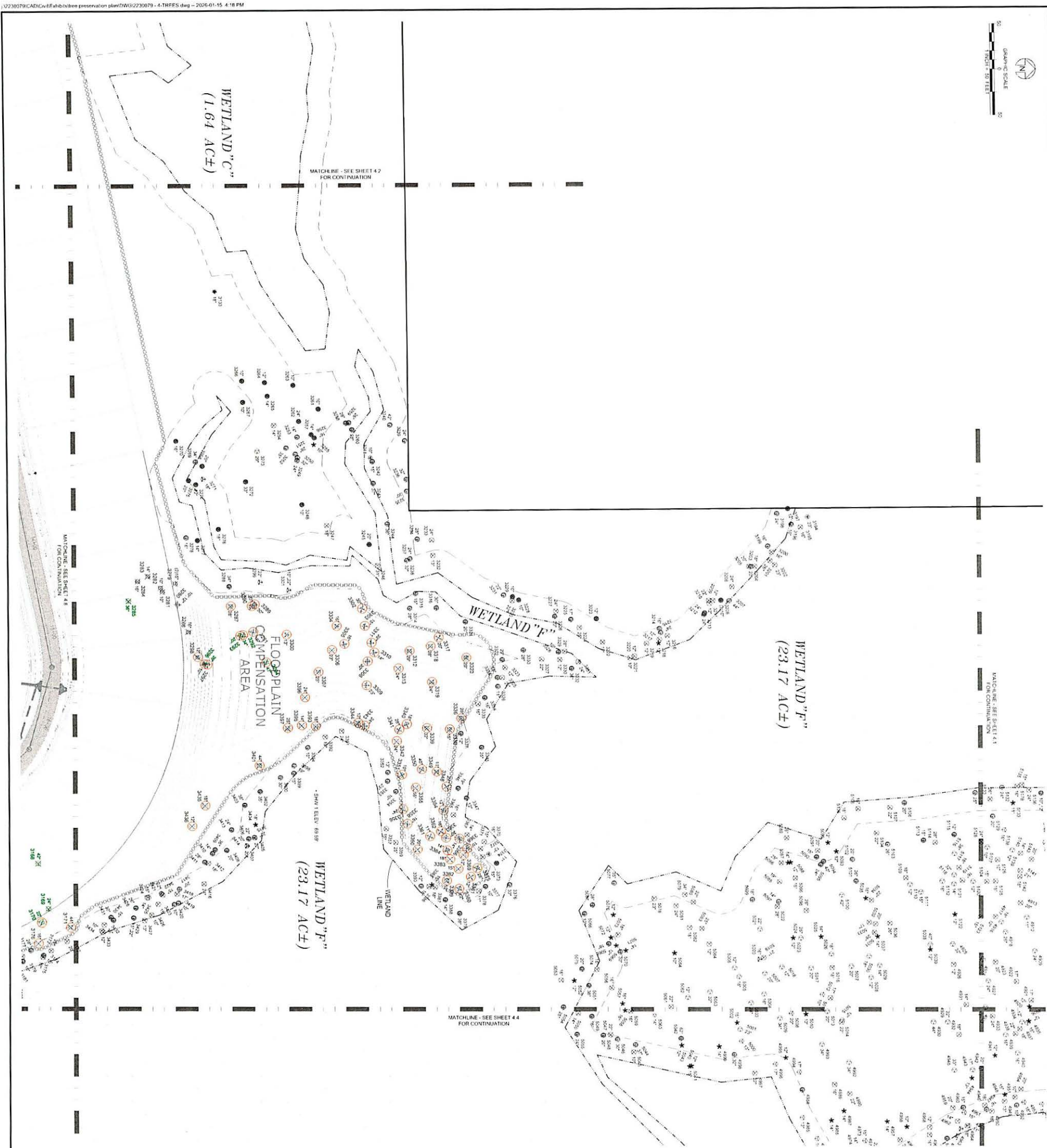
TREE ID	TYPE	DBH (IN.)	NOTE
5068	LAUREL OAK	18	
5070	LAUREL OAK	30	
5073	GUM	18	
5074	GUM	18	
5075	LAUREL OAK	20	
5077	LAUREL OAK	35	
5078	GUM	23	
5079	GUM	34	
5080	GUM	22	
5081	GUM	24	
5082	GUM	18	
5083	GUM	25	
5084	GUM	12	
5085	GUM	19	
5086	GUM	25	
5089	GUM	26	
5091	GUM	20	
5092	LAUREL OAK	15	
5094	LAUREL OAK	40	
5095	LAUREL OAK	24	
5096	GUM	15	
5097	LAUREL OAK	14	
5098	GUM	26	
5099	LAUREL OAK	18	
5100	LIVE OAK	42	
5101	LAUREL OAK	26	
5102	LAUREL OAK	20	
5103	LAUREL OAK	26	
5104	GUM	22	
5105	GUM	18	
5106	GUM	16	
5107	GUM	22	
5108	LAUREL OAK	20	
5109	GUM	18	
5110	LIVE OAK	12	
5111	LIVE OAK	15	
5112	LIVE OAK	16	
5113	LAUREL OAK	15	
5114	GUM	28	
5115	LAUREL OAK	12	
5116	LIVE OAK	38	
5117	GUM	18	
5118	LIVE OAK	32	
5119	GUM	16	
5120	LIVE OAK	12	
5121	LIVE OAK	14	
5123	GUM	15	
5124	GUM	15	
5125	GUM	15	
5126	GUM	10	
5127	LIVE OAK	10	
5128	GUM	24	
5129	LAUREL OAK	20	
5130	GUM	26	
5131	LAUREL OAK	25	
5132	LAUREL OAK	24	
5134	LIVE OAK	20	
5135	GUM	15	
5136	GUM	24	
5137	LAUREL OAK	16	
5138	HICKORY	16	
5139	LIVE OAK	12	
5140	GUM	14	
5141	GUM	21	
5142	GUM	18	
5143	GUM	20	
5144	LAUREL OAK	12	
5145	GUM	14	
5146	LAUREL OAK	37	
5147	GUM	10	
5148	HICKORY	21	
5149	GUM	18	
5150	GUM	14	
5151	LAUREL OAK	10	
5152	GUM	11	
5155	GUM	16	
5156	GUM	10	
5157	GUM	11	
5158	LAUREL OAK	36	
5159	GUM	15	
5160	GUM	14	
5161	GUM	15	
5162	MAPLE	16	
5163	GUM	14	
5165	LAUREL OAK	33	
5166	LAUREL OAK	22	
5168	GUM	18	
5169	LAUREL OAK	38	
5170	HICKORY	12	
5171	GUM	15	
5172	GUM	16	
5173	LAUREL OAK	22	
5174	LAUREL OAK	15	
5175	LAUREL OAK	32	
5176	LIVE OAK	24	
5177	GUM	15	
5178	GUM	16	

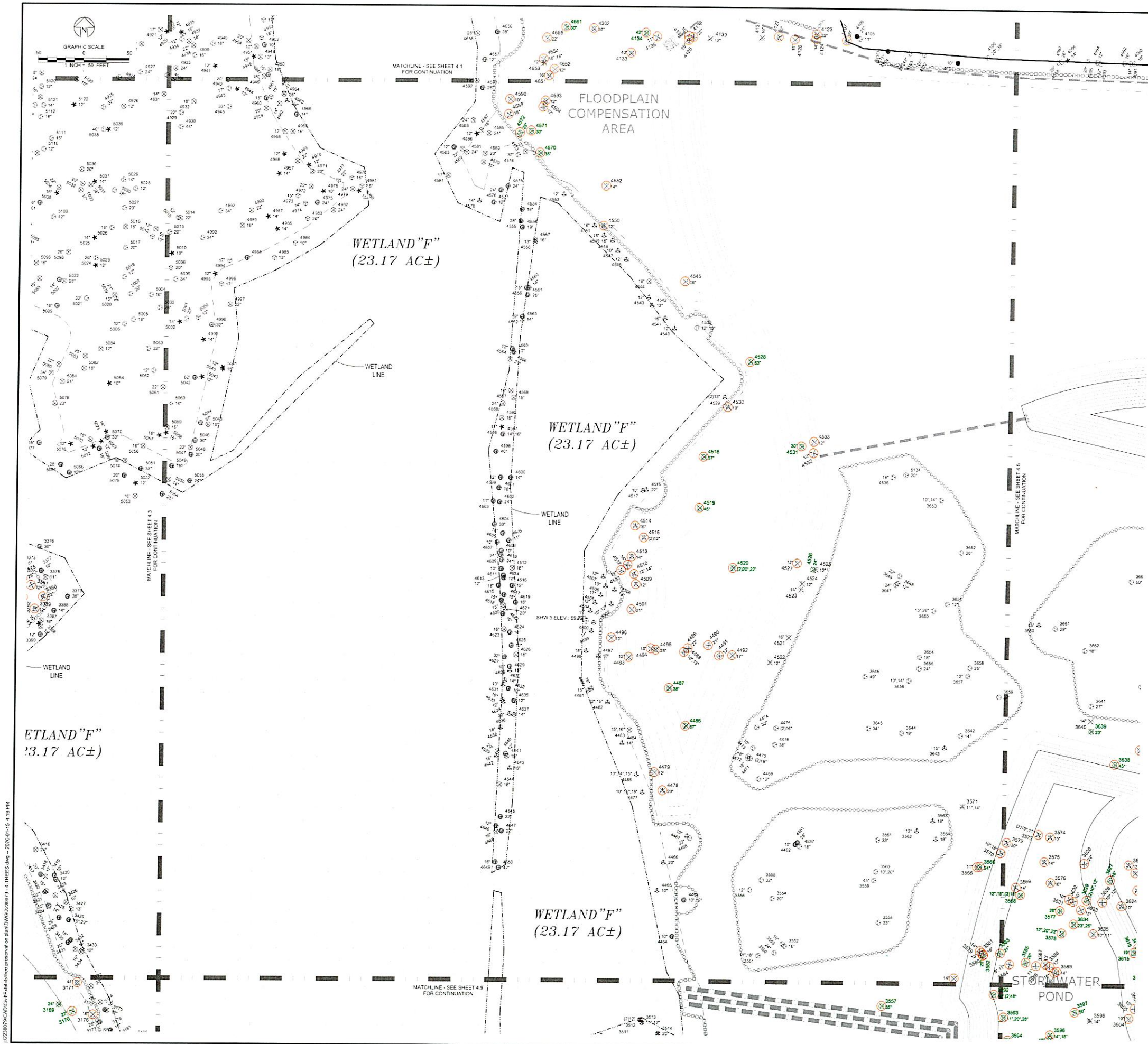




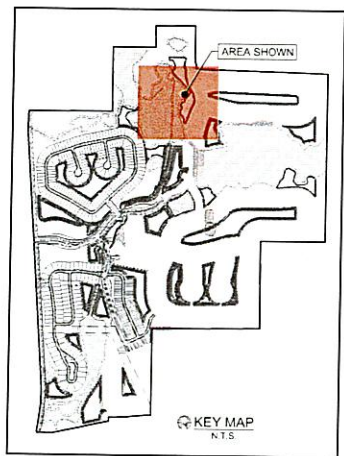
EXISTING TREE LEGEND	
	PALM
	CYCAS
	CEDR
	OAK
	PINE
	CYPRESS
	MAGNOLIA
	LIVE OAK
	GUM
	CHERRY
	CYPRESS
	HICKORY
	WALNUT
	OAK
	PINE
	CYCAS
	CEDR
	OAK
	PINE
	CYPRESS
	MAGNOLIA
	LIVE OAK
	GUM
	CHERRY
	CYPRESS
	HICKORY
	WALNUT
	OAK

4.2	LANDMARK Engineering & Surveying Corporation 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE: 2025-09-24	REVISIONS: 2025-11-05 REV. PER AMENDMENT NO. 001 (RNC)	TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER
				DRAWN BY: KNC		
			CITY OF BROOKSVILLE, FLORIDA	CHECKED BY: TCA		
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN	JOB NO: 2230079		



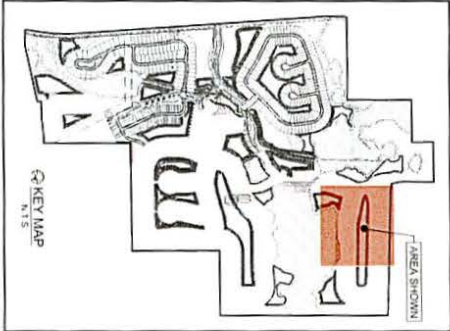


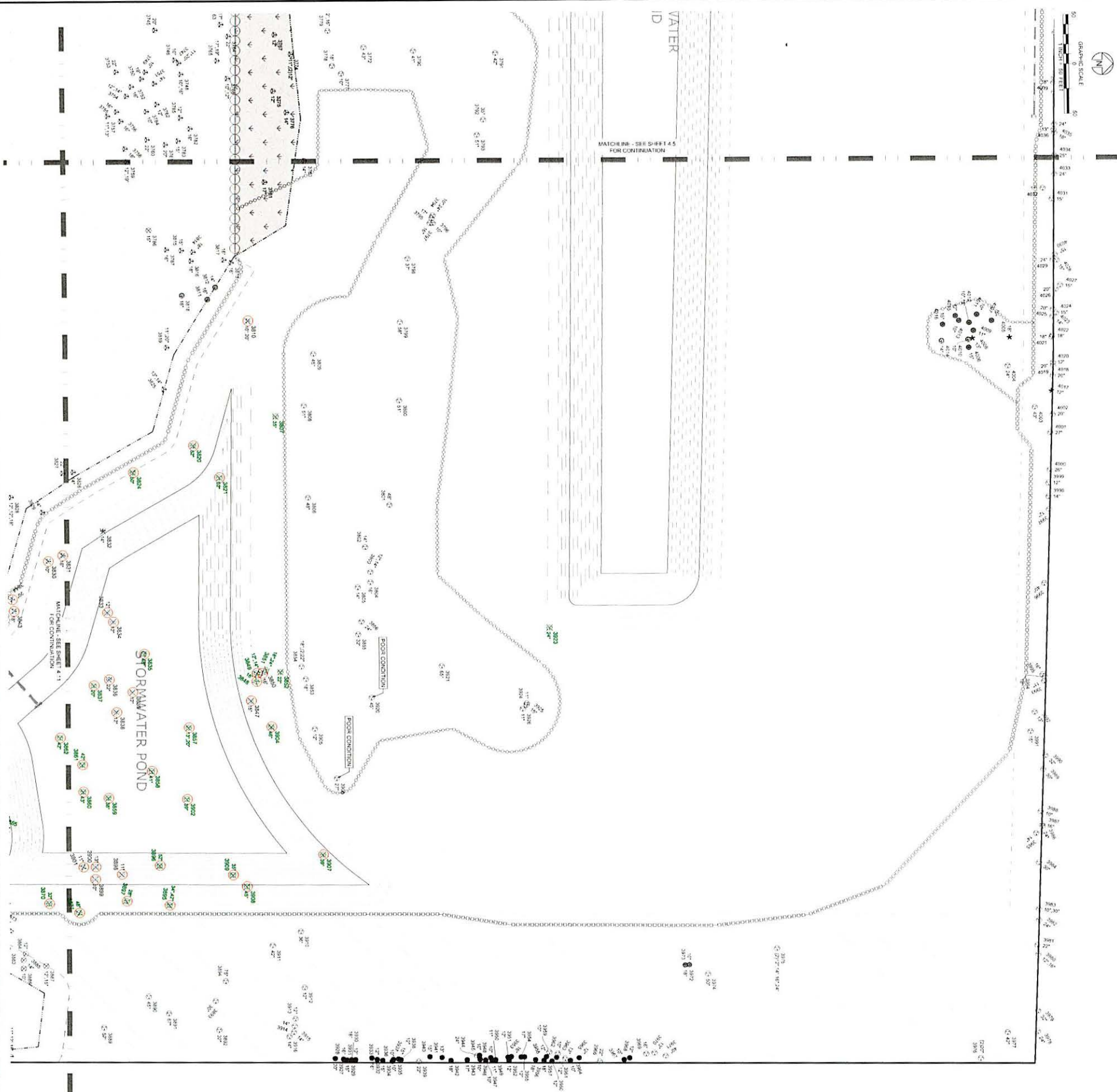
EXISTING TREE LEGEND	
	CAMP-OR
	CEDAR
	CHINA BERRY
	CHERRY
	GUM
	HICKORY
	MAPLE
	OAK
	PALM
	PEPPER
	PINE
	LAUREL OAK
	UNKNOWN
	TO BE REMOVED
	REQUIRES REPLACEMENT



4.4		LANDMARK Engineering & Surveying Corporation 8515 Palm River Road Tampa, Florida 33619 (813) 621-7841 (813) 621-6761 (fax) www.landsc.com C.A. # 28014 <td colspan="2"> HBWB DEVELOPMENT 4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578 </td> <td colspan="2"> MILKWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING CITY OF BROOKSVILLE, FLORIDA TREE PRESERVATION PLAN </td> <td colspan="2"> REVISIONS: 2024-09-24 2024-09-24 2024-09-24 2024-09-24 2024-09-24 DATE: 2024-09-24 DRAWN BY: RMC CHECKED BY: TCA JAN NO 2230079 </td> <td colspan="2"> TODD C. AMDEN No. 53967 PROFESSIONAL ENGINEER </td>		HBWB DEVELOPMENT 4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578		MILKWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING CITY OF BROOKSVILLE, FLORIDA TREE PRESERVATION PLAN		REVISIONS: 2024-09-24 2024-09-24 2024-09-24 2024-09-24 2024-09-24 DATE: 2024-09-24 DRAWN BY: RMC CHECKED BY: TCA JAN NO 2230079		TODD C. AMDEN No. 53967 PROFESSIONAL ENGINEER	
-----	--	--	--	--	--	---	--	---	--	---	--

EATING THE LEGGERS	
	CAYENNE
	CELERY
	CHILI SERRANO
	CHEERIFY
	GUM
	HEPCOCK
	WAPLE
	OKAY
	PAVE
	PEPPER
	FAVE
	UNCOMMON
	TO BE REMOVED
	REQUIRES REPLENISHMENT
	TO GO BEHIND THE OAKS
	TO BE REMOVED



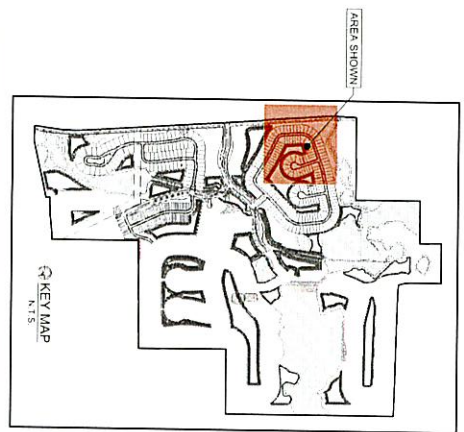


EXISTING TREE LEGEND	
	CAMP-OR
	CEDR
	CHINA FERNY
	CHERRY
	GUM
	HICKORY
	MAPLE
	OAK
	P.A.M.
	PEPPER
	PINE
	LAURE OAK
	UNCOMMON
	TO BE REMOVED
	REQUIRES REPLACEMENT
	*70% GREATER IN OAKS TO BE REMOVED

KEY MAP
4-15

AREA SHOWN

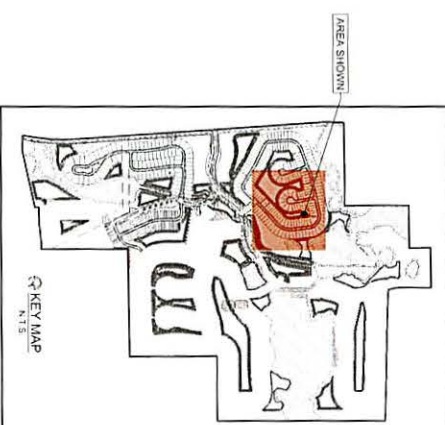
4.6	 8515 Palm River Road Tampa, Florida 33619 (813) 621-7841 (813) 621-6761 (fax) www.lesc.com C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE 2025-09-24 DRAWN BY KNC CHECKED BY TCA JOB NO. 2230378	REVISIONS 2025-11-05, REV. PER AMENDMENT REPORT (KNC)	
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN			TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER



EXISTING TREE LEGEND

	CANYON		PALM
	CEDAR		PEPPER
	CHALKERRY		S.F.
	CHERRY		LAME OAK
	GLAY		UNKNOWN
	HICKORY		TO BE REMOVED
	MAPLE		REQUIRES REPLACEMENT
	OAK		TO BE REMOVED

4.7	 8515 Palm River Road Tampa, Florida 33619 (813) 621-7841 (813) 621-6761 (fax) www.lesc.com C.A. # 28014	HBWB DEVELOPMENT	DATE: 2025-09-24 DRAWN BY: KNC CHECKED BY: TCA JOB NO.: 2235979	REVISIONS: 2025-11-05 REV. FOR AIRBORNE REPORT (KNC)	TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER
			MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING		
			CITY OF BROOKSVILLE, FLORIDA		
			TREE PRESERVATION PLAN		



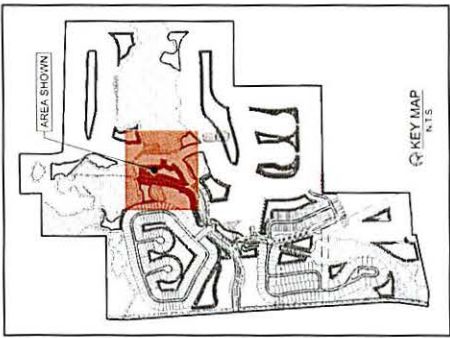
EXISTING TREE LEGEND

	PAV
	PEPPER
	PAVE
	DOWNDOW
	TO BE REMOVED
	REQUIRES REPLACEMENT IF ON GRASS/PAVE/DAS TO BE REMOVED
	CHINA BERRY
	CELEBR
	CHERRY
	CLAY
	WICKORY
	WILE
	DAM



EXISTING TREE LEGEND

	CYPRESS		PINE
	CEDAR		LAUREL OAK
	CHINA BERRY		UNKNOWN
	CHERRY		TO BE REMOVED
	GUM		REQUIRES REPLACEMENT
	HICKORY		16 OR GREATER LIVE OAKS
	MAPLE		TO BE REMOVED
	OAK		
	PALM		
	PEPPER		



4.9

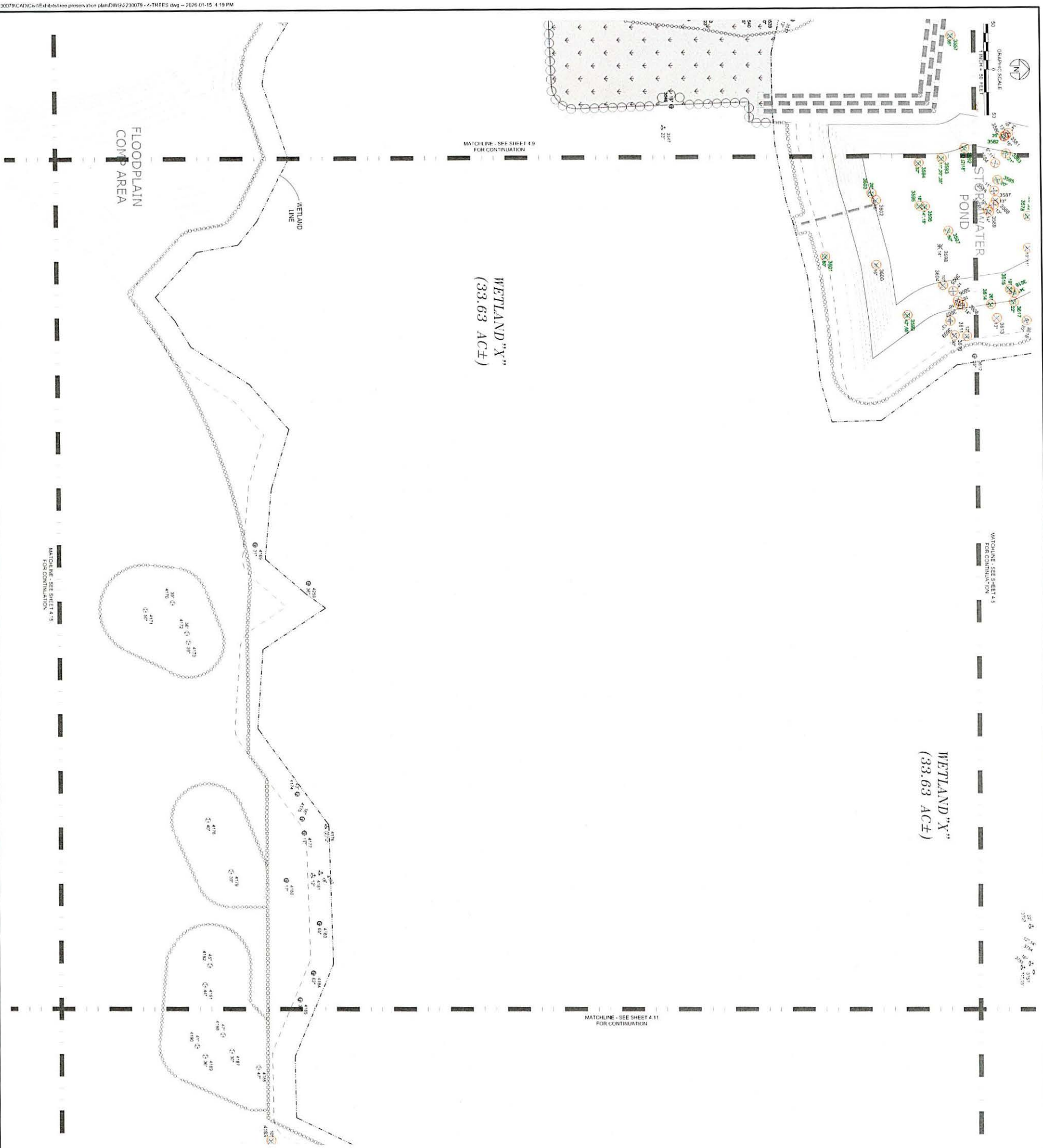
LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road
Tampa, Florida 33619
(813) 621-7841
(813) 621-6761 (fax)
C.A. # 28014
www.lssc.com

HBWB DEVELOPMENT
4065 CRESCENT PARK DRIVE
RIVERVIEW, FLORIDA 33578

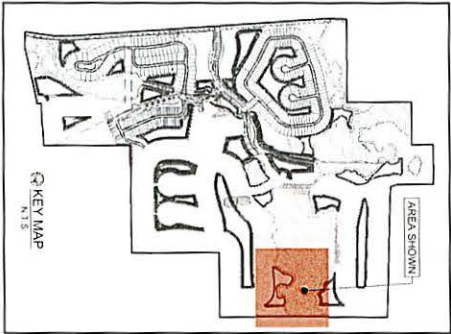
MILKAWAY FARMS PHASE 1A, 1B, 1C
AND MASS GRADING
CITY OF BROOKSVILLE, FLORIDA
TREE PRESERVATION PLAN

DATE: 2025-09-24
DRAWN BY: KMC
CHECKED BY: TCA
JOB NO: 2200079

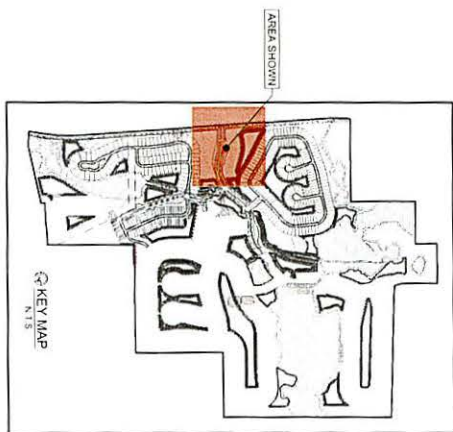
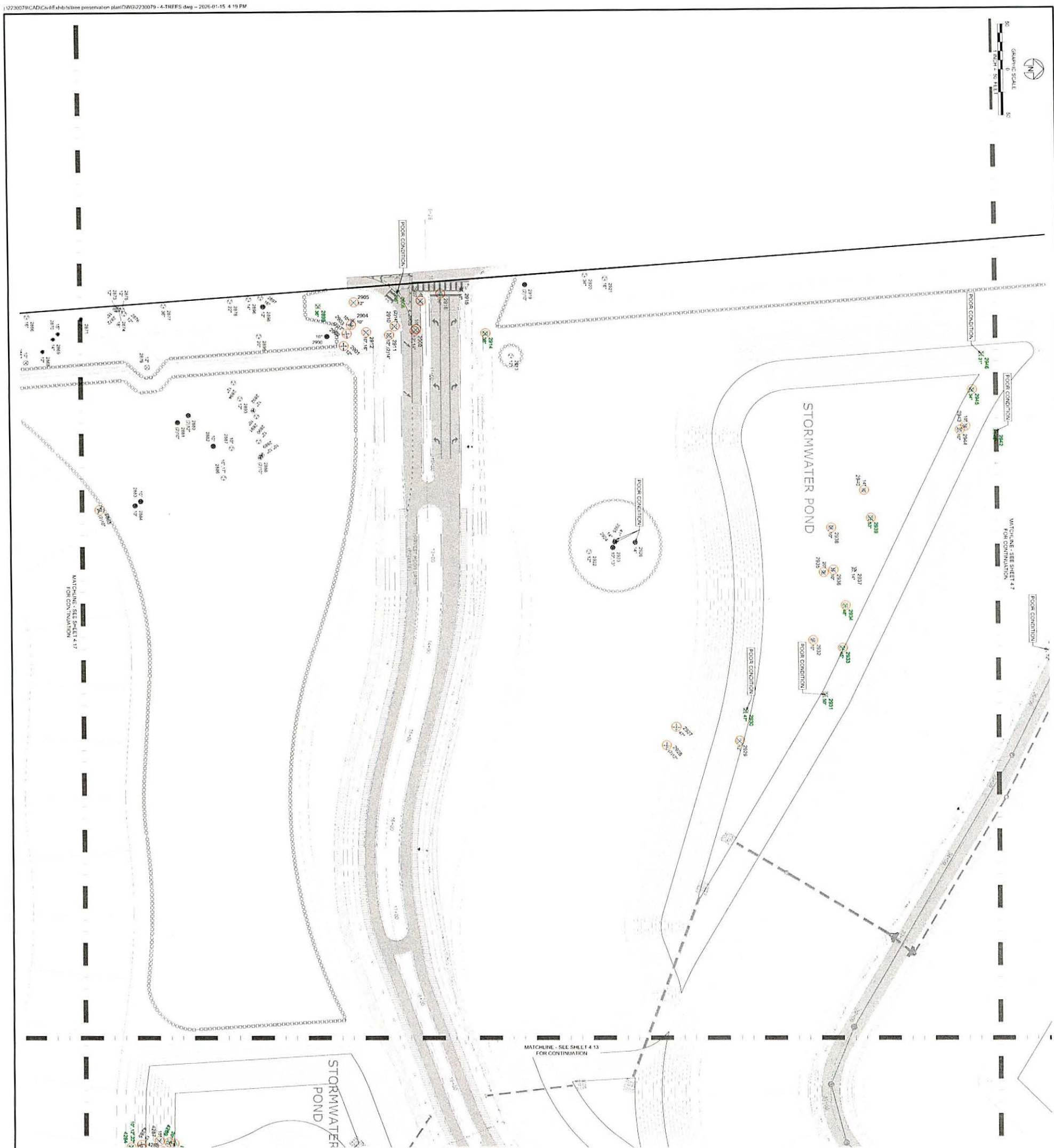
REVISIONS:
2025-11-05: REV PER APPROVED REVISION (KMC)
TODD C. AMADEN No. 53667
PROFESSIONAL ENGINEER



4.10	 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE 2025-09-24	REVISIONS: 2025-11-05 REV. FOR AIRBORNE REPORT (NAC)	TODD C. AMADEN NO. 53967 PROFESSIONAL ENGINEER
			CITY OF BROOKSVILLE, FLORIDA	DRAWN BY KNC		
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN	CHECKED BY TCA		
				JOB NO. 2230979		

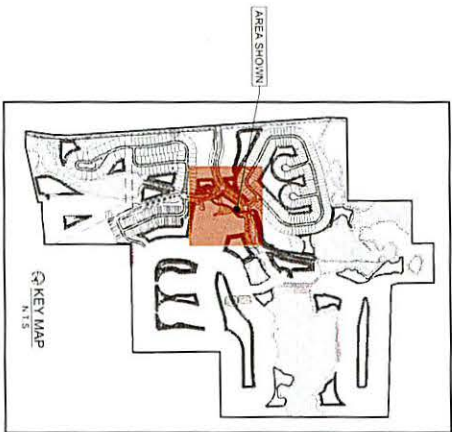
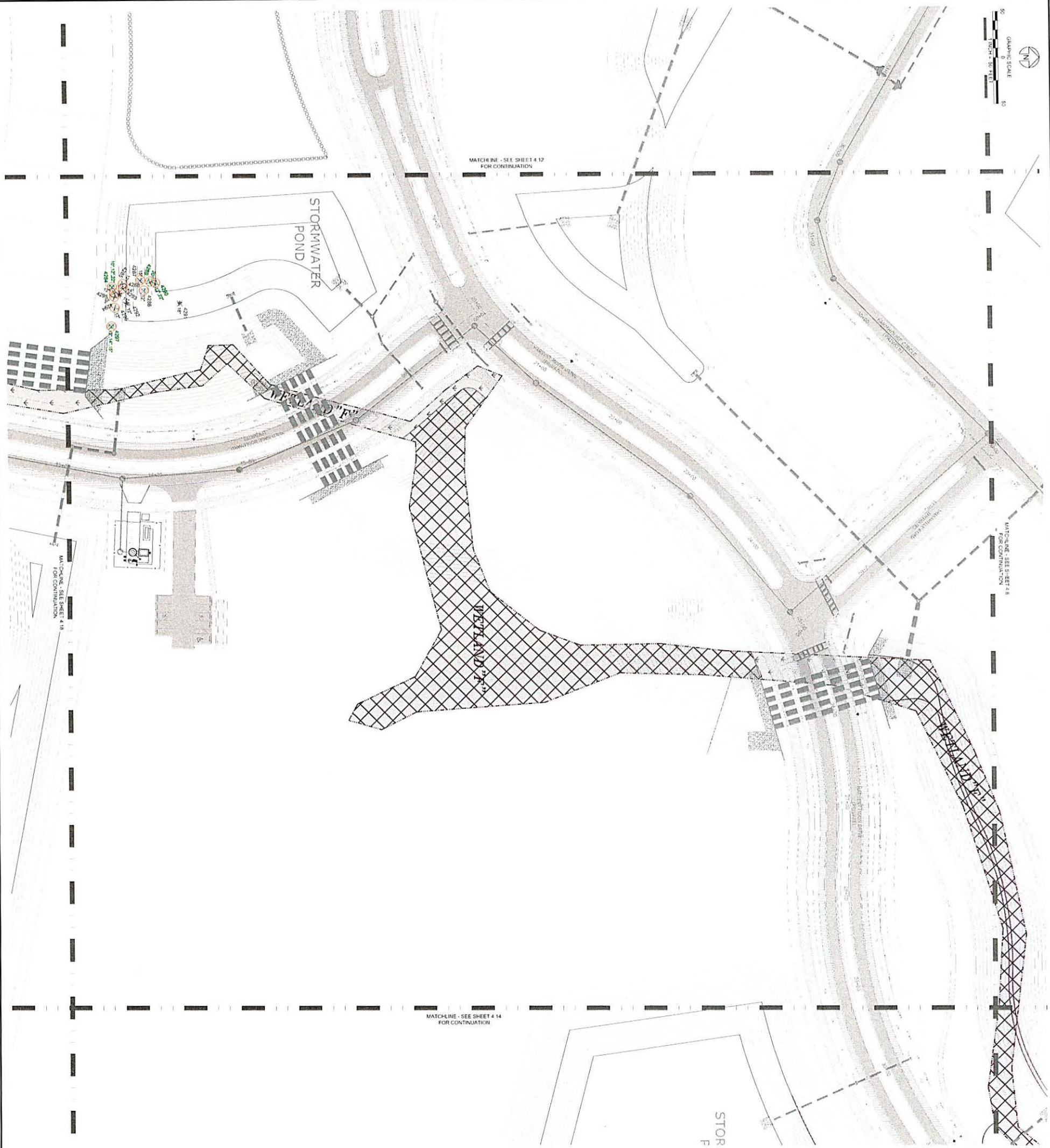


4.11	 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE 2025-09-24	REVISIONS 2025.11.05, REV. PER AUGUST REPORT (MAG)	
			CITY OF BROOKSVILLE, FLORIDA	DRAWN BY KNC		
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN	CHECKED BY TCA		
				JOB NO. 2230979		TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER

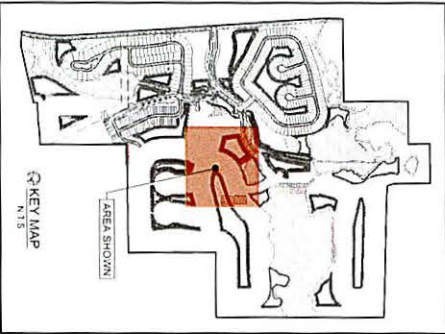
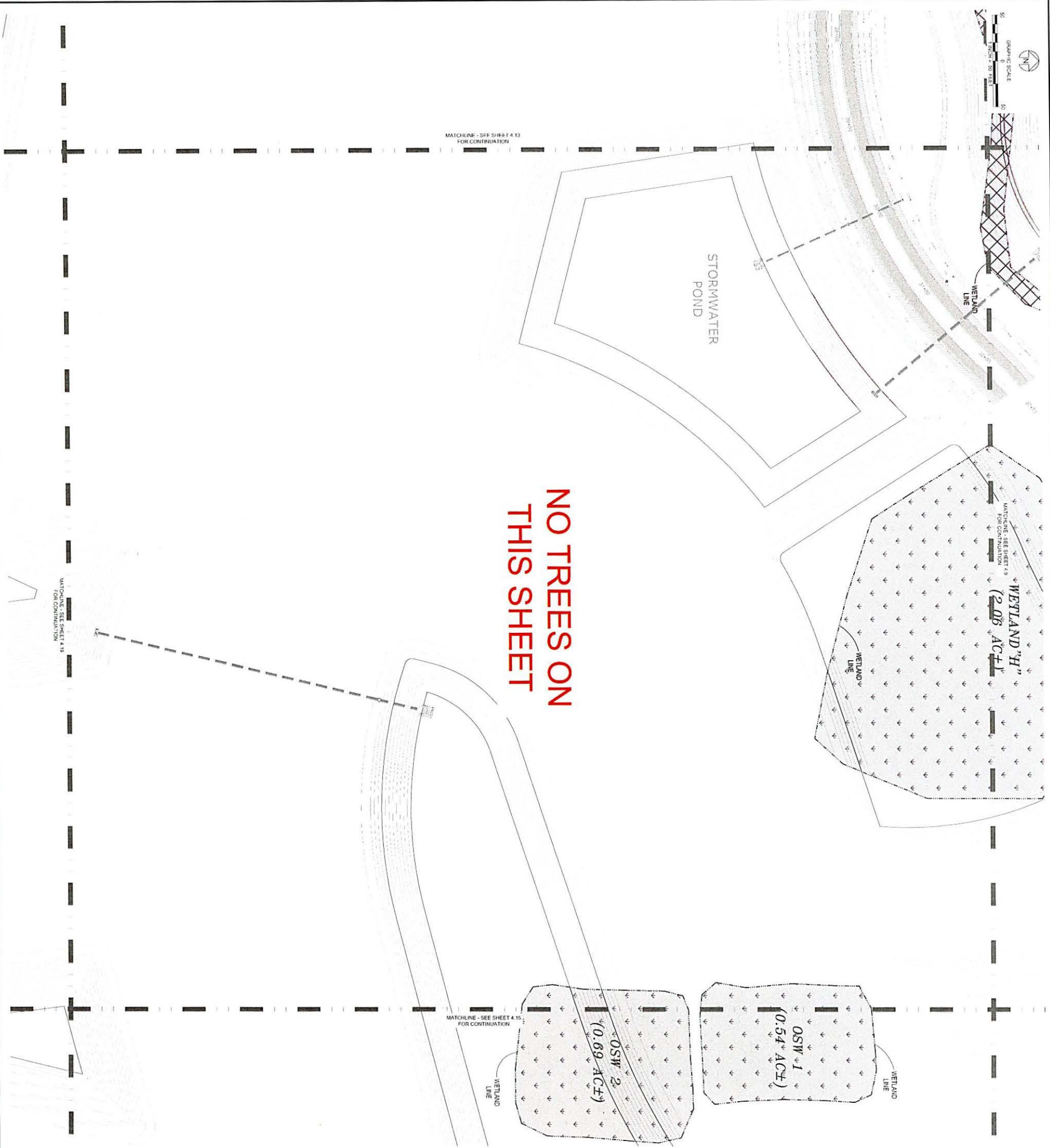


	PINE		PALE
	CEDAR		PEPPER
	CHERRY BERRY		LIME
	OAK		UNKNOWN
	CLOVER		REDWOOD
	MAPLE		TO BE REMOVED
	HICKORY		REQUIRED REPLACEMENT
	WATTLE		GO GREATER LIVE OAKS
	OAK		TO BE REMOVED

4.12	LANDMARK Engineering & Surveying Corporation 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE: 2025-09-24	REVISIONS: 2025.11.05: REV. PER AIRBORNE REPORT (KNC)	
			CITY OF BROOKSVILLE, FLORIDA	DRAWN BY: KNC		
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN	CHECKED BY: TCA	JOB NO.: 2230078	

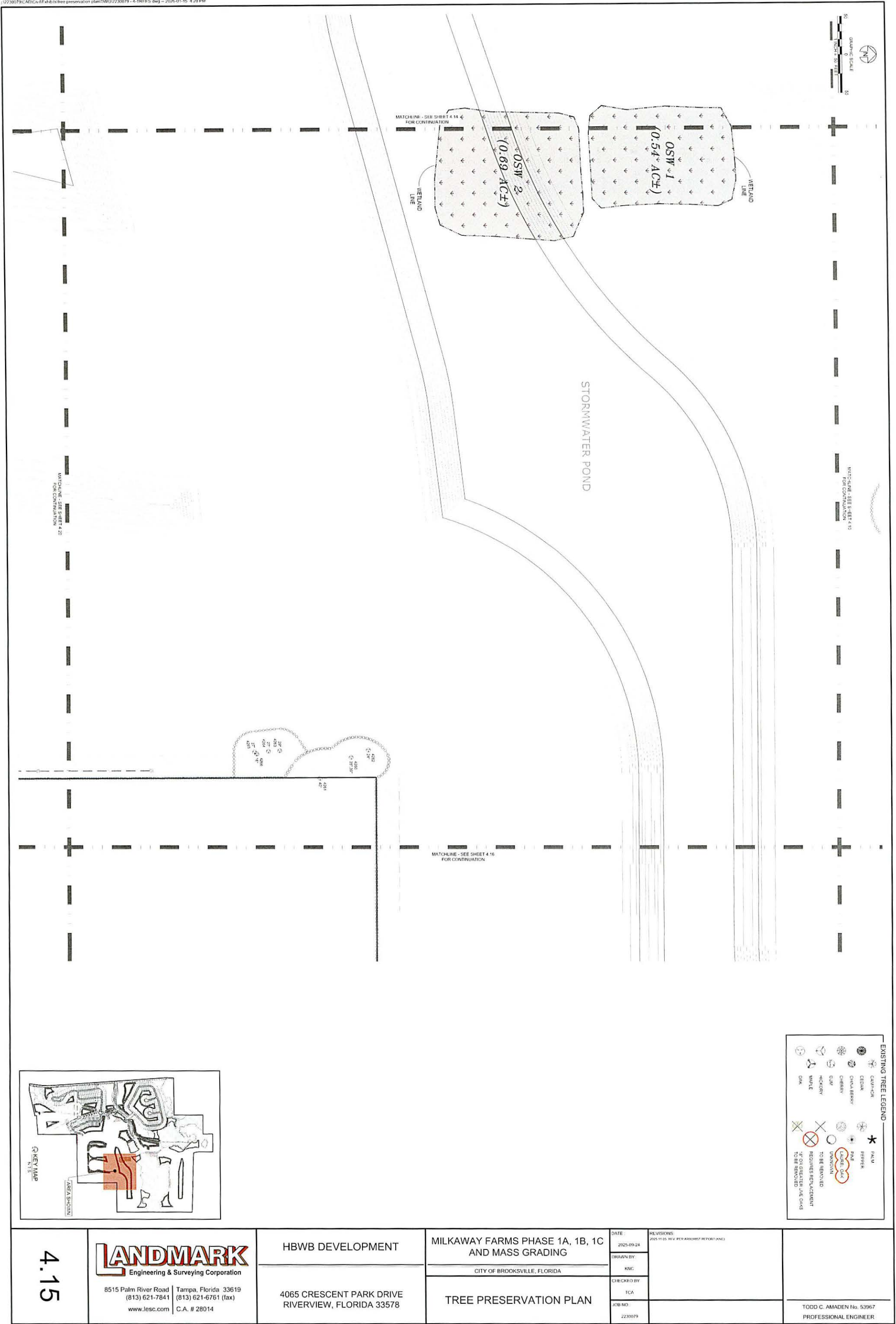


ENDING THE LEGEND	
	CEDAR
	CHINA FERN
	CHERRY
	GUM
	HICKORY
	WALRUS
	OAK
	PAW
	PEPPER
	PINE
	LEAF: OAK
	UNLabeled
	TO BE REMOVED
	REQUIRES REPLACEMENT
	IF OR GREATER LIVE OAKS TO BE REMOVED

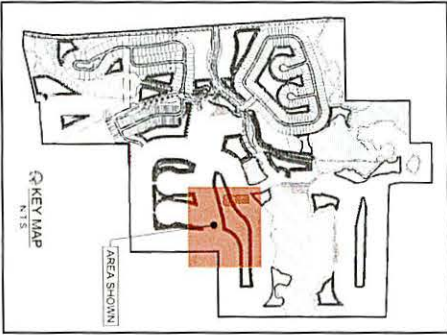


EXISTING TREE LEGEND	
	CASHWAT
	CEDAR
	CHINA FERRY
	CHERRY
	CUM
	HICKORY
	MAPLE
	OAK
	PALM
	PEPPER
	PINE
	SLOPE OAK
	UNKNOWN
	TO BE REMOVED
	REQUIRES REPLACEMENT
	12" OR GREATER IN DBH TO BE REMOVED

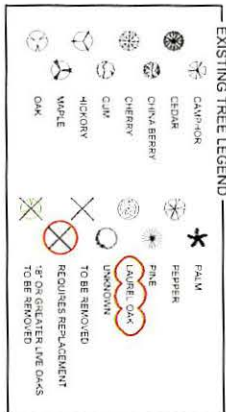
4.14	 8515 Palm River Road (813) 621-7841 www.lscsc.com	HBWB DEVELOPMENT 4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING CITY OF BROOKSVILLE, FLORIDA	TREE PRESERVATION PLAN	DATE 2025-09-24	REVISIONS 2025-11-05 REV. PER AIRBORNE REPORT (RNC)	TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER
					DRAWN BY KNC		
					CHECKED BY TCA		
					JOB NO. 2230079		

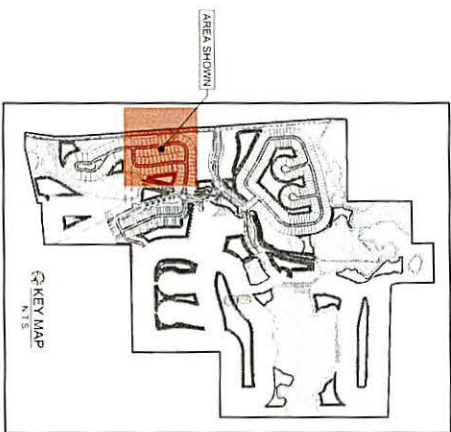


EXISTING TREE LEGEND	
	PALM
	PEPPER
	UNKNOWN
	TO BE REMOVED
	REQUIRES REPLACEMENT TO BE REMOVED
	WAXLE
	HICKORY
	QUAIL
	CHERRY
	ORANGE BERRY
	CELEBRITY
	CASPIAN



4.15	LANDMARK Engineering & Surveying Corporation 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE 2025-09-24	REVISIONS 2025-11-05, REV. PER ARBORIST REPORT (KNC)	
				DRAWN BY KNC		
			CITY OF BROOKSVILLE, FLORIDA	CHECKED BY TCA		
				JOB NO 2230079		
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN			TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER

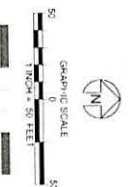
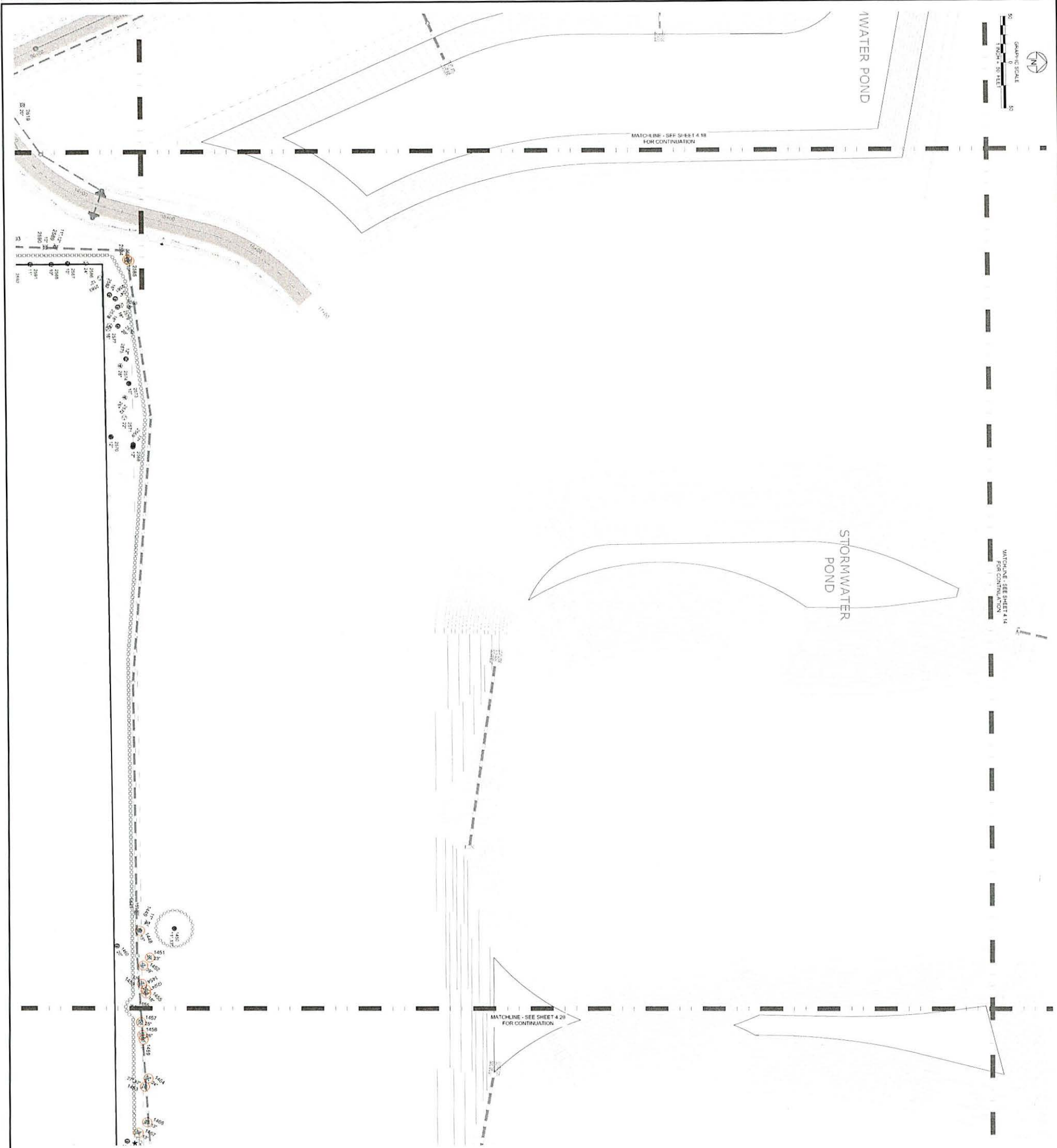




EXISTING LINE LEGEND

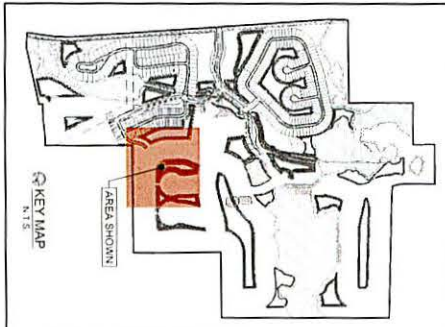
	CYPRESS
	CEDAR
	CHINK BERRY
	CHESTNUT
	OAK
	WALNUT
	MAPLE
	HICKORY
	* PALM
	PEPPER
	PINE
	LOBLOLLY OAK
	UNKNOWN
	TO BE REMOVED
	REQUIRES REPLACEMENT
	IF OR GREATER LIVE OAKS TO BE REMOVED

4.17	 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE 2025-09-24	REVISIONS: 2025-11-05: REV. PER AIRBORNE REPORT (KNC)	
			CITY OF BROOKSVILLE, FLORIDA	DRAWN BY KNC		
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN	CHECKED BY TCA		
				JOB NO: 2230079		TODD C. AMADEN NO. 53967 PROFESSIONAL ENGINEER



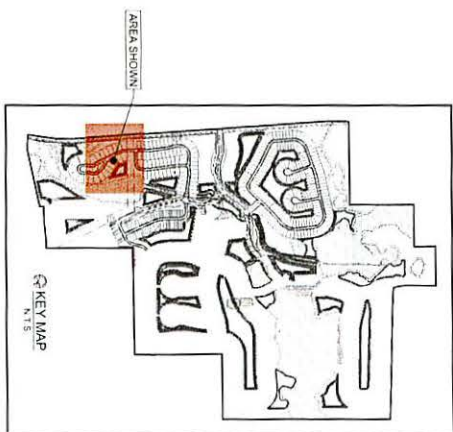
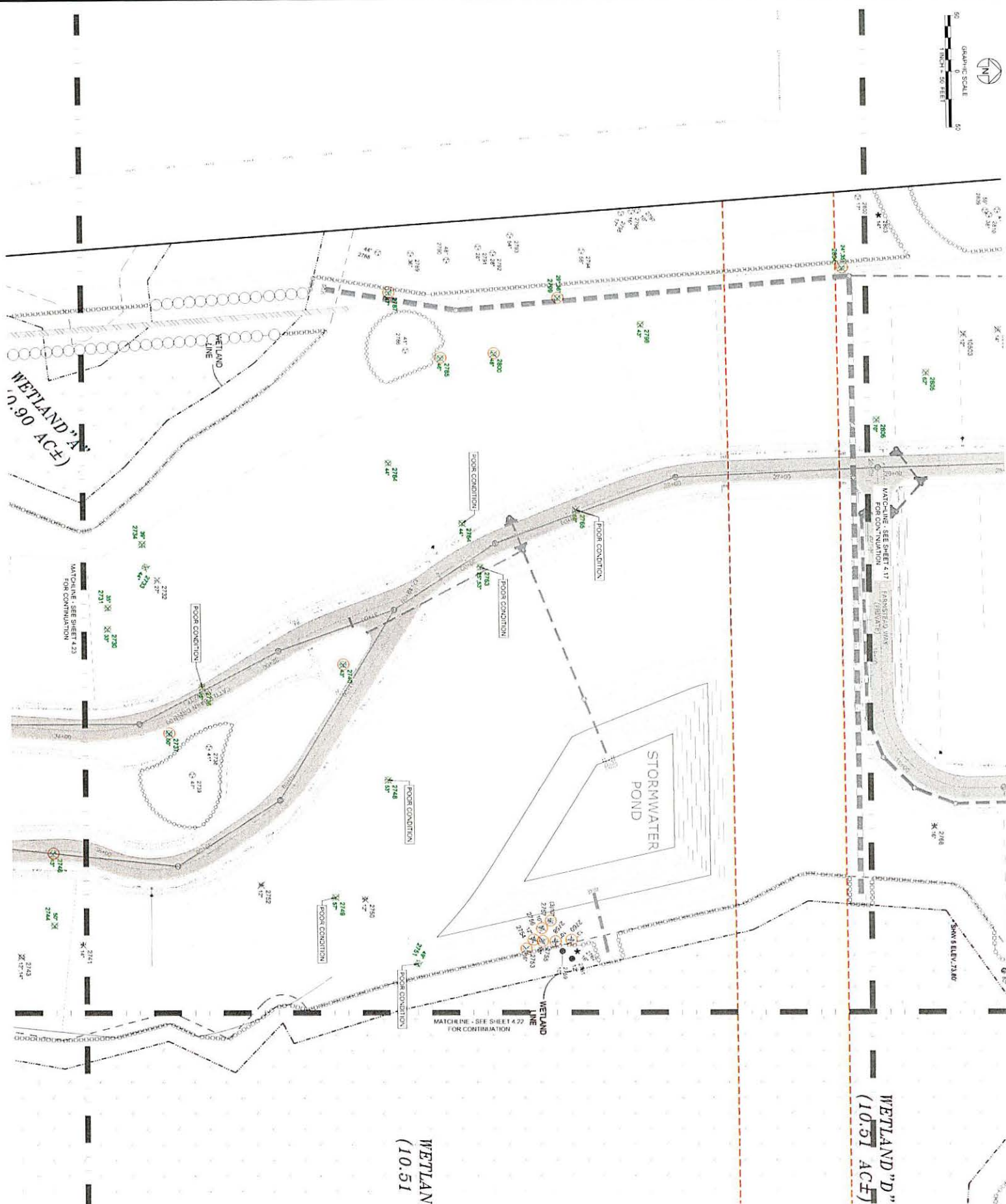
MATCHLINE - SEE SHEET 4.18
FOR CONTINUATION

MATCHLINE - SEE SHEET 4.20
FOR CONTINUATION



EXISTING TREE LEGEND	
	PALM
	CYCAS
	CEDAR
	CHICKADEE
	CHERRY
	GUM
	HICKORY
	MAPLE
	OAK
	PINE
	RED OAK
	UNKNOWN
	TO BE REMOVED
	REQUIRES REPLACEMENT
	GREATER LIVE OAKS

4.19	LANDMARK Engineering & Surveying Corporation 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE 2025-09-24	REVISIONS: 2025.11.05: NEW PERMANENT REPORT (KNC)	
				DRAWN BY KNC		
			CITY OF BROOKSVILLE, FLORIDA	CHECKED BY TCA		
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN	JOB NO: 2230079	TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER	

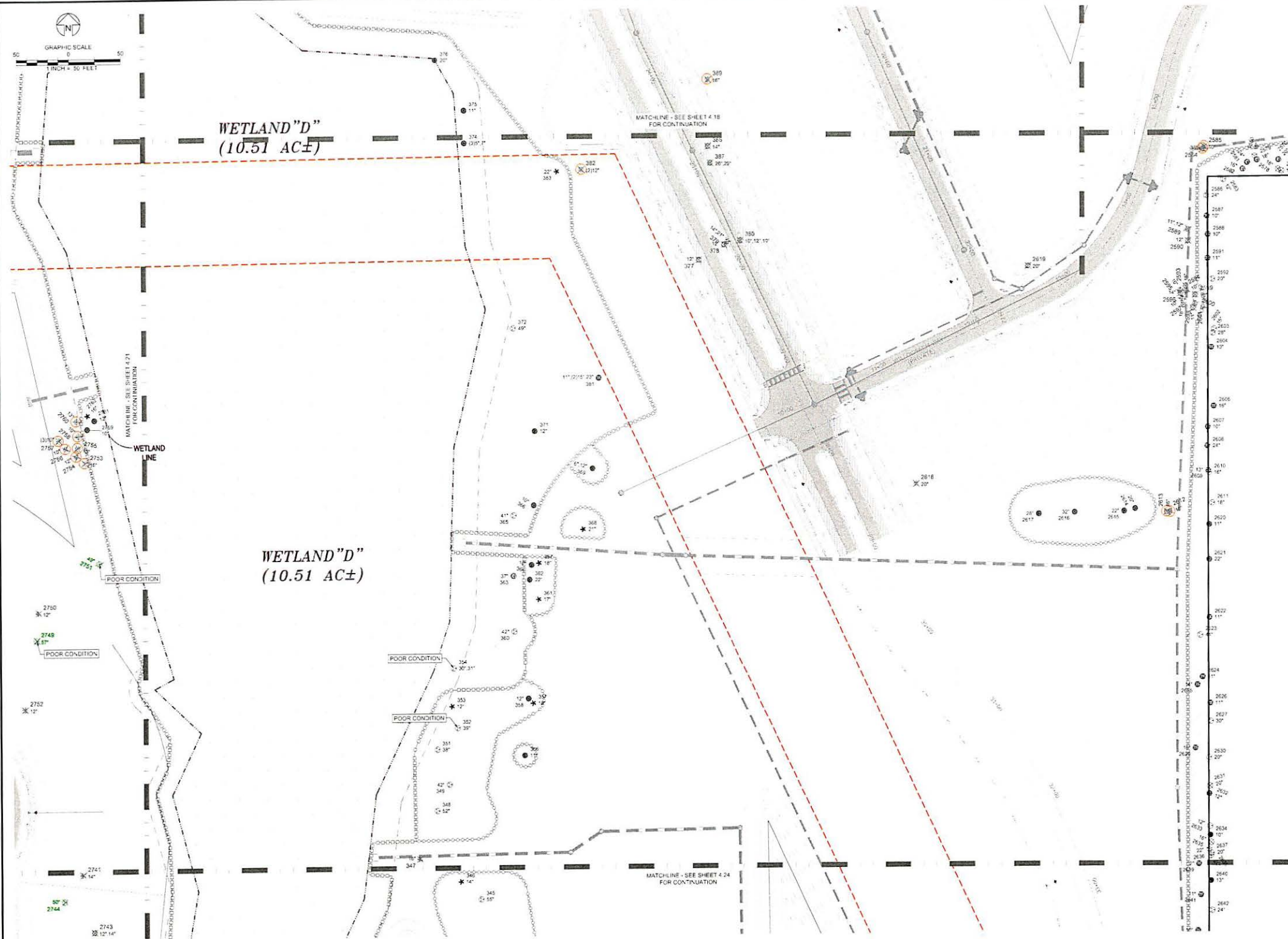


EXISTING TREE LEGEND

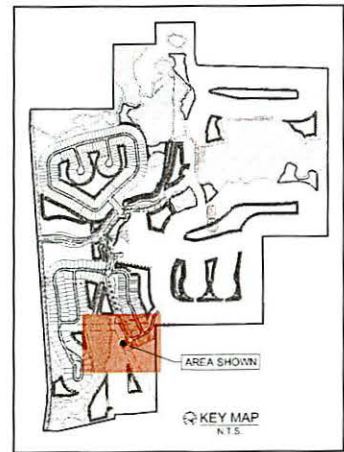
	PAW		CAP-HOR
	PEPPER		CECRO
	PINE		CHINA BERRY
	UNKNOWN		CHERRY
	TO BE REMOVED		GLIM
	REQUIRES REPLACEMENT		HICKORY
	18 OR GREATER IN OAKS TO BE REMOVED		MAPLE
			OAK

4.21	 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE 2025-09-24 DRAWN BY KNC CHECKED BY TCA JOB NO. 2230079	REVISIONS 2025-11-05: REV. PER AIRBORNE REPORT (KNC)	
			CITY OF BROOKSVILLE, FLORIDA			
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN			TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER

I:\223077\Final\Drawings\preservation\dwg\4.22\4.22.dwg - 2/26/2015 4:22 PM



EXISTING TREE LEGEND	
	CAMP-OR
	CEDAR
	CHINA BERRY
	CHERRY
	GUM
	HICKORY
	MAPLE
	OAK
	PALM
	PEPPER
	PINE
	LAUREL OAK
	UNKNOWN
	TO BE REMOVED
	REQUIRES REPLACEMENT
	18" OR GREATER LIVE OAKS TO BE REMOVED



4.22	LANDMARK Engineering & Surveying Corporation 8515 Palm River Road Tampa, Florida 33619 (813) 621-7841 (813) 621-6761 (fax) www.lbsc.com C.A. # 28014	HBWB DEVELOPMENT 4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	REVISIONS 2025-11-18: REV. 1 (LA ANDREWS & SONS, INC.)	TODD C. AMADEN No. 53967 PROFESSIONAL ENGINEER		
			DATE 2025-09-24	DRAWN BY SHAWN BY	TREE PRESERVATION PLAN	
			CHECKED BY KAC	DATE 2025-09-24		
			MILKWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING CITY OF BROOKSVILLE, FLORIDA			



4.23	 8515 Palm River Road (813) 621-7841 www.lesc.com Tampa, Florida 33619 (813) 621-6761 (fax) C.A. # 28014	HBWB DEVELOPMENT	MILKAWAY FARMS PHASE 1A, 1B, 1C AND MASS GRADING	DATE: 2025-09-24 DRAWN BY: KNC CHECKED BY: TCA JOB NO.: 2230379	REVISIONS: 2025-11-05, REV. F (R ABSCHELT DE PORT (RNC))	
			CITY OF BROOKSVILLE, FLORIDA			
		4065 CRESCENT PARK DRIVE RIVERVIEW, FLORIDA 33578	TREE PRESERVATION PLAN			TODD C. AMADEN NO. 53967 PROFESSIONAL ENGINEER

MILKAWAY PHASE 1

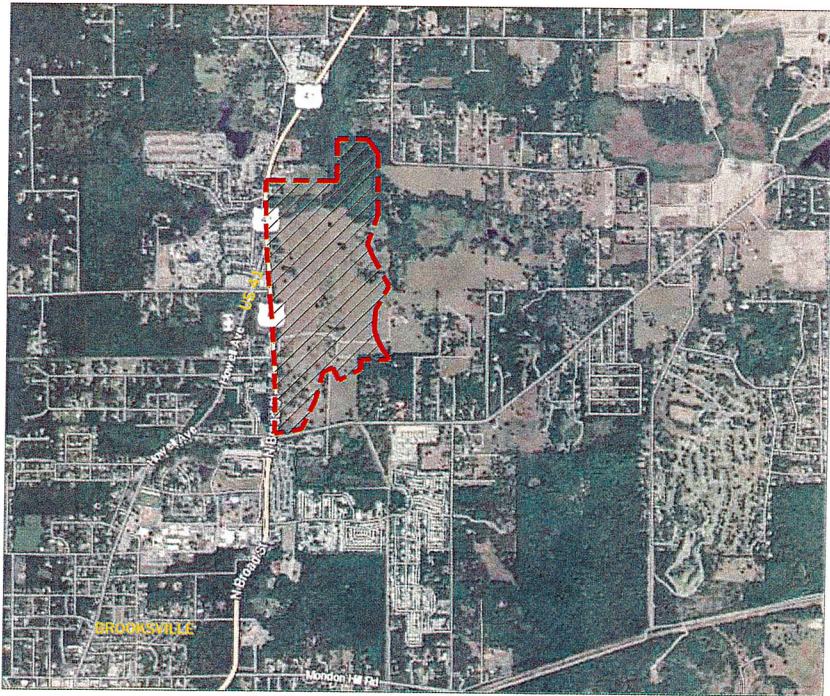
LANDSCAPE DEVELOPMENT PACKAGE

TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA

CONSULTANTS

Client	HOMES BY WEST BAY 4065 CRESCENT PARK DR RIVERVIEW, FL 33578
Civil Engineer	LANDMARK ENGINEERING 8515 PALM RIVER ROAD TAMPA, FLORIDA 33619 813.621.7841

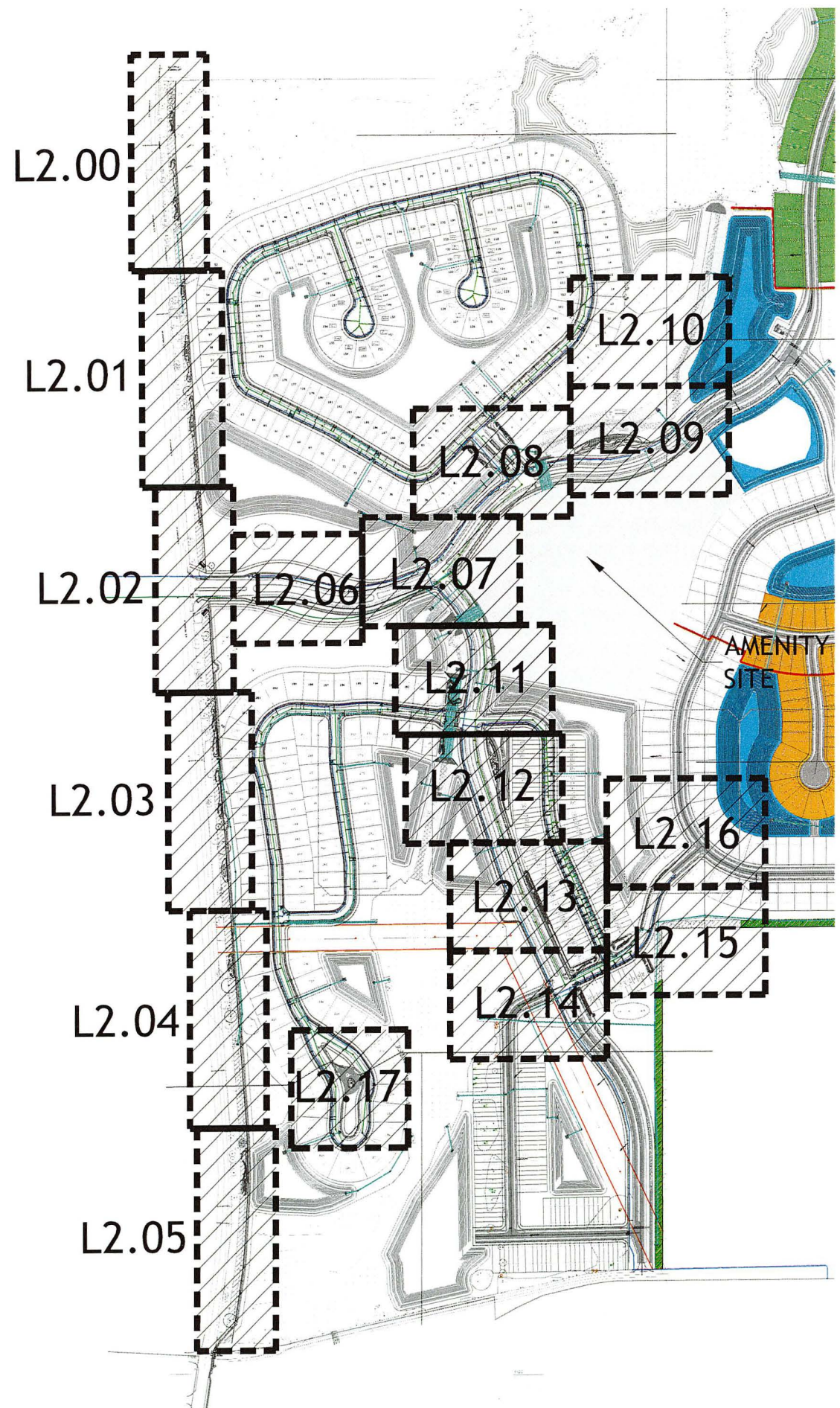
PROJECT SITE VICINITY MAP



INDEX OF DRAWINGS

DRAWING	DRAWING TITLE	ENHANCED PERMIT SET
COVER	COVER	01/26/26
LC1.00	LANDSCAPE SPECIFICATIONS & CALCULATIONS	01/26/26
KEY	LANDSCAPE DEVELOPMENT KEY	01/26/26
L2.00	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.01	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.02	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.03	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.04	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.05	LANDSCAPE DEVELOPMENT PLAN	01/26/26
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L2.07	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.08	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.09	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.10	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.11	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.12	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.13	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.14	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.15	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.16	LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.17	LANDSCAPE DEVELOPMENT PLAN	01/26/26
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L2.18	POND LANDSCAPE DEVELOPMENT PLAN	01/26/26
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L2.20	POND LANDSCAPE DEVELOPMENT PLAN	01/26/26
L2.21	POND LANDSCAPE DEVELOPMENT PLAN	01/26/26
L3.00	LOT TREE LANDSCAPE EXHIBIT	01/26/26
L3.01	LOT TREE LANDSCAPE EXHIBIT	01/26/26
L3.02	LOT TREE LANDSCAPE EXHIBIT	01/26/26
L3.03	LOT TREE LANDSCAPE EXHIBIT	01/26/26
L3.04	LOT TREE LANDSCAPE EXHIBIT	01/26/26
LD-1	LANDSCAPE DETAILS	01/26/26
LD-2	LANDSCAPE SPECIFICATIONS	01/26/26
LD-3	IRRIGATION SPECIFICATIONS	01/26/26





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813.503.0810

MILKAWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE		
1	PERMIT SET	12-13-2024
2	ENHANCED PERMIT SET	11-20-2025
3	ENHANCED PERMIT SET	12-22-2025
4	ENHANCED PERMIT SET	01-26-2026

REVISIONS		
NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER 24008

DRAWN BY GS

CHECKED BY HB, JB

SCALE: 1"=250'-0"

0 125 250 500

LANDSCAPE
DEVELOPMENT
PLAN

KEY

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SITE KEY



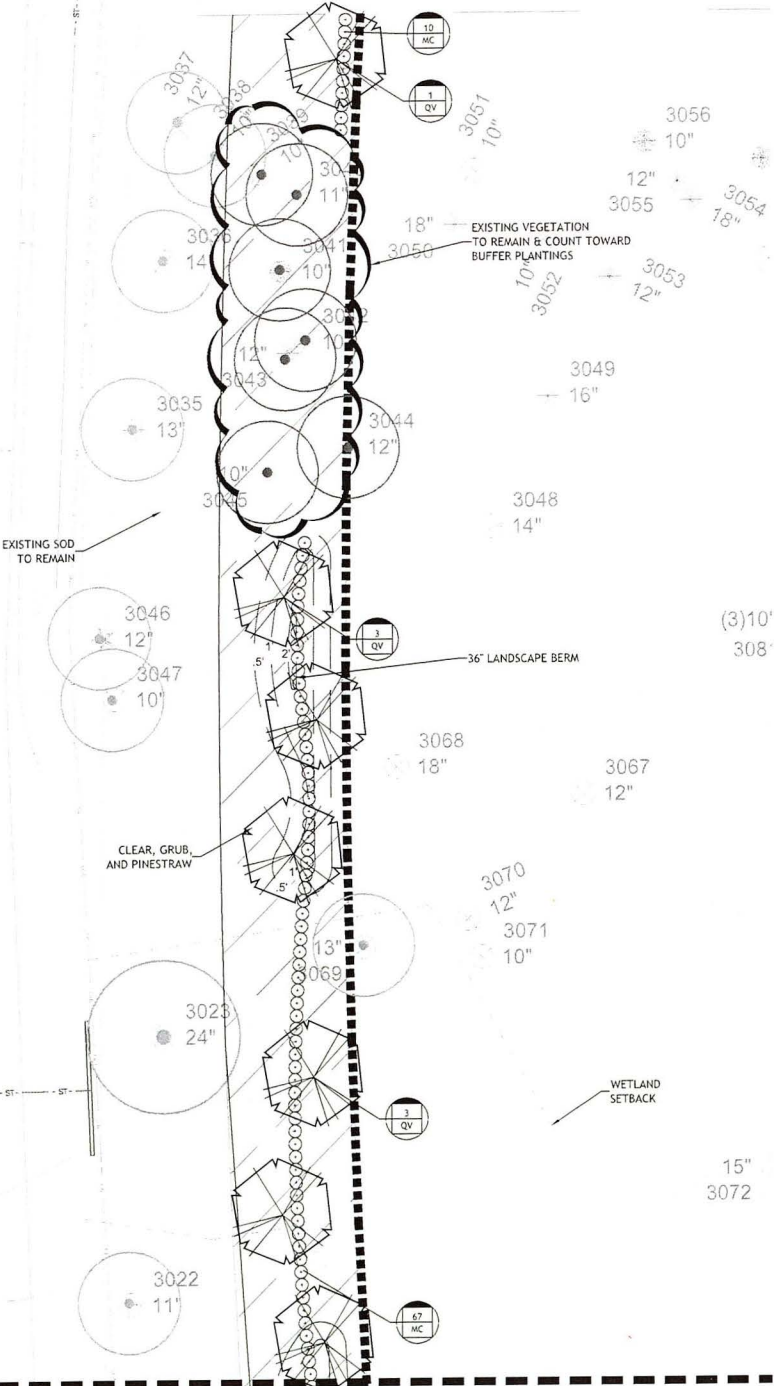
PLANT MATERIAL KEY

- REQUIRED BUFFER LANDSCAPE
- ENHANCED LANDSCAPE

TEMPORARY BENCHMARK
SPK IN ASPHALT - ELEV.: 89.96'

EX. ASPHALT
PARKING LOT

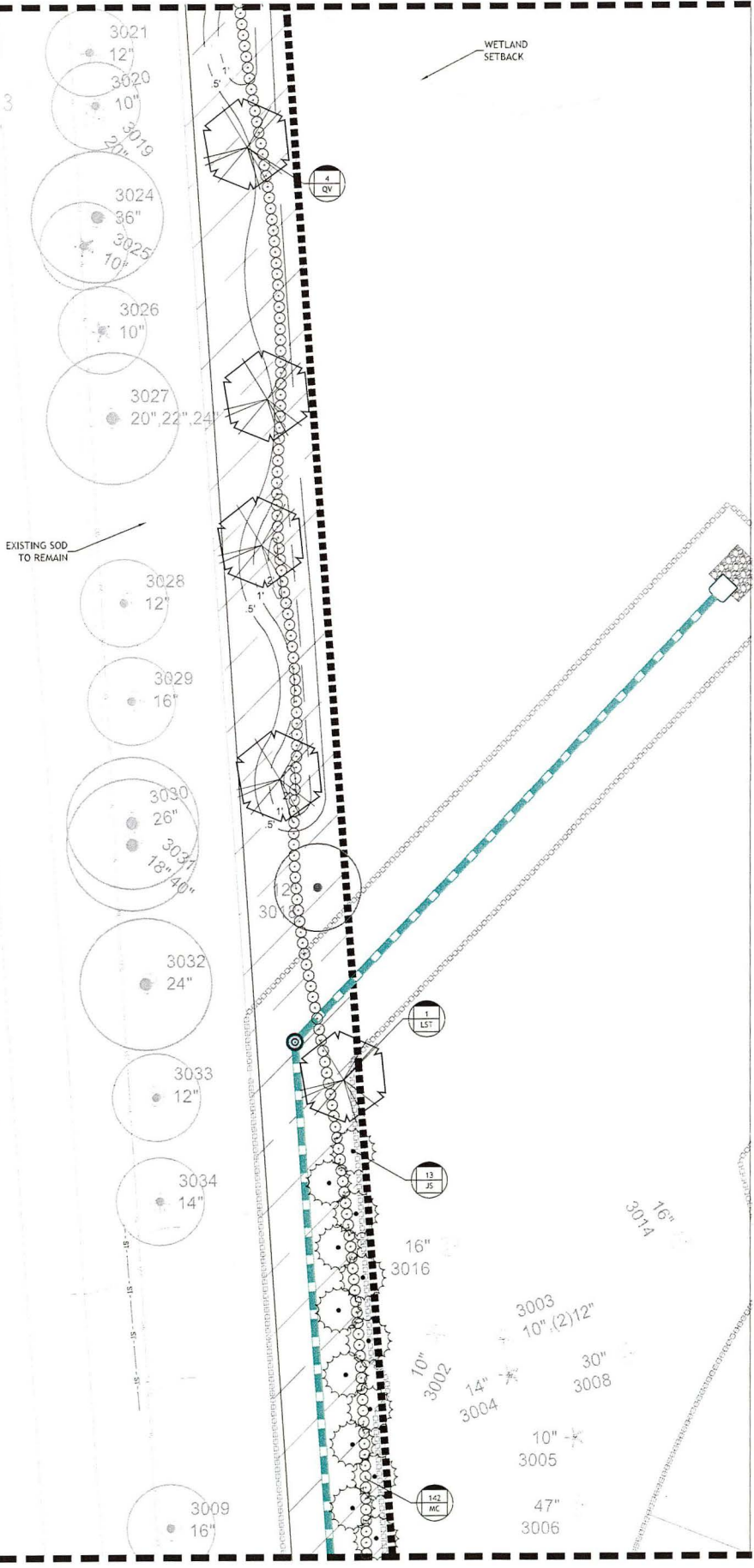
U.S. HIGHWAY 41



MATCHLINE A, SEE TOP RIGHT

TEMPORARY
BENCHMARK #3
SIR - ELEV.: 88.41'

U.S. HIGHWAY 41



MATCHLINE, SEE SHEET L2.01

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MILKWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471
ENHANCED PERMIT SET

ISSUE DATE	
1	PERMIT SET 12-13-2024
2	ENHANCED PERMIT SET 11-20-2023
3	ENHANCED PERMIT SET 12-22-2023
4	ENHANCED PERMIT SET 01-26-2026

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER 24008

DRAWN BY GS

CHECKED BY HB, JB

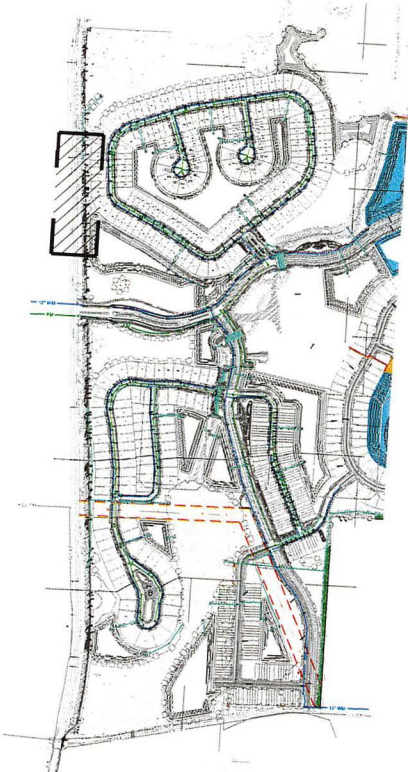
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0 10' 20' 40'

LANDSCAPE
DEVELOPMENT
PLAN

L2.00

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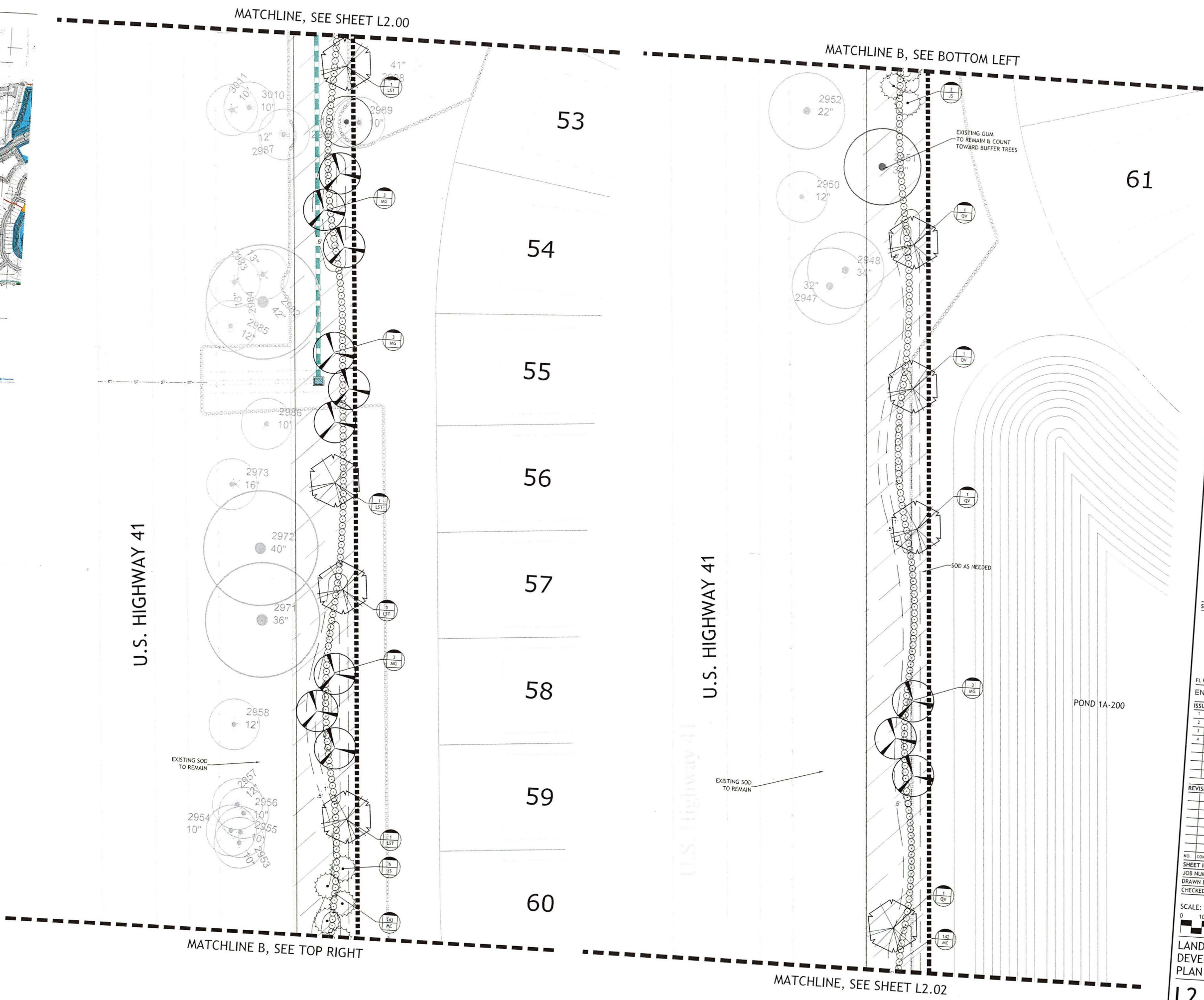
PLANT MATERIAL KEY

STL TAG

REQUIRED BUFFER LANDSCAPE

QTY TAG

ENHANCED LANDSCAPE



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MILKWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

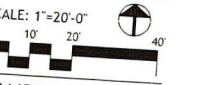
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2 ENHANCED PERMIT SET	11-20-2025
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4 ENHANCED PERMIT SET	01-29-2026

REVISIONS

NO.	COMMENTS	DATE

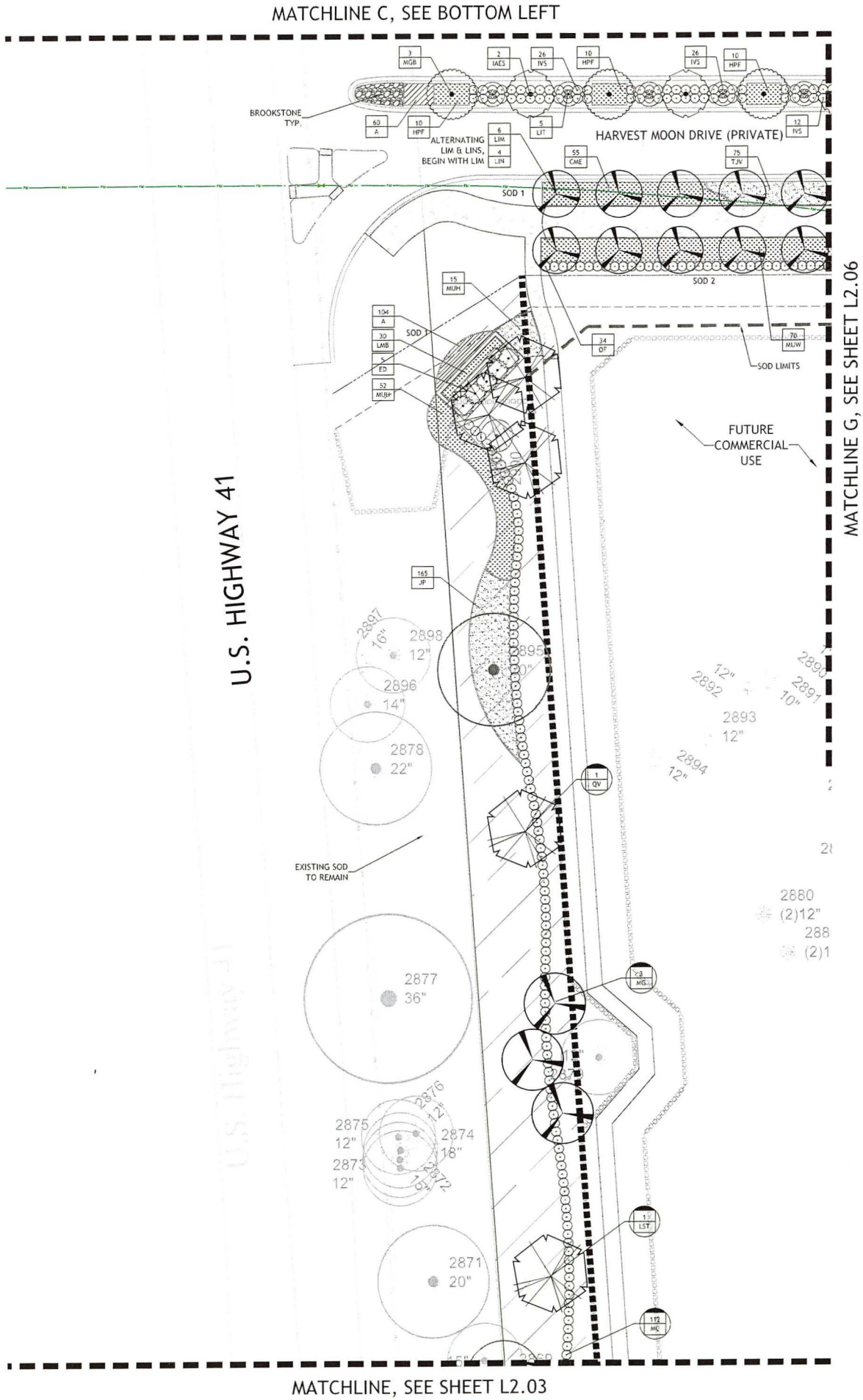
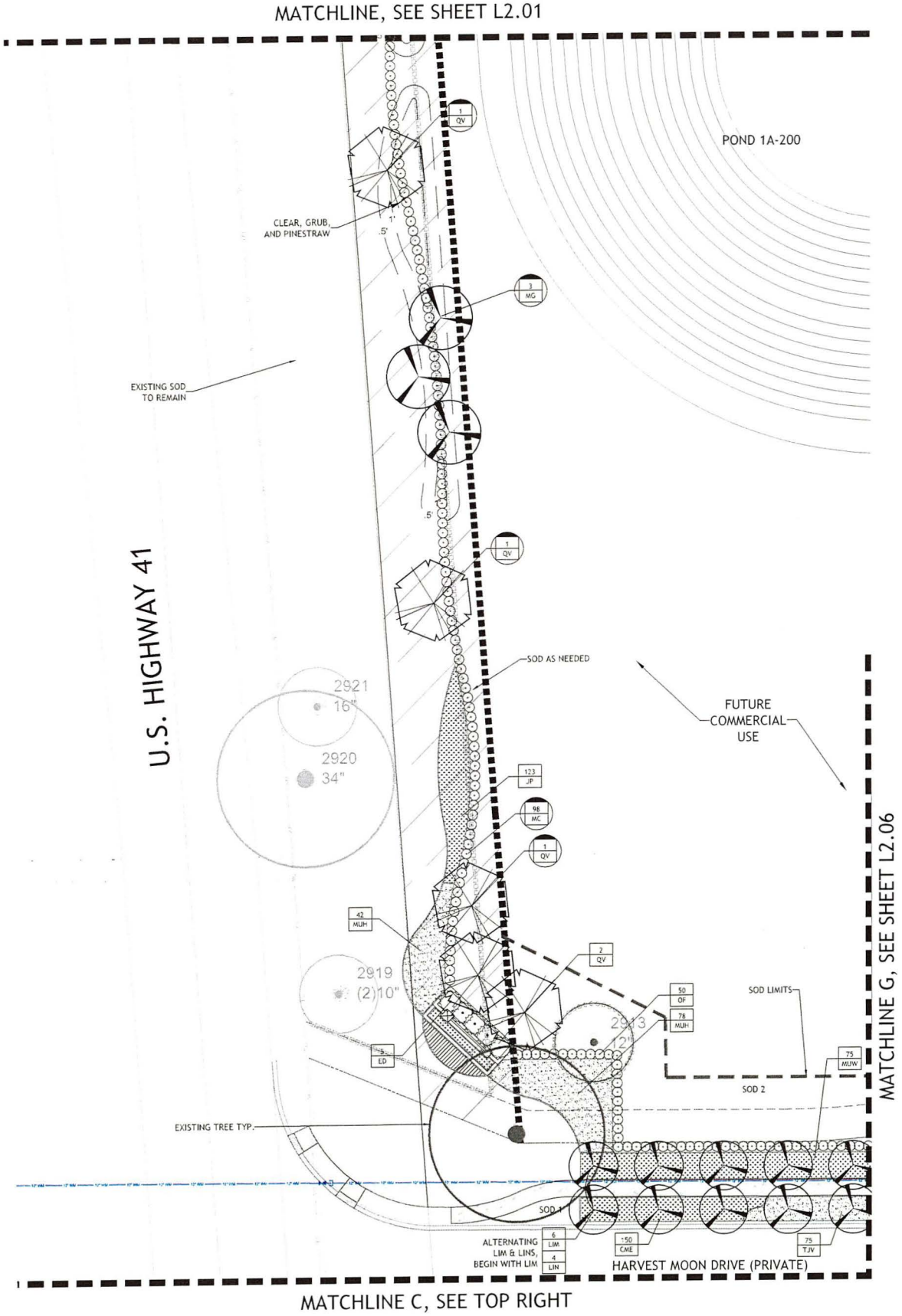
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JOB NUMBER	Z4008
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CHECKED BY	HB, JB



LANDSCAPE DEVELOPMENT PLAN

L2.01



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MILKAWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE	
1 PERMIT SET	12-13-2024
2 ENHANCED PERMIT SET	11-20-2025
3 ENHANCED PERMIT SET	12-22-2025
4 ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER 24008

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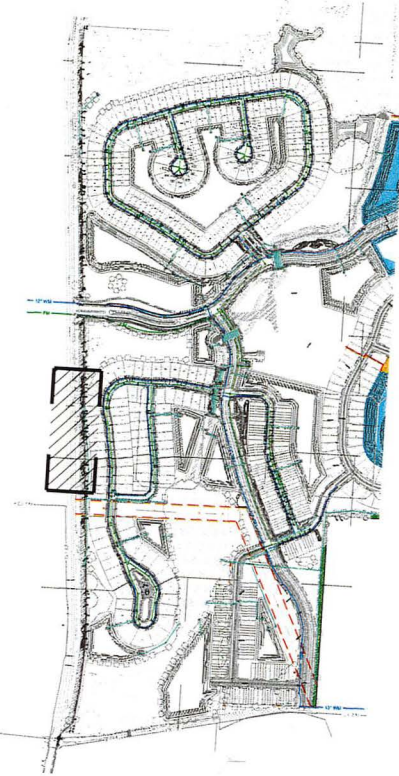
CHECKED BY HB, JB

SCALE: 1"=20'-0"

LANDSCAPE DEVELOPMENT PLAN

L2.02

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PLANT MATERIAL KEY	
	REQUIRED BUFFER LANDSCAPE
	ENHANCED LANDSCAPE



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MILKWAY PHASE 1
TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

MATCHLINE C, SEE SHEET L2.06

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE	
1 PERMIT SET	12-13-2024
2 ENHANCED PERMIT SET	11-20-2025
3 ENHANCED PERMIT SET	12-22-2025
4 ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION	
JOB NUMBER	24008
DRAWN BY	GS
CHECKED BY	HB, JB

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LANDSCAPE
DEVELOPMENT
PLAN

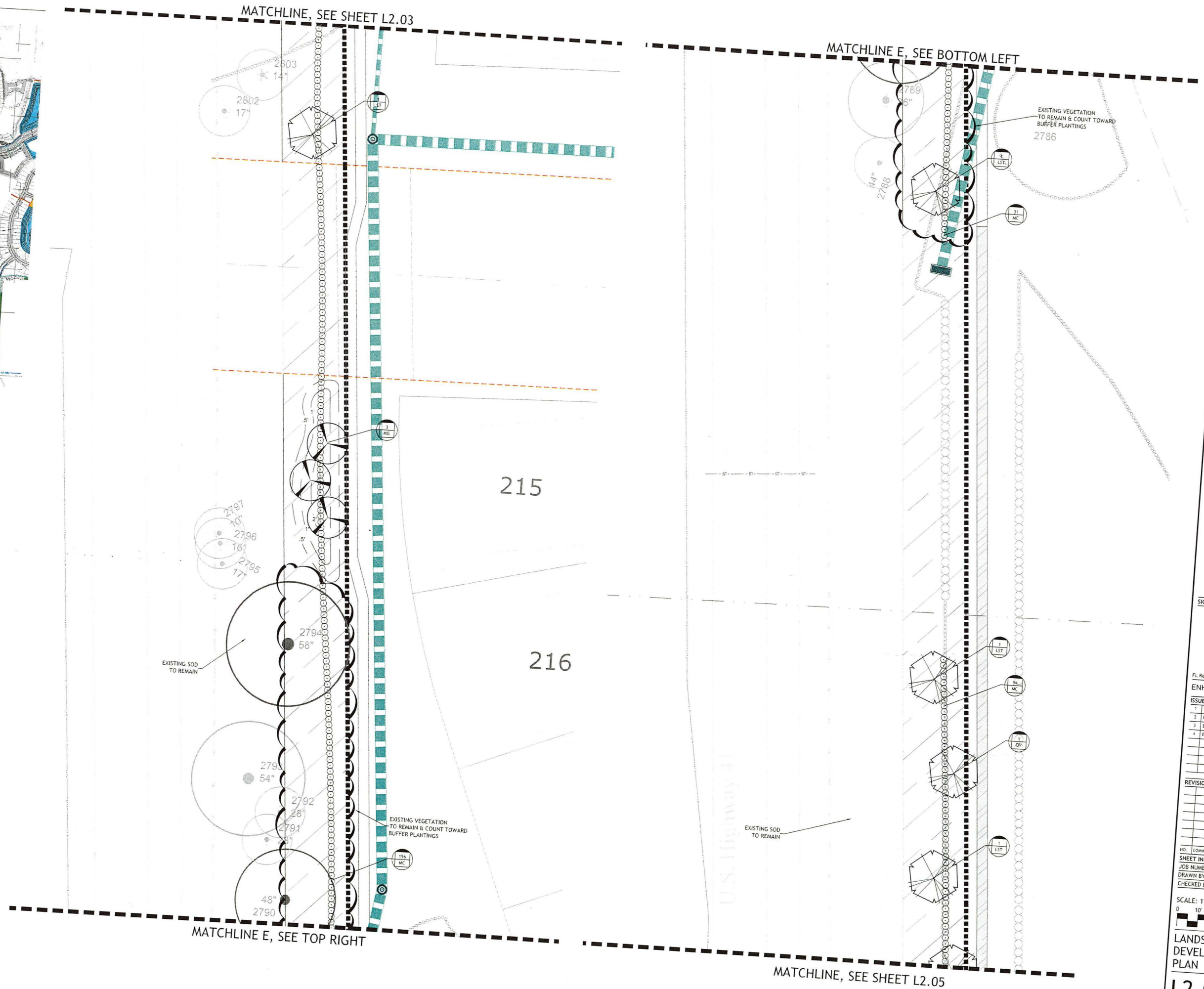
L2.03



PLANT MATERIAL KEY

REQUIRED BUFFER LANDSCAPE

ENHANCED LANDSCAPE



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MILKWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE	
1 PERMIT SET	12-13-2024
2 ENHANCED PERMIT SET	11-20-2023
3 ENHANCED PERMIT SET	12-22-2023
4 ENHANCED PERMIT SET	01-26-2024

REVISIONS

NO.	COMMENTS	DATE
1	ISSUED FOR PERMIT	12-13-2024

SHEET INFORMATION	
JOB NUMBER	24008
DRAWN BY	GS
CHECKED BY	HB, JB

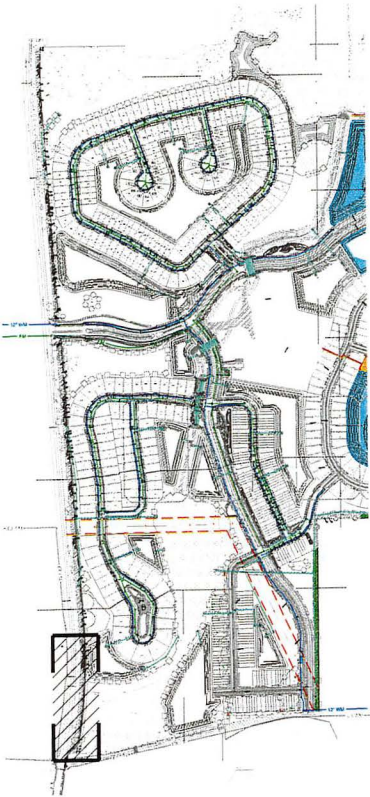
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LANDSCAPE
DEVELOPMENT
PLAN

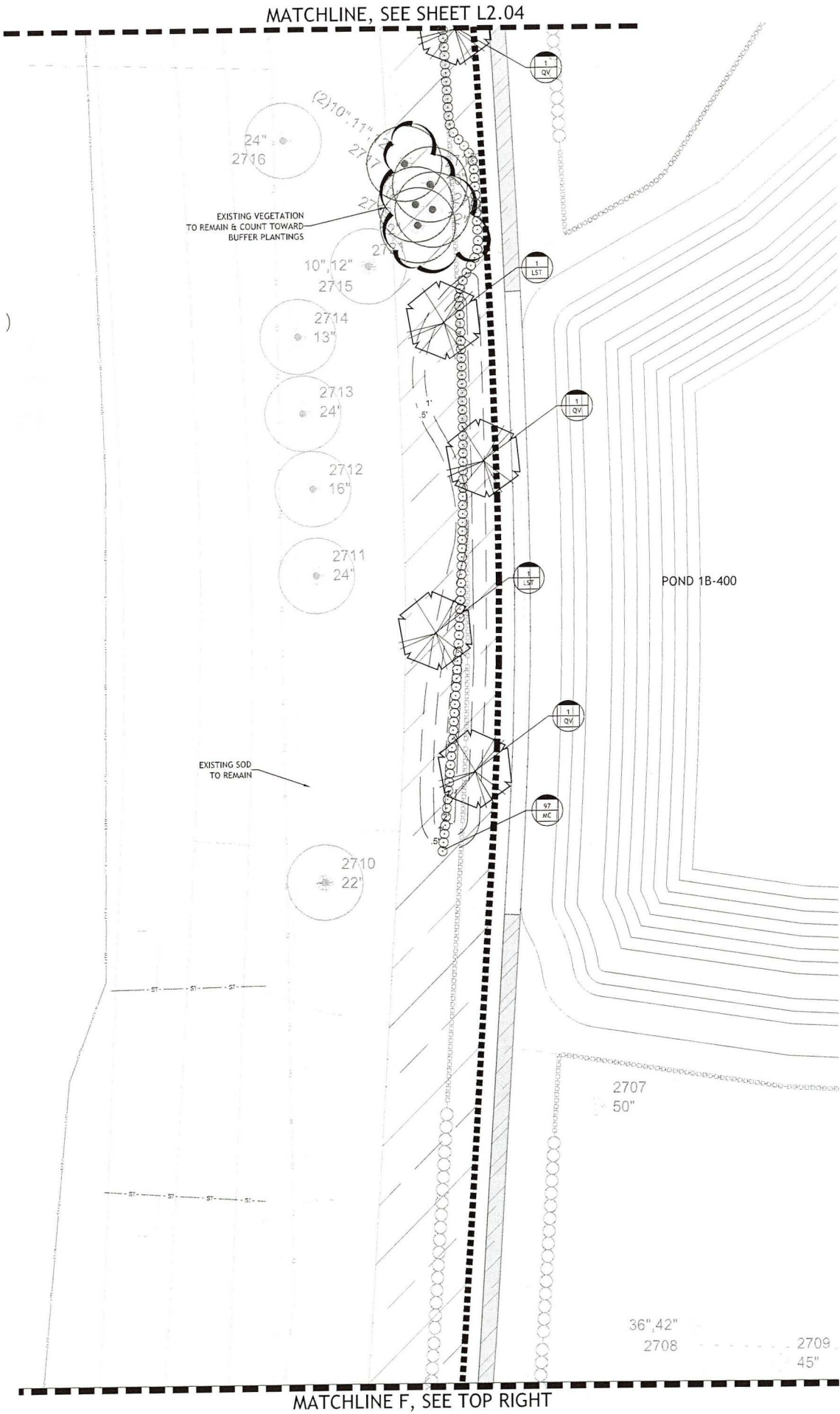
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SITE KEY

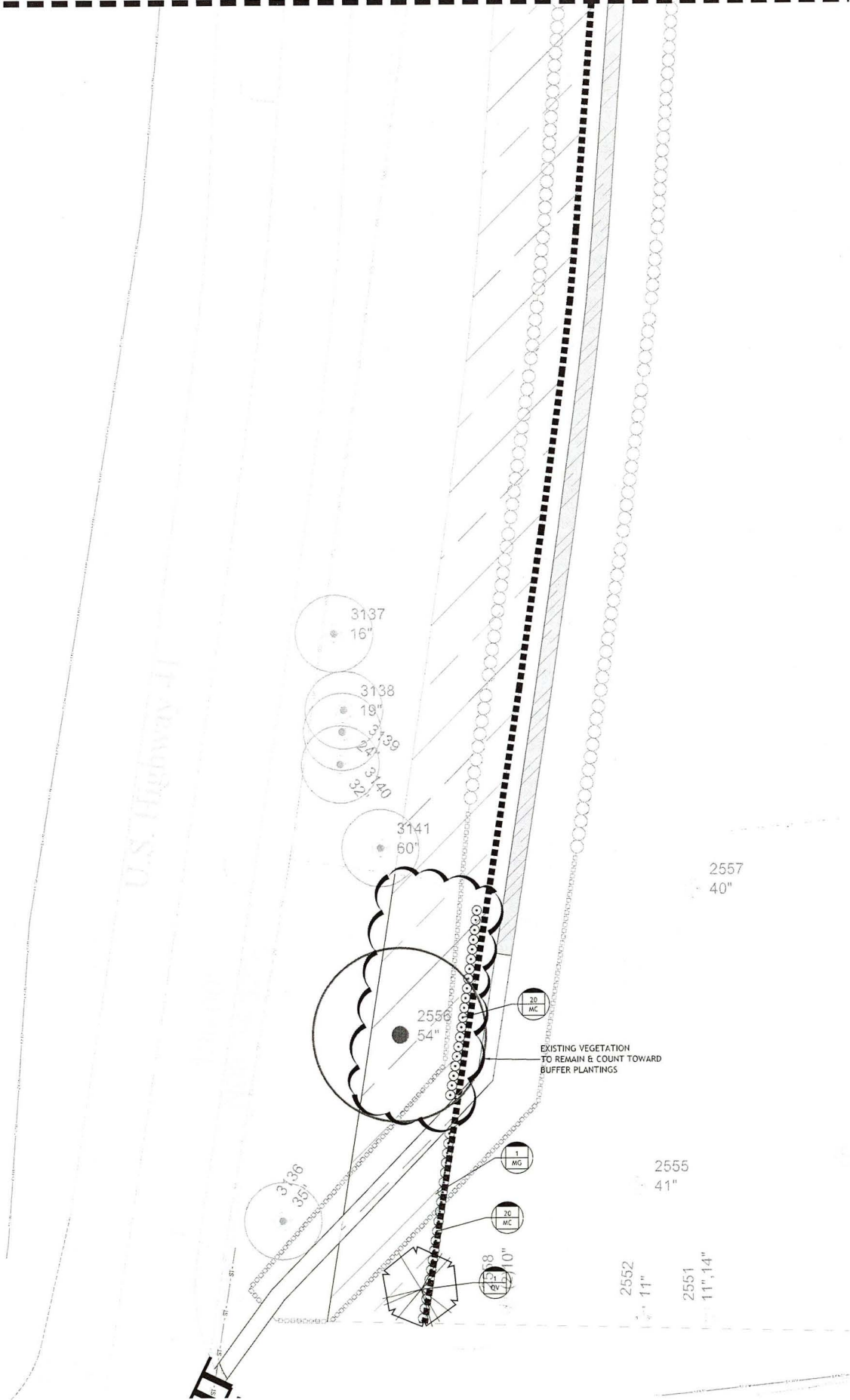


PLANT MATERIAL KEY

	REQUIRED BUFFER LANDSCAPE
	ENHANCED LANDSCAPE



MATCHLINE F, SEE BOTTOM LEFT



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MILKAWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471
ENHANCED PERMIT SET

ISSUE DATE		
1	PERMIT SET	12-13-2024
2	ENHANCED PERMIT SET	11-20-2025
3	ENHANCED PERMIT SET	12-22-2025
4	ENHANCED PERMIT SET	01-26-2026

REVISIONS		

NO.	COMMENTS	DATE
SHEET INFORMATION		
JOB NUMBER	24008	
DRAWN BY	GS	
CHECKED BY	HB, JB	

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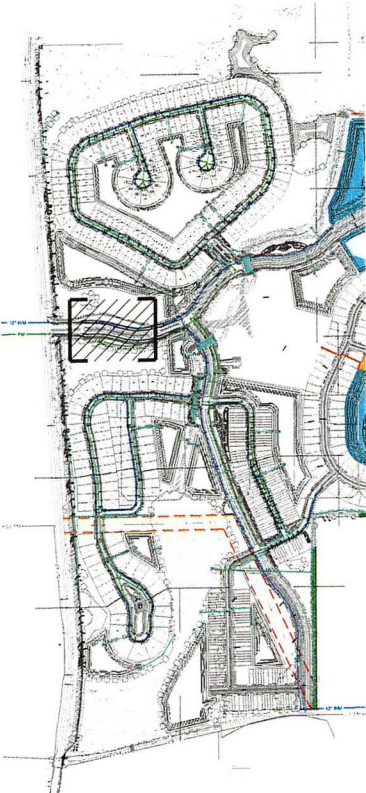
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LANDSCAPE
DEVELOPMENT
PLAN

L2.05

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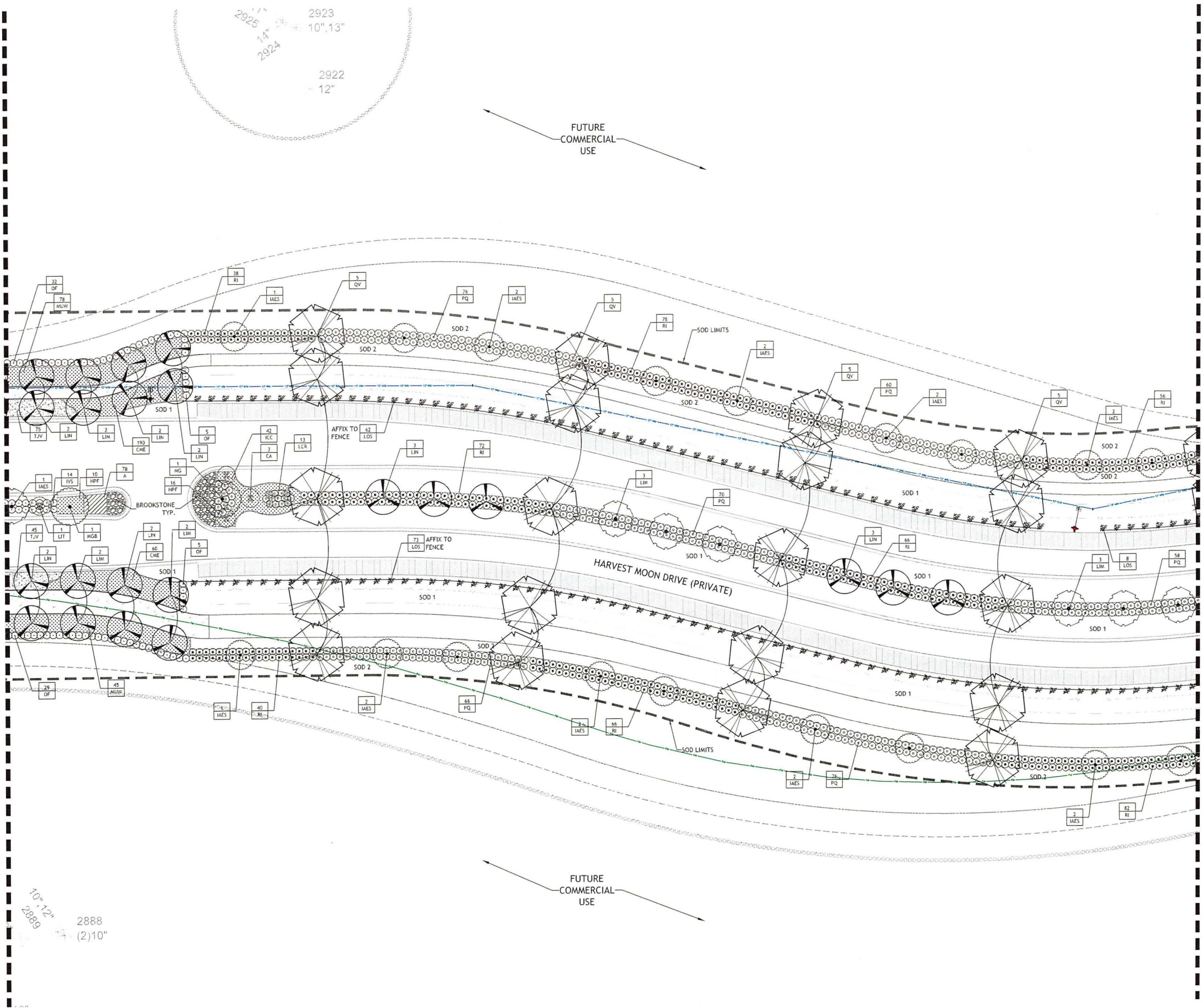
SITE KEY



PLANT MATERIAL KEY

	REQUIRED BUFFER LANDSCAPE
	ENHANCED LANDSCAPE

MATCHLINE, SEE SHEET L2.02



MATCHLINE, SEE SHEET L2.07

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MILKAWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC24000471

ENHANCED PERMIT SET

ISSUE DATE	
1. PERMIT SET	12-13-2024
2. ENHANCED PERMIT SET	11-20-2025
3. ENHANCED PERMIT SET	12-22-2025
4. ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION	
JOB NUMBER	24008
DRAWN BY	GS
CHECKED BY	HB, JB

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LANDSCAPE
DEVELOPMENT
PLAN

L2.06

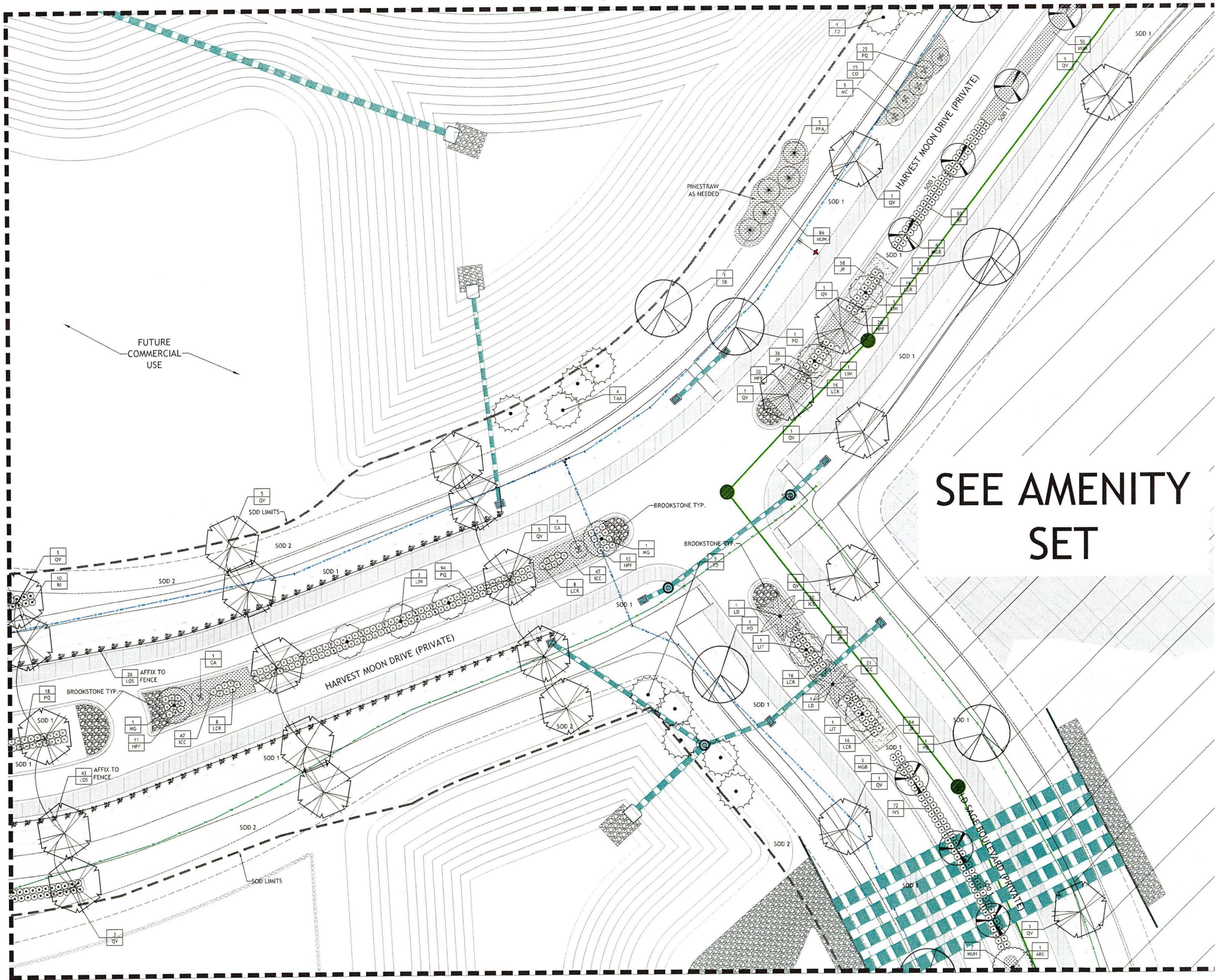
SITE KEY



PLANT MATERIAL KEY

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MATCHLINE, SEE SHEET L2.06



MATCHLINE, SEE SHEET L2.11

MATCHLINE, SEE SHEET L2.08

SEE AMENITY SET

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MILKWAY PHASE 1
TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471
ENHANCED PERMIT SET

ISSUE DATE	
1. PERMIT SET	12-13-2024
2. ENHANCED PERMIT SET	11-20-2025
3. ENHANCED PERMIT SET	12-22-2025
4. ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO.	COMMENTS	DATE
1	PERMIT SET	12-13-2024
2	ENHANCED PERMIT SET	11-20-2025
3	ENHANCED PERMIT SET	12-22-2025
4	ENHANCED PERMIT SET	01-26-2026

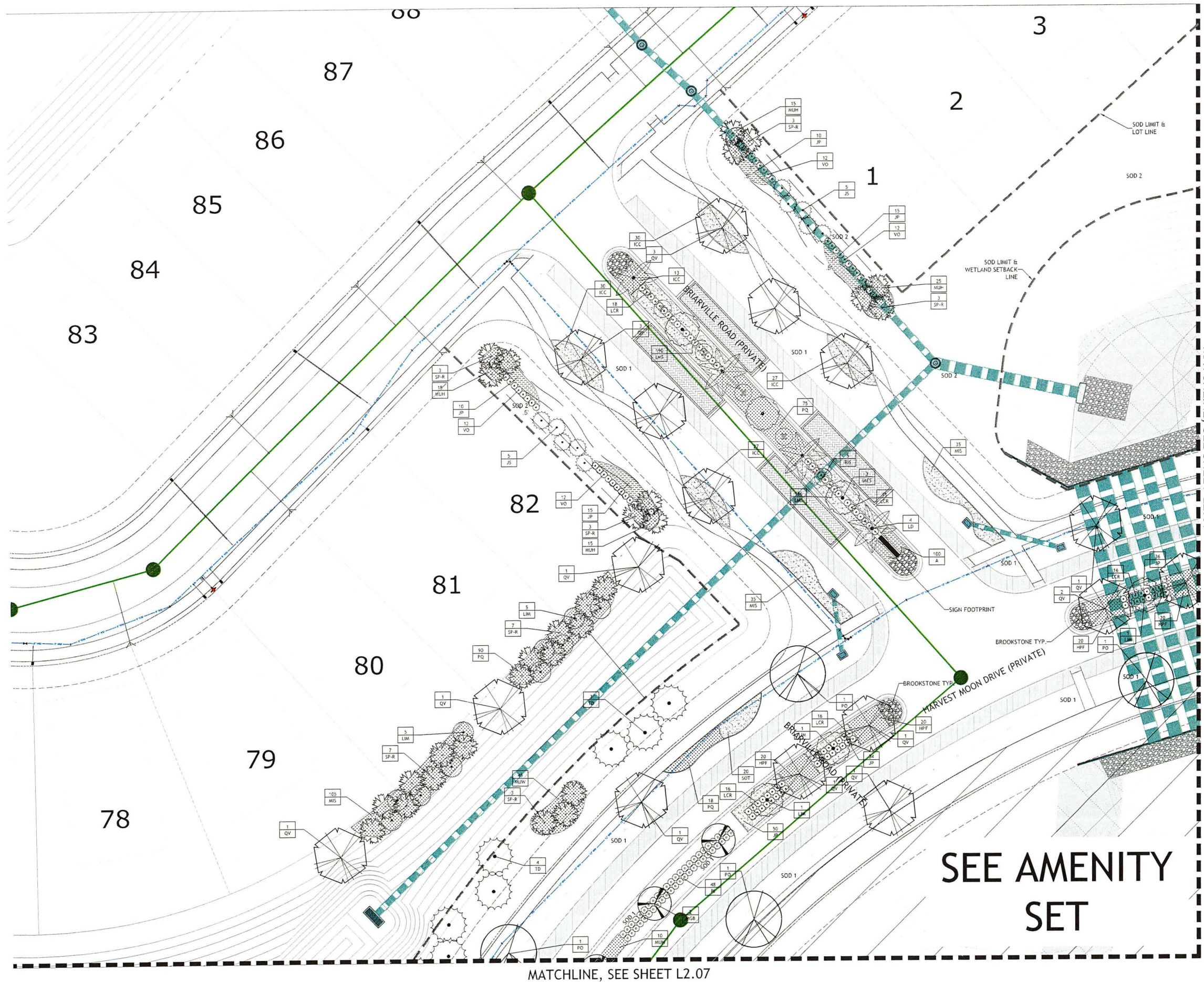
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0 10' 20' 40'

LANDSCAPE
DEVELOPMENT
PLAN

L2.07

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 REQUIRED BUFFER LANDSCAPE
 ENHANCED LANDSCAPE



MATCHLINE, SEE SHEET L2.07



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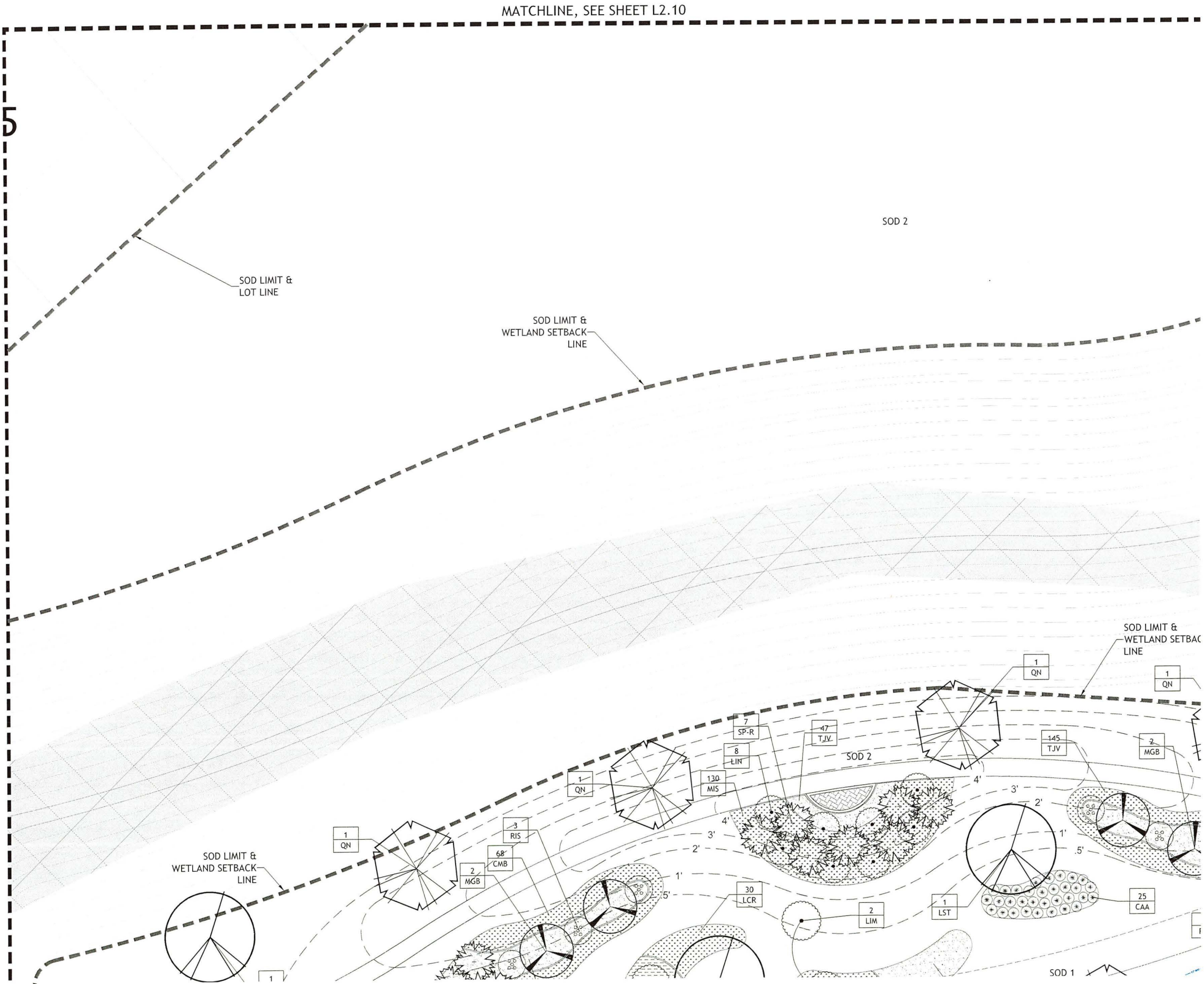
SITE KEY



PLANT MATERIAL KEY

	REQUIRED BUFFER LANDSCAPE
	ENHANCED LANDSCAPE

MATCHLINE, SEE SHEET L2.08



MATCHLINE, SEE SHEET L2.10

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MILKAWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

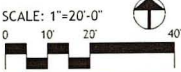
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ISSUE DATE	
1 PERMIT SET	12-13-2024
2 ENHANCED PERMIT SET	11-20-2025
3 ENHANCED PERMIT SET	12-22-2025
4 ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO.	COMMENTS	DATE
1	SHEET INFORMATION	24008
2	JOB NUMBER	GS
3	DRAWN BY	HB, JB
4	CHECKED BY	



LANDSCAPE
DEVELOPMENT
PLAN

L2.09

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SITE KEY



PLANT MATERIAL KEY

QTY TAG

REQUIRED BUFFER LANDSCAPE

QTY TAG

ENHANCED LANDSCAPE



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MILKAWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE	
1 PERMIT SET	12-13-2024
2 ENHANCED PERMIT SET	11-26-2023
3 ENHANCED PERMIT SET	12-22-2023
4 ENHANCED PERMIT SET	01-26-2025

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION

JOB NUMBER	24008
DRAWN BY	GS
CHECKED BY	HB, JB

SCALE: 1"=20'-0"

0 10' 20' 40'

LANDSCAPE
DEVELOPMENT
PLAN

L2.10

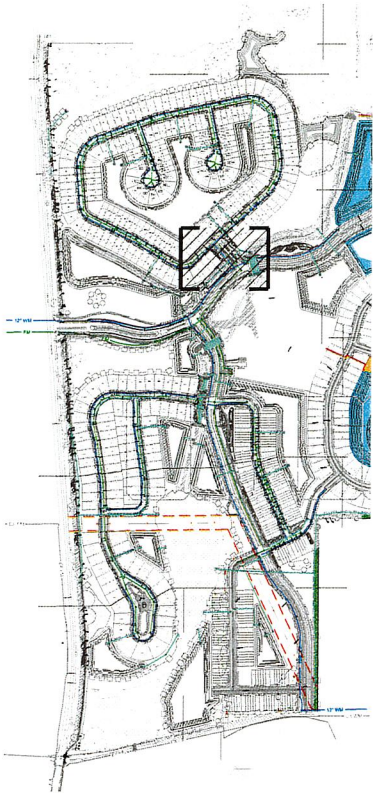
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 REQUIRED BUFFER LANDSCAPE
 ENHANCED LANDSCAPE

190

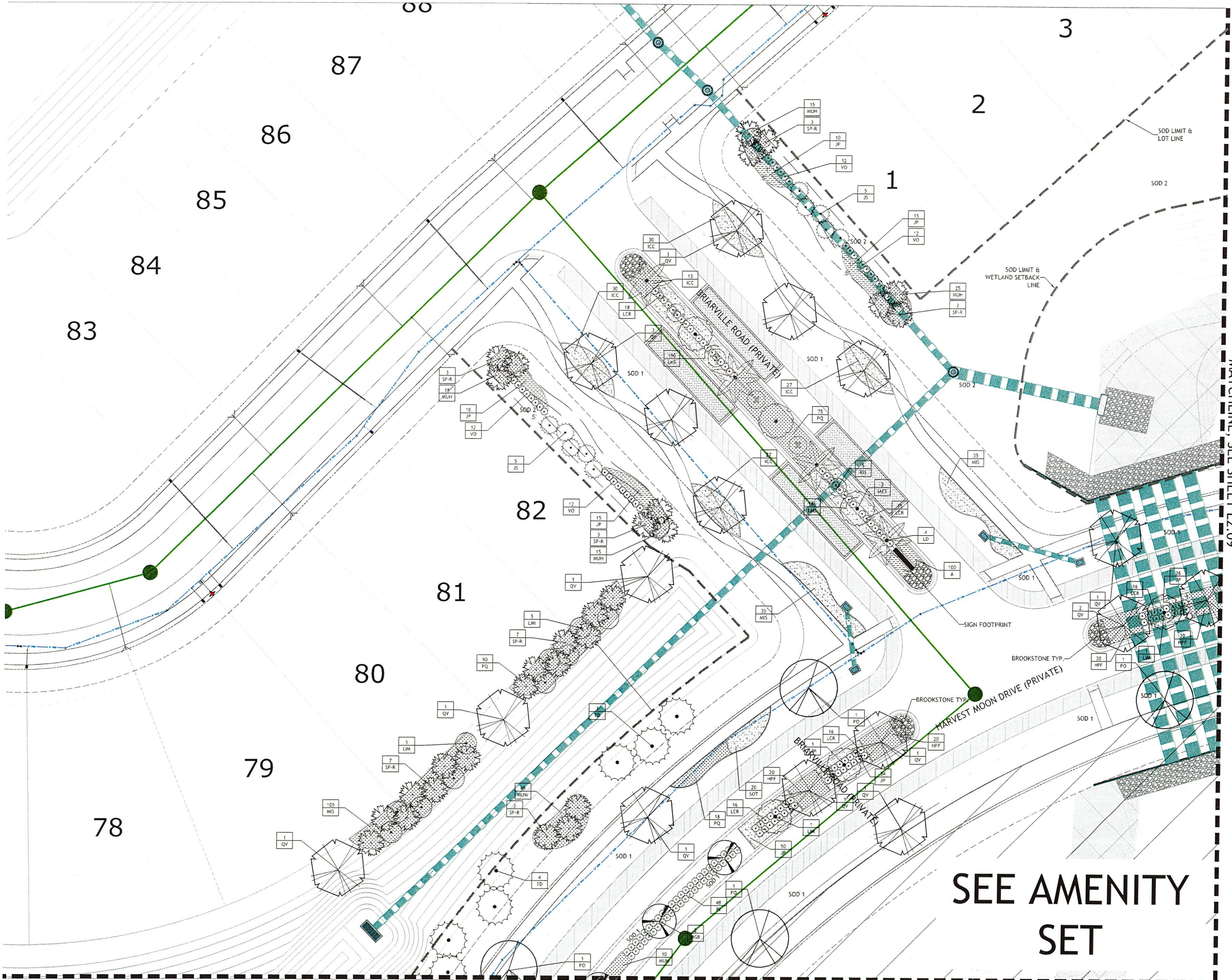
SEE AMENITY
SET

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PLANT MATERIAL KEY

	REQUIRED BUFFER LANDSCAPE
	ENHANCED LANDSCAPE



MATCHLINE, SEE SHEET L2.07

SEE AMENITY SET

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MILKAWAY PHASE 1
TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE	
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3 ENHANCED PERMIT SET	12-22-2023
4 ENHANCED PERMIT SET	01-26-2024

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER 24008
DRAWN BY GS
CHECKED BY HB, JB

SCALE: 1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN

L2.08

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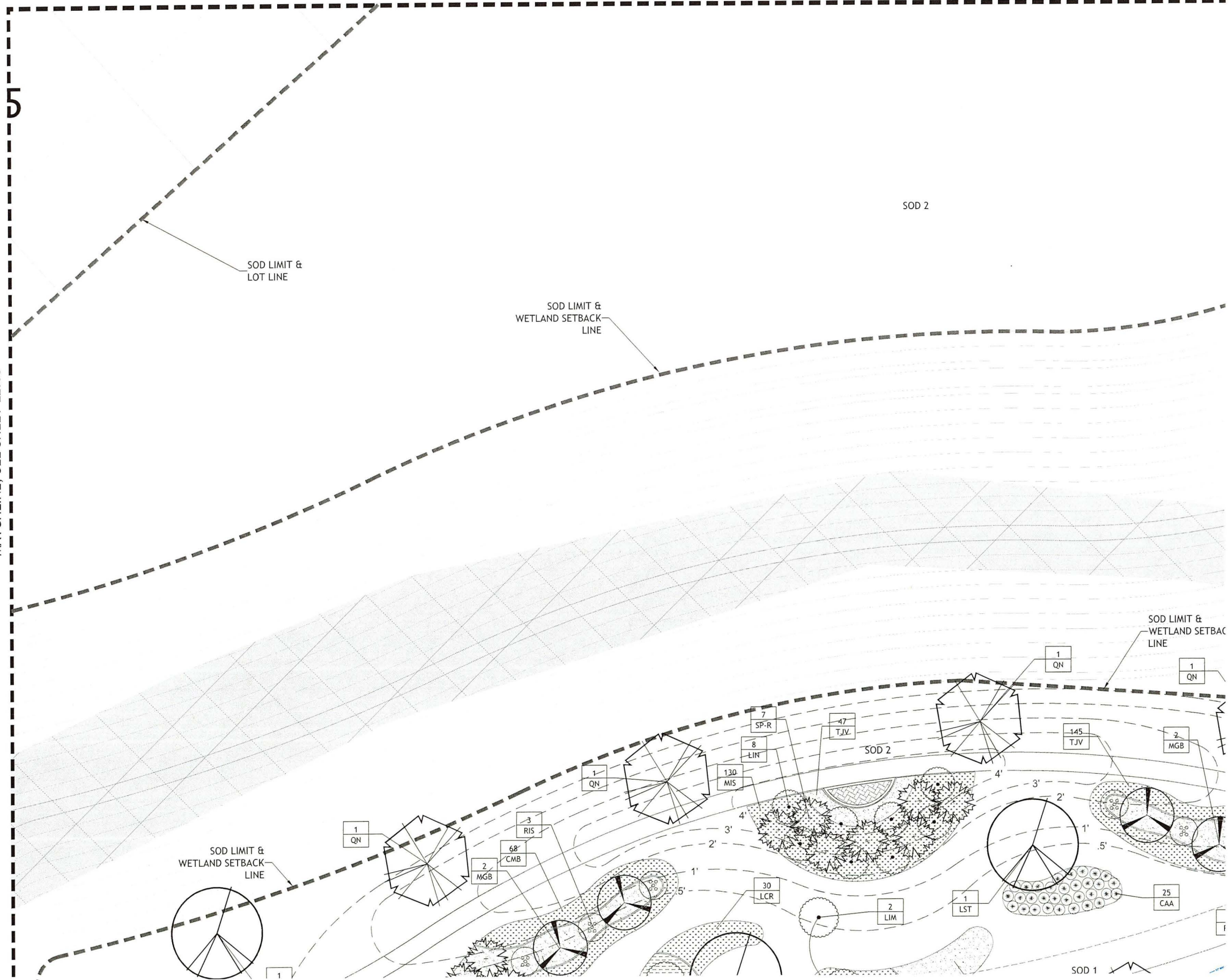


PLANT MATERIAL KEY

- 1 QN REQUIRED BUFFER LANDSCAPE
- 2 MGB ENHANCED LANDSCAPE

MATCHLINE, SEE SHEET L2.10

MATCHLINE, SEE SHEET L2.08



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ENHANCED PERMIT SET

ISSUE DATE	
1	PERMIT SET 12-13-2024
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3	ENHANCED PERMIT SET 12-22-2023
4	ENHANCED PERMIT SET 01-26-2026

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION	
JOB NUMBER	24008
DRAWN BY	GS
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SCALE: 1"=20'-0"
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LANDSCAPE DEVELOPMENT PLAN

L2.09

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SITE KEY



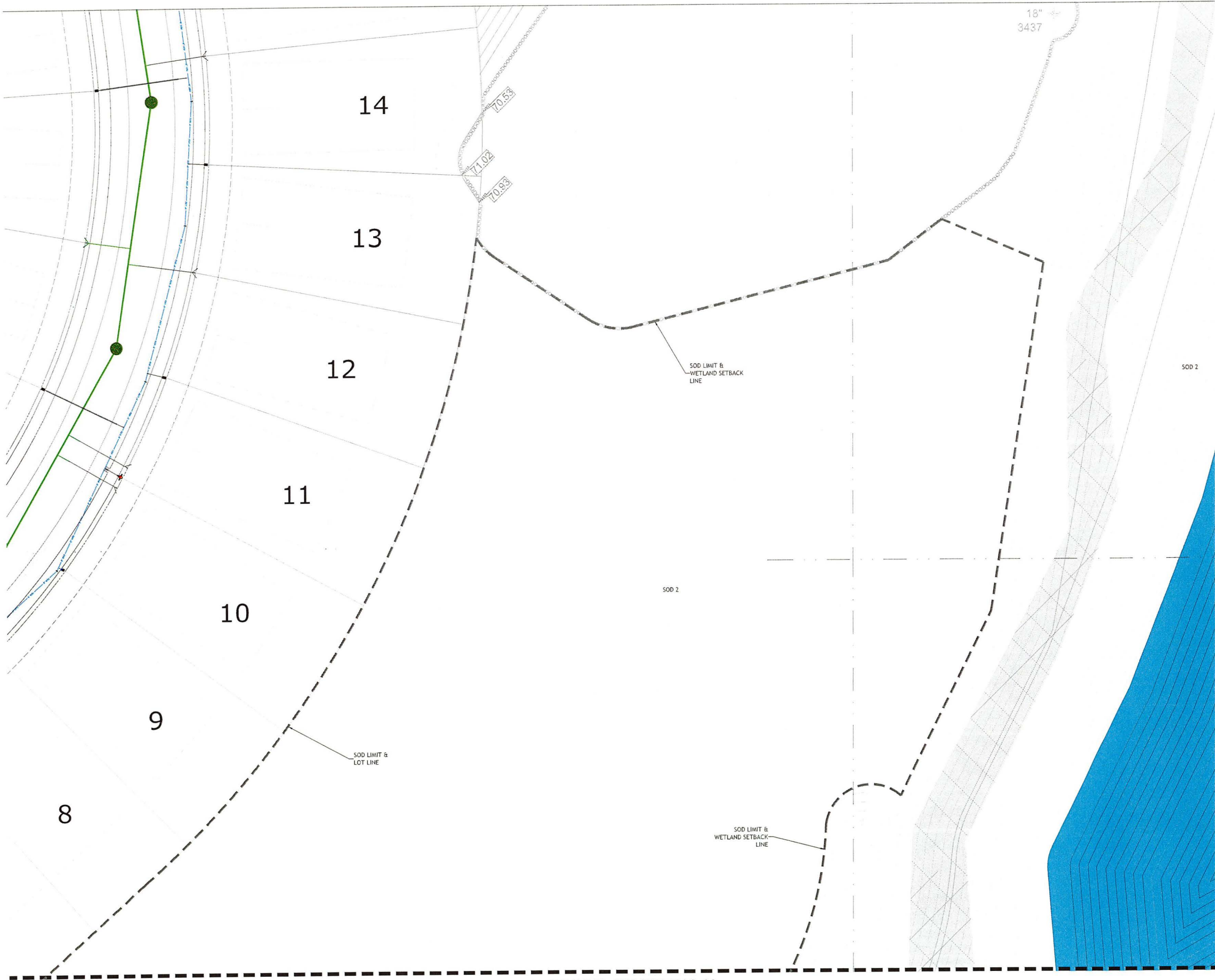
PLANT MATERIAL KEY

SY TAG

REQUIRED BUFFER LANDSCAPE

SY TAG

ENHANCED LANDSCAPE



MATCHLINE, SEE SHEET L2.09



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FL Registration: LC26000471

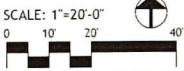
ENHANCED PERMIT SET

ISSUE DATE		
1	PERMIT SET	12-13-2024
2	ENHANCED PERMIT SET	11-20-2025
3	ENHANCED PERMIT SET	12-22-2025
4	ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION		
JOB NUMBER	24008	
DRAWN BY	GS	
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LANDSCAPE
DEVELOPMENT
PLAN

L2.10

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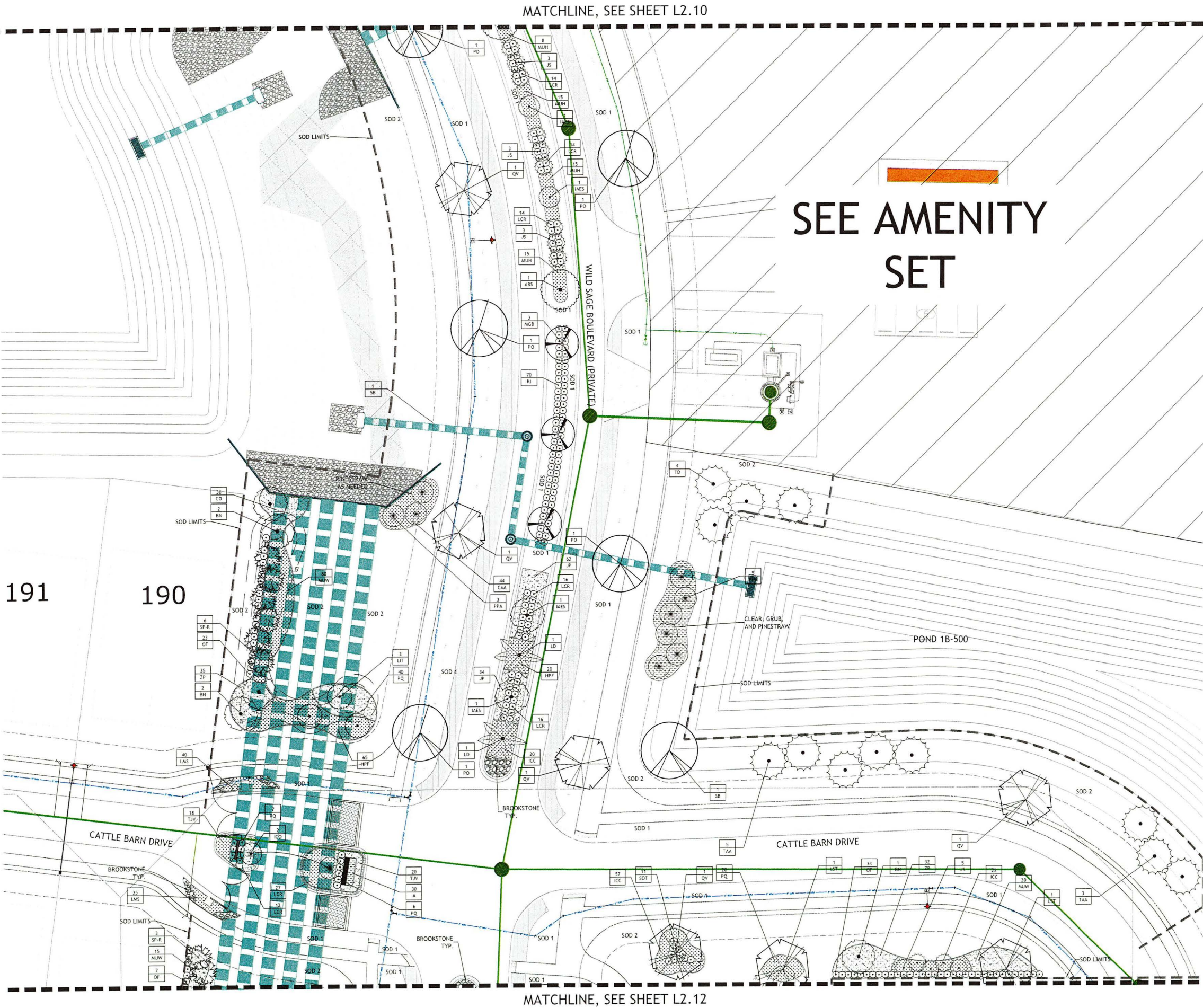
SITE KEY



PLANT MATERIAL KEY

QTY TAG REQUIRED BUFFER LANDSCAPE

QTY TAG ENHANCED LANDSCAPE



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SIGNATURE & SEAL

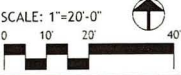
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ENHANCED PERMIT SET

ISSUE DATE	
1 PERMIT SET	12-13-2024
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3 ENHANCED PERMIT SET	12-22-2025
4 ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO.	COMMENTS	DATE
SHEET INFORMATION		
JOB NUMBER	24008	
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CHECKED BY	HB, JB	



LANDSCAPE
DEVELOPMENT
PLAN

L2.11

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PLANT MATERIAL KEY

 REQUIRED BUFFER LANDSCAPE

 ENHANCED LANDSCAPE

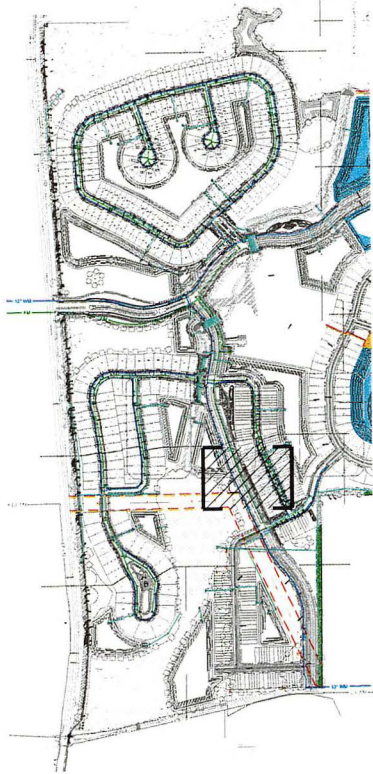
EX. WETLAND
NON-JURISDICTIONAL
IMPACT F-1 1.4 ACRE

POND 1B-200

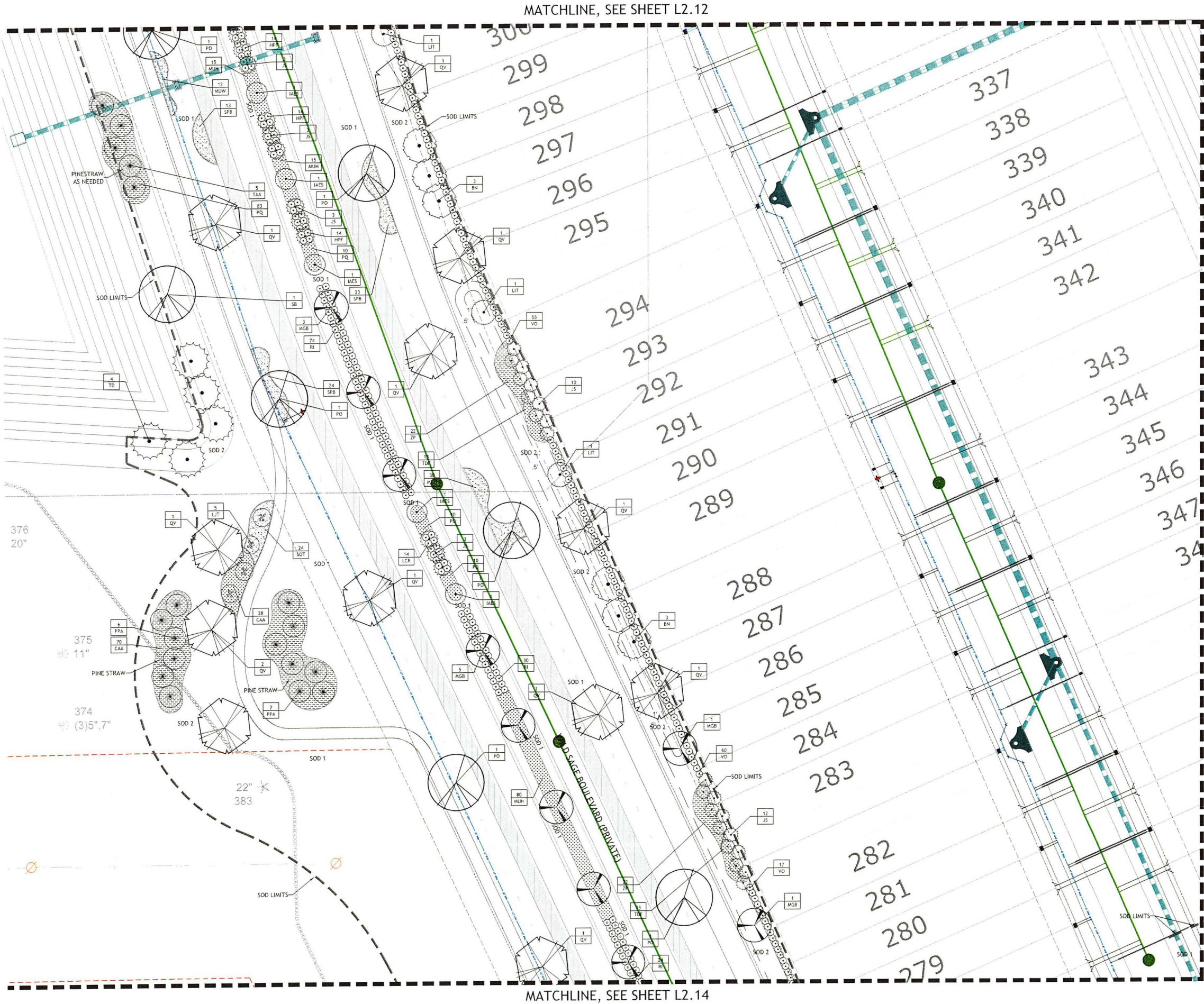
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SITE KEY



PLANT MATERIAL KEY	
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	ENHANCED LANDSCAPE



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HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE

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3	ENHANCED PERMIT SET	12-22-2025
4	ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO.	COMMENTS	DATE

SHEET INFORMATION
JOB NUMBER 24008
DRAWN BY GS
CHECKED BY HB, JB

SCALE: 1"=20'-0"
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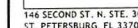
LANDSCAPE
DEVELOPMENT
PLAN

L2.13

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 REQUIRED BUFFER LANDSCAPE

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MATCHLINE, SEE SHEET L2.15

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ENHANCED PERMIT SET

ISSUE DATE

ISSUE DATE		
1	PERMIT SET	12-13-2021
2	ENHANCED PERMIT SET	11-20-2021
3	ENHANCED PERMIT SET	12-22-2021
4	ENHANCED PERMIT SET	01-26-2022

REVISIONS

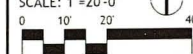
NO.	COMMENTS	DATE
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SHEET INFORMATION

JOB NUMBER	2400
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DRAWN BY _____ G

SCALE: 1"=20' 0"

LANDSCAPE
DEVELOPMENT
PLAN

L2.14

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 REQUIRED BUFFER LANDSCAPE
 ENHANCED LANDSCAPE

MATCHLINE, SEE SHEET L2.13

CLEAR, GRUB
AND PINESTRA

PHASELINE &
SOD LIMITS



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MILKAWAY PHASE 1

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HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE _____

PERMIT SET	12-13-2024
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ENHANCED PERMIT SET	11-20-2025
ENHANCED PERMIT SET	12-22-2025

ENHANCED PERMIT SET	12-22-2025
ENHANCED PERMIT SET	01-26-2026

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VISIONS

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[illegible]

COMMENTS	DATE
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HEET INFORMATION

3 NUMBER	24008
OWN BY	66

AWN BY	GS
CHECKED BY	HB, JB



SCALE: 1"=20'-0"

Response	Percentage
More	10
Less	20
Same	40

120	120	
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LANDSCAPE

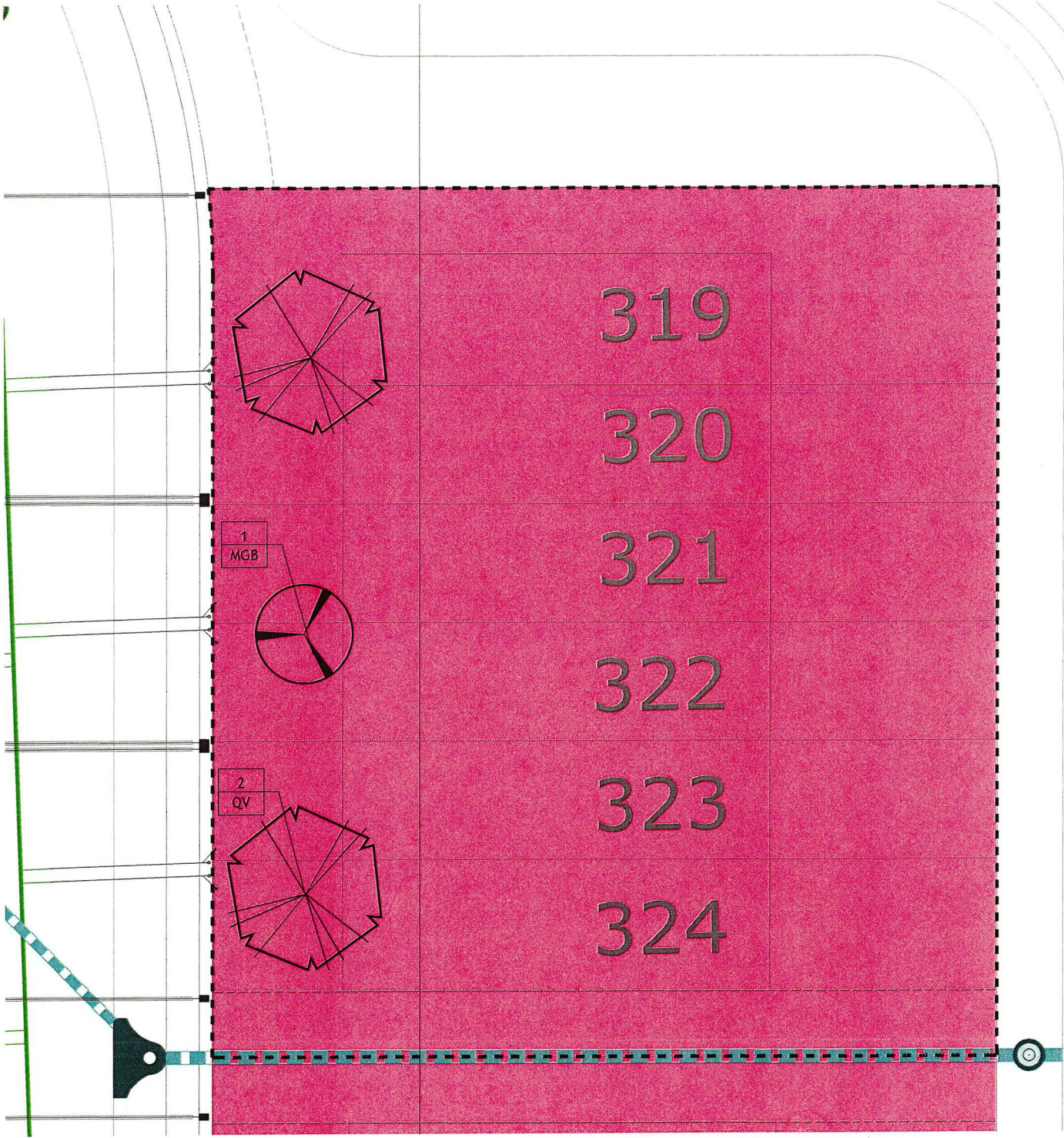
DEVELOPMENT

AN

2 16

2.10

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STANDARD TOWNHOME LOT EXHIBIT
NOTE: TREE LOCATIONS ARE REPRESENTATIONAL.
EXACT LOCATIONS TO BE DETERMINED BY HOME BUILDER.

TOWNHOME LOT BREAKDOWN
NUMBER OF LOTS: 90
NUMBER OF LOT TREES REQUIRED PER STANDARD LOT: 0
NUMBER OF CORNER LOTS: 0
NUMBER OF LOT TREES REQUIRED PER CORNER LOT: 2
NOTE: ALL LOTS ARE UNDER 5,000 S.F.



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MILKAWAY PHASE 1
TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

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ENHANCED PERMIT SET

ISSUE DATE		
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3	ENHANCED PERMIT SET	12-22-2025
4	ENHANCED PERMIT SET	01-26-2026

REVISIONS

NO. COMMENTS DATE

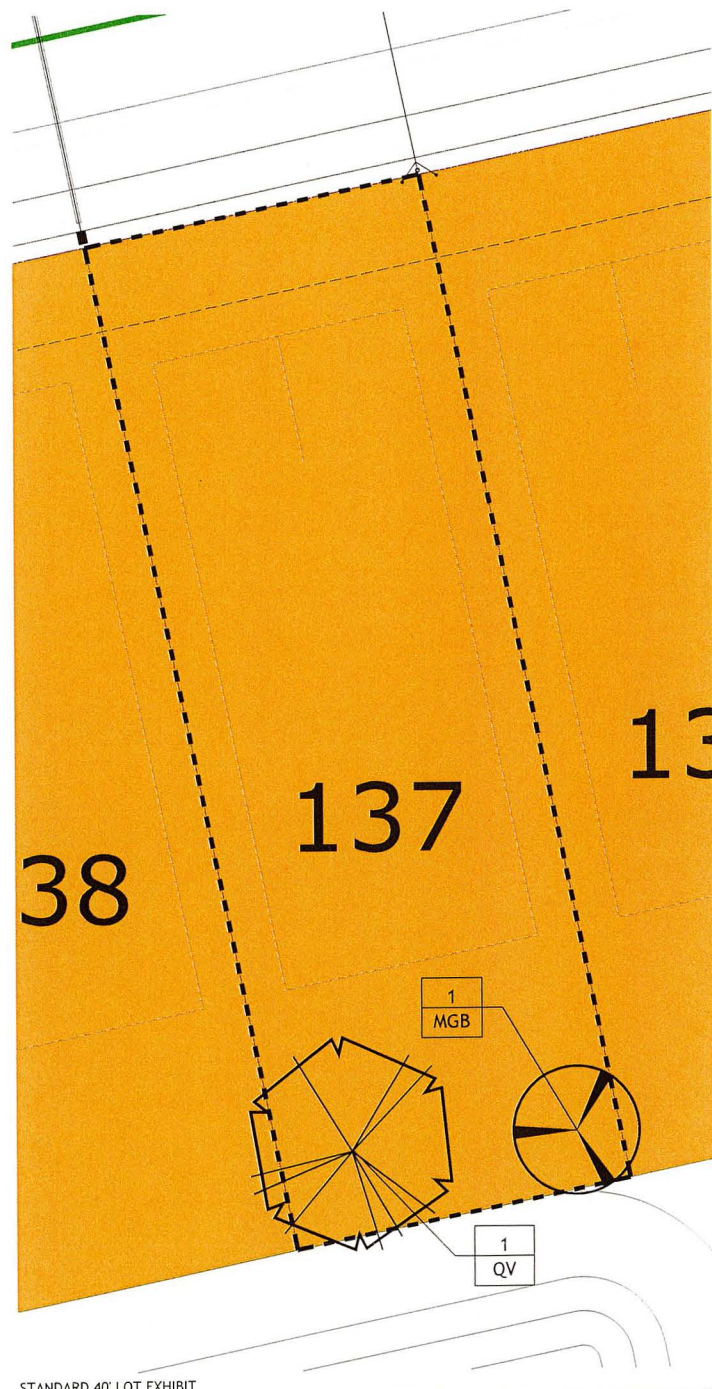
SHEET INFORMATION
JOB NUMBER 24008
DRAWN BY GS
CHECKED BY HB, JB

SCALE: 1"=10'-0"
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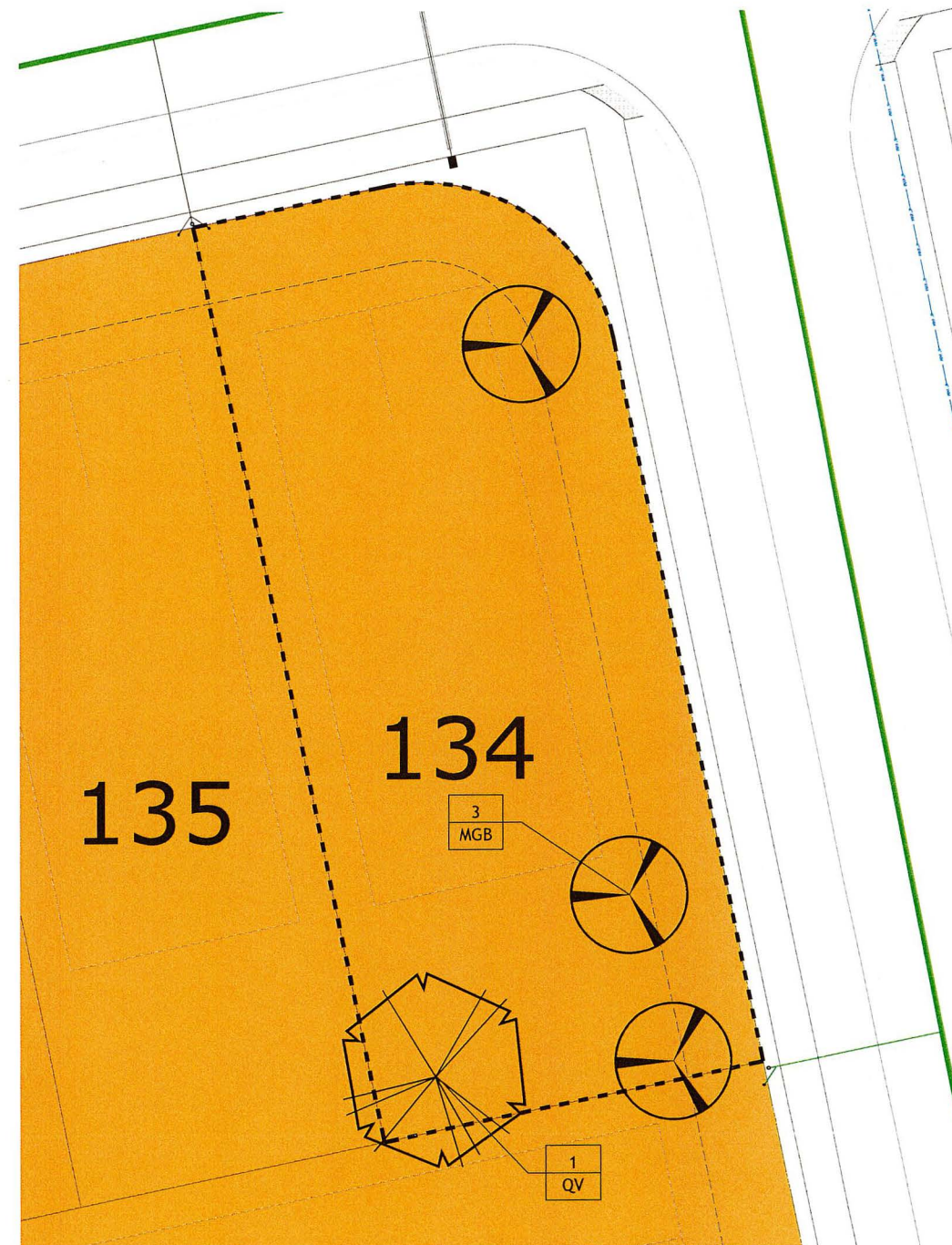
LOT TREE
LANDSCAPE
EXHIBIT

L3.00

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STANDARD 40' LOT EXHIBIT
NOTE: TREE LOCATIONS ARE REPRESENTATIONAL.
EXACT LOCATIONS TO BE DETERMINED BY HOME BUILDER.



CORNER 40' LOT EXHIBIT
NOTE: TREE LOCATIONS ARE REPRESENTATIONAL.
EXACT LOCATIONS TO BE DETERMINED BY HOME BUILDER.

40' LOT BREAKDOWN
NUMBER OF LOTS: 107
NUMBER OF LOT TREES REQUIRED PER STANDARD LOT: 2
NUMBER OF CORNER LOTS: 4
NUMBER OF LOT TREES REQUIRED PER CORNER LOT: 4
NOTE: ALL LOTS ARE UNDER 5,000 S.F.

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MILKAWAY PHASE 1
TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

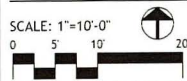
FL Registration: LC26000471

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ISSUE DATE	
1	PERMIT SET 12-13-2024
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4	ENHANCED PERMIT SET 01-26-2026

REVISIONS	

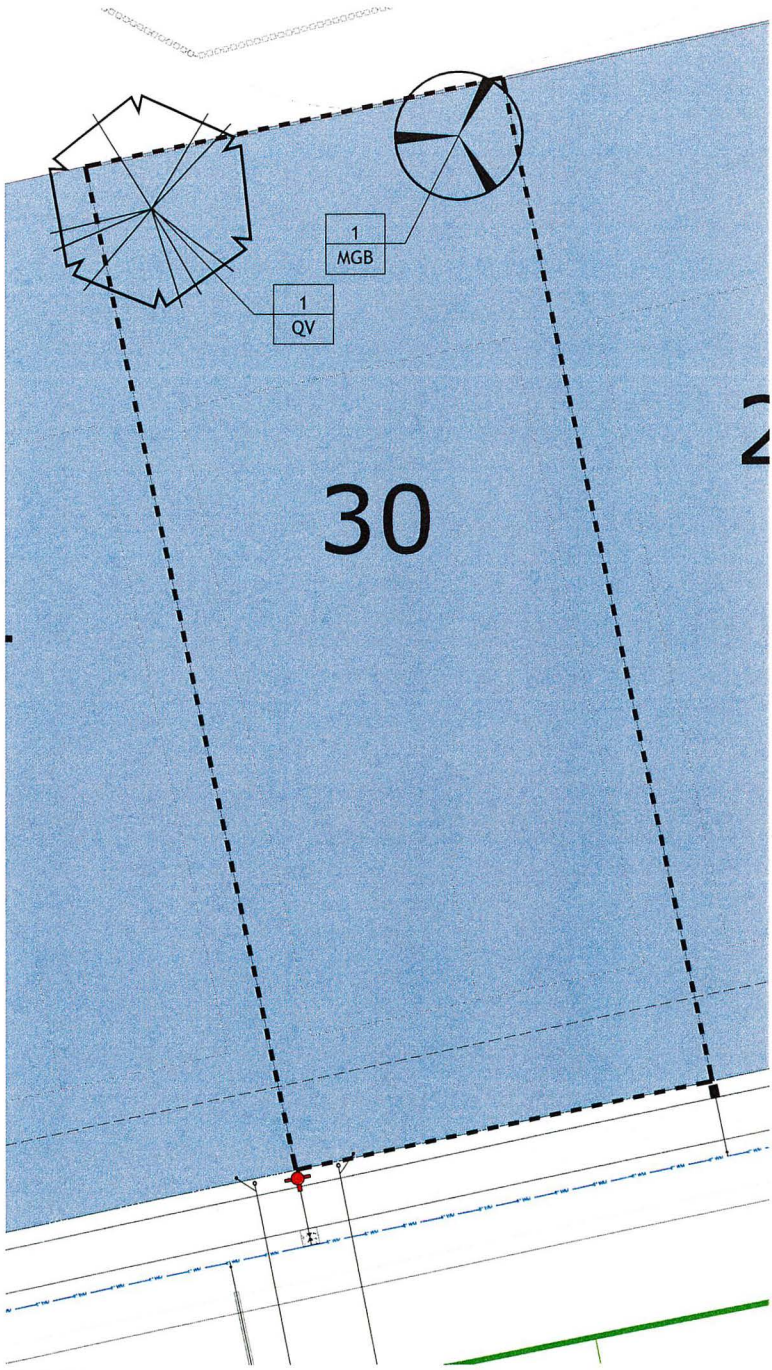
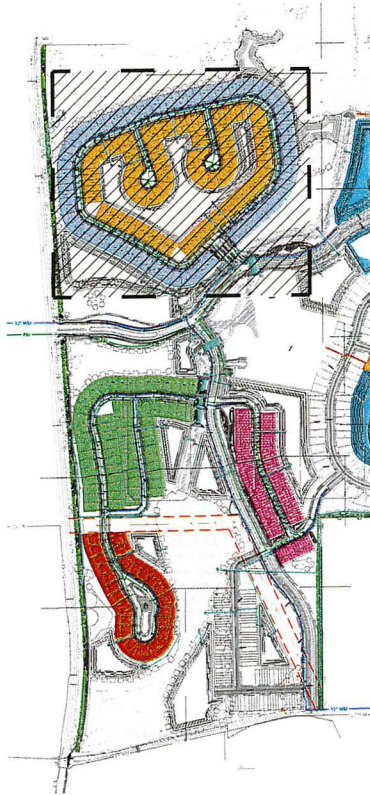
NO.	COMMENTS	DATE
SHEET INFORMATION		
JOB NUMBER	24008	
DRAWN BY	GS	
CHECKED BY	HB, JB	



LOT TREE
LANDSCAPE
EXHIBIT

L3.01

SITE KEY



STANDARD 50' LOT EXHIBIT
NOTE: TREE LOCATIONS ARE REPRESENTATIONAL.
EXACT LOCATIONS TO BE DETERMINED BY HOME BUILDER.

50' LOT BREAKDOWN
NUMBER OF LOTS: 82
NUMBER OF LOT TREES REQUIRED PER STANDARD LOT: 2
NUMBER OF CORNER LOTS: 0
NUMBER OF LOT TREES REQUIRED PER CORNER LOT: 4
NOTE: ALL LOTS ARE UNDER 5,000 S.F.

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MILKAWAY PHASE 1
TOWNSHIP 22 SOUTH, RANGE 19 EAST
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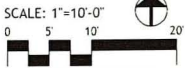
FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE	
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REVISIONS

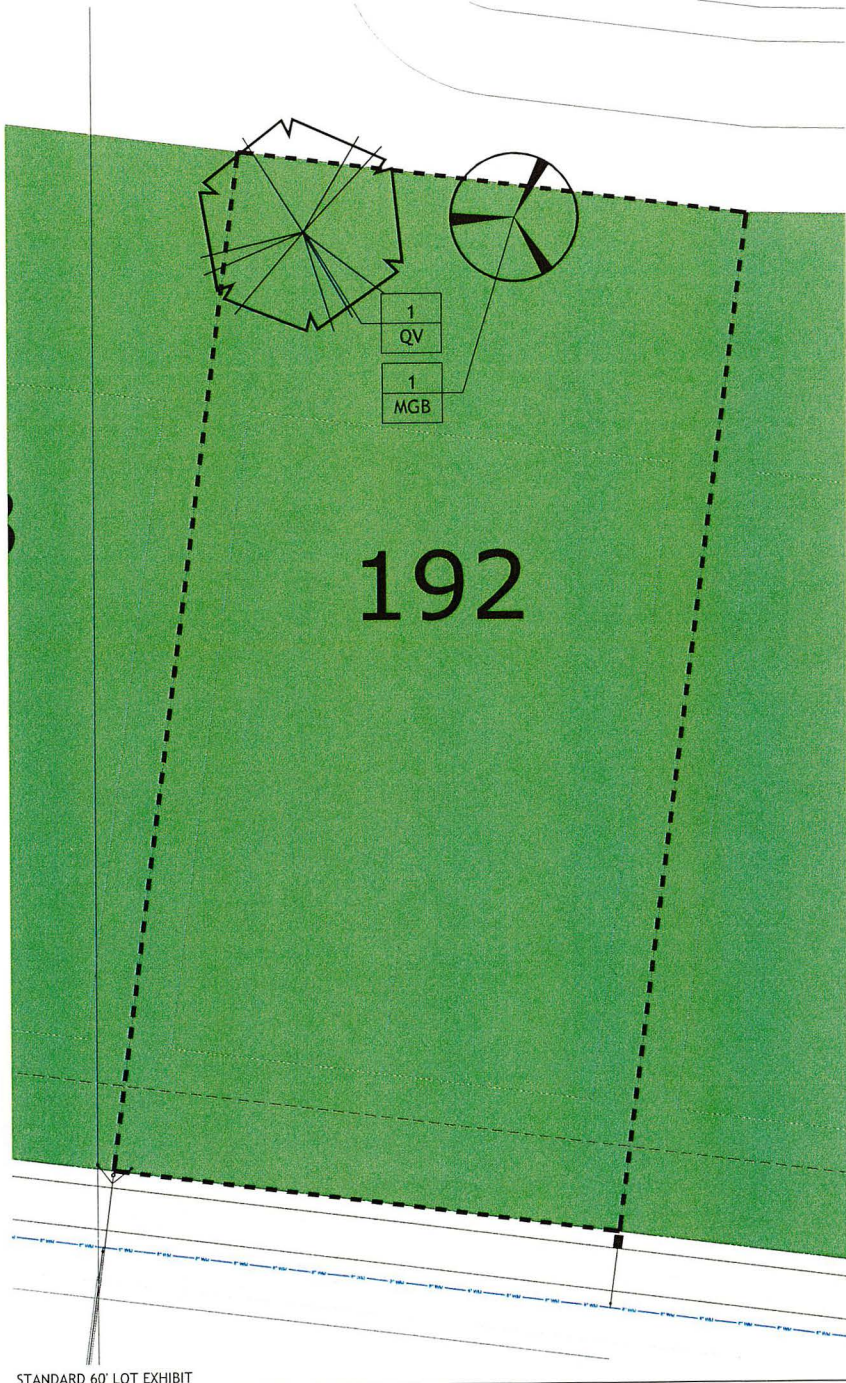
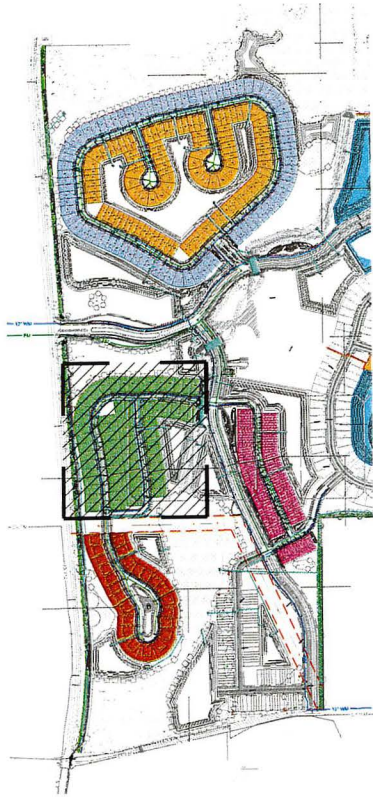
NO.	COMMENTS	DATE
SHEET INFORMATION		
JOB NUMBER	24008	
DRAWN BY	GS	
CHECKED BY	HB, JB	



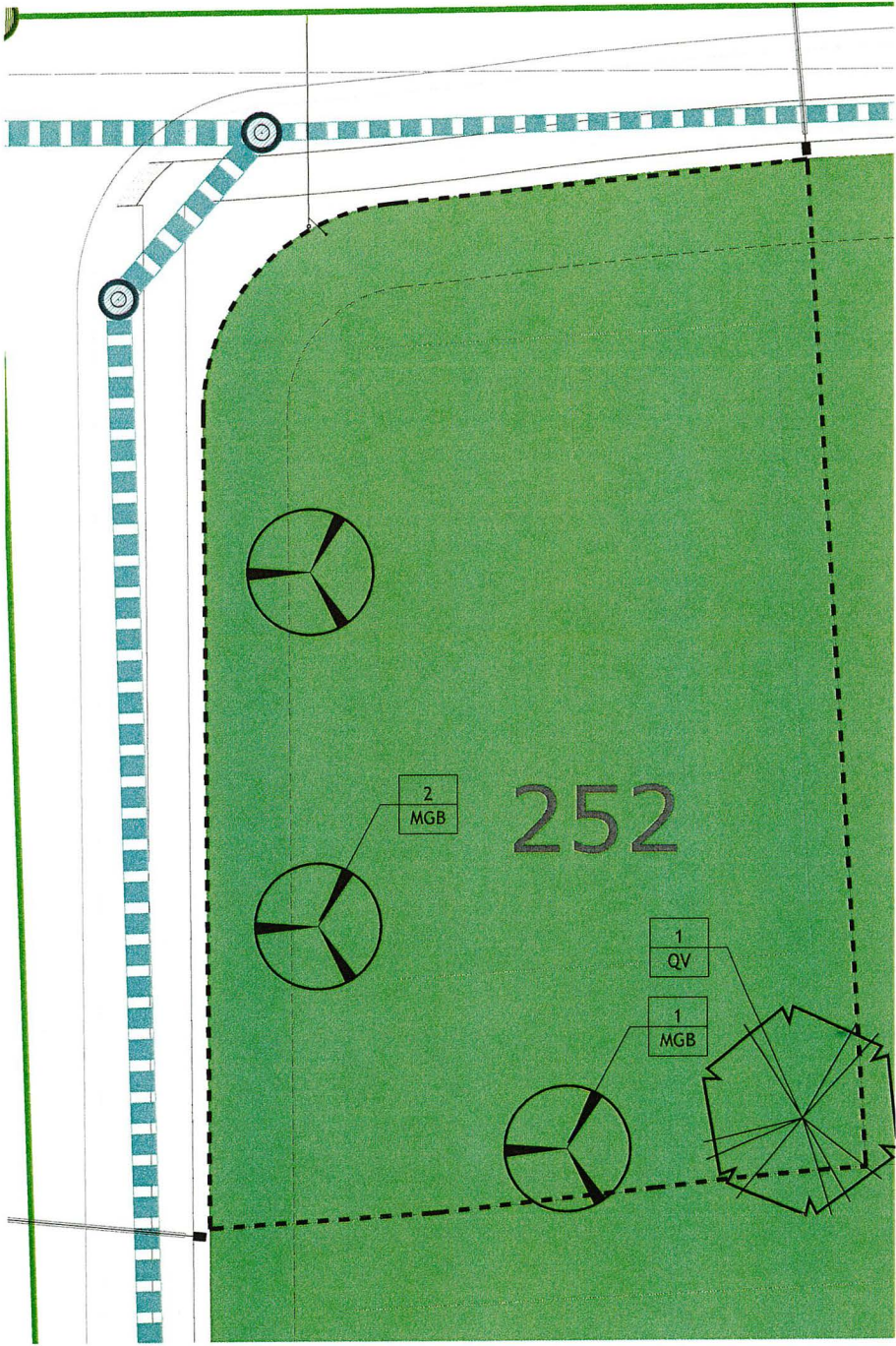
LOT TREE
LANDSCAPE
EXHIBIT

L3.02

SITE KEY



STANDARD 60' LOT EXHIBIT
NOTE: TREE LOCATIONS ARE REPRESENTATIONAL.
EXACT LOCATIONS TO BE DETERMINED BY HOME BUILDER.



CORNER 60' LOT EXHIBIT
NOTE: TREE LOCATIONS ARE REPRESENTATIONAL.
EXACT LOCATIONS TO BE DETERMINED BY HOME BUILDER.

60' LOT BREAKDOWN
NUMBER OF LOTS: 63
NUMBER OF LOT TREES REQUIRED PER STANDARD LOT: 2
NUMBER OF CORNER LOTS: 3
NUMBER OF LOT TREES REQUIRED PER CORNER LOT: 4
NOTE: ALL LOTS ARE UNDER 5,000 S.F.



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REVISIONS

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SHEET INFORMATION
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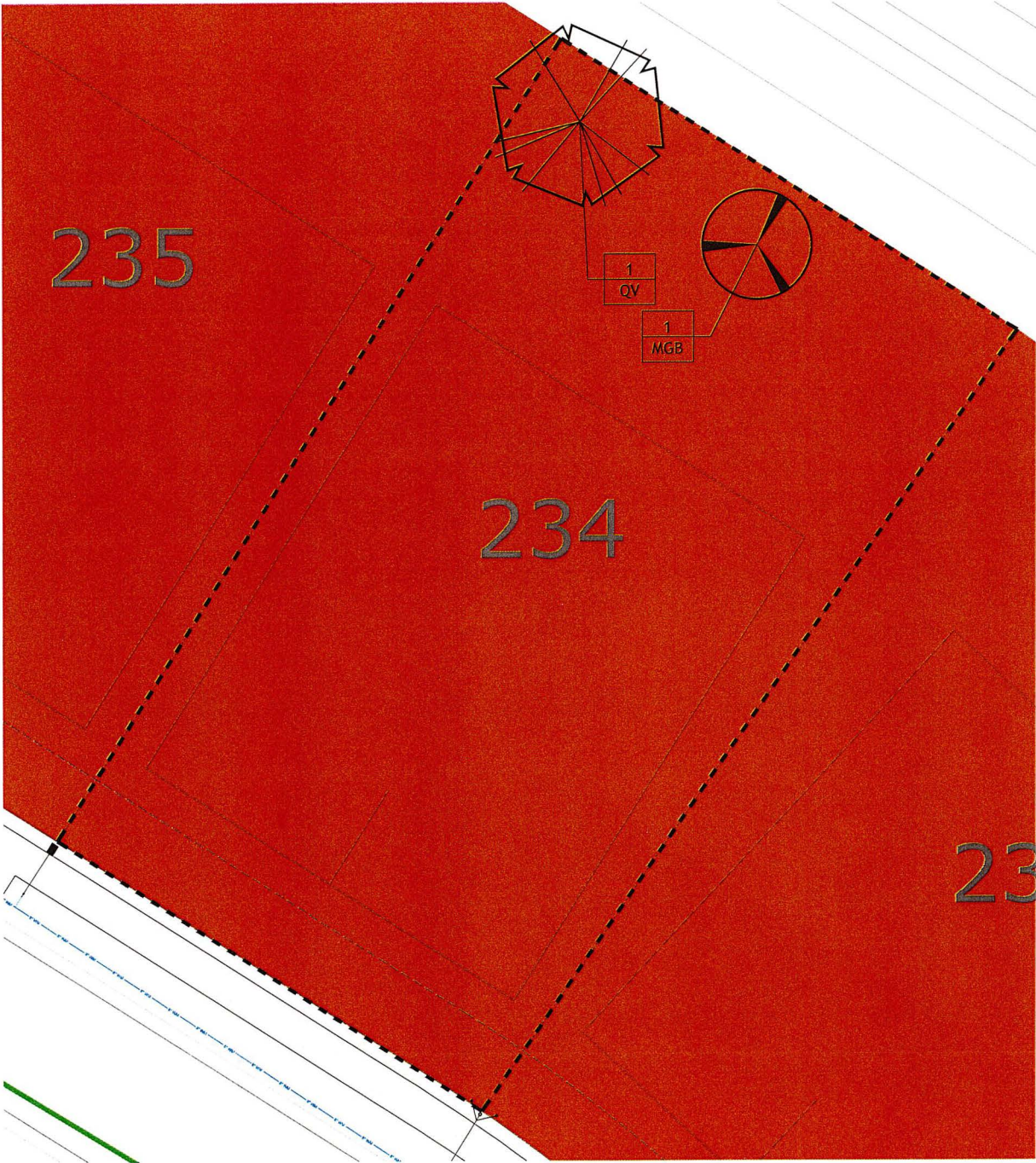
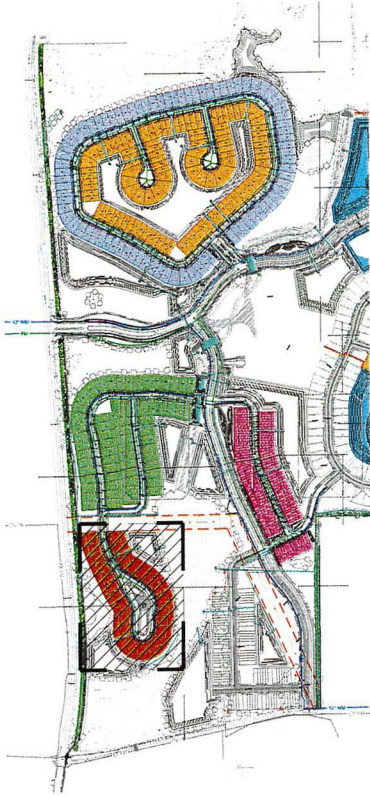
SCALE: 1"=10'-0"
0 5 10 20

LOT TREE
LANDSCAPE
EXHIBIT

L3.03

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SITE KEY



STANDARD 70' LOT EXHIBIT
NOTE: TREE LOCATIONS ARE REPRESENTATIONAL.
EXACT LOCATIONS TO BE DETERMINED BY HOME BUILDER.

70' LOT BREAKDOWN
NUMBER OF LOTS: 24
NUMBER OF LOT TREES REQUIRED PER STANDARD LOT: 2
NUMBER OF CORNER LOTS: 0
NUMBER OF LOT TREES REQUIRED PER CORNER LOT: 4
NOTE: ALL LOTS ARE UNDER 5,000 S.F.

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REVISIONS

NO.	COMMENTS	DATE
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SHEET INFORMATION

JOB NUMBER	24008
DRAWN BY	GS
CHECKED BY	HB, JB

SCALE: 1"=10'-0"

0

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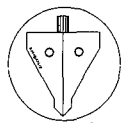
10'

20'

LOT TREE
LANDSCAPE
EXHIBIT

L3.04

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ArborAnchor
ArborAnchor embeds below grade to necessary depth determined by soil.
(1.5 to 2.5 feet as required)



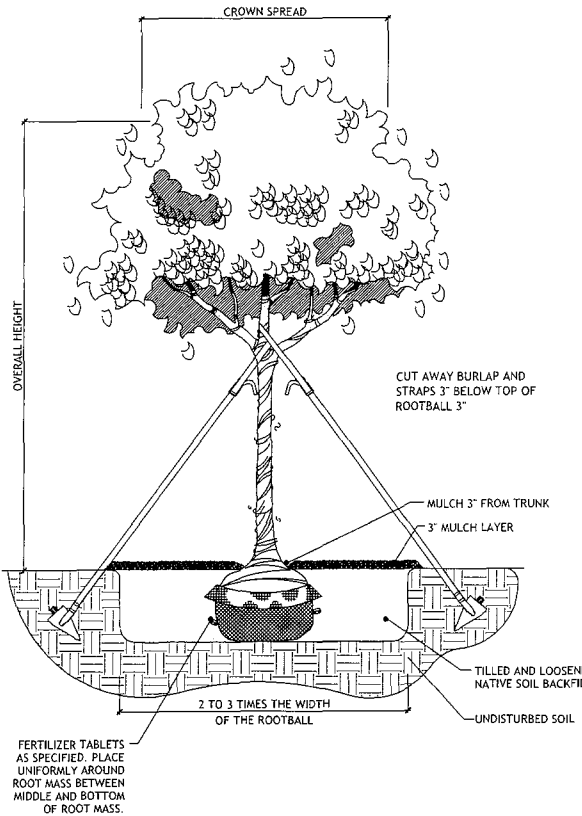
Tension Buckle
Tension Buckle is used to secure the end of the webbing around the trunk of the tree. Pull buckle towards ArborAnchor to tension line.

Arborbrace Tree Guying Specifications:
ATG-R/ATG-HD
For up to 4" Caliper Trees
(3) Polypropylene guywires 3/4" X 12' - 800 lb test, olive drab, UV resistant
(3) Nickel plated spiral cam-buckle tension clips
(3) Arrowhead Nylon Anchors (4" X 3-3/4") or
(3) Arrowhead Metal Anchors for hard soil (4" X 3-3/4")

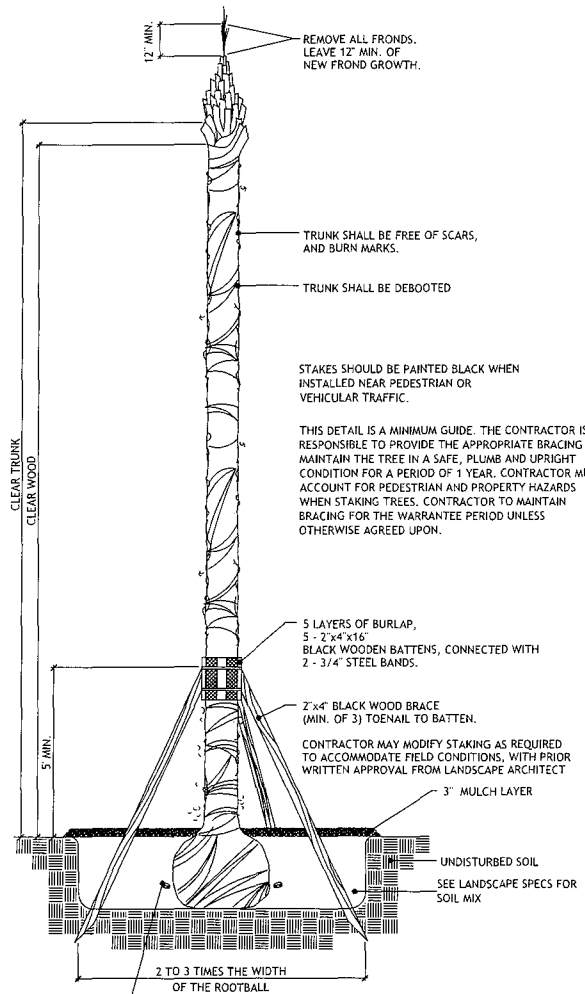
Arborbrace Tree Guying Specifications:
ATG-J
For up to 7" Caliper Trees
(3) Polypropylene/Polyester guywires 1" X 12' - 1,000 lb test, olive drab, UV resistant
(3) 1/4" Nickel plated, non-spring, cam-buckle tension clips (1,500 lb break strength)
(3) Arrowhead Aluminum Anchors for any soil type (5-1/2" X 4-1/2")

OTHER TREE STAKING SYSTEMS MAY BE ACCEPTABLE IF APPROVED

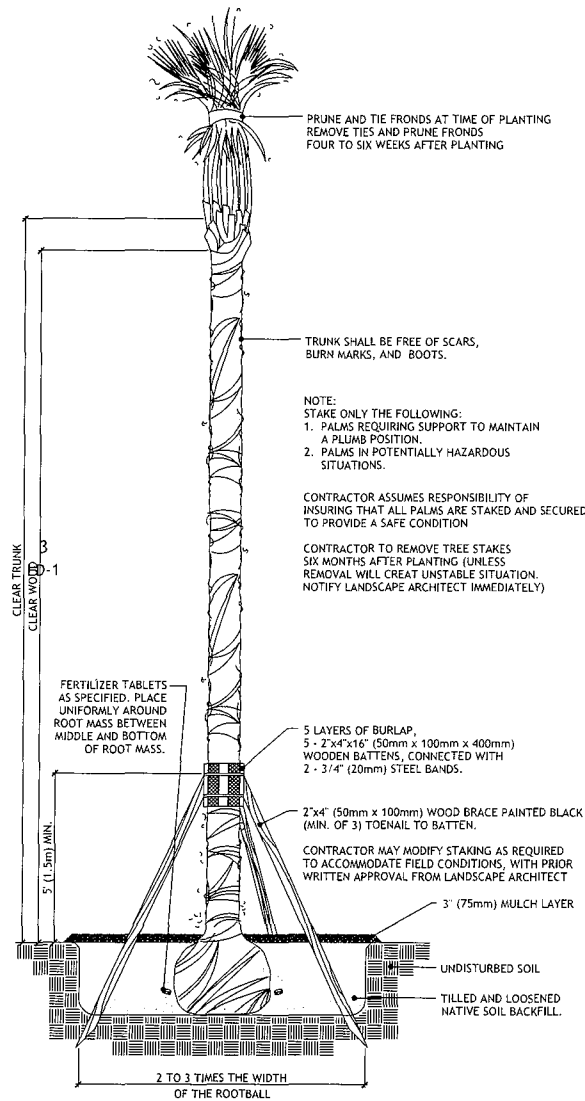
THIS DETAIL IS A MINIMUM GUIDE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE BRACING TO MAINTAIN THE TREE IN A SAFE, PLUMB AND UPRIGHT CONDITION FOR A PERIOD OF 1 YEAR. CONTRACTOR MUST ACCOUNT FOR PEDESTRIAN AND PROPERTY HAZARDS WHEN STAKING TREES. CONTRACTOR TO MAINTAIN BRACING FOR THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON.



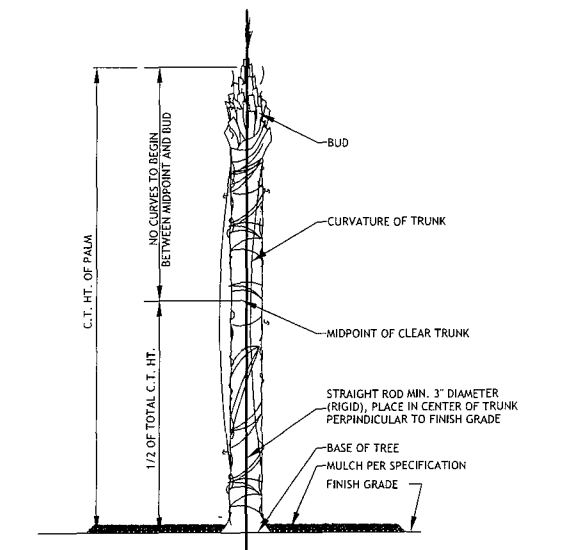
1
LD-1
ARBOR BRACE TREE PLANTING DETAIL
SCALE: N.T.S.



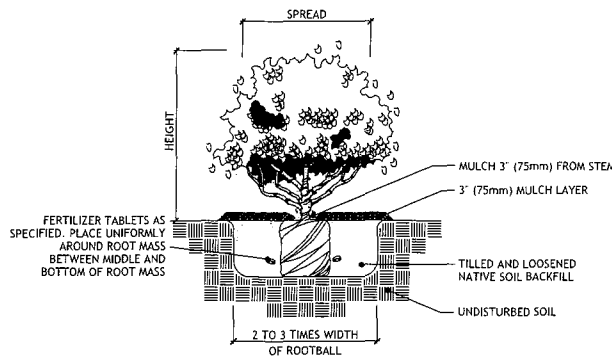
2
LD-1
SABAL PALM PLANTING DETAIL



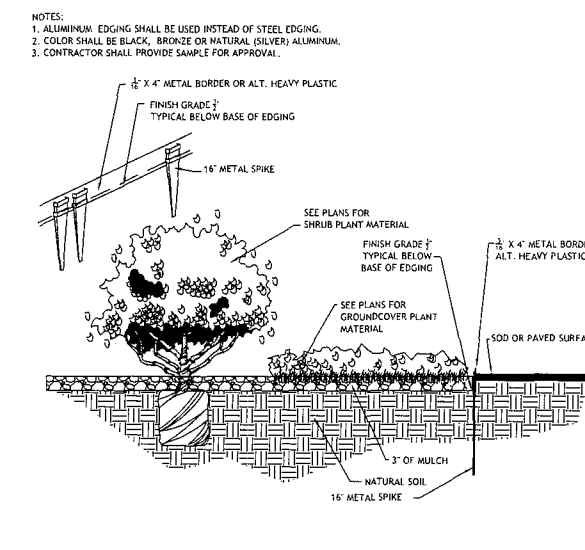
3
LD-1
PALM PLANTING DETAIL (EXCEPT SABAL PALMS)



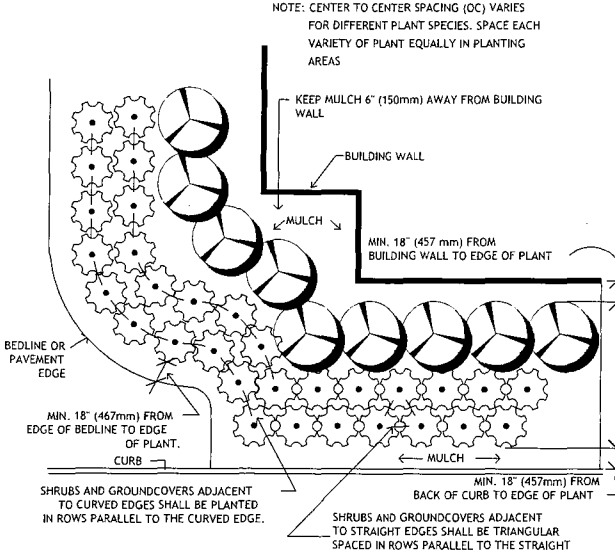
4
LD-1
SABAL PALM ACCEPTABLE CURVATURE DETAIL



5
LD-1
SHRUB PLANTING DETAIL



6
LD-1
METAL LANDSCAPE BED EDGING



7
LD-1
SHRUB AND GROUNDCOVER LAYOUT DETAIL

GENERAL LANDSCAPE NOTES

- All plant materials to be Florida #1 or better quality, installed to highest nursery standards.
- Mulch to be COCOA BROWN SHREDDED HARDWOOD MULCH. Mulch shall be installed to a minimum of 3" thick in all planting areas.
- Sod to be 95% weed free: CITRA BLUE ST. AUGUSTINE. Sod to be installed with tight joints, rolled and fertilized at time of installation. All areas of the project site disturbed during construction shall be sodded with matching turf, unless specifically labeled otherwise. All areas within the project limits shall be provided with sod or other specified groundcover.
- All dimensions to be field-checked by the Landscape Contractor prior to construction, with any discrepancies reported immediately to the Landscape Architect.
- All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- No substitutions or changes of any kind will be made at time of bidding, so as to provide for equal and fair comparisons.
- All permits necessary are to be provided by the installing Contractor unless otherwise specifically stated in the specifications.
- No contractor identification signs shall be permitted on the project.
- All questions concerning the plans and specifications are to be directed to the Landscape Architect. (727) 821-5699.
- Carefully review the Landscape Specifications. The installing Contractor will be held responsible for all items contained therein.
- All plant material shall be planted with TERRA-SORB AG, in accordance with the manufacturer's recommendations for the rate of application.
- The contractor shall be responsible to provide storm water pollution prevention plans and appropriate construction site runoff controls to meet EPA's Natural Pollutant Discharge Elimination System rule on construction sites where more than one acre of land is disturbed.

FERTILIZATION

SHRUBS AND TREES

All trees and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets at time of installation and prior to completion of pit backfilling. Tablets shall be placed uniformly around the root mass at a depth that is between the middle and bottom of the root mass.

APPLICATION RATE:

1 Gallon can:	1 - 21 gram tablet
3 Gallon can:	2 - 21 gram tablets
5 Gallon can:	3 - 21 gram tablets
7 Gallon can:	4 - 21 gram tablets
Trees:	3 - 21 gram tablets each 1/2" of caliper
Palms:	7 - 21 gram tablets

GROUNDCOVER AREAS

All groundcover areas shall receive fertilization with "Osmocote" time release fertilizer as per manufacturer's specifications.



146 SECOND ST. N. STE. 302
ST. PETERSBURG, FL 33701
17-722-821-5699
CONSULTANTS

LANDMARK ENGINEERING
8515 PALM RIVER ROAD
TAHOA, FLORIDA 33619
813.621.7841

OWNER

HBWB DEVELOPMENT SERVICES
4065 CRESCENT PARK DRIVE
RIVERVIEW, FL 33578
813.503.0810

MILKWAY PHASE 1

TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA

SIGNATURE & SEAL

FL Registration: LC26000471

ENHANCED PERMIT SET

ISSUE DATE	
1. PERMIT SET	12-13-2024
2. ENHANCED PERMIT SET	11-20-2025
3. ENHANCED PERMIT SET	12-22-2025
4. ENHANCED PERMIT SET	01-29-2026

REVISIONS

NO.	COMMENTS	DATE
1	JOB NUMBER	24008
2	DRAWN BY	GS
3	CHECKED BY	HB, JB

SCALE: NO SCALE
0 5 10 20'

LANDSCAPE DETAILS

LD-1

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1.00 GENERAL					
1.01 RELATED DOCUMENTS					
A. The Contract Documents shall include the Plans, Details, Specifications, Bid Proposal, Contract Agreement, all Addenda, Special Conditions, and Installation Schedule (when required).					
1.02 REQUIREMENTS OF REGULATORY AGENCIES					
A. Comply with Federal, State, Local, and other duly constituted authorities and regulatory agencies, without additional cost to the Owner in matters pertaining to codes, safety, and environmental matters.					
B. Any permits for the installation or construction of any of the work included under the contract, which are required by any of the legally constituted authorities having jurisdiction, shall be arranged for by the Contractor and paid for directly by the Contractor, unless otherwise agreed upon in writing.					
1.03 SCOPE OF WORK					
A. All provisions of Contract, including General and Special Provisions and Plans, apply to the work specified in this Section. The Scope of Work includes everything for and incidental to executing and completing all landscape work shown on the Plans, Schedules, Notes and as specified herein.					
B. Furnish and provide all labor, plants and materials, tools and equipment necessary to prepare the soil for plantings, to install and care for all plant materials (including finish grading, if necessary); to remove and/or transplant existing plants if indicated; to furnish, plant, fertilize, top and stake, water, mulch and prune all new plant materials; and to execute all other Work as described herein or indicated on the Plans.					
C. Work under this Section shall include labor and materials for final grading and raking to prepare the site for sodding, sprigging, or seeding, so finished lawn or playing field will appear even and uniform, will drain adequately, and will comply with the intent of the landscape drawings.					
D. Initial maintenance of landscape materials as specified in this document.					
1.04 QUALITY ASSURANCE					
A. Landscape work shall be contracted to a single firm specializing in landscape work, who shall in turn subcontract not more than 40% of the work specified. All subcontractors under the control of the Contractor involved in the completion of the landscape work, shall be made known to the Owner and the Landscape Architect prior to their commencement of work on the project.					
B. All work of this Section shall conform to the highest standard of landscape practices.					
C. The Plant Material Schedule included with these Plans is provided only for the Contractor's convenience; it shall not be construed as to conflict or predominate over the Plans. If conflict between the Plans and the Specifications exists, the Plan shall predominate and be considered the controlling document.					
D. During this work, the Contractor shall be responsible for maintaining safety among persons in his employ in accordance with the standards set by The Occupational Safety and Health Act of 1970 (and all subsequent amendments). Owner and Landscape Architect shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.					
E. The Contractor shall cooperate with and coordinate with all other trades whose work is built into or affects the work in this Section.					
F. All appropriate utility companies and agencies shall be contacted 72 hours prior to excavation. All "Sunbates" at 1-800-432-4770.					
G. The Contractor shall carefully examine the site and all existing conditions affecting the work, such as: soil, obstructions, existing trees, utilities, etc. Report any conditions in conflict with the work to the Landscape Architect.					
1.05 SUBMITTALS					
A. The Contractor is required to submit two copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work. These instructions must be submitted prior to the expiration of the required maintenance period and must cover maintenance procedures over a one year period.					
B. Furnish unit prices for all plant and inert materials, including labor for all specified work.					
1.06 ALTERNATES, ADDITIONS, DELETIONS, SUBSTITUTIONS					
A. If there are additions/deletions included in these Plans and Specifications, the Contractor must propose prices to accomplish the work stated as additions/deletions at the time of bidding.					
B. The Owner, through his Project Representative, reserves the right to add or deduct any of the work stated herein without rendering the Contract void.					
C. The Contractor must have written approval by the Project Representative for any substitutions not previously agreed to in the purchase agreement. Installation without approval is entry at the Contractor's risk.					
D. All material acquired through additions or substitutions shall be subject to all conditions and warranties stated herein.					
1.07 ABBREVIATIONS/DEFINITIONS					
A. O.A. or H.T.: The over-all height of the plant measured from the ground to the natural, undisturbed state of the majority of the foliage, not including extreme leaves, branches or fronds.					
B. C.T.: Clear trunk is measured from the ground to the bottom of the first leaf or frond stem with no foliage from ground to specified height. For example, an Canary Island Date Palm or similar, the clear trunk measurement includes the "nut" at the base of the fronds.					
C. C.W.: Clear wood is measured from the ground to the bottom of the base of the lowest leaf sheath or root, trimmed in a natural manner. For example, an Canary Island Date Palm or similar, the clear wood measurement does not include the "nut" at the base of the fronds.					
D. S.P.: Spread, branches measured in natural undist position to the average crown diameter, not including extreme leaves, branches, or fronds.					
E. S.T.R.: Straight trunk.					
F. MIN.: Minimum.					
G. CAL.: Gallon container size, i.e., 1 gallon (3.8 liters), 3 gallon (11.4 liters), 7 gallon (26.5 liters), etc.					
I. O.C.: On center, distance between plant centers.					
J. DIA.: Diameter.					
K. LVS.: Leaves.					
L. D.B.H.: Diameter or caliper of main trunk of tree as measured at breast height at 4 - 1/2 feet (1.37 meters) above grade.					
M. CAL.: Caliper, the outside diameter of up to a four inch (100 millimeters) tree is measured six inches (150 millimeters) above grade, larger trees are measured at 12 inches (300 millimeters) above grade.					
N. B.B.B.: Balled and burlapped in accordance with horticultural standards of the American Association of Nurserymen.					
O. PPP.: Plants per pot.					
Q. STD.: Standard, single, straight trunk.					
R. Owner: To be known as that entity which holds title or control to the premises on which the work is performed.					
S. Owner's Representative: Owner's on-site representative shall be responsible for approval of quantity and quality of materials specified and execution of installation.					
T. Contractor: Shall refer to that person or enterprise commonly known as the Landscape Contractor.					
U. Landscape Architect: This person or firm is the responsible representative of the Owner who produces the landscape Plans and Specifications.					
1.08 PRODUCT DELIVERY, STORAGE, AND HANDLING					
A. Plant Materials:					
1. Provide container grown or, if appropriate, freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. If plant delivery is made in open vehicles, the entire load shall be suitably covered.					
2. All plants are to be handled at all times so that roots or root balls are adequately protected from sun, cold or drying winds. No root balls for trees and container plants that have been cracked or broken shall be planted except upon special approval. Plants shall not be pulled by the tops and stems, nor handled in a rough or careless manner at any time.					
3. Balled and burlapped plants shall be moved with firm, natural balls of soil, not less than 1 foot diameter of ball to every 1 inch (25 millimeter) caliper of trunk; root ball depth shall not be less than 2/3 of root ball diameter. B & B plants which cannot be planted upon delivery shall have their root balls covered with moist soil or mulch.					
4. Trees shall be dug with adequate balls, burlapped, and wire bound if needed. Root pruning to be done a minimum of 4 weeks before removal from the field and planting at the site. Root balls may not be exposed in "grow bags" or other synthetic material, except plastic shrink wrap for transport only.					
5. Remove all fronds from sabal palms prior to planting, but leave a minimum of 12 inches (300 millimeters) of new frond growth above the bud. Do not damage bud. On all other palms, only a minimum of palm fronds shall be removed from crown to facilitate moving and handling. Clear trunk shall be determined after minimum fronds have been removed. Bolls shall be removed from trunk unless otherwise specified. Palms shall be planted within 24 hours of delivery.					
B. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and cover to keep roots moist.					
7. Label of each tree and one shrub of each variety with a securely attached waterproof tag bearing legible designation of species, size, and time.					
8. Sod: Time delivery so that sod will be placed within twenty four (24) hours after striping. Protect sod against drying and breaking by covering pallets of sod or placing in a shaded area.					
1.09 JOB CONDITIONS					
A. Acceptance of Job Conditions					
1. The Contractor shall examine the sub-grade, verify elevations, observe the conditions under which work is to be performed and notify the Landscape Architect or Project Representative in writing of unsatisfactory conditions prior to beginning work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect. Start of work shall indicate acceptance of conditions and full responsibility for the completed work.					
2. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work and following the approved schedule and/or the Landscape Architect's approval. Notify the Landscape Architect for adjustments to the Schedule.					
3. Determine locations of all underground utilities and review for conflicts with planting procedures.					
4. When adverse conditions to plant growth are encountered, such as rubble fill, drainage conditions or obstructions, the Contractor shall notify the Landscape Architect in writing prior to planting.					
5. Plant trees and shrubs after final grades are established and prior to the planting of lawns, protecting lawn areas and promptly repairing damages from planting operations.					
B. Scheduling of Work					
1. The work shall be carried out to completion with the utmost speed. Immediately upon award of contract, the Contractor shall prepare a construction schedule and furnish a copy to the Owner's Representative and/or the Landscape Architect for approval. The Contractor shall carry out the work in accordance with the approved schedule.					
2. If the Contractor incurs unforeseen costs, such as overtime hours, holidays, etc. in order to complete the work within the time stated in the Contract, and/or to maintain the progress schedule, all said costs shall be borne by the Contractor at no additional cost to the Owner.					
3. The Owner's Representative's may request work stoppage. Upon written request from the Owner's Representative, the Landscape Contractor shall suspend delivery of material and stop all work for such a period as deemed necessary by the Owner's Representative. Upon receipt of such notice, the Landscape Contractor shall immediately confer with the Owner, the Owner's Representative, or the General Contractor with respect to any additional costs which may result from work stoppage.					
C. UTILITIES					
1. The Contractor shall perform work in a manner which will avoid conflicts with utilities. Hand excavate, as required, to minimize possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned.					
2.00 PRODUCTS					
2.01 MATERIALS					
A. Plant Materials: Nomenclature					
1. Plant species, sizes, etc. shall be per Plans and Specifications on Plant Material Schedule. Nomenclature is per Hortus Thiro, L.H. Bailey and E.Z. Bailey, 1976 (or standard edition), or Standardized Plant Names as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature, and as conforms with names accepted in the nursery trade.					
B. Plant Materials: Quality Assurance					
1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions at the locality of the project. Plants shall have a habit of growth that is normal for the species and be sound, healthy, vigorous and free from insect pests or their eggs, plant diseases, defects, and injuries. Plants shall be well-branched and densely foliated when in leaf and shall have healthy, well-developed root systems.					
2. Trees shall be heavily branched or, in the case of palms, be heavily leafed. Some plant materials may be collected stock with the approval of the Landscape Architect. Provide tree species that have a single main trunk (leader), unless otherwise stated. Trees that have the main trunk forming a Y shape or parallel branching are not acceptable.					
3. Plant materials shall be as specified and shall be Florida #1 (or better) as to shape and quality for the species as outlined in the Codes and Standards for Nursery Plants Parts I and II, Florida Department of Agriculture and Consumer Services (latest edition).					
4. The Owner or Landscape Architect reserves the right to inspect plant materials either at the place of growth or at the project site prior to planting for compliance with requirements for name, variety, size, quality, or designated area.					
5. Landscape materials shall be shipped with certificates of inspection as required by governmental authorities. The Contractor shall comply with all governing regulations that are applicable to landscape materials.					
6. Do not make substitutions. If specified landscape material is not available, submit Landscape Architect proof of it being not available. If the Landscape Architect designates an available source, such shall be acquired from designated source. When authorized, a written change order for landscape material will be prepared, as well as any required adjustments to the Contract amount.					
7. Height and/or width of trees shall be measured from ground up; width measurement shall be normal crown spread of branches with plants in the normal position. This measurement shall not include immediate terminal growth. All measurements shall be taken after pruning for specified sizes. All trees and shrubs shall conform to measurements specified in the plant material schedule, except that plant material larger than specified may be used with the approval of the Owner or Landscape Architect, with no increase to the Contract price. Plant materials shall not be pruned prior to delivery.					
8. Plant Material shall be symmetrical, typical for variety and species. Plants used where symmetry is required shall be matched as closely as possible.					
9. Balled and burlapped plants shall have firm, natural balls of earth of sufficient diameter and depth to enclose the feeding root system necessary for full development of the plant and to conform with the standards of the American Association of Nurserymen. Root balls and tree trunk shall not be damaged by improper binding and/or baling & burlapping procedures.					
10. Container-grown plants may be substituted for balled and burlapped plants or vice-versa provided the quality is equal or better than specified and the Landscape Architect approves of the substitution.					
11. Container-grown stock shall have been grown in containers for at least four months, but not over two years. If requested, samples must be shown to prove no root bound condition exists.					
C. Grasses: Sod or Seed					
1. Sod or seed (as/If specified) shall be of a species as stated on the Plan. Sod soil shall be of even thickness and with a good root structure. 55% free of noxious weed, freshly mowed before cutting, and in healthy condition when laid. It must not be stacked more than 24 hours before laying and it must be grown in soil compatible to that in which it will be installed. Sod must be kept moist prior to and after installation.					
2. Seed shall be delivered to the site in unopened bags with certification tags in place. Purity, germination and weed content shall be as certification requirements.					
D. Mulch:					
1. Mulch shall be 100% recycled wood mulch, thoroughly mixed with a pre-emergence weed killer according to the label directions. If recycled mulch is not specified, the Contractor shall install pine bark, or other as specified on the plans					
2. Install mulch to an even depth of 3 inches (75 millimeters) before compaction.					
E. Fertilizer:					
1. Granular fertilizer shall be uniform in composition; free flowing and suitable for application with approved equipment; received at the site in flat, labeled, unopened bags bearing the name, trade name or trademark and warranty of the producer; fully conforming to State of Florida fertilizer laws.					
2. All fertilizer shall bear the manufacturer's statement of analysis and shall contain the appropriate minimum amounts of elements for the type of use specified herein.					
3. Agriform 20-10-5 fertilizer tablets or approved equal, shall be placed in planting pit for all plant materials at time of installation and prior to completion of pit backfilling.					
4. Ground cover and annual areas shall receive fertilization with Osmocote Time Release Fertilizer according to product instructions and rate.					
5. For sod and seeded areas, fertilize with a complete granular fertilizer on Bahia and St. Augustine grass at the rate of one (1) pound (.4536 kilogram) of nitrogen per one thousand (1,000) square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. The ratio of nitrogen to potash will be 1:1 or 2:1 for complete fertilizer formulations. Phosphorus shall be no more than 1/4 the nitrogen level. The soil also contain magnesium and micronutrients (i.e. manganese, iron, zinc, copper, etc.).					
F. Tree Staking Materials					
1. For hardwood trees, approved below-grade staking shall be used at the rootball, per the planting detail. Metal strand guy wire shall not be used.					
2. For single trunk palms, stakes shall be cut from 2 inch (50 millimeter) x 4 inch (100 millimeter) pressure treated (p.L.) stock, with a minimum of 3 stakes per palm. Bottom consisting of 5 layers of burlap and 5 - 2 inch (50 millimeter) x 4 inch (100 millimeter) by 16 inch (400 millimeter) deep wood connected with two - 3/4 inch (19 millimeter) steel bands shall be used around the palm trunk.					
3. Other tree staking systems may be acceptable if approved.					
G. Planting Soil					
1. Unless stated on the plans or in the specifications, install plant material in tilted and loosened native soil basin. It is the responsibility of the Landscape Contractor to test, prior to planting and at no additional cost to the Contractor, any soils which may be unsuitable for the vigorous growth of plants. Unsuitable conditions shall be corrected per Landscape Architect immediately in writing.					
2. When required, planting soil media shall be provided by the Contractor and shall consist of 1/3 peat and 2/3 sandy loam, with no lumps over 1 inch (25 millimeters).					
3. Backfill and clean fill dirt provided by the Contractor shall be in a loose, friable soil. There must be slight acid reaction to the soil with no excess of calcium or carbonate, and it shall be free from excess weed, clay lumps, stones, clumps, roots and toxic substances or any other materials that might be harmful to plant growth or a hindrance to grading, planting, and maintenance procedures and operations.					
4. Bed preparation for annual beds under 1 gallon (3.785 liters) container size shall consist of 3 inches (75 millimeters) of Florida peat or other approved organic soil amendment spread over full length and width of planting area. Retain organic layer 6 inches (150 millimeters) to 8 inches (200 millimeters) into native soil.					
H. Soil Amendments:					
1. Terra-Sorb AG or approved equal, soil amendment shall be mixed with native or planting soil for all trees, shrubs, ground cover, and annuals, according to manufacturer's recommended application rates and methods, if specified on the Plans.					
I. Tree Protection					
1. Wood fencing shall be 2 inch (50 millimeter) x 4 inch (100 millimeters) pressure treated (p.L.) stock with flagging on horizontal members. Space vertical members 6 feet (1.83 meters) to 8 feet (2.44 meters) on center. The barricade shall be placed so as to protect the critical protection zone area, which is the area surrounding a tree within a circle described by the radius of one foot for each inch (25 millimeter) of the tree's diameter at breast height DBH at 4 - 1/2 feet (1.37 meters) above grade.					
J. Root Barrier System					
1. Root barrier fabric shall be installed when specified in the plans and/or specifications for protection of adjacent road surfaces according to specific product name or equal. Install as directed by the manufacturer.					
K. Packaged Materials:					
1. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.					
L. Pesticides					
1. Pesticides shall be only approved, safe brands applied according to manufacturer's directions.					
3.00 EXECUTION					
3.01 PREPARATION					
A. Obstructions Below Ground:					
1. It shall be the responsibility of the Contractor to locate and mark all underground utilities, irrigation lines and wiring prior to commencement of the work.					
2. If underground construction, utilities or other obstructions are encountered in excavation of planting areas or pits, the Landscape Architect shall be immediately notified to select a relocated position for any materials necessary.					
B. Grading and Preparation for Plant Materials					
1. All proposed landscape areas containing existing turf grass or weeds shall be treated with Monosote's Round-Up per manufacturer's specifications. All proposed landscape areas adjacent to water bodies shall be treated with Monosote's "Rodeo" per the manufacturer's specifications.					
2. New plant materials will not be installed until a 98% weed/rf eradication has been achieved. More than one application may be required to produce an acceptable condition.					
3. A pre-emergent herbicide may be applied, but it is not a substitute for spray treatment of "Round-Up" or "Rodeo".					
4. Should any plant material in the same, or adjacent beds be damaged by these chemicals, the same size, quantity and quality of plants shall be immediately replaced by the Contractor at no cost to the Owner.					
5. Any necessary corrections or repairs to the finish grades shall be accomplished by the Contractor. All planting areas shall be carefully graded and rolled smooth, even finish grade, free from depressions, lumps, stones, sticks or other debris and such that they will conform to the required finish grades and provide uniform and satisfactory surface drainage without puddling.					
6. The contractor shall remove debris (sticks, stones, rubbish) over 1 - 1/2 inches (38 millimeters) in any dimension from individual tree, shrub and hedge pits and dispose of the material in a suitable area of the site.					
C. Preparation for Annual Bed Planting					
1. Prepare native subgrade by retreating or loosening by hand methods. Spread 3 inches (75 mm) Florida peat (1/3), sandy loam (2/3), or other approved organic soil amendment over the full length and width of planting area for annuals. Retain organic layer 100 millimeters (4 inches) into the native soil. Grade the planting bed by "crowning" to insure that surface drainage, percolation, and aeration occur at rapid rates. Add Osmocote time release fertilizer according to product instructions and rate.					
D. Preparation for Seeding and Sod Areas					
1. All proposed sod areas containing existing turf grass or weeds shall be treated with Monosote's Round-Up per manufacturer's specifications. All proposed sod areas adjacent to water bodies shall be treated with "Rodeo" per the manufacturer's specifications.					
2. Limit preparation to areas which will be planted promptly after preparation. Loosen sub-grade of seed and sod areas to a minimum depth of 4 inches (100 millimeters).					
3. Immediately prior to any turf work, the Contractor shall finish grade the soil to a smooth, even surface ensuring positive drainage away from buildings and the subsequent turf flush to the tops of adjacent curbs and sidewalks. The surface shall be sloped to existing yard drains.					
4. A complete fertilizer shall be applied to St. Augustine or Bahia grass at a rate of one (1) pound (.4536 kilogram) of nitrogen per 1000 square feet (92.9 square meters). Fertilizer shall be commercial grade, mixed granules, with 30%-50% of the nitrogen being in slow or controlled release form. Thoroughly work fertilizer into the top 4 inches (100 millimeters) of soil.					
5. Moist prepared seed and sod areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.					
3.02 INSTALLATION					
A. Berm Construction (if specified)					
1. Install berms at location and design shown on Plans and at the height and slope indicated. Height stated is for finished berm with soil at natural composition.					
2. Exact location and configuration of berms may require modification to allow proper drainage; such changes will be coordinated with the Landscape Architect.					
3. If shown on the Plan, construct berms using clean sandy loam fill dirt which is well-drained, free of rocks, organic soil, other debris, with a soil pH of an acid nature (about 6.5 to 7.0). No heavy organic soil, such as mulch or peat shall be used in berm construction.					
B. Layout of Plant Materials:					
1. Unless otherwise stipulated, plant materials shall be approximately located per the plans by scale measurements using established building, columns, curbs, screen walls, etc. as the measuring reference point. Slight shifting may be required to clear wires, prevent blockage of signage, etc.					
2. Shrubs and ground covers shall be located and spaced as noted on the plant material schedule (if provided) otherwise plants will be placed in the planting beds at the normally accepted spacing for each species.					
3. Leave a minimum 18 inch (450 millimeter) border of mulched space between outer leaves of installed plant material and the bed line, curb, or building foundation wall for drainage.					
4. Any necessary "minor" adjustments in the layout of planting shall be made by the Contractor with the approval of the Landscape Architect in order to conform as nearly as possible to the intent of the plans.					
C. Repair of Damages					
1. The Contractor shall repair all damage caused by his operations to either the land, property, or trades to a level equal in quality to the existing condition prior to damage.					
2. The Contractor shall be held responsible for all damage done by his work or employees to other materials or trades' work. Patching and replacement of damaged work may be done by others, at the Owner's direction, but the cost of some shall be paid by the Contractor who is responsible for the damage.					
D. Stolen Plant Materials and Other Materials Pertinent to the Project Installation					
1. The Landscape Contractor shall be responsible for the entire replacement of plant materials and other materials pertinent to the project installation that are missing or stolen prior to the first final landscape inspection.					
2. Plant materials that have been documented as installed and accepted by the Landscape Architect and/or the Owner shall be replaced by the Contractor. Representative shall not require replacement by the Landscape Contractor.					
3. The Landscape Contractor shall be responsible for retaining the proper insurance coverage to protect against theft of plant materials and other materials pertinent to the project installation.					
3.03 MAINTENANCE					
A. The Contractor shall maintain all plant materials in a first class condition from the time of landscape construction until final acceptance. Cost of maintenance until final acceptance to be included in bid, no change orders for maintenance will be accepted.					
B. Operations:					
1. Maintenance shall include, but not be limited to, watering of turf and planting beds, mowing, fertilizing, cultivation, weeding, pruning, deadening and pest control; replacement of dead materials, straightening, turf or planter settlement corrections, replacement of rejected materials, staking and gyping repair and tightening, wash-out repairs and repgrading, and any other procedures consistent with the good horticultural practices necessary to insure normal, vigorous and healthy growth of all work under the Contract. Mowing shall be consistent with the recommended height per the University of Florida Cooperative Extension Service.					
2. Within the warranty period, the Contractor shall notify the Owner of any maintenance practices being followed or omitted which would be detrimental to the healthy vigorous growth of the landscape.					
3. The Contractor shall be responsible for the final watering of not less than one inch of water for all planted materials before leaving the site.					
3.04 INSPECTION, REJECTION, AND ACCEPTANCE					
A. Inspection					
1. Upon completion of the installation, the Contractor will notify the Owner or the Owner's Representative that the job is ready for inspection. Within 15 days of notification, the installation will be inspected by the Landscape Architect. A written and/or graphic inspection report will be sent to the Owner and/or Landscape Architect.					
2. If the Landscape Contractor's work is not completed and a final landscape inspection is requested by the Landscape Contractor, then all subsequent landscape inspections after the final inspection, including all written and/or graphic inspection reports shall be charged to the Landscape Contractor at a rate of \$80.00 per hour. The Landscape Contractor shall be responsible for compensation to the Landscape Architect for all final inspections and reports under the above-mentioned circumstances.					
B. Rejection and Replacement					
1. The Landscape Architect shall be the final judge as to the suitability and acceptability of any part of the work. Plant material will be rejected if it does not meet the requirements set forth in the Plans and Specifications.					
2. Replace any rejected materials immediately or not later than 30 days, and notify the Landscape Architect in writing that the correction has been made.					
C. Acceptance					
1. After replacement of rejected plant material (if any) have been made, and completion of all other correction items, the Owner or Owner's Representative will accept the project in writing.					
2. Upon final acceptance, the Owner assumes responsibility for maintenance within the terms of the Contract. Acceptance will in no way invalidate the Contractor's warranty period.					
3. The Contractor's warranty period will begin after final acceptance of the project by the Owner.					
3.05 OWNER'S OPTIONS					
A. If evidence exists of any lien or claim arising out of or in connection with default in performance of this Contract, the Owner shall have the right to retain any payment withheld to discharge such claim and all costs in connection with discharging such claim.					
B. Where the Specifications call for any stipulated item or an "approved equivalent", or in writs to that effect, the Contractor shall indicate the price of the type and species specified in the proposal, giving the price to be added or deducted to his contract. The final selection rests with the Owner or Owner's Representative.					
C. Where plants installed do not meet Specifications, the Owner reserves the right to request plant replacement or an appropriate deduction from the Contract amount to compensate for the value not received from the under-specified plant materials. No additional compensation will be made to the Contractor for plants installed that exceed Specifications.					
3.06 WARRANTY					
A. The Contractor shall warrantly all trees furnished under this contract for a period of 1 year and all shrubs for					



1316 Corner Oaks Drive
Brandon, Florida 33510
(813) 361-7378

Todd Amaden, PE
Landmark Engineering
8515 Palm River Road
Tampa, FL 33619

Re: Milkaway Farms
Tree Preservation

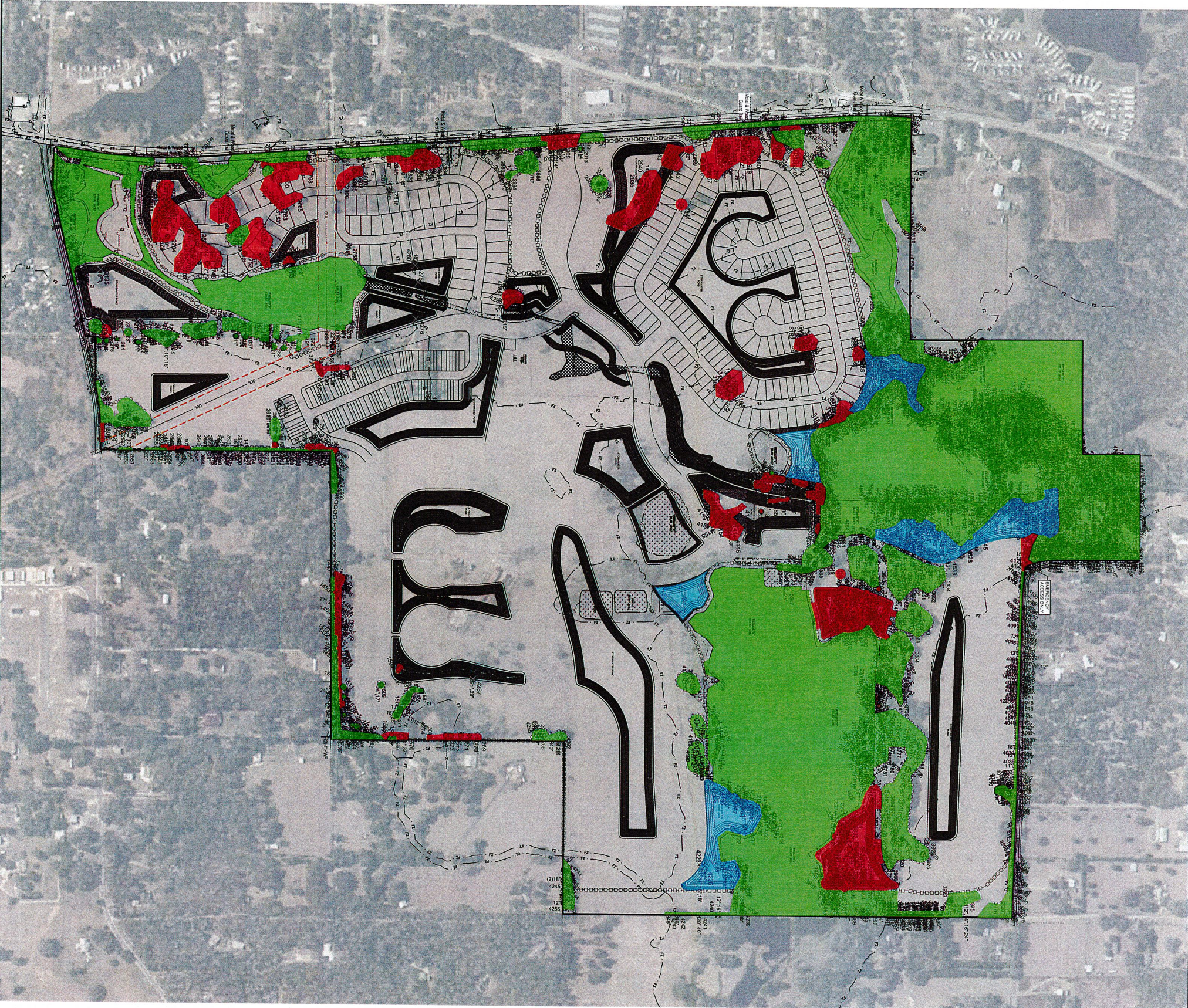
As requested, I am providing a summary of the effects on trees caused by root cutting or filling. It is generally advisable to preserve as much of the root zone as possible, as roots provide stability and water/nutrient uptake for the tree. A common guideline is to protect one foot beyond the tree base for every inch of trunk diameter. While complete preservation is rarely feasible in construction projects, impacts to no more than 25% of the root zone—similar to canopy pruning—usually do not adversely affect tree health, provided the remaining root area is protected with barricades and no additional disturbance occurs.

These recommendations are general in nature, and greater impacts should be assessed individually. For example, professional root pruning using appropriate equipment can minimize damage and encourage future growth, while minor, uncompacted fills or mulching may help maintain tree health. Typically, managed disturbances up to 33% of the root zone are not harmful. ANSI A300 Part 8 outlines additional root management strategies when full protection cannot be attained.

Should you require further assistance or support in developing tree protection plans tailored to specific scenarios, please do not hesitate to contact me.

Sincerely,

Jason Kendall
Certified Arborist, FL-5852A
Tree Risk Assessment Qualified (TRAQ)



LEGEND	
	BOUNDARY / PROPERTY LINE
	TREES TO BE PRESERVED
	TREES TO BE REMOVED
	FLOODPLAIN
	WETLAND AREA TO BE REMOVED
	WETLAND AREA TO BE PRESERVED



8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 621-6761 (fax)
www.lesc.com | C.A. # 28014

HBWB DEVELOPMENT
SERVICES, LLC

4065 CRESCENT PARK DRIVE
RIVERVIEW, FL 33578

MILKAWAY FARMS

CITY OF BROOKSVILLE, FLORIDA

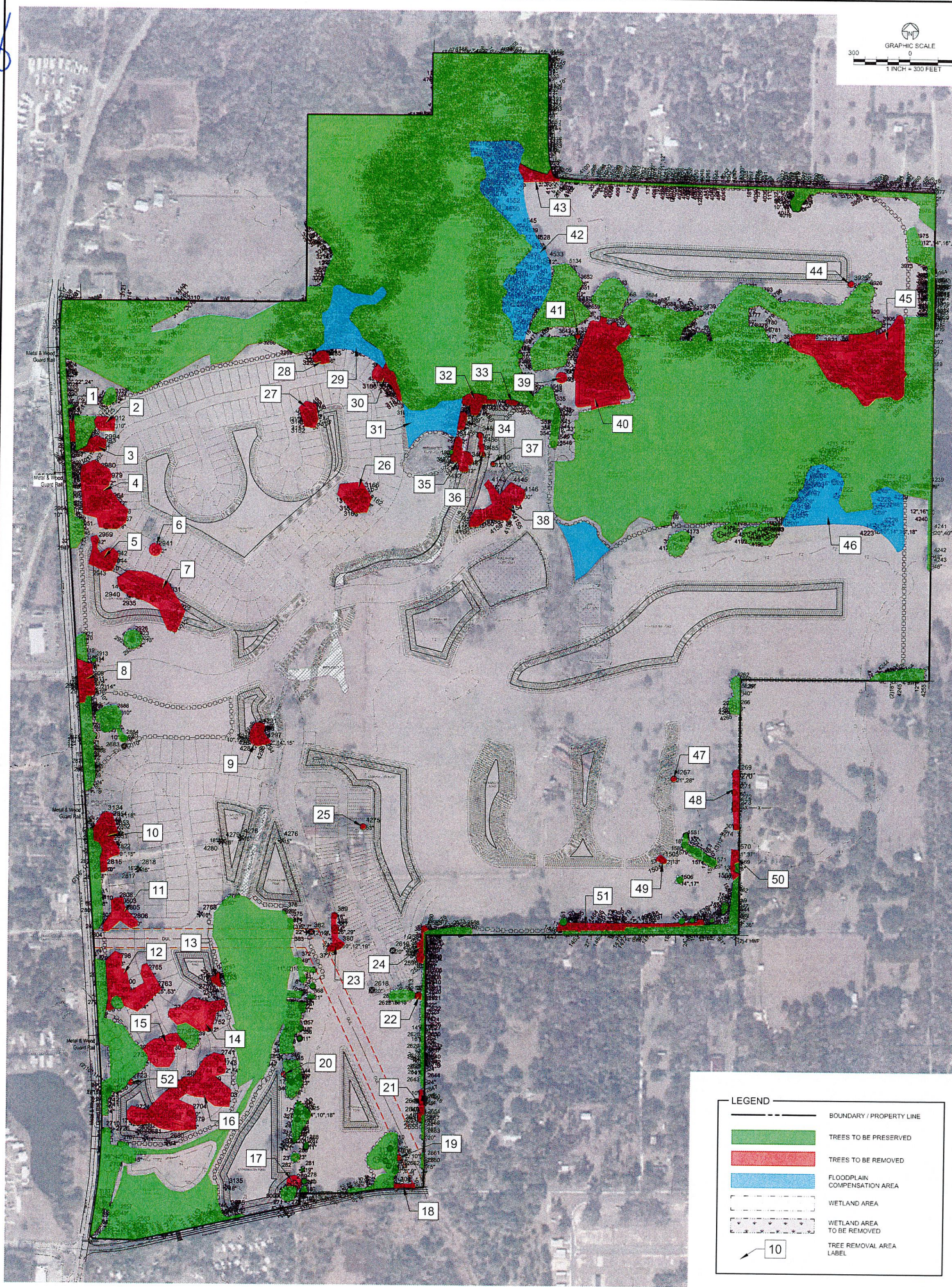
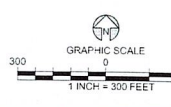
TREE EXHIBIT

DATE :
2025-08-26
DRAWN BY:
KNC
CHECKED BY:
TCA
JOB NO.:
2230079

REVISIONS:

TODD C. AMADEN No. 53967
PROFESSIONAL ENGINEER

David Nae me add this
to Markway 2/6/26



LEGEND

- BOUNDARY / PROPERTY LINE
- TREES TO BE PRESERVED
- TREES TO BE REMOVED
- FLOODPLAIN COMPENSATION AREA
- WETLAND AREA
- WETLAND AREA TO BE REMOVED
- TREE REMOVAL AREA LABEL

2699	LIVE OAK	40	LOCATED ON PROPOSED LOT
2700	LIVE OAK	40	LOCATED ON PROPOSED LOT
2701	LIVE OAK	38	POOR CONDITION
2703	LIVE OAK	56	LOCATED ON PROPOSED LOT
2724	LIVE OAK	37	
2724	LIVE OAK	50	LOCATED ON PROPOSED LOT
2746	LIVE OAK	43	

TREE REMOVAL AREA 41 NO LIVE OAKS 18" AND GREATER

TREE REMOVAL AREA 52			
TREE ID	TYPE	DBH (IN.)	NOTE
2723	LIVE OAK	44	



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: J. 3.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: David Hainley, Community Development Director
VIA: Lisa Hendrickson, City Manager
SUBJECT: Specimen Tree Removal Request-TR 2026-01; Dave Schmitt Engineering, Inc. on behalf of CBD Real Estate Investments LLC. (continued from 1/26/26 meeting)

Location: Approximately 41.19-acre property located on the north side of Wiscon Road approximately 615 feet west of the Wiscon/Broad Street intersection and immediately east of Horse Lake Road and south of Barnett Road

DATE: 02/09/2026

CITY MANAGER RECOMMENDATION:

Council consideration of approval with conditions

REPORT IN BRIEF:

The petitioner, Dave Schmitt Engineering Inc. on behalf of CBD Real Estate Investments LLC, requests City Council's approval to remove certain Specimen Trees from an approximately 41.19-acre property located on the north side of Wiscon Road approximately 615 feet west of the Wiscon/Broad Street intersection and immediately east of Horse Lake Road and south of Barnett Road. Land Development Code (LDC) Article IV, Section 4-5.6 states:

"Any Live Oak tree over 18 inches in caliper shall be determined to be a 'Specimen Tree.' These trees have additional mitigation requirements when requested to be removed... A specimen tree shall not be removed except for extraordinary circumstances and only by final approval of the City Council."

The subject site is currently zoned PDP-R (Planned Development Project-Residential) and is currently vacant. The petitioner proposes to remove ninety-eight (98) Live Oak Specimen Trees with a diameter breast height (DBH) of eighteen (18) inches or greater. The Specimen Trees to be removed have a total of 3,077 caliper inches. The following table is an inventory of the petitioner's tree preservation/removal activity:

	# of Trees	Total Diameter	Average Diameter
Specimen Trees requiring City Council approval	98	3,077	31.39
All trees retained preserved	149	4,163	27.9

In accordance with LDC Section 4-5.8(e), the petitioner proposes to mitigate removal of the trees by payment into the tree mitigation fund. As established by Resolution 2025-66, mitigation requires a fee of \$150.00 per caliper inch for a total of 3077 caliper inches, plus \$100.00 for each of the 98 trees requiring City Council approval to remove. The mitigation fee is thus \$471,350.00 for removal of the Specimen Trees. The tables below detail the fees and application thereof established in Resolution 2025-06.

	RESOLUTION 2025-06	
1	Up to 4 live oaks per parcel for 10" DBH up to 17-99"	\$30.00 per tree plus \$100.00 per caliper inch.
2	Specimen Live Oaks 18" DBH and over.	\$100.00 per tree plus \$150.00 per caliper inch
3	All other species from 10" to 17.99" DBH	\$33.00 per tree

Applying the information provided with the above requirements of Resolution 2025-06, the results are as follows:

Category	Number of Trees x Fee	Caliper Inches x Fee	Total
1	21 x \$30.00 = \$ 630.00	249 x \$100.00 = \$24,900.00	\$25,530.00
2	98 x \$100.00=\$9,800.00	3,077 x 150.00 = \$461,550.00	\$471,350.00
3	193 x \$33.00=\$6,369.00	N/A	\$6,369.00
Less Replacement Plantings	537 x 3 = 1,611	1,611 x \$175.00 = \$281,925.00	\$281,925.00
Total Fee			\$221,324.00

DISCUSSION:

Section 1.03 of the City of Brooksville Charter provides that “the city shall have all governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions and render municipal services, and it may exercise any power for municipal purposes except when expressly prohibited by law.”

Staff finds that the required mitigation activity and fee of \$221,324.00 meets the requirements of the City’s tree preservation regulations and it is recommended that City Council authorize and conditionally approve the petitioner’s request to remove designated Specimen Trees from the site as outlined in its Landscape/Tree removal and preservation plan dated 12/03/2025. The authorization includes the following specific conditions:

1. The developer shall protect all existing trees to be preserved in accordance with the Land Development Code.
2. The developer of the property shall employ a professional licensed landscape architect to design and oversee the construction of a tree-root protection system, to better ensure the health and viability of the existing trees to be preserved on the property. Construction plans shall specify planting details, tree and root protection details and maintenance & irrigation details.

- 3. All the replacement trees must be at least 3-inches DBH at the time of planting.
- 4. Any trees slated to be preserved that do not survive the first five years from the date that the project receives a Certificate of Completion will be required to be replaced by the petitioner/property owner.

Staff has requested an arborist statement regarding the tree removal.

FISCAL IMPACT:

The removal of the specimen trees will not impact on the City of Brooksville’s current operating budget.

ALTERNATIVES:

Denial of all or parts of the request.

Attachments

- Attachment 1
- Attachment 2
- Liberty Cover Arborist Letter

Form Review

Inbox	Reviewed By	Date
City Attorney		02/02/2026 03:18 PM
Form Started By: Lisa Morris		Started On: 01/29/2026 04:05 PM
Final Approval Date: 02/02/2026		

LANDSCAPE INSTALLATION NOTES

- 1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- 2) LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- 3) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- 4) THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
- 5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS. ALL NEW TREES AND PALMS SHALL BE STAKED.
- 6) NEW LAWN SHALL BE ARGENTINE BAHIA SOO OR SEED IN ALL DISTURBED AREAS. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOO AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- 7) TREES, SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.
- 8) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.

CODE TREE REQUIREMENTS

TREE PLANTING REQUIREMENTS FOR RESIDENTIAL LOTS ARE AS FOLLOWS:

THO 3" CALIPER TREE PER LOT AND THO ADDITIONAL TREES FOR CORNER LOTS

12 LOTS 12 X 2 = 24 TREES

6 CORNER LOTS 6 X 2 = 12 TREES

TOTAL LOT TREES = 36 TREES

PERIMETER TYPE 'A' BUFFER TREES, ONE TREE PER 40 LF & 25 SHRUBS PER 100 LF

NORTH BUFFER 1,060 / 40 = 26 TREES - 6 EXISTING 20 TREES REQUIRED

EAST BUFFER 443 / 40 = 11 TREES - 8 EXISTING 3 TREES REQUIRED

SOUTH BUFFER 1,720 / 40 = 43 TREES REQUIRED

TOTAL ROW BUFFER TREES = 84 TREES REQUIRED

STREET TREES

ONE TREE PER 40 LF

6,160 LF / 40 = 154 TREES

TOTAL REQUIRED CODE TREES = 190 + 84 + 154 = 428 TREES @ 3" CALIPER

LOT LANDSCAPING PLANS

CONTRACTOR SHALL ATTACH A LOT LANDSCAPING PLAN WITH EACH HOME CONSTRUCTION PLAN SUBMITTAL. LOT LANDSCAPING PLANS SHALL COMPLY WITH SEC. 4-5.10, OF THE CITY OF BROOKSVILLE LANDSCAPE CODE.

PLANT MATERIAL LIST

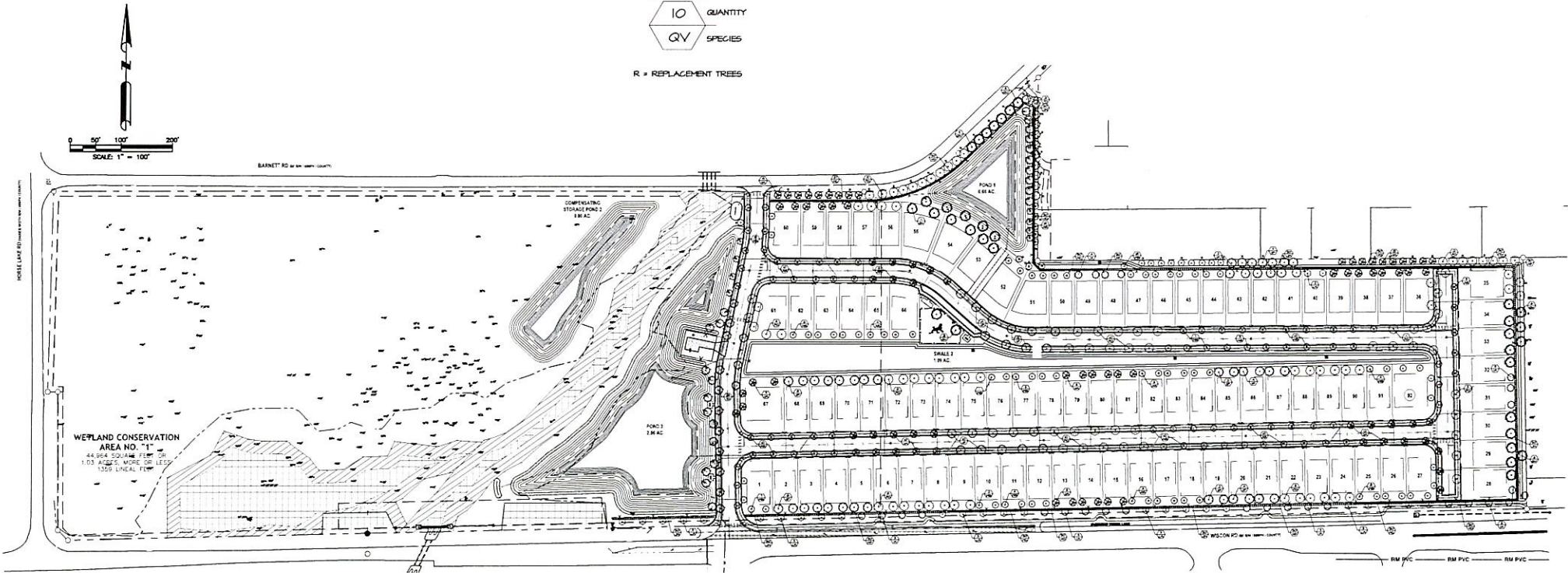
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
UA	67	ULMUS ALATA	WINGED ELM	10' HT X 5" SPD, 3" CALIPER	AS SHOWN
PO	41	PLATANUS OCCIDENTALIS	SYCAMORE	10' HT X 5" SPD, 3" CALIPER	AS SHOWN
QV	34	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 5" SPD, 3" CALIPER	AS SHOWN
AR	77	ACER RUBRUM	RED MAPLE	10' HT X 5" SPD, 3" CALIPER	AS SHOWN
UP	61	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	10' HT X 5" SPD, 3" CALIPER	AS SHOWN
TD	47	TAXODIUM DISTICHUM	BALD CYPRESS	10' HT X 5" SPD, 3" CALIPER	AS SHOWN
MG	105	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10' HT X 5" SPD, 3" CALIPER	AS SHOWN
LA	27	LAGERSTROEMIA INDICA	GRAPE MYRTLE	5' HT X 4" SPD, 3 STEMS @ 1" CALIPER	AS SHOWN
IA	26	ILEX CASSINE	DAHON HOLLY	5' HT X 4" SPD, 3 STEMS @ 1" CALIPER	AS SHOWN
MF	200	MYRTANTHES FRAGRANS	SIMPSON'S STOPPER	18" HT X 18" SPD, 3 GALLON	48" OC
MC	257	MYRTICA CERIFERA	MAX MYRTLE	18" HT X 18" SPD, 3 GALLON	48" OC
VO	250	VIBURNUM OBOVATUM	HALTER'S VIBURNUM	18" HT X 18" SPD, 3 GALLON	48" OC
JM	300	JASMINE MULTIFLORUM	DOHNTY JASMINE	18" HT X 18" SPD, 3 GALLON	48" OC

10' MITIGATION TREES PROPOSED X 3 = 234'

SYMBOL LEGEND



R = REPLACEMENT TREES

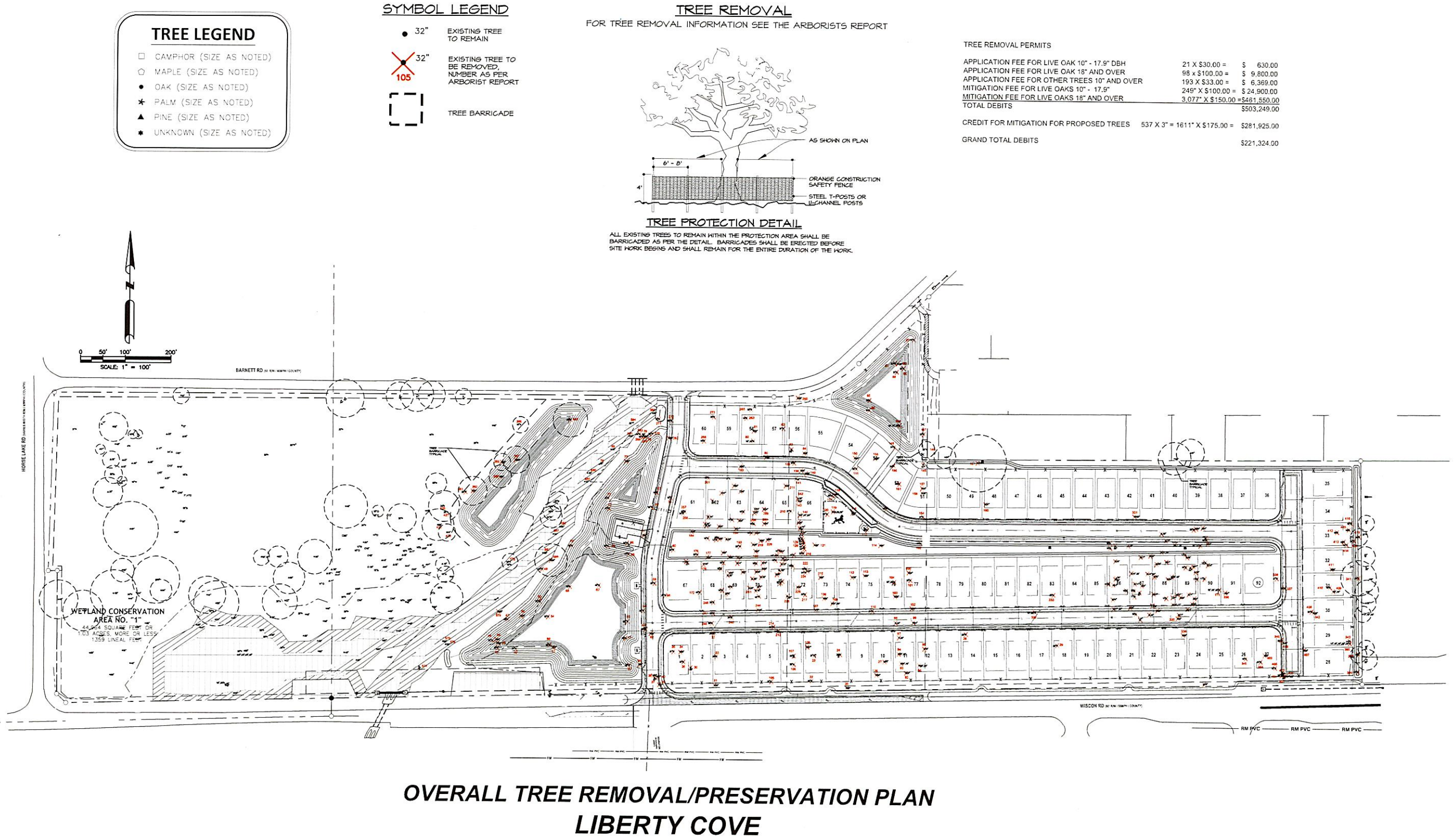


OVERALL LANDSCAPE PLAN

LIBERTY COVE

ATTACHMENT 2

TREE REMOVAL AND PRESERVATION PLAN



Statement Regarding Tree Preservation at the Liberty Cove Project

Prepared by;
Steven H Lumbert
Principal Geologist/Ecologist
Stillwater Environmental

2/4/2026

Members of Brooksville City Council,

I appreciate the opportunity to explain why the existing trees on the Liberty Cove site cannot reasonably be preserved while still meeting the engineering and regulatory requirements imposed by the City and the applicable Water Management Districts.

There is a fundamental and unavoidable conflict between two legitimate public objectives:

- (1) preserving mature trees that provide carbon sequestration, air quality benefits, and wildlife habitat; and
- (2) complying with modern stormwater management requirements intended to reduce flooding risk and prevent downstream water quality degradation.

Under current City and Water Management District criteria, Liberty Cove is required to collect, convey, treat, and store stormwater generated by development. This requires the installation of underground stormwater infrastructure, the construction of treatment and retention ponds, and—critically—the mass grading and placement of fill to raise site elevations so that stormwater can flow by gravity to those facilities.

To accomplish these engineering objectives, large portions of the site must be cleared and regraded. Existing ground elevations are altered, underground utilities are installed, and fill is placed to establish positive drainage. These activities directly conflict with the biological requirements of mature trees.

Many of the dominant trees on the Liberty Cove site—particularly Live Oaks (*Quercus virginiana*) and Laurel Oaks (*Quercus laurifolia*)—are highly sensitive to changes in root zone conditions. Their roots are adapted to specific oxygen levels, soil moisture regimes, and natural grade elevations. Covering root systems with fill, even by relatively small amounts, reduces soil oxygen availability and alters moisture conditions, which can initiate root decline and eventual tree mortality.^{1 2}

While tree wells are sometimes proposed as a preservation measure, they are not a reliable long-term solution under mass-grading conditions. As surrounding site elevations are raised, groundwater levels often increase locally due to a groundwater mounding effect.³ Over time, tree wells tend to remain persistently wet or periodically inundated, further reducing oxygen availability to roots and increasing susceptibility to disease and decay organisms. Trees preserved in this manner may appear healthy for several years but typically exhibit progressive canopy thinning, leaf loss, disease, and structural decline before eventual failure.^{1 4}

Preservation challenges are not limited to interior areas of the site. Even along property boundaries, required slopes from raised grades extend outward to the limits of construction. The “toe of slope” frequently encroaches into the critical root zones of boundary trees, resulting in partial burial of root systems or long-term hydrologic changes incompatible with tree survival.⁵

From a biological and engineering standpoint, these impacts are cumulative and unavoidable when stormwater systems require mass grading. The resulting conditions differ fundamentally from the natural environment in which the existing trees developed. While preservation efforts may delay visible decline, they do not change the underlying physiological stress imposed on mature trees by altered grade, hydrology, and soil conditions.

For these reasons, the most reasonable and scientifically defensible approach is to remove existing trees during construction and implement a comprehensive replanting program after grading is complete. Newly planted trees can be selected for appropriate species, installed at final grade, and allowed to establish root systems that are fully acclimated to the post-development soil, drainage, and groundwater conditions.⁶ This approach results in healthier long-term canopy cover, reduced maintenance and hazard risk, and more predictable ecological outcomes.

In summary, the removal of existing trees at Liberty Cove is not due to a lack of appreciation for their environmental value, but rather the result of a direct conflict between tree biology and the stormwater management requirements imposed to protect public safety and water quality. Replanting after construction provides the most sustainable and scientifically sound path forward.

Sincerely;

Steven H Lumbert

Steven H Lumbert
Principal Geologist/Ecologist
Stillwater Environmental
407 504 9255
slumbert@aol.com

References

- Watson, G. W., & Himelick, E. B. (2013). *The Practical Science of Planting Trees*. International Society of Arboriculture.
- Day, S. D., Wiseman, P. E., Dickinson, S. B., & Harris, J. R. (2010). Tree root ecology in the urban environment. *Urban Ecosystems*, 13, 57–72.
- McCarthy, D. T., Deletic, A., & Fletcher, T. D. (2007). Urban stormwater infiltration and groundwater mounding. *Journal of Hydrology*, 336(3–4), 299–313.
- Smiley, E. T., Matheny, N., & Lilly, S. (2017). *Best Management Practices: Tree Risk Assessment*. International Society of Arboriculture.
- Coder, K. D. (2010). *Tree Root Growth and Development*. University of Georgia Warnell School of Forestry.
- Gilman, E. F. (2011). *An Illustrated Guide to Pruning* (3rd ed.). Delmar Cengage Learning.



AGENDA ITEM MEMORANDUM

City Council
AGENDA ITEM: Q. 1.
02/09/2026

TO: Honorable Mayor and City Council Members
FROM: Jennifer Battista, City Clerk
VIA: Lisa Hendrickson, City Manager
SUBJECT: a. Public Service Commission - Duke Energy and WREC (2 attachments)
b. 2025 Tree City USA application
DATE: 02/09/2026

Attachments

Public Service Commission - Duke Energy and WREC
Public Service Commission - Duke Energy and WREC
2025 Tree City USA Application

Form Review

Form Started By: Jennifer Battista
Final Approval Date: 01/26/2026

Started On: 01/26/2026 02:57 PM

received
1-26-26
T.C.

FLORIDA PUBLIC SERVICE COMMISSION

COMMISSION CONFERENCE AGENDA

CONFERENCE DATE AND TIME: Tuesday, February 3, 2026, 9:30 a.m.

LOCATION: Betty Easley Conference Center, Joseph P. Cresse Hearing Room 148

DATE ISSUED: January 22, 2026

NOTICE

Persons affected by Commission action on certain items on this agenda may be allowed to address the Commission, either informally or by oral argument, when those items are taken up for discussion at this conference. These items are designated by double asterisks (***) next to the item number.

To participate informally, affected persons need only appear at the conference and request the opportunity to address the Commission on an item listed on the agenda. Informal participation is not permitted: (1) on dispositive motions and motions for reconsideration; (2) when a recommended order is taken up by the Commission; (3) in a rulemaking proceeding after the record has been closed; or (4) when the Commission considers a post-hearing recommendation on the merits of a case after the close of the record. The Commission allows informal participation at its discretion in certain types of cases (such as declaratory statements and interim rate orders) in which an order is issued based on a given set of facts without hearing. See Florida Administrative Code Rules 25-22.0021 (agenda conference participation) and 25-22.0022 (oral argument).

Conference agendas, staff recommendations, vote sheets, and transcripts are available online at <https://www.floridapsc.com>, by selecting *Conferences & Meeting Agendas* and *Commission Conferences of the FPSC*. An official vote of "move staff" denotes that the Item's recommendations were approved.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate at this proceeding should contact the Office of Commission Clerk no later than five days prior to the conference at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850 or 850-413-6770 (Florida Relay Service, 1-800-955-8770 Voice or 1-800-955-8771 TDD). Assistive Listening Devices are available upon request from the Office of Commission Clerk, Gerald L. Gunter Building, Room 152.

The Commission Conference has a live video broadcast the day of the conference, which is available from the FPSC website. Upon completion of the conference, the archived video will be available from the website by selecting *Conferences & Meeting Agendas*, then *Audio and Video Event Coverage*.

EMERGENCY CANCELLATION OF CONFERENCE: If a named storm or other disaster requires cancellation of the Conference, Commission staff will attempt to give timely notice. Notice of cancellation will be provided on the Commission's website (<https://www.floridapsc.com>) under the Hot Topics link on the home page. Cancellation can also be confirmed by calling the Office of Commission Clerk at 850-413-6770.

If you have any questions, contact the Office of Commission Clerk at 850-413-6770 or Clerk@psc.state.fl.us.

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 February 3, 2026

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3**PAA	Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.	4
4**PAA	Docket No. 20250124-EU – Joint petition to extend phase one territorial settlement agreement in Hernando, Citrus, and Pasco Counties, by Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc.....	9

Agenda for
Commission Conference
February 3, 2026

ITEM NO.

CASE

1**

Consent Agenda

PAA

A) Application for Certificate of Authority to Provide Telecommunications Service.

DOCKET NO.

COMPANY NAME

20250148-TX

Georgia Network Operations Company LLC

Recommendation: The Commission should approve the action requested in the docket referenced above and close this docket.

ITEM NO.

CASE

2**

Docket No. 20250121-GU – Joint petition for approval of actual, estimated, and projected relocation costs and approval to establish a recovery surcharge, by Florida City Gas and Florida Public Utilities Company.

Critical Date(s): 06/01/2026 (8-Month Effective Date)

Commissioners Assigned: All Commissioners

Prehearing Officer: Administrative

Staff: IDM: Wooten, Bates, Long, Nave, Pendris

AFD: Gatlin, Holloway, Norris, Vogel

ECO: Hampson, Ward

ENG: Ellis, Sanchez

GCL: Marquez, Stiller

(Tariff Filing)

Issue 1: Are FCG's and FPUC's proposed relocation projects eligible for recovery through the Natural Gas Facilities Relocation Cost Recovery Clause?

Recommendation: Yes, in part. Based on the documentation provided by the Utilities, eight FCG projects, totaling an estimated \$12,459,319, and sixteen FPUC projects, totaling an estimated \$2,631,671, are eligible for recovery.

Issue 2: Should the Commission approve FCG's proposed natural gas facilities relocation surcharge and associated tariff sheets?

Recommendation: Yes, based on staff's recommendation in Issue 1, the Commission should approve FCG's natural gas facilities relocation surcharge and associated tariff sheets, included as Attachment A to staff's memorandum dated January 22, 2026. Staff has reviewed the surcharge calculations which result in the proposed revenue requirement, using a 10-month recovery period. The proposed tariff should be effective the first billing cycle of March 2026.

ITEM NO.

CASE

2**

Docket No. 20250121-GU – Joint petition for approval of actual, estimated, and projected relocation costs and approval to establish a recovery surcharge, by Florida City Gas and Florida Public Utilities Company.

(Continued from previous page)

Issue 3: Should the Commission approve FPUC's proposed natural gas facilities relocation surcharge and associated tariff sheets?

Recommendation: No, based on staff's recommendation in Issue 1, the Commission should deny FPUC's natural gas facilities relocation surcharge and associated tariff sheets. The Commission should require FPUC to file within 7 days following the date of Commission vote, revised tariff sheets and supporting documentation that result in the Commission-approved relocation projects and associated program revenue requirement. Additionally, the Commission should give staff administrative authority to approve the revised tariffs after reviewing the supporting documentation. The revised tariffs should be effective the first billing cycle of March 2026.

If the Commission denies staff's recommendation in Issue 1 and approves FPUC's requested natural gas facilities relocation projects and associated revenue requirement, the Commission should approve FPUC's facility relocation surcharge and associated tariff sheets as filed in response to staff's Fourth Data Request No. 1. The tariffs should be effective the first billing cycle of March 2026.

Issue 4: Should this docket be closed?

Recommendation: If a protest is filed within 21 days of the issuance of the Order by a person whose substantial interests are affected, the tariff should remain in effect, with any revenues held subject to refund, pending resolution of the protest. If no timely protest is filed, this docket should be closed either upon the issuance of a Consummating Order or administratively by staff.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

Critical Date(s): 06/03/26 (15-Month Effective Date (SARC))

Commissioners Assigned: All Commissioners

Prehearing Officer: Ortega

Staff: ENG: Ramirez-Abundez, King, Ramos, Smith II

AFD: Cohn, G. Kelley

ECO: Bruce, Hudson, Sibley

GCL: Imig, Augspurger

(Proposed Agency Action - Except for Issue Nos. 13, 14, and 15)

Issue 1: Is the quality of service provided by Grenelefe satisfactory?

Recommendation: No. While the Utility is in compliance with the Department of Environmental Protection (DEP) standards, staff recommends that the Utility's attempt to address customer satisfaction could be improved. In addition, staff has identified managerial issues, such as the Utility's failure to maintain required complaint and service interruption records. As such, staff recommends that Grenelefe's quality of service be considered marginal, but that no penalty be imposed at this time. Staff further recommends that the Utility meet with its customers within three months of issuance of the Consummating or Final Order to discuss its quality of service issues. The Office of Public Counsel and Commission staff should be timely made aware of the meeting date, place, and time. Lastly, within one month after such meeting with its customers, the Utility shall file a report in this docket summarizing the results of the meeting.

Issue 2: Are the infrastructure and operating conditions of Grenelefe's water and wastewater system in compliance with DEP regulations?

Recommendation: Yes. Grenelefe's water and wastewater treatment facilities are in compliance with DEP regulations.

Issue 3: What are the used and useful (U&U) percentages of Grenelefe's water treatment plant (WTP), WWTP, water distribution, and wastewater collection systems?

Recommendation: Grenelefe's WTP, WWTP, water distribution, and wastewater collections systems should be considered 100 percent U&U. Additionally, staff recommends that a 53.9 percent adjustment to purchased power and chemicals should be made for excessive unaccounted for water (EUW). No adjustment is recommended for excessive infiltration and inflow (I&I).

Issue 4: What is the appropriate average test year rate base for Grenelefe?

Recommendation: The appropriate average test year rate bases for Grenelefe are \$1,866,312 for water and \$1,241,585 for wastewater. Further, staff recommends the Utility be required to submit a report no later than November 30, 2026, detailing the status of each Commission-approved pro forma project.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

(Continued from previous page)

Issue 5: What is the appropriate return on equity and overall rate of return for Grenelefe?

Recommendation: The appropriate return on equity (ROE) is 10.51 percent with a range of 9.51 percent to 11.51 percent. The appropriate overall rate of return is 9.00 percent.

Issue 6: What are the appropriate test year revenues for Grenelefe's water and wastewater system?

Recommendation: The appropriate test year operating revenues for Grenelefe's are \$291,545 for the water system and \$254,027 for the wastewater system.

Issue 7: What is the appropriate amount of operating expense for Grenelefe?

Recommendation: The appropriate amount of operating expense for Grenelefe is \$571,555 for water and \$575,941 for wastewater.

Issue 8: Does Grenelefe meet the criteria for application of the operating ratio methodology?

Recommendation: No, Grenelefe does not meet the requirement for application of the operating ratio methodology for calculating the revenue requirement.

Issue 9: What is the appropriate revenue requirement for Grenelefe?

Recommendation: The appropriate revenue requirement is \$739,456 for water and \$687,638 for wastewater, resulting in an annual increase of \$447,911 (153.63 percent) for water and \$433,611 (170.69 percent) for wastewater.

Issue 10: What are the appropriate rate structure and rates for Grenelefe's water and wastewater systems?

Recommendation: The recommended rate structure and monthly water and wastewater rates are shown on Schedule Nos. 4-A and 4-B of staff's memorandum dated January 22, 2026. The Utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The Utility should provide proof of the date notice was given within 10 days of the date of the notice.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

(Continued from previous page)

Issue 11: What are the appropriate initial customer deposits for Grenelefe?

Recommendation: The appropriate initial customer deposits for the residential 5/8 inch x 3/4 inch meter size should be \$72 and \$89 for water and wastewater. Additionally, non-potable water customer deposits should be removed. The initial customer deposit for all other residential meter sizes and all general service meter sizes should be two times the average estimated bill for water. The approved initial customer deposits should be effective for connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding.

Issue 12: Should Grenelefe's requested service availability charges be approved?

Recommendation: The service availability charges requested by Grenelefe should not be approved. Staff recommends service availability charges should be set as a plant capacity charge of \$147 for water and \$1,138 for wastewater. The Utility should file a revised tariff sheet to reflect the Commission-approved charges. The approved charges shall be effective for connections made on or after the stamped approval date on the tariff sheet. In addition, the approved charges should not be implemented until staff has approved the proposed customer notice and the notice has been received by property owners who requested service beginning 12 months prior to the establishment of this docket. The Utility shall provide proof of noticing within 10 days of rendering the approved notice.

Issue 13: What is the appropriate amount by which rates should be reduced four years after the published effective date to reflect the removal of the amortized rate case expense?

Recommendation: The rates should be reduced as shown on Schedule Nos. 4-A and 4-B of staff's memorandum dated January 22, 2026, to remove rate case expense grossed-up for RAFs and amortized over a four-year period. Pursuant to Section 367.081(8), F.S., the decrease in rates should become effective immediately following the expiration of the rate case expense recovery period. Grenelefe should be required to file revised tariffs and a proposed customer notice setting forth the lower rates and rationale no later than one month prior to the effective date of the new rates. If the Utility files revised tariffs reflecting this reduction in conjunction with a price index or pass-through rate adjustment, separate data should be filed for the price index and/or pass-through increase and the reduction in the rates due to the amortized rate case expense.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

(Continued from previous page)

Issue 14: Should the recommended rates be approved for Grenelefe on temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility?

Recommendation: Yes. Pursuant to Section 367.0814(7), F.S., the recommended rates should be approved for the Utility on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility. Grenelefe should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheet, pursuant to Rule 25-30.475(1), F.A.C. In addition, the temporary rates should not be implemented until staff has approved the proposed notice, and the notice has been received by the customers. Prior to implementation of any temporary rates, the Utility should provide appropriate security.

If the recommended rates are approved on a temporary basis, the rates collected by the Utility should be subject to the refund provisions discussed below in the staff analysis portion of staff's memorandum dated January 22, 2026. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility should file reports with the Commission's Office of Commission Clerk no later than the 20th of each month indicating the monthly and total amount of money subject to refund at the end of the preceding month. The report filed should also indicate the status of the security being used to guarantee repayment of any potential refund.

Issue 15: Should Grenelefe be required to notify the Commission within 90 days of an effective order finalizing this docket, that it has adjusted its books for all the applicable National Association of Regulatory Utility Commissioners' Uniform System of Accounts (NARUC USOA) primary accounts?

Recommendation: Yes. Grenelefe should be required to notify the Commission, in writing, that it has adjusted its books in accordance with the Commission's decision. The Utility should submit a letter within 90 days of the Commission's final order in this docket, confirming that the adjustments to all applicable NARUC USOA primary accounts have been made to the Utility's books and records. In the event the Utility needs additional time to complete the adjustments, a notice providing good cause should be filed not less than seven days prior to the deadline requesting an extension. Upon providing a notice of good cause, staff should be given administrative authority to grant an extension of up to 60 days.

ITEM NO.

CASE

3**PAA

Docket No. 20250023-WS – Application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility.

(Continued from previous page)

Issue 16: Should this docket be closed?

Recommendation: No. If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the order, a consummating order should be issued. The docket should remain open for staff's verification that the revised tariff sheets and customer notice have been filed by the Utility and approved by staff. In addition, this docket should remain open until (1) the report with the summary of the results of the customer meeting and (2) the report detailing the status of each of the Commission approved pro-forma projects has been submitted by the Utility. Once these actions are complete, this docket should be closed administratively.

ITEM NO.	CASE
4**PAA	Docket No. 20250124-EU – Joint petition to extend phase one territorial settlement agreement in Hernando, Citrus, and Pasco Counties, by Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc. Critical Date(s): None Commissioners Assigned: All Commissioners Prehearing Officer: Payne Staff: ECO: Clark, Barrett GCL: Thompson <u>Issue 1:</u> Should the Commission approve the joint petition to extend the effective date of the territorial agreement between Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc. for five years through October 10, 2030? <u>Recommendation:</u> Yes, the Commission should approve the amended joint petition to extend the effective date of the territorial agreement between Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc. The five-year extension date of the agreement should begin on October 10, 2025, and run through October 10, 2030, as requested by the two utility companies. <u>Issue 2:</u> Should this docket be closed? <u>Recommendation:</u> Yes, this docket should be closed upon the issuance of a Consummating Order unless a person whose substantial interests are affected by the Commission’s decision files a protest within 21 days of the issuance of the proposed agency action.

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: January 22, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Economics (Clark, Barrett) *JD*
Office of the General Counsel (Thompson) *MT*

RE: Docket No. 20250124-EU – Joint petition to extend phase one territorial settlement agreement in Hernando, Citrus, and Pasco Counties, by Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc.

AGENDA: 02/03/26 – Regular Agenda – Proposed Agency Action – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Passidomo Smith

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

On October 14, 2025, Duke Energy Florida, LLC (DEF) and Withlacoochee River Electric Cooperative (WREC) (collectively, joint petitioners) filed an amended joint petition to extend the effective date of their territorial agreement for Citrus, Hernando, and Pasco counties for five years through October 10, 2030.¹ The current agreement between the joint petitioners expired on October 10, 2025,² and represented a comprehensive resolution of territorial issues in a three-county area (Citrus, Hernando, and Pasco) and involved the transfer of approximately 5,000 customers. Because of the comprehensive nature of the agreement between the utilities and numerous customer transfers, the Commission allowed a two-phase approach to implement the

¹ The amended filing replaced in its entirety an earlier filing that was incomplete (Document No. 14445-2025, filed on October 10, 2025).

² Document No. 15310-2025, DEF and WREC's Response to Staff's First Data Request, No. 4.

agreement.³ The Commission approved the first phase of the agreement by Order No. PSC-05-0965-PAA-EU⁴ and the second phase by Order No. PSC-06-0202-PAA-EU.⁵

As for the two phases of the agreement, the Commission directed the utilities to file a status report on the transfer of customers every six months. The phase one transfers were completed as of the joint status report filed on February 19, 2007.⁴ For phase two, the utilities petitioned for an extension on the date of which all transfers were to be completed and was approved by the Commission by Order No. PSC-08-0502-PAA-EU.⁶ Due to operational constraints and improved engineering practices, the utilities petitioned to amend the agreement to allow 117 customers to remain in WREC's service territory and 33 customers to be transferred from DEF to WREC. The Commission approved the amended agreement by Order No. PSC-10-0246-PAA-EI, which resulted in the completion of the phase two transfers.

On May 12, 2010, DEF and WREC petitioned to modify their territorial boundaries because of a requirement by Citrus County for DEF to vacate the County's right-of-way that crossed a runway within the Crystal River Airport due to permitting reasons. The Commission approved the modification by Order No. PSC-10-0559-PAA-EU and resulted in the transfer of 31 customers to WREC.⁷

The instant pleading seeks Commission approval to extend the current agreement for an additional five years. The Commission has jurisdiction over this matter pursuant to Sections 366.04, Florida Statutes (F.S.), and Rule 25-6.0440, Florida Administrative Code (F.A.C.).

³ At the time the agreement was entered into, DEF was operating as Progress Energy Florida, Inc.

⁴ Order No. PSC-05-0965-PAA-EU, issued October 10, 2005, in Docket No. 20040133-EU, *In re: Petition of Withlacoochee River Electric Cooperative, Inc. to modify territorial agreement or, in the alternative, to resolve territorial dispute with Progress Energy Florida, Inc. in Hernando County.*

⁵ Order No. PSC-06-0202-PAA-EU, issued March 14, 2006, in Docket No. 20040133-EU, *In re: Petition of Withlacoochee River Electric Cooperative, Inc. to modify territorial agreement or, in the alternative, to resolve territorial dispute with Progress Energy Florida, Inc. in Hernando County.*

⁶ Order No. PSC-08-0502-PAA-EU, issued August 8, 2008, in Docket No. 20080206-EU, *Re: Petition for approval to amend territorial agreement regarding extension of time to finalize Phase II of customer transfers, by Progress Energy Florida, Inc. and Withlacoochee River Electric Cooperative.*

⁷ Order No. PSC-10-0559-PAA-EU, issued September 7, 2010, in Docket No. 20100282-EU, *In re: Joint petition for approval of amended territorial agreement in Citrus County by Progress Energy Florida, Inc. and Withlacoochee River Electric Cooperative.*

Discussion of Issues

Issue 1: Should the Commission approve the joint petition to extend the effective date of the territorial agreement between Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc. for five years through October 10, 2030?

Recommendation: Yes, the Commission should approve the amended joint petition to extend the effective date of the territorial agreement between Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc. The five-year extension date of the agreement should begin on October 10, 2025, and run through October 10, 2030, as requested by the joint petitioners. (Clark)

Staff Analysis: Although the current agreement has expired, the joint petitioners assert their commitment to continue adhering to the terms, conditions, maps, and boundaries set forth in the agreement.⁸ Consequently, the joint petitioners' sole request in this docket is for a five-year extension of the effective date of the territorial agreement they are currently operating under. All other provisions remain unchanged. In response to Staff's First Data Request, the joint petitioners stated that:

The parties intend to continue ongoing discussions to file, as needed, an amended territorial agreement based on any changes within the territorial areas of the parties that occurred since the latest amendment. It is the intention of the parties to complete this process as efficiently as possible.⁹

In its joint petition, the parties request an extension of five years through October 10, 2030. No changes to the terms, conditions, maps, and boundaries were proposed. Staff believes the parties have acted in good faith as all relevant customer transfers included in the first and second phases have been completed along with those associated with Order No. PSC-10-0559-PAA-EU.¹⁰

Rule 25-6.0440(2), F.A.C., provides factors for the Commission to consider when reviewing territorial agreements. Those factors were evaluated and approved by the Commission in Docket No. 20040133-EU.¹¹ As such, staff believes – in the absence of changes to the agreed-upon terms, conditions, maps, and boundaries – the Commission can consider the instant request without embarking upon a renewed evaluation of critical components of Rule 25-6.0440, F.A.C., including the purchase price of facilities, reliability of electric service, or the potential for uneconomic duplication of facilities.¹² Staff believes extending the effective date of parties' agreement advances the public's interest since doing so would assist the parties in their efforts to develop and file a revised territorial agreement at the end of the five-year period.

⁸ Document No. 14548-2025, Amended Joint Petition to Extend Settlement Agreement.

⁹ Document No. 15310-2025, DEF and WREC's Response to Staff's Data Request, No. 1.c.

¹⁰ Document No. 15310-2025, DEF and WREC's Response to Staff's First Data Request, Nos. 1, 2, and 3.

¹¹ Order Nos. PSC-05-0965-PAA-EU and PSC-06-0202-PAA-EU in Docket No. 20040133-EU, *In re: Petition of Withlacoochee River Electric Cooperative, Inc. to modify territorial agreement or, in the alternative, to resolve territorial dispute with Progress Energy Florida, Inc. in Hernando County.*

¹² Order No. PSC-08-0502-PAA-EU, issued on August 8, 2008, in Docket No. 20080206-EU, *In re: Petition for approval to amend territorial agreement regarding extension of time to finalize Phase II of customer transfers, by Progress Energy Florida, Inc. and Withlacoochee River Electric Cooperative.*

Conclusion

Staff recommends the Commission approve the amended joint petition to extend the effective date of the territorial agreement between the joint petitioners. DEF and WREC have represented that they have and will continue to abide by the terms and conditions of the current agreement while they pursue efforts to complete a revised agreement. The present parties have also shown good faith in having completed the ordered customer transfers. The five-year extension date of the agreement should begin on October 10, 2025, and run through October 10, 2030, as requested by the joint petitioners.

Issue 2: Should this docket be closed?

Recommendation: Yes, this docket should be closed upon the issuance of a Consummating Order unless a person whose substantial interests are affected by the Commission's decision files a protest within 21 days of the issuance of the proposed agency action. (Thompson)

Staff Analysis: This docket should be closed upon the issuance of a Consummating Order unless a person whose substantial interests are affected by the Commission's decision files a protest within 21 days of the issuance of the proposed agency action.

2025 Tree City USA Application for Certification

The Tree City USA award is in recognition of work completed by the community during the 2025 calendar year.

PRIMARY CONTACT INFORMATION

Contact Name:

Jordan Metzel

Email:

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Phone:

+13525403835

Address:

99 Jerome Brown Place

Brooksville, Florida 34601

Brooksville COMMUNITY INFORMATION

Select which best describes your community:

Community has a Tree Board only

Ordinance Date:

10/01/1985

Ordinance Uploaded**Per-capita Expenditure**

\$7.01

Arbor Day Date

04/25/2025

Arbor Day Proclamation Uploaded

As Mayor or Equivalent of the Community of Brooksville

Christa A. Tanner

Mayor or Equivalent Signature

Mayor 1/26/26

Title Date

Application Certification (to be Completed by the State Forester)

The above-named community has made formal application to this office. I am pleased to advise you that we reviewed the application and have concluded that, based on the information contained herein, said community is eligible to be certified as a Tree City USA community, for the 2025 calendar year, having in my opinion met the standards required for recognition.

State Forester Signature

Title Date

2/9/26 CTN