

**HERNANDO COUNTY ZONING AMENDMENT PETITION**



Application to Change a Zoning Classification

**Application request** (check one):  
Rezoning  Standard  PDP  
Master Plan  New  Revised  
PSFOD  Communication Tower  Other  
**PRINT OR TYPE ALL INFORMATION**

Date: 01-10-2024

File No. \_\_\_\_\_ Official Date Stamp:  
**17-24-15**  
Received  
FEB 7 2024  
Planning Department  
Hernando County, Florida

**APPLICANT NAME:** KB Home Tampa Division (Michael Dady, VP of Land Acquisitions)

Address: 4105 Crescent Park Drive  
City: Riverview State: FL Zip: 33578  
Phone: 813-887-9625 Email: mdday@kbhome.com  
**Property owner's name:** (if not the applicant) Powell Road Partners, LLC

**REPRESENTATIVE/CONTACT NAME:** \_\_\_\_\_

Company Name: Coastal Engineering  
Address: 966 Candlelight Blvd.  
City: Brooksville State: FL Zip: 34601  
Phone: 352-796-9423 Email: dlacey@coastal-engineering.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) Hernando Oaks Master HOA

Contact Name: Kim.Morris@inframark.com  
Address: 2654 Cypress Ridge Road City: Wesley Chapel State: FL Zip: 33544

**PROPERTY INFORMATION:** \_\_\_\_\_

- 1. PARCEL(S) **KEY** NUMBER(S): 00380910
- 2. SECTION 07, TOWNSHIP 23, RANGE 19
- 3. Current zoning classification: PDP(SF) and PDP(MF) (Planned Development Project/Single-Family/Multi-Family)
- 4. Desired zoning classification: PDP/SF (Planned Development Project/Single-Family)
- 5. Size of area covered by application: 80 acres
- 6. Highway and street boundaries: North side of Powell Road, West of Broad Street
- 7. Has a public hearing been held on this property within the past twelve months?  Yes  No
- 8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
- 9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDAVIT**

I, John H. McCoskrie, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

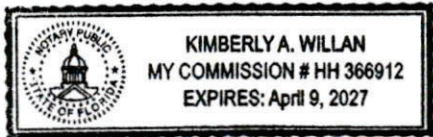
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): KB Homes and (representative, if applicable): Coastal Engineering to submit an application for the described property.

John McCoskrie  
Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 23 day of January, 2024, by John McCoskrie who is personally known to me or produced FLDC as identification.

Kimberly A Willan  
Signature of Notary Public Kimberly A Willan



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

POWELL-KB HOMES  
REZONING APPLICATION  
PARCEL KEY # 380910



Figure 1. Powell KB Homes Parcel (Key no. 380910) Aerial & Location Map

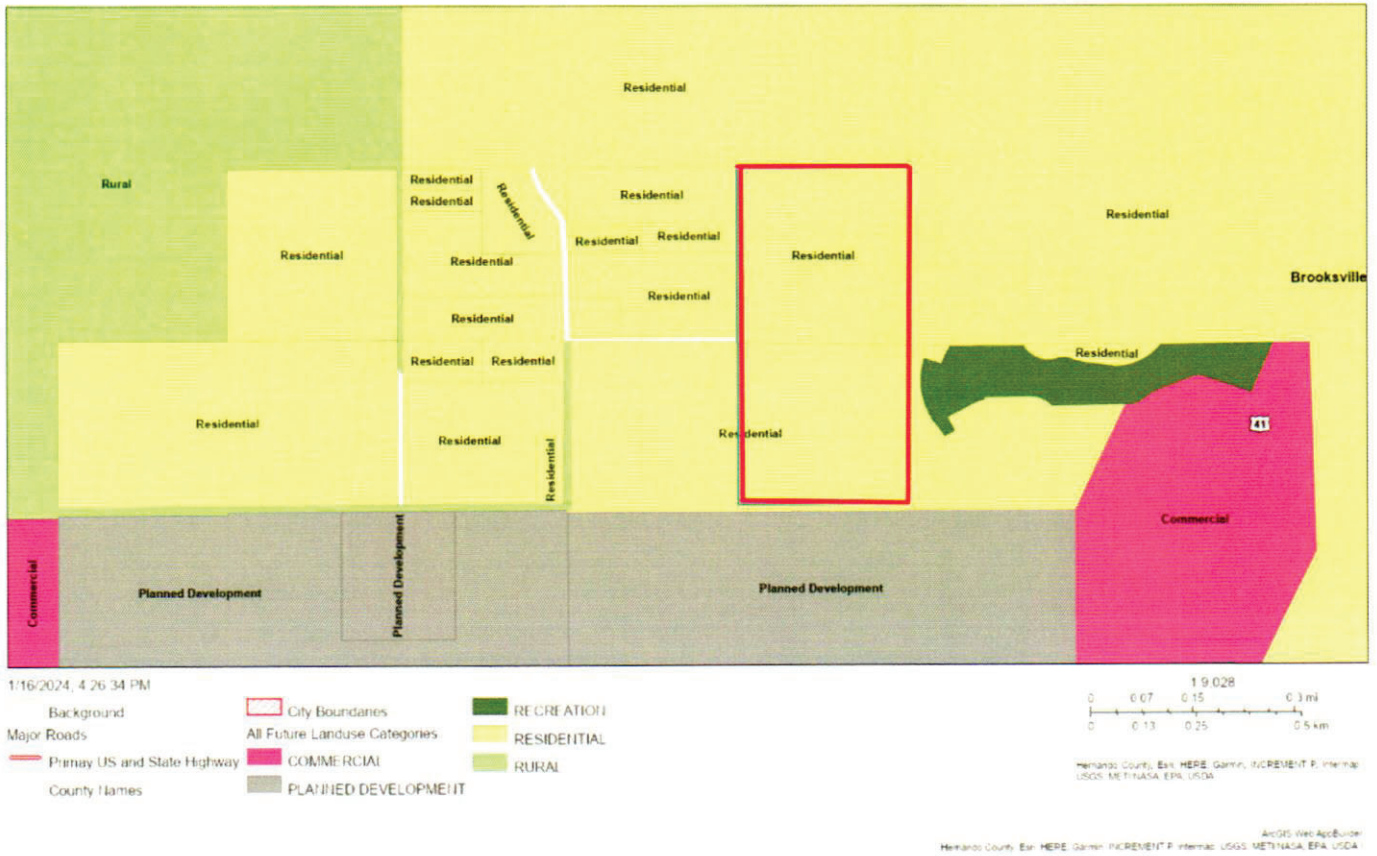
**General**

The subject property, consisting of approximately 80 acres, lies within section/township/range: 07 / 23 / 19 and is located on the north side of Powell Road, ½ mile west of U.S Hwy 41/Broad Street. The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key 00380910. Refer to Figure 1 for location and aerial view.

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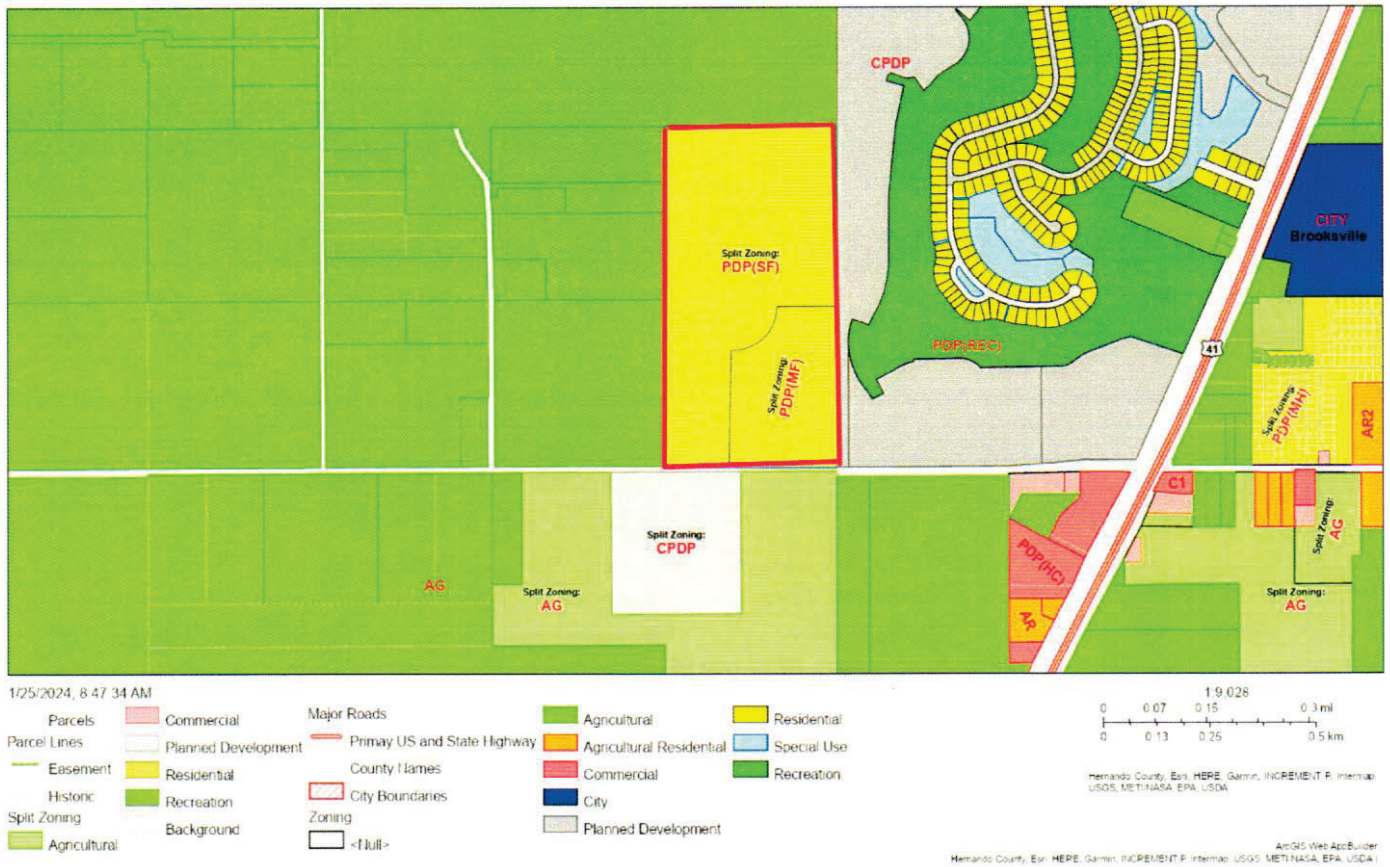
FEB 7 2024

ArcGIS Web Map



**Figure 2. Powell KB Homes Parcel (Key no. 380910), Future Land Use Map**

The proposed project is consistent with the Hernando County Comprehensive Plan Future Land Use Map, as depicted in the above figure 2. The project property and surrounding land use to the North, East, and West are residential. The property across Powell Road to the south is within the Airport Planned Development District.



**Figure 3. Powell KB Homes Parcel (Key no. 380910) Current Zoning Map**

As a Combined Planned Development Project with Single Family and Multi-Family designations, the subject property already has appropriate zoning. Surrounding land use to the west and north remain Agricultural at present, while Combined Planned Development Project lies to the east (Hernando Oaks) and south (BANTAM). See figure 3 above.

The following table identifies adjacent zoning classification and their designation in the comprehensive plan’s future land use map.

	<b><u>Property Description</u></b>	<b><u>ZONING</u></b>	<b><u>FLU</u></b>
<b>North</b>	Vacant Parcel	<b>AG</b>	<b>Residential</b>
<b>South</b>	Agriculture	<b>C-PDP(Combined)</b>	<b>Airport PDD</b>
<b>East</b>	Hernando Oaks Subdivision	<b>PDP(SF) &amp; Village Center</b>	<b>Residential</b>
<b>West</b>	Vacant Parcels & Rural Residential	<b>AG</b>	<b>Residential</b>

## Subject Site

At present, the southern half of the subject property has been cleared and is utilized for pasture, while the northern half is well-forested. The Environmental section of this report provides more detail.

## Request

The applicant intends to develop a community of single-family homes. While the property was previously approved for 264 single family and multi-family residences, this proposed community will consist of up to 220 single-family detached homes only, ranging from 50' to 60' in width. A revised master plan has been created and included in this submittal.

The property contains several natural environmental features (wetlands, floodplain, tree clusters) that have been accommodated in the design of the project master plan. Where feasible, these features were incorporated into open space, stormwater retention and recreation area. The major recreation area has been conceptually located adjacent to the largest environmental feature to provide passive recreation in close proximity to the community's active recreation. A series of buffers have also been provided along the boundary of the property to provide visual shielding for both project residents and adjacent property owners.

Access to the community will be directly from Powell Road, an arterial roadway with signalized intersections to the east (US 41) and west (California Street). Turning movement improvements will be provided at that entrance, consistent with direction from the County Engineer, once he has reviewed the traffic study provided during the conditional platting process. Since there is a single external entrance proposed for the project, the internal circulation system will be "looped" and the entrance itself will be constructed in a boulevard configuration, spacing the entrance and exit lanes with an intervening median. The entrance drive will become the project's tree-lined collector road, leading from Powell Road to the central recreation feature. The southernmost 40' of the property is being protected from development to allow sufficient right-of-way for future expansion of Powell Road.

The Hernando County Utilities Department (HCUD) has sufficient infrastructure in the area to serve the proposed project. A 14-inch potable water main is located along the south side of Powell and a 16-inch sewer force main is located at the corner of Powell Road and U.S 41/Broad Street. The applicant will coordinate with HCUD on the points of connection and the location of the internal pump station. The Hernando County School System has public schools at all levels located in close proximity to the project. A Certificate of Concurrency will be requested during the conditional platting process.

## Setbacks and Buffers

### *Perimeter Building Setbacks:*

- North – 30'
- South – 40' (from future ROW - Deviation from 75')
- East – 40'
- West – 30'

### *Internal Building Setbacks*

- Front – 25'
- Side - 5' - (Deviation from 10')
- Rear – 15' – (Deviation from 20')

### *Buffers:* where depicted on the proposed zoning master plan

- North – 15' natural vegetation
- South – (Powell Road) – 20' landscaped
- East – (Hernando Oaks) – 25' (80% opacity where adjacent to planned Hernando Oaks lots)
- West – (Adjacent to rural residential lots) - 25' with 80% opacity  
(Adjacent to vacant parcels) - 15' natural vegetation

Minimum Lot Size: 6,000 square feet

## Draft of Protective Covenants

Protective covenants will be developed during the conditional platting process and a homeowners association created to maintain common tracts, recreation and drainage.

## Development Schedule

Development of the property is anticipated to start in 2024.

## Proposed Improvements

Offsite construction will include connection to HCUD utilities and construction of access to Powell Road. The above will be accomplished in accordance with the regulations and standards of the Hernando County Engineer and the Hernando County Utilities Department.

## Adequate Access

Project access will be provided via a “boulevard” entrance at Powell Road. Powell Road has a good level of service and signalized intersections to the east (US 41) and west (California Street). Access improvements at Powell Road will be coordinated with the County Engineer and a traffic study will be provided as part of the conditional platting process. Preliminary discussions have been held with the County Engineer and a strip of property has been designated along the southern boundary of the property for use in future improvements to Powell Road.

## Topography

As shown in Figure 4, site topography ranges from approximately 90’ high along the southeastern boundary to elevations slightly below 75’ in the northeast corner and along the western boundary of the property.

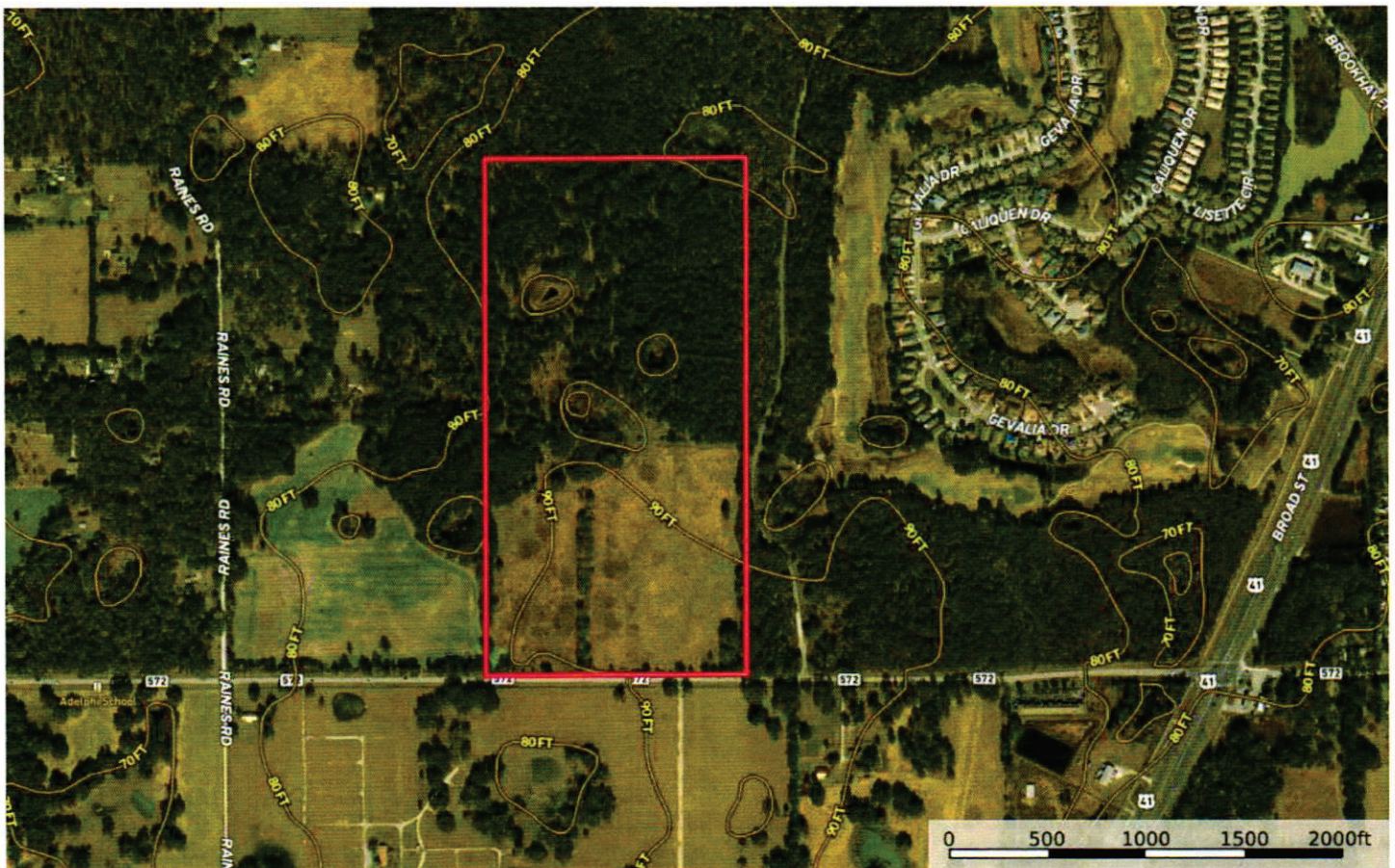


Figure 4. Powell KB Homes Parcel (Key no. 380910), Topography Map

## Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0327D, effective date of February 2, 2012. As depicted on Figure 5, the map shows the great majority of the site above the 100-year floodplain. Several pockets of the property, primarily in the northern half, lie within the 100-year floodplain and are designated AE. These floodplain areas will generally be incorporated into the stormwater retention system in conformance with SWFWMD permitting criteria.



Figure 5. Powell KB Homes Parcel (Key no. 380910) Floodplain Map

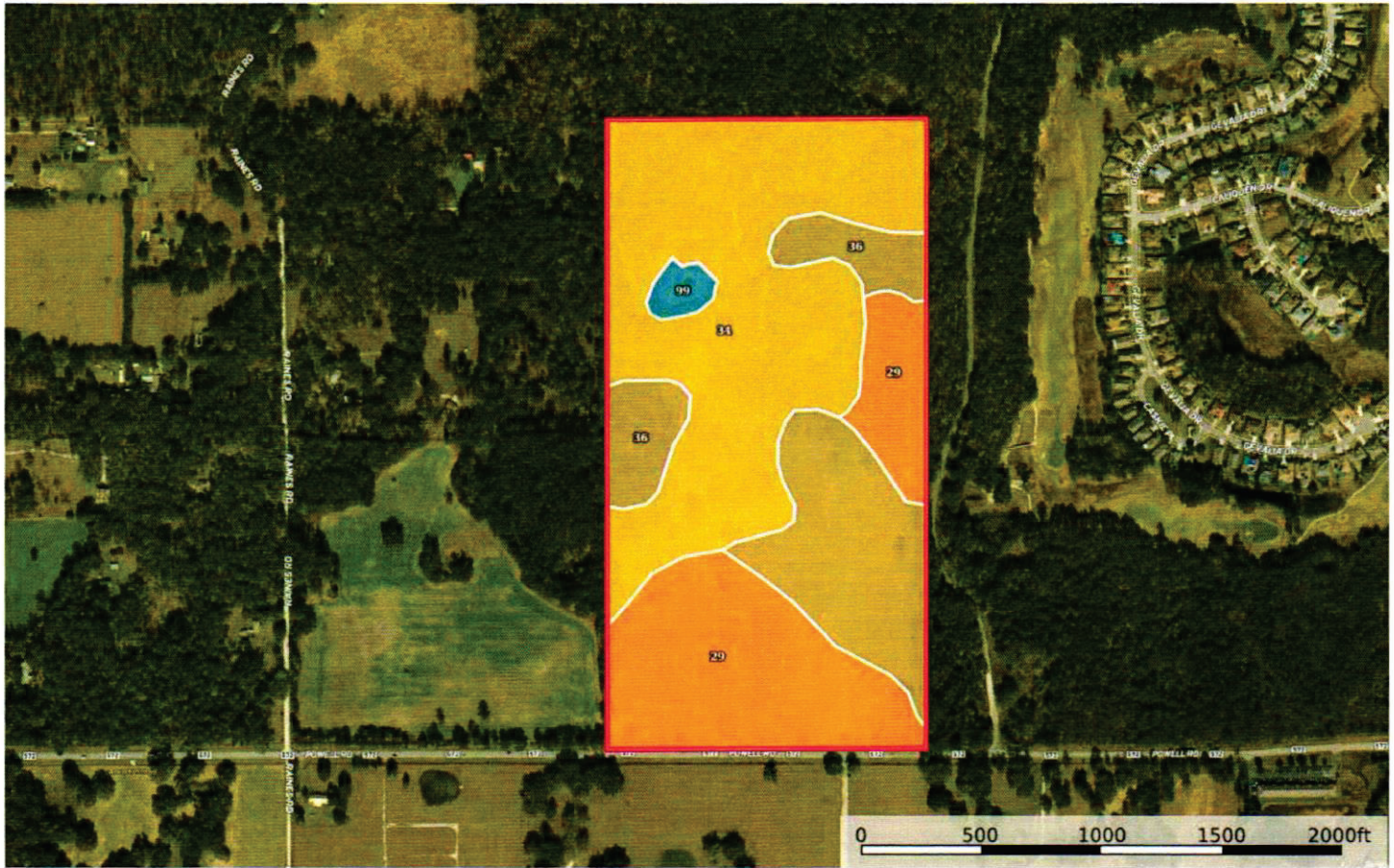
## Drainage

This project is within Southwest Florida Water Management District. Additional stormwater generated by the proposed project will be handled on site using onsite DRAs as generally depicted on the proposed master plan. The exact size and location of all DRAs will be determined during the preliminary engineering design phase, however the anticipated location for most stormwater retention will be in the floodplains and lower areas of topography.



## Soils

Three (3) soils were identified on the subject site. Kendrick fine sand, a well-drained soil, Micanopy loamy fine sand, a moderately draining soil, and Nobleton fine sand, a moderately draining soil. All three soils are conducive for development. Refer to figure 6.



23052 - KB  
Homes

SOIL CODE	SOIL DESCRIPTION	ACRES
34	Micanopy loamy fine sand, 2 to 5 percent slopes	36.95
29	Kendrick fine sand, 0 to 5 percent slopes	22.48
36	Nobleton fine sand, 0 to 5 percent slopes	19.29
99	Water	1.19
TOTALS		79.91(* )

Figure 6. Powell KB Homes Parcel (Key no. 380910) Soil Map

## Site Environmental

A preliminary site visit was conducted within 30 days of this application. The following are the results of the site visit:

- The subject property is vacant and undeveloped.
- The southern half of the property is currently a pasture and used to graze cattle.
- The northern half of the subject property is well-treed of various types (mainly pines and oaks) and sizes. There are numerous trees 18 inch and greater on the subject property. A tree survey will be provided during the County permitting process.
- Jurisdictional wetlands (5 wetlands) are located on the subject property. Delineation and permitting of the wetlands will be undertaken during the development permitting process.
- One (1) potentially occupied gopher tortoise burrow was detected on the subject property. If necessary, an off-site gopher tortoise relocation permit will be obtained from the FWC, and the gopher tortoise relocated prior to any land clearing operations. No other state or federally listed species were detected.
- A Cultural Resources Assessment Survey) and report clearance letter from the State Historical Preservation Office (SHPO) was issued in 2006. A copy of the SHPO clearance letter is provided with this zoning application.

## Utilities

A 14-inch potable water main is located along the south side of Powell and internally along the west side of Hernando Oaks subdivision. Coordination with the Hernando County Utilities (HCUD) will be handled at the time of conditional platting. A 16-inch sewer force main is located at the corner of Powell Road and U.S 41/Broad Street. Coordination with the Hernando County Utilities Department (HCUD) will be required at the time of conditional platting.

## Recreation:

Hernando county has a wide selection of recreational opportunities for existing and new residents in the area. The closest District Park is Anderson Snow Park. Within the project will be an on-site recreation center and several open space areas, providing ample opportunities for active and passive recreation.

## Schools:

The subject property is within the school boundaries of: Chocachatti Elementary School, Challenger K-8 School, and Nature Coast Technical High School. A Certificate of Concurrency will be obtained from The Hernando County School District demonstrating adequate capacity at the time of conditional platting.

## Deviations:

### *Perimeter Building Setback*

South (Powell Road) – 40' from future ROW (deviation from 75')

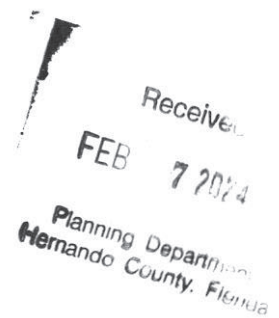
- With no driveways accessing directly to Powell Road and provision of additional ROW for County Line Road expansion, a 40' building setback to the rear of the residences from the future ROW should suffice. This is a deviation from the required 75 feet.

### *Internal Building Setback*

Side 5' (deviation from 10')

Rear 15' (deviation from 20')

- These deviations are common for residential lots of this size and provide the developer with some flexibility in subdivision design.



AGENT OF RECORD LETTER

Received

FEB 7 2024

To: HERNANDO COUNTY / SWFWMD / FDEP / FDOT

Planning Department  
Hernando County, Florida

I, John H. McCoskrie, TITLE of Manager-POWELL ROAD PARTNERS, LLC the owner, hereby designate and appoint COASTAL ENGINEERING ASSOCIATES, INC., as Agent of Record, with the authority to apply for and sign all documents; For the purpose of representing the entity during the Development Review Process, more specifically, Planning and Zoning Submittals/ Reviews/ Approvals (Rezoning, CPAM, Special Exception, and Conditional Use), Building Department Submittals/ Reviews/ Approvals (Conditional Plat, Subdivision, Construction Drawings, and Final Plat), as well as Application/Permitting Reviews/ Approvals (SWFWMD/DEP/HCUD), with regard to: HERNANDO COUNTY PARCEL KEY NO. 380910

Date:

John McCoskrie  
Authorized Person (Signature)

John H. McCoskrie  
Authorized Person (Printed Name)

Applicant's Representative:

**COASTAL ENGINEERING ASSOCIATES, INC.  
966 CANDLELIGHT BLVD.  
BROOKSVILLE, FL 34601**

STATE OF Florida:  
COUNTY OF Hernando

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

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of January, 2024.

Kimberly A Willan  
NOTARY PUBLIC  
State of Florida at Large

Personally known to me  
 Presented identification FL DL  
 DID Take an oath  DID NOT take an oath

My Commission Expires: 4/9/2027

