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(FL #LC26000183)

OFFICE LOCATIONS

FLORIDA

Jacksonville
Miami
Sarasota
Tampa

TEXAS

Austin
Dallas

4921 Memorial Highway
One Memorial Center
Suite 300
Tampa, Florida 33634
phone 813.880.8881
fax 813.880.8882
Pasco 727.846.0904

June 29, 2015

Ms. Michelle Crary
Pasco County Development Review
8731 Citizens Drive
Suite 230
New Port Richey, FL 34654

Re: Wiregrass Ranch Master Roadway Plan – Alternate Standards Request

Dear Ms. Crary:

Enclosed please find our application for an Alternate Standard to LDC Section 901.3.M. This request is part of the overall Master Roadway Plan modification submittal already under review. Included in this package are:

- Check in the amount of \$1,625.00 for the review fee (including \$400 for DRC hearing)
- Alternate Standards Application with required documentation
- Agent of Record Letter
- Justification statement and narrative of proposed changes
- Proposed condition of approval relative to the specific Alternative Standard per staff meeting April 15, 2015
- 8" x 14" Master Roadway Plan – with and without frontage road
- Letter of support from Ten Broeck Parcel

If you should have any questions or need any additional detail, please do not hesitate to contact me at 813-880-8881 or email me at elyon-hall@kingengineering.com.

Sincerely,



Elizabeth Lyon-Hall, R.L.A.
Senior Planner

EAL/arb

Enclosures

cc: Michael Gramling, Locust Branch, LLC
File: 3778-001-000

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

Locust Branch, LLC
PO BOX 290069
TAMPA, FL 33687

USAMERIBANK
63-1617/631

2903

6/26/2015

PAY TO THE
ORDER OF Pasco County BOCC

\$**1,625.00

One Thousand Six Hundred Twenty-Five and 00/100***** DOLLARS

Pasco County BOCC

Michael Granly

MP

⑈002903⑈ ⑆063116177⑆ 2003798⑈

AMERICAN BANK NOTE CO. # 755 1-800-4-33-8810

MEMO

Int'l. Bank of Commerce

PROJECT NO. _____

DATE: _____



**PASCO COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE**

GENERAL ALTERNATIVE STANDARDS APPLICATION, SEC. 407.5.B

PROJECT INFORMATION

Project Name: Wiregrass Ranch Master Roadway Plan

Project No. (from Planning and Dev.): PDD14-399a

Location by Description or Address: East of Bruce B. Downs / CR 581, from SR 54 south to Meadow Pointe

Parcel Identification Number(s): 20-26-20-0000-00100-0070, 29-26-20-0000-00100-0063, & 20-26-20-0000-00100-0010

Zoning District: MPUD

PROPERTY OWNER INFORMATION

Name of Owner: Ten Broeck Tampa Inc & Wiregrass Ranch Inc.

Mailing Address: 603 Main Street, Windermere, FL 34786 & PO Box 290069, Tampa, FL 33687

Telephone Number: (215) 205-1219 & (813) 781-9010 Fax Number: N/A & (813) 948-0819

E-Mail Address: jim.harris@acadiahealthcare.com & jd@thewiregrassranch.com

DEVELOPER INFORMATION

Name of Developer: Locust Branch, LLC

Mailing Address: PO Box 290069

City: Tampa State: Florida Zip Code: 33687

Telephone Number: (813) 988-9171 Fax Number: (813) 989-1891

E-Mail Address: mgramling@gramlingandhaya.com

AGENT INFORMATION

Name of Agent: Scott Sheridan, RLA, King Engineering Associates

Mailing Address: 4921 Memorial Highway, Suite 300

City: Tampa State: Florida Zip Code: 33634

Telephone Number: (813) 880-8881 Fax Number: (813) 880-8881

E-Mail Address: ssheridan@kingengineering.com

ALTERNATIVE STANDARD REQUEST

If additional space is needed, attach extra pages to the application.

Alternative Standard Request:
Section from the LDC

Required Amount

Proposed Amount

Waiver Amount

901.3.M Frontage Rds.	+1590 L.F. (M10-M24)	+1025 L.F. (M10-M24)	+565 L.F.
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DESCRIBE THE ALTERNATIVE STANDARD REQUEST

See Attached Wiregrass Master Roadway Plan Modification Request

DEMONSTRATE COMPLIANCE WITH THE FOLLOWING

Please answer the following criteria for approval as per Section 407.5.B. If more than one alternative standard is requested, please address each request.

Item 1 or 2 shall be met and all of 3, 4, and 5 shall be met.

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.
The alternative standard meets the intent of the Frontage Road requirements in the LDC. The majority of reverse frontage road is being provided in Parcel M24 to remove traffic from SR 56, but due to the unique use and environmental characteristics of Parcel M10, a reverse frontage road connection to this parcel is not appropriate in this location. Construction of the reverse frontage road would force an impact to a Category I wetland system with major stormwater conveyance at this location. Reverse frontage roads are being provided elsewhere in Wiregrass as previously approved.
2. No feasible engineering or construction solutions can be applied to satisfy the regulation.
Due to the Category I wetland system, existing (8) 3' x 5' box culverts in this location conveying stormwater flows, floodplain, and wetland mitigation area in this location, the construction the reverse frontage connection to Parcel M10 is not feasible.
3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).
The alternative standard proposed does not adversely affect compliance with other Code provisions, development orders or permits. The existing Master Roadway Plan approval specifically states that the plan satisfies the requirements of Sections 901.3.M (as to requirements for frontage and reverse frontage roads along S.R. 56). The applicant is only proposing the removal of approximately 565' of road length (from a 1590' length in this location, and part of a larger 1650' additional section).
4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.
The proposed removal of this reverse frontage connection from Parcel M24 to Parcel M10 of Wiregrass Ranch is not in conflict with any other mandatory substantive requirements of local, State, or Federal Law, including the Wiregrass Development Order, Development Agreement, and MPUD conditions of approval.

5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.
This alternative standard request is actually furthering the environmental preservation provisions in the Comprehensive Plan to remove an impact to a Category I wetland for a minor roadway crossing. This is consistent with all applicable provisions of the Comprehensive Plan.

SUBMITTAL REQUIREMENTS

Required Items at Time of Application	
<input type="checkbox"/>	1. Complete Application Form, including owner/agent affidavit
<input type="checkbox"/>	2. Agent of Record, signed and notarized (if applicable)
<input type="checkbox"/>	3. Copy of Warranty Deed or other proof of ownership
<input type="checkbox"/>	4. Copy of last year's tax bill
<input type="checkbox"/>	5. Two signed and sealed legal descriptions and sketches (by a registered surveyor)
<input type="checkbox"/>	6. Two 8 ½ x 14" site plans depicting the site conditions One with the granting of the alternative standard One without the granting of the alternative standard
<input type="checkbox"/>	7. Copy of Notice of Violation (if a result of a notice of violation)
<input type="checkbox"/>	8. Alternative Standards Fee: a. Base Fee, Application Review \$1200.00 plus \$25.00 Technology Fee. b. Each Alternative Standards Request \$200.00. c. For determination by the DRC where otherwise DRC approval is not required pursuant to Section 407.5 or those that are required to go to the DRC Sections 901.1 and 901.3: \$400.00. Check made payable to: Pasco County Board of County Commissioners.

No application for review shall be deemed complete until all required information is provided.

OWNER/AGENT AFFIDAVIT

I certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of Pasco County for the purpose of posting, maintaining, and removing such notices as may be required by law.

APPLICANT'S SIGNATURE: 

Applicant's Agent: Scott Sheridan, RLA, King Engineering Associates

Mailing Address: 4921 Memorial Highway, Suite 300

City: Tampa State: Florida Zip Code: 33634

Telephone Number: (813) 880-8881 Fax Number: (813) 880-8881

E-Mail Address: ssheridan@kingengineering.com

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally appeared, Scott Sheridan, King Engineering Associates and is (personally known to me or has provided the following identification) who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed a variance application on property (Parcel ID No. See Attached) in the unincorporated area of Pasco County, which, if approved, would allow the developer(s) to: receive an alternate standard from Section 901.3.M of the Pasco LDC removing a portion of the Reverse Frontage Road between Wiregrass Parcels M10 and M24.
2. That I hereby acknowledge that the variance, if approved, shall not:
 - a. Constitute authorization to begin construction.
 - b. Exempt the project from certification of Level of Service compliance.
 - c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

AFFIANT _____ AFFIANT _____

SWORN to and subscribed before me this 29th day of June, 2015.

My Commission Expires:

Maureen C. Buckley Keller
NOTARY PUBLIC
State of Florida at Large



AGENT OF RECORD LETTER

TO THE PASCO COUNTY ZONING AND SITE DEVELOPMENT DEPARTMENT, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), Michael Gramling as representative for Locust Branch LLC, hereby designate and appoint King Engineering as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance appeal or site development application and applicable public hearing for application/project application and public hearing processes.

My (our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary in conjunction with the said application/project. My (our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 16th day of Oct, 2014.

Michael Gramling
APPLICANT/OWNER

Michael Gramling, Locust Branch LLC
PRINTED NAME OF APPLICANT/OWNER

N/A
EMAIL OWNER

mgramling@gramlingandhaya.com
EMAIL REPRESENTATIVE

Scott Sheridan
APPLICANT'S(S) REPRESENTATIVE

Scott Sheridan, King Engineering Associates
PRINTED NAME OF REPRESENTATIVE

4921 Memorial Highway, Suite 300
REPRESENTATIVE'S ADDRESS

Tampa, FL 33634
CITY, STATE, ZIP CODE

(813) 880-8881
TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he (they) executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 16 day of October, 2014.



Shelly A. Britt
NOTARY PUBLIC
State of Florida at Large

My Commission Expires: September 24, 2018

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.

Wiregrass Ranch Master Roadway Plan Modification Request

The applicant is proposing to modify the approved Wiregrass Ranch Master Roadway Plan to remove a portion of the reverse frontage road connecting Parcels M10 (North Tampa Behavioral Health) and M24.

The reverse frontage road concept is intended to provide the ability for vehicular interconnectivity of adjacent parcels and uses, where local trips and traffic between those uses could benefit from a reverse frontage road connection and therefore reduce local trips between parcels and uses from having to utilize SR 56. The reverse frontage roads are also not anticipated to require significant wetland and/or stormwater crossings or create the need to develop additional expensive infrastructure to serve minor local traffic demands.

Parcel M10 is exclusive to the North Tampa Behavioral Health facility previously permitted and constructed by Ten Broeck. This is a 75 bed adult psychiatric and drug treatment hospital specifically designed to be a secure facility, and almost entirely surrounded by wetland conservation areas for its isolation and protection. Past the front lobby, all access into or out of the building requires electronic key card access. All of its outdoor exercise areas are also entirely fenced in to restrict access and secure its patients. This inpatient facility provides all the care necessary for its residents within the facility, including all meals, healthcare and essential services so residents have no need to leave until they are ready to be discharged. Therefore it should be noted that Parcel M10, which could've been developed as a mixed use parcel, is to be fully developed as a secure, inpatient psychiatric care facility and would have very limited, if any, need for local traffic connectivity to any adjacent uses or parcels.

The west half of parcel M24 is proposed to be an Assisted Living Facility, providing residential and personal care for elderly residents. This facility would include both a secure memory care wing and assisted levels of care, providing all meals and essential services for residents to support activities of daily living such as laundry services, healthcare and beauty salons. The average age of a resident is 75 years old and older. Since the majority of residents will no longer have automobile access, services are provided on-site to maintain their independence. The memory care portion of the facility will be a secure lockdown unit for dementia and Alzheimer's patients to restrict access for their own security. Therefore the need for residents within Parcel M24 to require vehicular connectivity to Parcel M10 is non-existent.

Due to the unique nature of the specific uses of parcels M10 and M24, cross access between these two parcels is not necessary and will not provide any benefit to local trips. Access between these uses whose residents are vulnerable seniors and psychiatric patients should be prevented where possible. Similarly, with these facilities, the employee needs for interconnectivity is not significant. While the reverse frontage roads can add value between typical residential uses and other retail, or office uses such as an office park next to a multifamily apartment complex or a restaurant, these relationships are not present between parcels M10 and M24.

In addition, these two parcels have unique environmental characteristics which reduce the feasibility of providing cross-access via a reverse frontage road. Separating the two parcels is a large Category I wetland system which is a major conveyance system for stormwater flows. In fact, SR 56 constructed eight (8) 3' x 5' box culverts in this very location to maintain the flow of stormwater here. Portions of both parcels lie within the floodplain that is contiguous to this natural stormwater

conveyance. Requiring a reverse frontage road connection at this location would further impact the floodplain, require the relocation of the proposed wetland mitigation area associated with Hueland Pond Boulevard away from the Category 1 wetland, which is counter to the land development code and comprehensive plan policies, and the costly extension of the box culverts for a very limited need.

Only approximately 565' of reverse frontage road will be removed per the Applicant's request. As the Wiregrass Ranch project has evolved and more detailed information becomes available and uses are developed, we are constantly evaluating the need for infrastructure or whether conditions of approval from 8 years ago still are appropriate. In consideration of the existing uses in Parcel M10, proposed uses in Parcel M24, the significant drainage and floodplain conveyance as this location, as well as the adjacency to the Category 1 wetland, along with a very limited, if any, need for interconnectivity between these parcels, the removal of a reverse frontage road connection at this location should be warranted. There will be very limited opportunity for interaction between the residents of these facilities, a 10' wide pedestrian trail already connects these parcels along SR 56 frontage, and local traffic and trips are not served by this reverse frontage road connection. The Applicant recognizes the need to provide interconnectivity of Parcel M24 back to Hueland Pond Boulevard and the other yet undeveloped mixed use parcels. This connectivity will still allow the residents of all of M23 to have access to all of M24 and M25 without the need to use SR 56. The connection between Parcel M10 and M24 provides no benefits to the project and should be approved for removal at this time.

Below is the draft proposed condition of approval as discussed at a meeting with staff on April 15, 2015. In attendance were Scott Sheridan, JD Porter, David Goldstein, Margaret Smith, Jeffrey Jenkins, and Jennifer Carpenter. The proposed condition may be added to the Master Roadway Plan conditions of approval to address any potential future change in use to the Ten Broeck parcel (Parcel M10).

Proposed Condition of Approval:

Developer acknowledges in the future if the Ten Broeck facility is changed to another use, such as office or retail, the County may require that the 30 foot public ingress/ egress easement connecting Ten Broeck and the western parcel of M24 shall be provided to the County and the Owner of the Ten Broeck property or its assigns may be required to design, permit and construct a reverse frontage road from Ten Broeck to the western parcel of M24.

April 14, 2015

Mr. Jeffrey Jenkins, AICP
Senior Planner/DRI Coordinator
Pasco County
Planning and Development
8731 Citizen's Drive, Suite 210
New Port Richey, Florida 34654

Re: Wiregrass Ranch Master Roadway Plan Revision

Dear Mr. Jenkins:

I am writing to you in support of the proposed application by Locust Branch, LLC to amend the approved Wiregrass Ranch Master Roadway Plan. It is my understanding that the Master Developer of Wiregrass Ranch, Locust Branch, LLC has specifically requested the removal of the proposed reverse frontage road connection between Parcel M24 to our east and the North Tampa Behavioral Health property (Parcel M10).

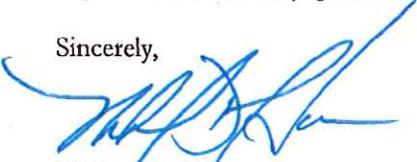
The North Tampa Behavioral Health facility is an inpatient behavioral healthcare facility that specializes in the treatment of substance abuse and behavioral health issues to adults and seniors. These services may include depression, anxiety, trauma and related mood disorders, as well as Alzheimer's and dementia care. Therefore it is critical for our facility to provide a secure, safe environment for patients and staff to rehabilitate within. One of the reasons we selected this particular location within the Wiregrass Ranch property was its unique isolated location that is completely surrounded by natural areas and wetlands removed from other surrounding uses.

As the CEO of the North Tampa Behavioral Health facility I am writing to express our strong support for the removal of the reverse frontage road connection to our parcel from the adjacent development.

Our facility provides full inpatient treatment as well as all meals and care required to rehabilitate our residents, and therefore a roadway connection from our facility to the adjacent parcel is not necessary. In fact, it would present a challenge for us to maintain the secure, safe, isolated environment that is so critical to the care of our patients. Additionally, our staff of nurses, technicians and doctors also have access to a designated staff kitchen and related facilities and have very limited use or ability to visit adjacent businesses. Due to the unique nature of our facility and the secure, comfortable environment we need to create, we would respectfully request your support of this request to remove the reverse frontage road to connect to our property and approve the change to the Master Roadway Plan.

If you should have any questions or would like to discuss this matter further, I am available at 813-922-3300.

Sincerely,



Michael D. Ham
CEO

cc: Commissioner Mike Moore
JD Porter, Locust Branch, LLC

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This instrument prepared by:
G. Matthew Brockway, Esquire
Icard, Merrill, Cullis, Timm,
Furen & Ginsburg, P.A.
2033 Main Street, Suite 600
Sarasota, Florida 34237

R

Rept: 1522776 Rec: 44.00
DS: 0.70 IT: 0.00
05/22/13 C. Miner, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER
05/22/13 01:37pm 1 of 5
OR BK 8876 PG 3623

This document is being re-executed and re-recorded to clarify and correct any deficiencies or scrivener's errors in those documents recorded in Official Records Book 8754, Page 3570 and Official Records Book 8766, Page 3026 of the Public Records of Pasco County, Florida.

SPECIAL WARRANTY DEED

GRANTOR: SOLLY BRANCH HOLDINGS, LLC, a Florida limited liability company

GRANTEE: TEN BROECK TAMPA, INC., a Florida corporation

Grantee's Post Office Address: 603 Main Street, Windermere, Florida 34786

Property Appraiser's Parcel ID No.: Cutout of Parcels 29-26-20-0000-00100-0000 and
20-26-20-0000-00100-0010

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00 USD), cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, hereby gives, grants, bargains, conveys, and sells to Grantee, and Grantee's successors and assigns forever, the property described in Exhibit "A" attached hereto (the "Property").

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is subject to those permitted exceptions set forth in Exhibit "B" attached hereto (the "Permitted Exceptions").

And the Grantor does hereby covenant with and warrant to the Grantee that Grantor is lawfully seized of the Property in fee simple and has good right and lawful authority to sell and convey the Property; and, except as above noted, at the time of the delivery of this deed, the Property is free from all encumbrances whatsoever, save for and excepting the Permitted Exceptions, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against no others.

*[THIS SPACE LEFT BLANK INTENTIONALLY]
[SIGNATURES ON FOLLOWING PAGE]*

Signed, sealed, and delivered
in the presence of:

SOLLY BRANCH HOLDINGS, LLC, a
a Florida limited liability company

Marsha H. King
Print Name: Marsha H. King

By: J. Michael Gramling
J. Michael Gramling, Manager

Daniel J. Hays
Print Name: Daniel J. Hays

Dated: May 14, 2013.

Address of Grantor: 201 N. Franklin Street
Suite 2000
Tampa, Florida 33602

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 14 day of May, 2013 by J. Michael Gramling, as Manager of SOLLY BRANCH HOLDINGS, LLC, a limited liability company organized under the laws of the State of Florida, on behalf of the company. He is [] personally known to me, or [] produced a Florida driver's license as identification.



SHELLY A. BRITT
MY COMMISSION # EE 022327
EXPIRES: September 24, 2014
Bonded Thru Budget History Services

Shelly Britt
NOTARY PUBLIC-STATE OF FLORIDA
Printed Name: Shelly A. Britt
My commission expires: September 24, 2014

THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 20 & 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE COMMON CORNER OF SECTIONS 20, 21, 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'06" WEST, ALONG THE SOUTH LINE OF SAID SECTION 20, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 2,184.13 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 58 AND A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTHEASTERLY 452.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 09°20'21", AND A CHORD BEARING AND DISTANCE OF NORTH 64°47'44" EAST 451.83 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 8708, PAGE 3509 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 58, EASTERLY 920.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 19°11'51", AND A CHORD BEARING AND DISTANCE OF NORTH 79°03'61" EAST 925.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 58, EASTERLY 84.20 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 1°19'36", AND A CHORD BEARING AND DISTANCE OF NORTH 89°19'34" EAST 84.25 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 02°39'10" EAST, A DISTANCE OF 422.08 FEET; THENCE NORTH 11°15'34" WEST, A DISTANCE OF 429.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.311 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY; NOT A FIELD SURVEY.
4. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING SOUTH 89°58'08" WEST, AS SHOWN HEREON.

9/26/2002 - REVISE PER COUNTY COMMENTS. J.D.G.
8/29/2002 - REVISE PER ATTORNEY COMMENTS J.D.G.

WIREGRASS RANCH, INC. OWNERSHIP IN PARCEL M10

PREPARED FOR WIREGRASS RANCH, INC.

King

ENGINEERING ASSOCIATES, INC.
4621 MEMORIAL BLVD SW
ONE MEMORIAL COODE, SUITE 300
DUNN, FLORIDA 33511
PHONE: 813-883-8881
FAX: 813-883-8882
E-MAIL: kimg@kingeng.com

Q:\SURVEY\3778\001\SKETCH & LEGALS\PARCEL M10 OWNED BY WOR-REV2.dwg

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years.
2. That certain Notice of Adoption of an Amendment to the Development Order for the Wiregrass Ranch Development of Regional Impact dated October 8, 2007 and recorded in O.R. Book 7658, Page 1176 of the Public Records, and as corrected and re-recorded in O.R. Book 8025, Page 1470, of the Public Records.
3. That certain Notice of Adoption of the Development Order for the Wiregrass Ranch Development of Regional Impact No. 260 dated September 7, 2010 and recorded in O.R. Book 8611, Page 2120 of the Public Records.
4. That certain Notice of Adoption of the Development Order Amendment for the Wiregrass Ranch Development of Regional Impact No. 260 dated September 21, 2010 and recorded in O.R. Book 8611, Page 2119 of the Public Records.
5. That certain Memorandum of Agreement regarding State Road 56 executed by Pasco County, Florida and Wiregrass Ranch, Inc. dated September 19, 2008 and recorded in O.R. Book 8039, Page 1771, of the Public Records.
6. That certain deed restriction required by Section 1.5 of that certain Development Rights Agreement by and among Wiregrass Ranch, Inc., Goodforest LLC, and First Chapel Associates LP dated January 30, 2008 and recorded in O.R. Book 7751, Page 952, of the Public Records.
7. The Land that is the subject of this Commitment lies within the Southwest Florida Water Management District as established by that certain Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District dated December 28, 1961 and recorded in O.R. Book 190, Page 79, of the Public Records.
8. Riparian and littoral rights.
9. Taxes or assessments that are not shown as existing liens in the Public Records.
10. That certain Notice of Establishment of the Wiregrass Community Development District dated October 22, 2009 and recorded in O.R. Book 8200, Page 1949 of the Public Records.
11. That certain Development Rights Agreement by and between Solly Branch Holdings, LLC, a Florida limited liability company, Locust Branch, LLC, a Florida limited liability company, and Ten Broeck Tampa, Inc., a Florida corporation, dated May 31, 2012 and recorded in O.R. Book 8706, Page 3513, of the Public Records.
12. That certain Private Use Restriction by Ten Broeck Tampa, Inc., a Florida corporation, and joined by Solly Branch Holdings, LLC, a Florida limited liability company, and Locust Branch, LLC a Florida limited liability company, dated May 31, 2012 and recorded in O.R. Book 8706, Page 3552, of the Public Records.
13. That certain Assignment of Wiregrass DRI Entitlements from Locust Branch, LLC, a Florida limited liability company, to Ten Broeck Tampa, Inc., a Florida corporation, dated May 31, 2012 and recorded in O.R. Book 8706, Page 3547, of the Public Records.
14. That certain Slope Easement Agreement between Wiregrass Ranch, Inc., a Florida corporation and the State of Florida Department of Transportation, dated December 22, 2011, and recorded in O.R. Book 8734, Page 1415, of the Public Records.

Note: All recording references and references to the Public Records refer to the Public Records of Pasco County, Florida, unless otherwise noted.

5.00
1.00
.55
6.55

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DEED

The Grantors, JAMES H. PORTER and WILLIAM H. PORTER, Trustees of the JAMES H. PORTER REVOCABLE TRUST AGREEMENT AMENDED dated November 27, 1985, (the original JAMES H. PORTER REVOCABLE TRUST having been dated January 15, 1974 and amended by FIRST AMENDMENT TO TRUST AGREEMENT dated October 6, 1982), in consideration of Ten Dollars and other valuable considerations, received from the Grantee, WIREGRASS RANCH, INC., a Florida corporation, whose address is 13803 Highway 54 W., Zephyrhills, Florida 33599, hereby grant and convey to Grantee the real property in Pasco County, Florida, described as:

That part of Section 7 lying South of State Road 54 and East of State Road 581, less the East 160 acres thereof; the South 3/4 of Section 17; all of Section 18, except that part lying West of State Road 581; all of Section 19; all of Section 20; the South 1600 feet of the West 270 feet of Section 22; the North 815 feet of the West 270 feet of Section 27; all of Section 28; all of Section 29; all of Section 30, except the NW 1/4 of the NE 1/4 of the SW 1/4, AND the S 1/2 of the SW 1/4 of the NW 1/4, AND the S 1/2 of the SW 1/4 of the SE 1/4 of the NW 1/4, AND the N 1/2 of the NW 1/4 of the SW 1/4, all in Township 26 South, Range 20 East, Pasco County, Florida.

Grantors are making this conveyance to Grantee, a newly formed corporation, in exchange for newly issued shares of the capital stock of Grantee, having a total par value not exceeding \$100. The property is not subject to any mortgage.

Dated this 30th day of December, 1987.

Signed in the presence of:

Mary C. Evenson
Mary C. Evenson

James H. Porter
JAMES H. PORTER, as Trustee
aforesaid

Letty A. Mendoza
As to James H. Porter

William H. Porter
WILLIAM H. PORTER, as Trustee
aforesaid

Mary C. Evenson

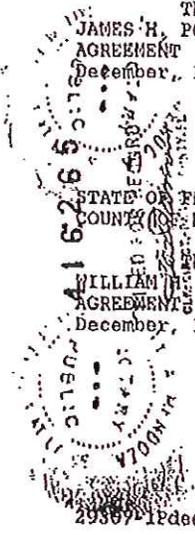
Letty A. Mendoza
As to William H. Porter

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

100002 10 5080 01-04-88 1006
14:00
RECORD/INDEX
01 00 40 1 5.00
REC MOD TR FUND
01 00 42 1 1.00
DOC STAMPS

The foregoing instrument was acknowledged before me by JAMES H. PORTER, Co-Trustee of JAMES H. PORTER REVOCABLE TRUST AGREEMENT AMENDED dated November 27, 1985, this 30th day of December, 1987.

Letty A. Mendoza
Notary Public
State of Florida at Large
Notary Public, State of Florida
My Commission Expires Feb. 2, 1991



The foregoing instrument was acknowledged before me by WILLIAM H. PORTER, Co-Trustee of JAMES H. PORTER REVOCABLE TRUST AGREEMENT AMENDED dated November 27, 1985, this 30th day of December, 1987.

Letty A. Mendoza
Notary Public
State of Florida at Large
Notary Public, State of Florida
My Commission Expires Feb. 2, 1991

This instrument prepared by:
Robert H. Maltuch
Holland & Knight
P.O. Box 1288
Tampa, FL 33601

O.R. 1669 PQ 1754

29387-1Pdeed1:196

Mike Wells Pasco County Property Appraiser

Data Current as Of:		Weekly Archive - Saturday, April 25, 2015							
Parcel ID		20-26-20-0000-00100-0070 (Card: 001 of 001)							
Classification		00 - Vacant Residential							
Mailing Address		Property Value							
TEN BROECK TAMPA INC		Ag Land \$0							
603 MAIN ST		Land \$45,354							
WINDERMERE FL 34786-3548		Building \$0							
Physical Address		Extra Features \$53,905							
29910 STATE ROAD 56									
WESLEY CHAPEL FL 33543									
Legal Description (First 4 Lines)		Just Value							
THAT PORTION OF FOLLOWING DESC		Assessed (Non-School Amendment 1) \$99,259							
LYING IN SEC 20:									
COM AT THE COMMON CORNER OF									
SECS 20 21 28 & 29 TH S89DEG									
Jurisdiction		Taxable Value							
Pasco County, Board of County Commissioners		\$99,259							
Land Detail (Card: 001 of 001)									
Line	Use	Description	Zoning	Units	Type	Price	Condition	Value	
1	8500	HOSPITAL	MPUD	6.59	AC	\$13,750.00	0.50	\$45,306	
2	8500	HOSPITAL	MPUD	0.40	AC	\$120.00	1.00	\$48	
Additional Land Information									
Acres	6.99	Tax Area	3600	FEMA Code	--	Residential Code	3WCH.A2		
Building Information - Use 00 - Unimproved (Card: 001 of 001)									
Unimproved Parcel 00 - Unimproved									
Extra Features (Card: 001 of 001)									
Line	Description	Year	Units	Value					
1	PAV ASP	2013	43,200	\$43,092					
2	LIGHTSC	2013	4	\$7,440					
3	LIGHTDC	2013	1	\$2,093					
4	PVCF SE	2013	550	\$1,280					
Sales History - See All 8 sales									
Previous Owner: SOLLY BRANCH HOLDINGS LLC									
Month/Year	Book/Page	Type	DOR Code	Condition	Amount				
05/2013	8876 / 3623	Warranty Deed	11	Vacant	\$0				
05/2013	8876 / 3618	Warranty Deed	11	Vacant	\$0				
09/2012	8766 / 3026	Warranty Deed	11	Vacant	\$0				

DUPLICATE ** DUPLICATE
 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

DO NOT PAY - THIS IS NOT A BILL

2014 PROPOSED AD VALOREM TAXES
 REAL-ESTATE 8/13/2014

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

PARCEL IDENTIFICATION: 20-26-20-0000-00100-0070

Taxing District: LAST-YEAR: 3600 THIS-YEAR 3600
 Legal Description: THAT PORTION OF FOLLOWING DESCRIBED Lying IN SEC 20: COM AT THE COMMON CORNER OF SECS 20 21 28 & 29 TH S89DEG

TEN BROECK TAMPA INC
 603 MAIN ST
 WINDERMERE FL 34786-3548 ROLL=R

226229

Taxing Authority	Column 1*		Column 2*		Column 3*		A Public Hearing On the Proposed Taxes and Budget Will Be Held:
	Last Year's Actual Tax Rate (M/100)	Your Property Taxes Last Year	Your Tax Rate This Year (M/100) Budget Change Is Adopted (M/100)	Your Taxes This Year If NO Budget Change Is Adopted	This Year's PROPOSED Tax Rate (M/100)	Your Taxes This Year If PROPOSED Budget Is Adopted	
County	7.34410	333.08	7.28310	733.93	7.34410	740.07	9/9/14 6:30PM HISTORIC CHSE 37918 MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY
TRANSPORTATION	.00000	.00	.00000	.00	.39840	40.15	
MS FIRE	1.71650	77.85	1.67030	168.32	1.71650	172.97	SAME TIME AND LOCATION AS COUNTY
Public Schools							
By State Law	5.10900	231.71	4.07290	501.12	4.90100	493.88	SET BY STATE LAW
By Local Board	2.24600	101.96	2.18810	220.50	2.24600	226.53	9/16/14 6:00 PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268
Municipality							
	.00000	.00	.00000	.00	.00000	.00	
Water Management							
	.38180	17.32	.30580	36.86	.36580	36.86	9/16/14 5:01 PM TAMPA SER OFF, 7601 HWY 301 TPA FL 352-798-7211 EX-4127
Independent Districts							
	.16200	7.35	.15810	15.93	.24000	24.19	9/8/14 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568
Voted Levies for Debt Service	.00000	.00	.00000	.00	.00000	.00	
Total Property Taxes	16.98140	769.27	16.63830	1,676.68	17.21380	1,734.65	

* SEE REVERSE SIDE FOR EXPLANATION

Just Value	Last Year	This Year
	45,354	100,771

YOUR VALUE AS OF JANUARY 1ST



Mike Wells
 Pasco County Property Appraiser

If you feel the just value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, contact our office at: 14236 6th Street, Ste. 101, Dade City, FL 33523.

(352) 521-4433 (813) 929-2780
 (727) 847-8151

Or you may visit our website at:

<http://appraiser.pascogov.com>

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available with our office and must be filed ON OR BEFORE: 9/08/2014

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND /OR MEETING TIMES	UNITS	RATE	ASSESSMENT
COUNTY STORMWATER	9/3/14 9AM 8731 CITIZENS DR 727-834-3611		1.0 47.00	47.00

** Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.	NON-AD VALOREM TOTAL	47.00
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Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	0
Agricultural Classification	All Taxes	0
Other		0
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	0
Additional Homestead Exemption	Non-School Taxes	0
Additional Exemptions	All Taxes	0
Other		0

Exemptions that apply to your property are listed in this section along with their corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Mike Wells Pasco County Property Appraiser

Data Current as Of:		Weekly Archive - Saturday, April 25, 2015						
Parcel ID		29-26-20-0000-00100-0063 (Card: 001 of 001)						
Classification		85 - Hospitals Public						
Mailing Address		Property Value						
TEN BROECK TAMPA INC		Ag Land	\$0					
603 MAIN ST		Land	\$153,555					
WINDERMERE FL 34786-3548		Building	\$9,917,736					
Physical Address		Extra Features	\$165,284					
Physical Address N/A								
Legal Description (First 4 Lines)		Just Value						
THAT PORTION OF FOLLOWING DESC		\$10,236,575						
LYING IN SEC 29;		Assessed (Non-School Amendment 1)						
COM AT THE COMMON CORNER OF		\$10,236,575						
SECS 20 21 28 & 29 TH S89DEG								
Jurisdiction		Taxable Value						
Pasco County, Board of County		\$10,236,575						
Commlsioners								
Land Detail (Card: 001 of 001)								
Line	Use	Description	Zoning	Units	Type	Price	Condition	Value
1	8500	HOSPITAL	MPUD	5.00	AC	\$20,520.00	1.00	\$102,600
2	8500	HOSPITAL	MPUD	3.00	AC	\$20,520.00	0.80	\$49,248
3	8500	HOSPITAL	MPUD	8.13	AC	\$210.00	1.00	\$1,707
Additional Land Information								
Acres	16.13	Tax Area	3600	FEMA Code	--	Residential Code	2WCH.A2	
Building Information - Use 85 - Hospitals, Public (Card: 001 of 001)								
Year Built	2013	Stories	1.0					
Exterior Wall 1	Above Average	Exterior Wall 2	None					
Roof Structure	Rigid Frame w/Bar Joist	Roof Cover	Built-Up Tar and Gravel					
Interior Wall 1	Drywall	Interior Wall 2	None					
Flooring 1	Ceramic Clay Tile	Flooring 2	Carpet					
Fuel	Electric	Heat	Forced Air - Ducted					
A/C	Packaged Roof Top	Baths	40.0					
Line	Description	Sq. Feet	Repl. Cost New					
1	BAS	50,875	\$9,707,968					
2	CAN	4,740	\$271,346					
3	FST	1,476	\$140,825					
Extra Features (Card: 001 of 001)								
Line	Description	Year	Units	Value				
1	PAV ASP	2013	28,480	\$27,412				
2	PAV CON	2013	12,600	\$20,790				
3	BSKTCRT	2013	6,000	\$8,250				
4	LIGHTSC	2013	14	\$26,040				
5	LIGHTDC	2013	1	\$2,093				
6	8CBWS	2013	3,248	\$5,408				
7	SPRNKFP	2013	52,351	\$71,983				
8	CLFENCE	2013	3,150	\$3,308				
Sales History - See All 6 sales								
Previous Owner:		N/A						
Month/Year	Book/Page	Type	DOR Code	Condition	Amount			
05/2013	8876 / 3623	Warranty Deed	11	Vacant	\$0			
05/2013	8876 / 3618	Warranty Deed	11	Vacant	\$0			

DUPLICATE ** DUPLICATE ** DUPLICATE
NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
DO NOT PAY - THIS IS NOT A BILL

2014 PROPOSED AD VALOREM TAXES
 REAL-ESTATE 8/13/2014

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

PARCEL IDENTIFICATION: 29-28-20-0000-00100-0063

Taxing District: LAST-YEAR: 3600 THIS-YEAR 3600
 Legal Description: THAT PORTION OF FOLLOWING DESC LYING IN SEC 29: COM AT THE COMMON CORNER OF SECS 20 21 28 & 29 TH S889DEG

TEN BROECK TAMPA INC
 603 MAIN ST
 WINDERMERE FL 34786-3548 ROLL=R

226230

Taxing Authorities							A Public Hearing On the Proposed Taxes and Budget Will Be Held:
Column 1*	Column 2*		Column 3*				
Taxing Authority	Last Year's Actual Tax Rate (M/age)	Your Property Taxes Last Year	Your Tax Rate This Year If NO Budget Change Is Adopted (M/age)	Your Taxes This Year If NO Budget Change Is Adopted	This Year's PROPOSED Tax Rate (M/age)	Your Taxes This Year If PROPOSED Budget Is Adopted	
County	7.34410	1,127.72	7.28310	76,348.16	7.34410	76,979.24	9/9/14 6:30PM HISTORIC CHSE 37018 MERIDIAN AVE DADE CITY 727-847-6980 SAME TIME AND LOCATION AS COUNTY
TRANSPORTATION	.00000	.00	.00000	.00	.39840	4,121.69	
MS FIRE	1.71650	263.68	1.07030	17,280.28	1.71650	17,768.26	SET BY STATE LAW 9/16/14 6:00 PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268
Public Schools By State Law By Local Board	5.10900 2.24800	784.51 345.19	4.97290 2.18810	51,447.71 22,637.24	4.90100 2.24800	50,703.86 23,256.94	
Municipality	.00000	.00	.00000	.00	.00000	.00	
Water Management	.38180	58.63	.00580	3,784.43	.36580	3,784.43	9/16/14 5:01 PM TAMPA SER OFF, 7601 HWY 301 TPA FL 352-796-7211 EX-4127
Independent Districts	.16200	24.88	.15810	1,635.64	.24000	2,482.85	9/8/14 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376-4568
Voted Levies for Debt Service	.00000	.00	.00000	.00	.00000	.00	
Total Property Taxes	16.98140	2,604.51	16.63830	172,133.46	17.21380	176,087.36	

* SEE REVERSE SIDE FOR EXPLANATION

Just Value	Last Year	This Year
	153,655	10,345,616

YOUR VALUE AS OF JANUARY 1ST



Mike Wells
 Pasco County Property Appraiser

If you feel the just value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected, contact our office at: 14235 6th Street, Ste. 101, Dade City, FL 33523.

(352) 521-4433 (813) 929-2780
 (727) 847-8151

Or you may visit our website at:

<http://appraiser.pascogov.com>

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available with our office and must be filed ON OR BEFORE: 9/08/2014

NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT
COUNTY STORMWATER	9/3/14 9AM 8731 CITIZENS DR 727-834-2611		34.4 47.00	1,618.80

** Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.	NON-AD VALOREM TOTAL
	1,616.80

Assessment Reductions	Applicable to:	Values
Save Our Homes	All Taxes	0
10% Cap on Non-homestead	Non-School Taxes	0
Agricultural Classification	All taxes	0
Other		0
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	0
Additional Homestead Exemption	Non-School Taxes	0
Additional Exemptions	All Taxes	0
Other		0

Exemptions that apply to your property are listed in this section along with their corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Mike Wells Pasco County Property Appraiser

Data Current as Of:		Weekly Archive - Saturday, April 25, 2015						
Parcel ID		20-26-20-0000-00100-0010 (Card: 001 of 001)						
Classification		60 - Grazing Land Class I						
Mailing Address		Property Value						
WIREGRASS RANCH INC		Ag Land \$2,054						
PO BOX 290069		Land \$41,525						
TAMPA FL 33687-0069		Building \$0						
Physical Address		Extra Features \$0						
Physical Address N/A								
Legal Description (First 4 Lines)		Just Value (Classified Use Value)						
THAT PART OF SEC 20 LYING		\$2,054						
SOUTH OF SR 56 AND EAST OF		Assessed (Non-School Amendment 1)						
PARCEL DESC IN OR 6179 PG 783;		\$2,054						
EXC THAT PART LYING IN SEC 20								
Jurisdiction		Taxable Value						
Pasco County, Board of County Commissioners		\$2,054						
Land Detail (Card: 001 of 001)								
Line	Use	Description	Zoning	Units	Type	Price	Condition	Value
1	6000	GRAZING 1	MPUD	6.04	AC	\$340.00	1.00	\$2,054
2	9910	MKT.VAL.AG	MPUD	6.04	AC	\$13,750.00	0.50	\$41,525
Additional Land Information								
Acres	6.04	Tax Area	3600	FEMA Code	---	Residential Code	3WCH,A2	
Building Information - Use 00 - Unimproved (Card: 001 of 001)				Unimproved Parcel 00 - Unimproved				
Extra Features (Card: 001 of 001)				No Extra Features				
Previous Owner:				Sales History				
				N/A				
Month/Year	Book/Page	Type	DOR Code	Condition	Amount			
12/1987	1669 / 1754	Indenture		Vacant	\$0			

DUPLICATE ** DUPLICATE
 NOTICE OF PROPOSED PROPERTY TAXES AND PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS

DO NOT PAY - THIS IS NOT A BILL

2014 PROPOSED AD VALOREM TAXES
 REAL-ESTATE 8/13/2014

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

PARCEL IDENTIFICATION: 20-26-20-0000-00100-0010

Taxing District: LAST-YEAR: 3600 THIS-YEAR 3600
 Legal Description: THAT PART OF SEC 20 LYING SOUTH OF SR 66 AND EAST OF PARCEL DESC IN OR 6179 PG 703; EXC THAT PART LYING IN SEC 20

WIREGRASS RANCH INC
 PO BOX 290069
 TAMPA FL 33687-0069

ROLL=R

96978

Taxing Authorities							A Public Hearing On the Proposed Taxes and Budget Will Be Held:
Taxing Authority	Column 1 *		Column 2*		Column 3*		
	Last Year's Actual Tax Rate (Millage)	Your Property Taxes Last Year	Your Tax Rate This Year If NO Budget Change Is Adopted (Millage)	Your Taxes This Year If NO Budget Change Is Adopted	This Year's PROPOSED Tax Rate (Millage)	Your Taxes This Year If PROPOSED Budget Is Adopted	
County	7.34410	14.42	7.28310	14.96	7.34410	16.03	9/9/14 6:30PM HISTORIC CHSE 37918 MERIDIAN AVE DADE CITY 727-847-8980 SAME TIME AND LOCATION AS COUNTY
TRANSPORTATION	.00000	.00	.00000	.00	.39840	.82	
MS FIRE	1.71650	3.37	1.67030	3.43	1.71650	3.63	
Public Schools							
By State Law	5.10900	10.03	4.97290	10.21	4.90100	10.07	SET BY STATE LAW
By Local Board	2.24600	4.41	2.18810	4.49	2.24600	4.62	9/16/14 6:00 PM BOARD MEETING ROOM 7205 LAND O'LAKES BLVD 813-794-2268
Municipality							
	.00000	.00	.00000	.00	.00000	.00	
Water Management							
	.38180	.75	.08580	.75	.38580	.75	9/16/14 5:01 PM TAMPA SER OFF, 7601 HWY 301 TPA FL 352-798-7211 EX-4127
Independent Districts							
	.16200	.32	.15810	.32	.24000	.49	9/8/14 5:01PM MOSQUITO CTRL, 2308 MARATHON RD, ODESSA FL 727-376 4568
Voted Levies for Debt Service	.00000	.00	.00000	.00	.00000	.00	
Total Property Taxes	16.98140	33.30	16.63830	34.16	17.21380	35.38	

* SEE REVERSE SIDE FOR EXPLANATION

Just Value	Last Year	This Year
	41,525	41,525

YOUR VALUE AS OF JANUARY 1ST



Mike Wells
 Pasco County Property Appraiser

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(352) 521-4433 (813) 929-2780
 (727) 847-8151

Or you may visit our website at:

<http://appraiser.pascogov.com>

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NOTICE OF PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS				
LEVYING AUTHORITY	PURPOSE OF ASSESSMENT AND / OR MEETING TIMES	UNITS	RATE	ASSESSMENT

** Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district.	NON-AD VALOREM TOTAL
--	----------------------

Assessment Reductions	Applicable to:	Values
Save Our Homes	All taxes	0
10% Cap on Non-homestead	Non-School Taxes	0
Agricultural Classification	All taxes	39,471
Other		0
Exemptions	Applicable to:	
First Homestead Exemption	All Taxes	0
Additional Homestead Exemption	Non-School Taxes	0
Additional Exemptions	All Taxes	0
Other		0

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