Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

December 9, 2024

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, December 9, 2024, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name	Title
Nicholas Holmes	Chairman
W. Steve Hickey	Vice Chairman
Kathryn Birren	Regular Member
Jonathan McDonald	Regular Member
Robert Morgan	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Melissa Tartaglia	Assistant County Attorney
Jeffrey Rogers	County Administrator
Omar DePablo	Development Services Director
Kay Griffith	Planning Manager
Scott Herring	Public Works Director/County Engineer
Danielle Nigro	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Members Birren and Hickey announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

Chairman Holmes and Members McDonald and Morgan announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Tartaglia provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Development Services Director Omar DePablo announced that Agenda Item Nos. 15108 [Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)] and 14663 [CP1479496 Sunrise Phase I] were moved to the Standard Agenda. He also announced that Planning Manager Kay Griffith was in attendance at the meeting.

APPROVAL/MODIFICATION OF AGENDA

Motion
To approve the modified Agenda.

(Note: The motion pertained to Agenda Item Nos.15101 [Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)], 15108 [Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)] and 14663 [CP1479496 Sunrise Phase I] being moved to the Standard Agenda.)

RESULT:	**ADOPTED**
MOVER:	Robert Morgan
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the information packets into evidence.

RESULT:	**ADOPTED**
MOVER:	Kathryn Birren
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

PUBLIC HEARINGS

UNIFIED AGENDA

Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)

This item was pulled and voted on separately.

Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)

This item was pulled and voted on separately.

CP 1441384 Augustine Park

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

CP 1479496 Sunrise Phase I

This item was pulled and voted on separately

STANDARD AGENDA

CP 1479496 Sunrise Phase I

Motion
This item was tabled for the applicant to discuss the findings in the Hernando County School Board's presentation.

RESULT:	**TABLED**
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Kathryn Birren
SECONDER:	W. Steven Hickey
AYES:	Hickey, Birren and McDonald
NAYES:	Holmes and Morgan
ABSENT:	Noe

Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)

The Board accepted public input on this matter.

Motion
To deny.

RESULT:	**ADOPTED**
MOVER:	Robert Morgan
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, McDonald and Morgan
NAYES:	Birren
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 10:55 a.m. and reconvened at 11:15 a.m.

CP 1479496 Sunrise Phase I

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Kathryn Birren
SECONDER:	Jonathan McDonald
AYES:	Holmes, Birren and McDonald
NAYES:	Hickey and Morgan
ABSENT:	Noe

Rezoning Petition Submitted by NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager (H-24-53)

Member McDonald temporarily left the meeting and returned shortly thereafter.

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	W. Steven Hickey
AYES:	Hickey, Birren and McDonald
NAYES:	Holmes and Morgan
ABSENT:	Noe

Rezoning Petition Submitted by Melissa Truckenbrod on behalf of Brooksville Landing LLC (H-24-44)

There was no public input.

Motion
To postpone to a date certain of January 13, 2025.

RESULT:	**ADOPTED**
MOVER:	W. Steven Hickey
SECONDER:	Jonathan McDonald
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

Rezoning Petition Submitted by Harvey Schonbrun, as Trustee (H-24-56)

The Board accepted public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Kathryn Birren
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

Master Plan Revision Petition Submitted by GB3 Partners, LLLP (H-24-57)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	Kathryn Birren
AYES:	Holmes, Hickey, Birren and McDonald
NAYES:	Morgan
ABSENT:	Noe

Master Plan Revision Petition Submitted by Eisenhower Property Group LLC (H-24-58)

The Board accepted public input on this matter.

Member McDonald temporarily left the meeting and returned shortly thereafter.

Member Birren temporarily left the meeting and returned shortly thereafter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	W. Steven Hickey
SECONDER:	Jonathan McDonald
AYES:	Holmes, Hickey, Birren and McDonald
NAYES:	Morgan
ABSENT:	Noe

RECESS/RECONVENE

The Board recessed at 1:50 p.m. and reconvened at 2:00 p.m.

Rezoning Petition Submitted by Exempt Per Public Record (H-24-61)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Kathryn Birren
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

Rezoning Petition Submitted by Dylan McLeod (H-24-62)

The Board accepted public input on this matter.

Motion
To recognize the Petitioner's withdrawn application.

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	W. Steven Hickey
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

Rezoning Petition Submitted by Charles F. Rummens and Caryn S. Rummens (H-24-67)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	W. Steven Hickey
SECONDER:	Kathryn Birren
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

COMMISSIONERS AND STAFF ISSUES

There were no staff issues addressed.

2025 Planning and Zoning Commission Meeting Schedule

The Board gave consensus for the 2025 Planning and Zoning Meeting Schedule.

ADJOURNMENT

The meeting was adjourned at 2:20 p.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, January 13, 2025, beginning at 9:00 AM, in the Commission Chambers.

Planning & Zoning Commission

AGENDA ITEM

Meeting: 12/09/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15108
Legal Request Number:
Bid/Contract Number:

TITLE
Special Exception Use Permit Submitted by Astley Blair and Elfreda Blair (SE-24-08)

BRIEF OVERVIEW
Request:
Special Exception Use Permit for an Animal Specialty Establishment

General Location:
Southeast corner of the intersection of Preston Road and Outback Way

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Animal Specialty Establishment for the purpose of Animal husbandry activities as well as the sale of goats with performance condition.

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 9:13 AM
Toni Brady	Approved	12/02/2024 12:10 PM
Victoria Anderson	Approved	12/03/2024 9:13 AM
Danielle Nigro	Approved	12/03/2024 9:36 AM

AYES:	Holmes, Hickey, McDonald and Morgan
NAYES:	Birren
ABSENT:	Noe

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE-24-08 Official Date Stamp:

Received

JUN 12 2024

Planning Department
Hernando County, Florida

Application request *(check one)*:

☐ **Conditional Use Permit**

☐ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: _____

APPLICANT NAME: ASHLEY BLAIR & ELFREDA MYERS BLAIR

Address: 9158 PRESTON DR

City: BROOKSVILLE State: FL Zip: 34601

Phone: 352 978-4204 Email: Elfredamyers59@gmail.com

Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☐ No *(if applicable provide name)* _____

Contact Name: N/A

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 365704
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AR-2
4. Desired use: ANIMAL HUSBANDRY
5. Size of area covered by application: 2.5 (TWO PARCEL)
6. Highway and street boundaries: PRESTON ROAD
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 AFFIDIVAT

I, Elfreda P. Astley Blair, 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)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Astley + Blair Elfreda P Myers Blair
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17th day of June, 20 24, by Astley + Elfredo Blair who is ☐ personally known to me or ☐ produced _____ as identification.

Signature of Notary Public

JACQUELINE MARIE MAYS
Notary Public - State of Florida
Commission # HH 285732
My Comm. Expires Jul 16, 2026
Bonded through National Notary Assn.

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

01

Narrative

Dear Hernando County 8/16/2024

Our names are Astley and Elferda Blair. We own a 2.5 acre parcel zoned AR-2. It is located at the corner of Preston Road and Outback Way. We are seeking a Special Exception Us Permit for Animal Husbandry in order to breed and sell goats. We anticipate a total of 80 goats at any given time; however, that number would fluctuate based on number of sells and breeding seasons. Furthermore, the total amount of goats would range in age from newborn to adults. No other changes are sought on the property other than a new shed for goat feed. We ask that you find our request favorable and approve our request. Thank you in advance for your consideration.

Sincerely, Elferda P. Myers Blair Astley I Blair

Elferda Blair

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: December
APPLICANT:	Ashley and Elfreda Blair
FILE NUMBER:	SE-24-08
PURPOSE:	Special Exception Use Permit for an Animal Specialty Establishment
GENERAL LOCATION:	Southeast corner of the intersection of Preston Road and Outback Way
PARCEL KEY NUMBER:	365704

APPLICANT'S REQUEST

The petitioner requests a Special Exception Use Permit for Animal Specialty Establishment for the purpose of animal husbandry for the breeding and sale of goats from their property. The petitioner requests approval for keeping approximately 80 goats of various ages on the property at any given time. However, this number may change with the breeding season and sale of goats. The petitioner included the addition of a shed to the property for feed and equipment storage. In the AR-2 (Agricultural Residential 2 district the number of sheds is not limited and allowed by right.

SITE CHARACTERISTICS

Site Size:	2.5 Acres	
Surrounding Zoning & Land Uses:	North:	AR-2; Mobile Home, Single Family
	South:	AR-2; Mobile Home, Single Family
	East:	AR-2; Mobile Home, Single Family
	West:	AR-2; Mobile Home, Single Family
Current Zoning:	AR-2 (Agricultural Residential 2)	
Future Land Use Map Designation:	Rural	

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. HCUD has no objection to the requested Special Exception Use Permit to allow an animal husbandry business on site to breed and sell goats.

ENGINEERING

The subject parcel is at the southeast corner of the intersection of Preston Road and Outback Way. The County Engineer reviewed the petitioner's request and indicated that there are no stormwater or traffic issues with regards to this application and parcel.

LAND USE REVIEW

Animal Specialty establishments are permitted in the AR-2 (Agricultural Residential) district through the Special Exception Process. Animal specialty establishments include activities such as animal boarding, animal husbandry activities, and animal training.

In all Agricultural Residential districts grazing livestock is permitted by right at the rate of one mature animal and offspring less than one year of age, per acre. Staff contacted the UF IFAS extension office regarding acreage and raising and breeding goats safely. The extension office indicated "When determining stocking rate for a property, the main concern is keeping the forage/grass healthy so that livestock health is maintained. If overstocked, weeds will encroach, and plants will disappear creating a dry lot (dirt lot) situation. This creates secondary issues of both erosion and animal waste runoff.

In Florida, the typical stocking rate will be one (1) animal unit per 2.0-3.0 acres of maintained pasture. The base of one (1) animal unit is a 1,000 pound cow with or without a calf. When we convert this number to goats, we typically say the 1,000 pound cow is equivalent to 5-6 goats.

If a "pasture" is heavily wooded, very sandy, very wet, etc., the stocking rate is much lower. Best case scenario with a good rotational grazing program and soil fertility amendments, a 2.5 acre property (which is really 2.0 acres once a house and yard are removed) would only support 10 goat units. This will still necessitate supplementation with hay and feed."

Comments: Staff recommends that the site, based on the UF/IFAS data herein, be limited to a maximum of 20 goats. This includes mature adults and their offspring.

County LDR also states that "Sales" on the premises of permitted agricultural products produced on the premises is permitted: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located."

Comments: The petitioner shall be permitted onsite sales of items directly associated with goats, goat milk, etc.. Additional any parking associated with onsite sales shall be contained on the subject site and no parking shall be permitted in the right-of-way.

Building Setbacks:

Minimum Building Setbacks on existing building House:

- Front: 50'
- Side: 10'
- Rear: 35'

Buffer:

The petitioner shall provide a five (5) foot buffer internal to subject site to prevent livestock from encroaching/reaching into neighboring parcels.

Farm building setbacks

Regulation of agricultural structures: Land, which is used solely for farming, forestry, fisheries, animal specialty farms, horticultural specialty farms or hunting, trapping and game propagation shall have no regulation imposed as to zoning permits, certificates of use, or height, yard or location requirements for agricultural buildings, except as otherwise provided in this ordinance.

Comments: No agricultural building shall be located any closer than one hundred (100) feet to any existing or proposed street.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Rural land use classification on the adopted Future Land Use Map. The area is characterized by large tracts of single family and mobile home residences. Animal specialty establishments are permitted uses in Rural districts.

Future Land Use, Rural

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses

of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Strategy 1.04A(4): The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

FINDING OF FACTS

The request for a Special Exception Use Permit for an Animal Specialty Establishment for the purpose of Animal husbandry activities as well as the sale of goats is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses with appropriate performance.

NOTICE OF APPLICANT RESPONSIBILITY

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Animal Specialty Establishment for the purpose of Animal husbandry activities as well as the sale of goats with the following performance condition:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall be limited to a maximum of 20 goats. This includes mature adults and their offspring.

3. Minimum Building Setbacks:

    - Front: 50'
    - Sides: 10'
    - Rear: 35'

4. The petitioner shall be permitted to onsite sales of items directly associated with goats. Any parking associated with onsite sales shall be contained on the subject site and no parking shall be permitted in the right-of-way.

5. The petitioner shall provide a five (5) foot buffer interior to subject site to prevent livestock from encroaching on neighboring parcels.

6. No agricultural building shall be located any closer than one hundred (100) feet to any existing or proposed street.

N
OUTBACK WAY
PRESTON RD

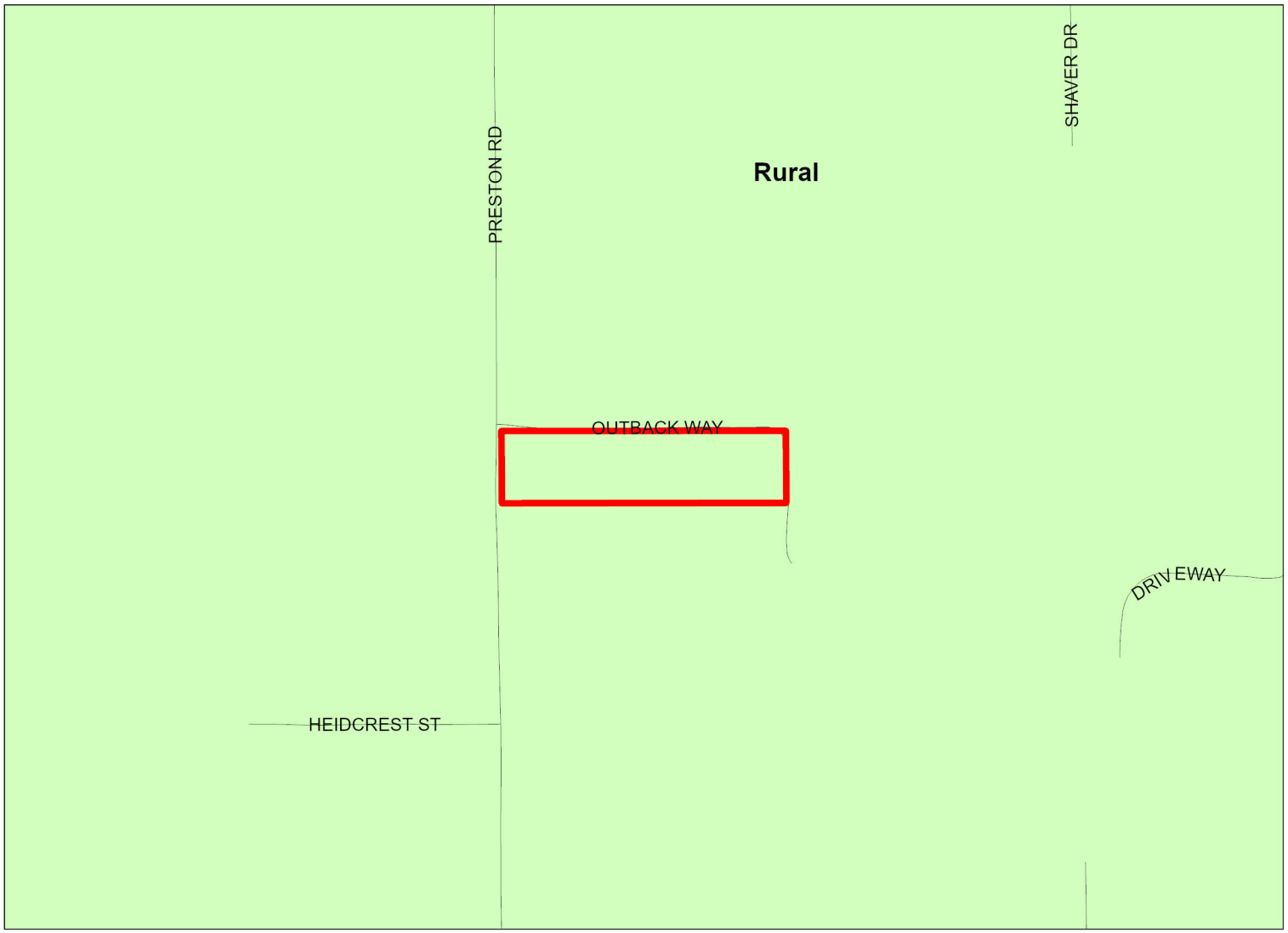
SE-24-08

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-24-08
Version Date: 12/09/2022



SE-24-08
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.03 0.06 0.12 0.18 0.24
Miles

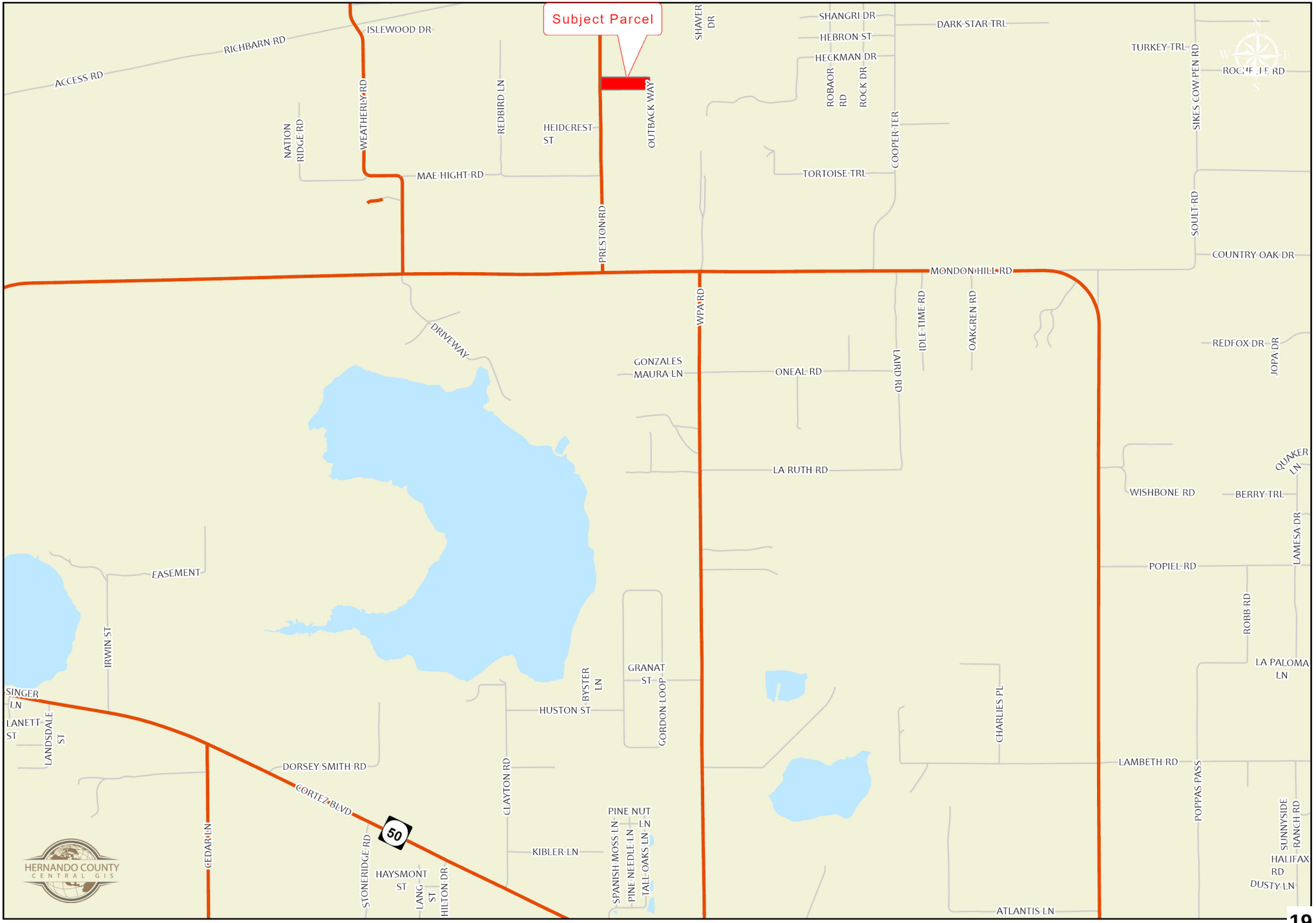
N
W E
S

Date of mapping: 10/15/2024

HERNANDO COUNTY
CENTRAL GIS

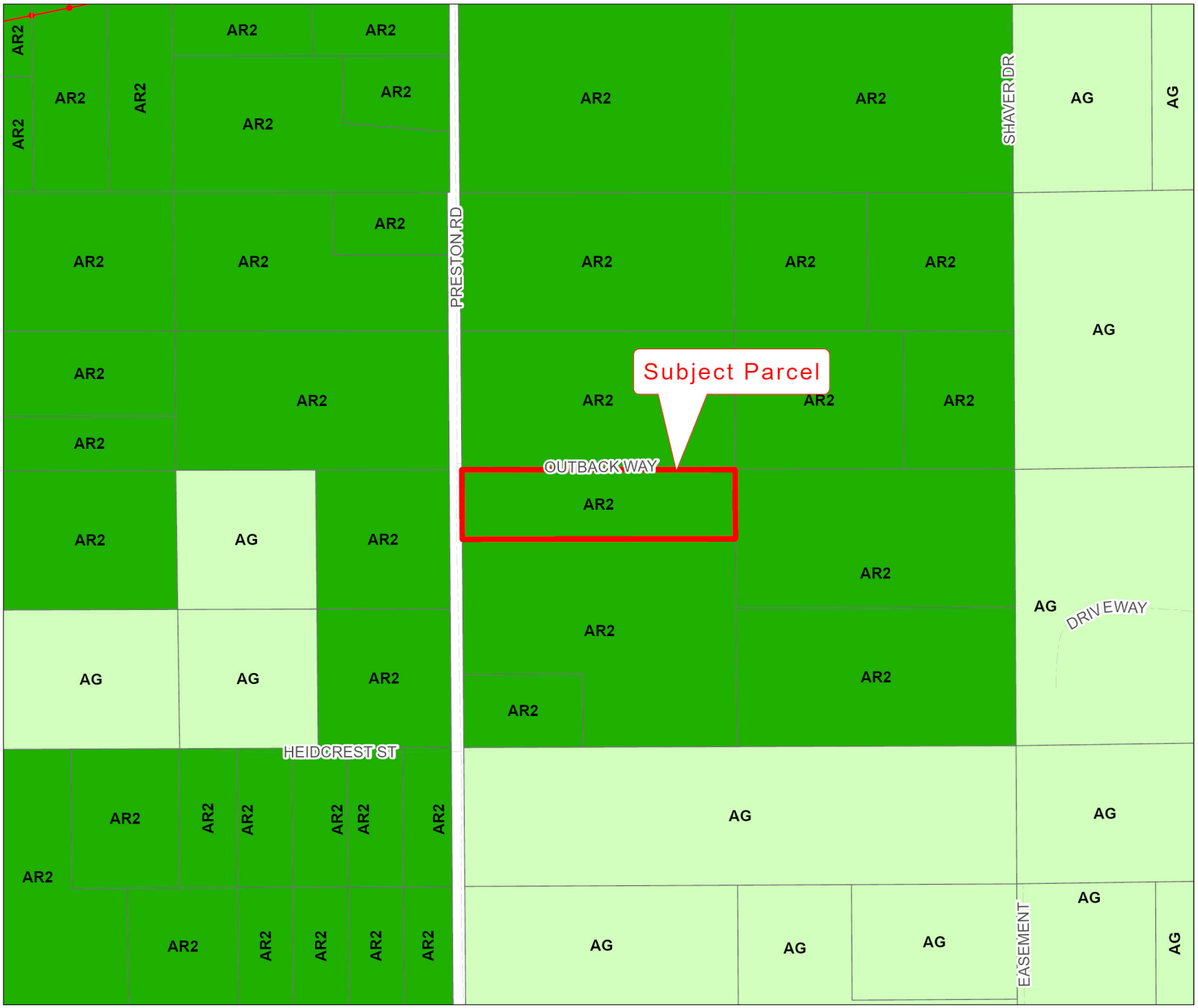
SE-24-08 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



SE-24-08

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

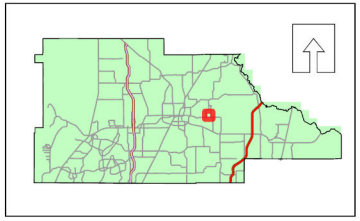


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 10/15/24

0 0.03 0.05 0.1 0.15 0.2 Miles

Meeting: 12/09/2024
Department: P&Z Agenda Item
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 15037
Legal Request Number:
Bid/Contract Number:

TITLE
CP 1441384 Augustine Park

BRIEF OVERVIEW
Conditional Plat for Augustine Park

FINANCIAL IMPACT
No Financial Impact

LEGAL NOTE
The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION
Approve the Conditional Plat for Augustine Park

REVIEW PROCESS

Omar DePablo	Approved	11/21/2024 11:22 AM
Toni Brady	Approved	11/24/2024 9:21 PM
Victoria Anderson	Approved	11/25/2024 8:14 AM
Pamela Hare	Approved	11/25/2024 8:38 AM
Melissa Tartaglia	Approved	11/26/2024 8:29 AM
Danielle Nigro	Approved	12/02/2024 7:39 AM

RESULT: **ADOPTED**
MOVER: Jonathan McDonald
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren, McDonald and Morgan
ABSENT: Noe

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 9, 2025

APPLICANT: O&S Capital Enterprises, LLC

FILE NUMBER: 1441384

PURPOSE: Conditional Plat Approval for Augustine Park

GENERAL LOCATION: South of Lagorce Avenue, west of Augustine Road and north of Landover Boulevard.

PARCEL KEY NUMBER: 00417490

The conditional plat for the Augustine Park subdivision is for 13 Single Family Homes. It is located South of Lagorce Avenue, west of Augustine Road and north of Landover Boulevard. The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Glen Lakes Commons subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.
3. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines
5. Hernando County Utilities Department (HCUD) Augustine Park Conditional Plat:

   The conditional plat is approved with the following conditions that must be addressed and shown on the construction plans, capacity analysis, and final plat:

- The developer shall install and dedicate to HCUD the necessary water and wastewater infrastructure (including pump stations, if applicable) necessary to supply the development.
- The developer shall either install the proposed utility systems within dedicated county road right of ways or within a utility easement over a common tract dedicated to HCUD should it be determined by the developer that the roadways will be private. Proposed wastewater pump station site(s) (if applicable) can either be a dedicated perpetual utility easement or a dedicated tract sized per HCUD's specification manual (section 4D.1.6).
- Provide the standard plat dedication language on the final plat cover page as outlined in Chapter 26 section 26-91 of the Hernando County Ordnance.
- If Street lighting will be installed in the development, either show the pole locations on the construction drawings or add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services.
- Capacity analysis for the post development is needed to verify if the minimum fire flow, pressures, and velocity requirements are met.

PROJECT NOTES:

1. ALL LOTS SHALL BE ON SEPTIC SYSTEM BY BUILDER
2. ALL LOTS SHALL BE ON PUBLIC WATER
3. TYPICAL LOT SIZE: 90' x 220'
4. LOTS MUST MEET THE MINIMUM REQUIREMENTS OF FLORIDA FRIENDLY LANDSCAPING ™ PUBLICATIONS AND THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
5. THE NEW PROPERTY OWNERS WILL BE PROVIDED WITH A COPY OF THE "FLORIDA-FRIENDLY LANDSCAPING™ PROGRAM MATERIALS AND ENCOURAGE THE USE OF THE PRINCIPLES, TECHNIQUES, AND LANDSCAPING RECOMMENDATIONS. INFORMATION ON THE COUNTY'S FERTILIZER ORDINANCE AND FERTILIZER USE IS TO BE INCLUDED."

NOTES:

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.

2. DRA FINAL CONFIGURATION AND FUNCTION SHALL BE DETERMINED WITH FINAL DESIGN PERMITTING; IT SHALL BE SHOWN ON FINAL PLAT AS A TRACT TO BE OWNED AND MAINTAINED BY HOA.

3. ANY AND ALL EASEMENTS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAT.

4. SIDEWALKS WILL BE CONSTRUCTED WITH HOMES.

5. STREET LIGHTING IF PROVIDED SHALL WITHIN COUNTY R/W.

PARK LAND CALCULATION

13 LOTS ARE LESS THAN 50 DWELLINGS,THEREFORE PARK LAND IS NOT REQUIRED.

SITE BREAKDOWN:

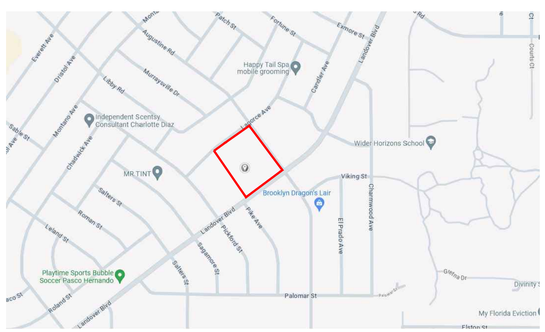
352140 S.F. / 8.08 ACRES
SEPTIC TANK ON EVERY 21,500 SF
352,140 S.F./ 21,500 SF
= 16.38 SEPTIC TANKS
16 SEPTIC TANKS/LOTS ALLOWED
13 SEPTIC TANKS/LOTS PROPOSED

SITE DATA:

1. APPLICANT: O&S CAPITAL ENTERPRISES, 6501 COUNTY LINE ROAD SPRING HILL, FLORIDA 34606
2. PARCEL SIZE: 8.08 ACRES
3. PARCEL KEY NO. 00417490
4. LOCATED IN SECTION 17, TOWNSHIP 23, RANGE 18, HERNANDO COUNTY, FLORIDA
5. CURRENT ZONING: PDP (SF) H-21-26 (09-14-21)
6. LAND USE: RESIDENTIAL
7. FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL: 12053C0306D EFFECTIVE DATE: 02/02/2012, ZONE "X" (MAJORITY OF SITE), ZONE "AE" (BASE FLOOD ELEV: 50.26')
8. MINIMUM LOT SIZE IS A 0.49 AC
9. THE MINIMUM INTERNAL SETBACKS ARE AS FOLLOWS:
   FRONT: 25'
   SIDE: 15'
   REAR: 20'

SCALE: 1" = 50'

SITE AREA TABLE
TRACT "A" .... 0.88 Ac. DRA (H.C./H.O.A.)
TRACT "B" .... 0.40 Ac. RECREATION (H.O.A.)
LOTS .... 6.80 ACRES 13 LOTS (SEE LOT DIAGRAM)
PROPOSED DENSITY THIS PLAN
TOTAL UNITS = 13
DENSITY = UNITS / ACREAGE
13/ 8.08 = 1.61 D.U./AC.



VICINITY MAP

NO SCALE

TYPICAL LOT LAYOUT

REVISION HISTORY		
DESCRIPTION	REV. BY	DATE
???	????	????

AUGUSTINE PARK SUBDIVISION
HERNANDO COUNTY, FLORIDA

CONDITIONAL PLAT

PROCIVIL360

CIVIL ENGINEERING/RESIDENTIAL & COMMERCIAL
SITE DEVELOPMENT / PLANNING & ZONING /
PERMITTING / CONSTRUCTION SERVICES

12 SOUTH MAIN STREET, BROOKSVILLE, FL 34601 PHONE - (352) 593-4255
WWW.PROCIVIL360.COM

DIGITAL/ELECTRONIC SIGNATURE NOTE:

LARRY G. BOONE, PE, STATE OF FLORIDA, PROFESSIONAL ENGINEER NO. 49470
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LARRY G. BOONE, ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARRY G. BOONE
FL PE 49470

EXAMINED AND APPROVED
DATE:

PM/DRAWN BY: FAD	SCALE: SEE PLAN	DATE: 2/09/24	SEC: 18	TWP: 23	RANGE: 18E	JOB NUMBER: 23099

SHEET NO.
1 OF 1

User Name: fdica Plot Date: Mar 19, 2024 - 4:24pm Drawing Name: W:\PROCIVIL\2023 Projects\PRO23099 - Augustine Park\23099ste.dwg

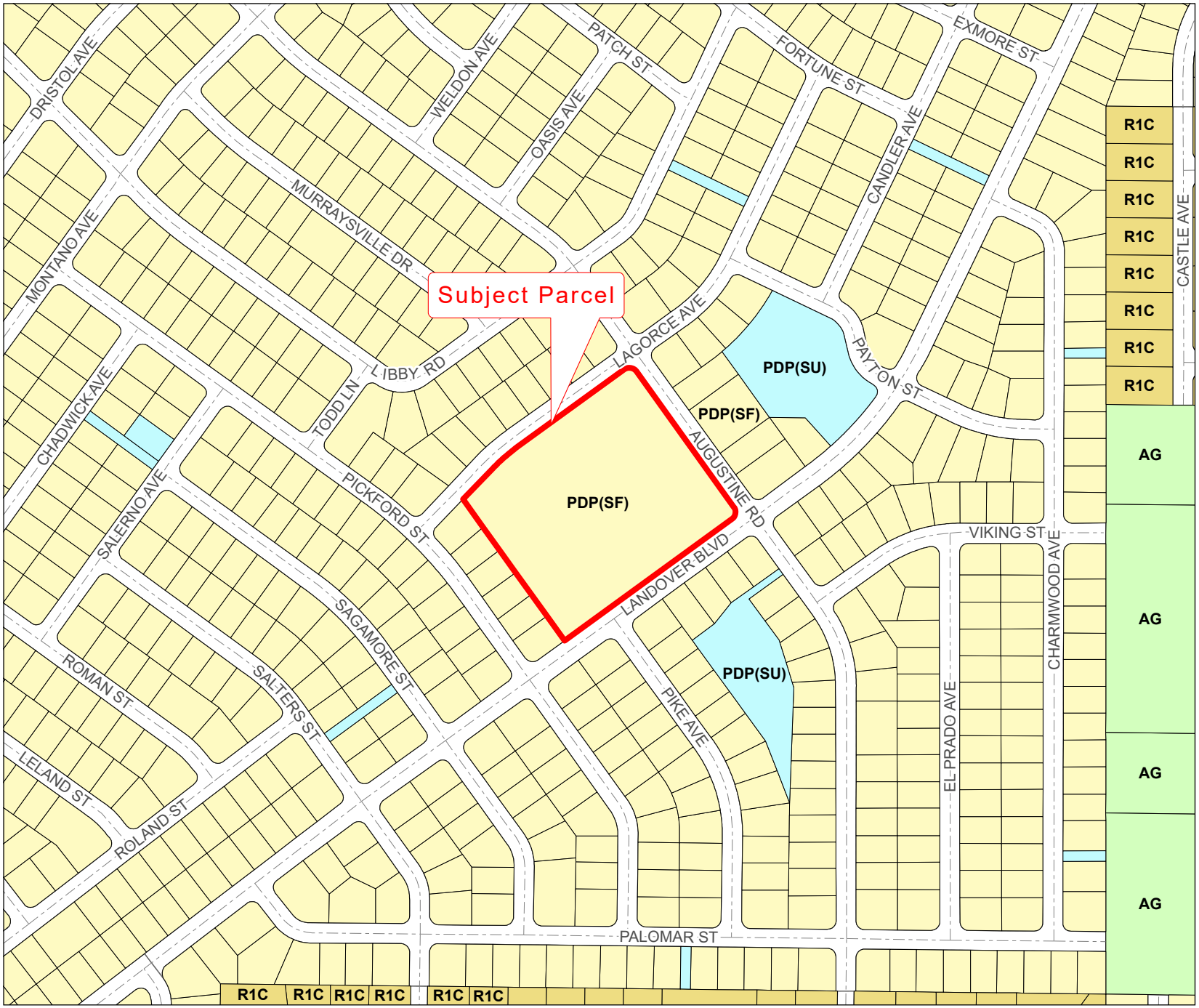
CP 1441384

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

CP 1441384

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

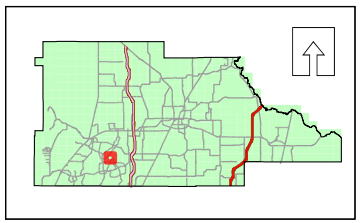


HERNANDO COUNTY
CENTRAL GIS

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Planning Department
Project date: 11/08/2024

0 0.03 0.07 0.13 0.2 0.26 Miles

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: August 9, 2021 Board of County Commissioners: September 14, 2021
APPLICANT:	O&S Capital Enterprises, LLC
FILE NUMBER:	H-21-26
REQUEST:	Rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single-Family)
GENERAL LOCATION:	South of Lagorce Avenue, west of Augustine Road and north of Landover Boulevard.
PARCEL KEY NUMBERS:	00417490

APPLICANT'S REQUEST:

The applicant is requesting a rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single Family) to construct 13 single-family homes on the 8.1-acre subject site. The minimum lot sizes proposed are 21,500 square feet with minimum lot width of 100'.

The site was previously designated as a park site on the original Spring Hill Master Plan. The site was declared as surplus, and the petitioner purchased the property from the County.

SITE CHARACTERISTICS:

Site Size:	8.1 acres
Surrounding Zoning/ Land Uses:	North: PDP(SF); Single-Family Residential South: PDP(SF); Single-Family Residential East: PDP(SF); Single-Family Residential West: PDP(SF); Single-Family Residential
Current Zoning:	PDP(REC)/Planned Development Project (Recreational)
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Comments: Soils and habitat are suitable to support gopher tortoises (a listed species). The Florida Fish and Wildlife Commission (FWC) permitting is required for burrows that cannot be avoided during clearing or development of individual lots.

Hydrologic Features: There are no Wellhead Protection Areas or wetlands on the subject site according to County data resources.

Protection Features: The property contains a centrally located sinkhole with associated AE floodplain (the sinkhole is classified as a Special Protection Area (SPA) in the County's Groundwater Protection Ordinance).

Comments: The site contains evidence of a previous sinkhole. According to Groundwater Protection Ordinance the site could be considered a Special Protection Area (SPA) and would be subject to the prohibitions in the ordinance. It should be noted that the sink feature is accepting the stormwater for the undeveloped area. It should also be noted that there appears to be a high number of reported sinkhole claims surround this area. A Geotechnical Evaluation will be required by a Florida Registered Geotechnical Professional Engineer prior to development.

If a karst feature is present, the SPA associated with the sink will consist of a setback of 500-feet measured from the outer boundary of the vulnerable feature. The following applicable uses are prohibited within the 500-foot setback: new residential subdivisions with a density of greater than one unit per acre that are not served by central sewer and discharging untreated stormwater to the sink (karst) feature. The entire property falls within the 500-foot setback and would be subject to a reduction in the number of lots.

Habitat: The property is vacant, forested, and shown sandhill according to FWC CLC (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data) mapping.

Archaeological/ Historical There are no archaeological or historical site according to County data resources.

Water Quality: This project is located within the Weeki Wachee Priority Focus Area (PFA) identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. Providing information on Florida friendly landscaping techniques and proper fertilizer use is another opportunity to educate property owners on water quality. These materials are designed to address and help reduce nutrient pollution.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

Invasive plant species, if present, will need to be removed during the development process.

Flood Zone: AE

SCHOOL DISTRICT REVIEW:

No comments were received from the Hernando County School District regarding this application.

A formal application for School Concurrency Analysis should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is $500.00. Should the School District then find sufficient capacity neither exists, nor is anticipated to exist within three (3) years from the issuance of such approval, the School District will require, as a condition of any such approval, a Capacity Improvement Agreement or a Proportionate Share Mitigation Agreement with the School Board, to offset the demand for public school facilities created by the proposed development.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated that they currently do not supply water or sewer to the subject site. Sewer service is not available to this parcel. There are existing 6-inch water mains that run along Landover Boulevard and Augustine Road, as well as an existing 4-inch water main that runs along Lagorce Avenue. HCUD has no objection to the requested zoning subject to a water capacity analysis and connection to the central water system at time of vertical construction, as well as Health Department approval of Advanced Onsite Sewage Treatment and Disposal Systems.

ENGINEERING REVIEW:

The subject site is located south of Lagorce Avenue, west of Augustine Road and north of Landover Boulevard. The County Engineer has reviewed the petitioner's request and indicated the following:

- Landover Boulevard is classified as a Collector Roadway. The petitioner shall coordinate driveways to Landover Boulevard with the County Engineer.
- Landover Boulevard is required to have a sidewalk installed along entire width of project.
- This tract contains an area of X-Shaded floodplain. Development is to conform to Hernando County Facility Design Guideline standards and Southwest Florida Water Management District Environmental Resource Permitting (SWFWMD ERP) Design requirements.

LAND USE REVIEW:

Building Lot Setbacks:

Front: 25'
Side: 15'
Rear: 20'

Lot Sizes and Layout:

The petitioner is proposing 13 lots, each with their own driveway.

Minimum Lot Size: 21,500 square feet
Minimum Lot Width: 100'

COMPREHENSIVE PLAN REVIEW:

Future Land Use Element

Strategy 1.04A(3): The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those

areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

***Comments*:** The subject property is located within a residential land use category. The density proposed is 1.60 dwelling/acre, which is consistent with the density of the surrounding existing residential development.

Utilities Element

Wastewater Treatment Advancements

Strategy 6.03E(2): The County should consider methods to alleviate nutrient pollution from septic tanks including connection to central systems and the appropriate use of advanced on-site systems for single or multiple lots.

Comments: According to the Florida Department of Health in Hernando County, since the subject site is located within the Weeki Wachee Priority Focus Area, the developer will be required to utilize nitrogen reducing systems for each individual residential lot, as the lot sizes requested are under 43,560 square feet.

Conservation Element

Invasive and Noxious Species

Objective 10.01D: Protect plant and animal communities from the spread of invasive and noxious exotic species.

Strategy 10.01D(1): Identify problem areas where invasive exotic vegetation may threaten the functional integrity of upland, wetland and aquatic ecosystems. Plant species included on the State of Florida's Noxious Weed List and on the Florida Exotic Pest Plant Council list for the central Florida region should be included in the inventory.

Strategy 10.01D(6): Implement Florida Friendly Landscaping techniques as a means of increasing vegetation community resiliency and resistance to the recruitment and spread of exotic and noxious plants.

Comments: Invasive plant species are present on the subject site. These species will need to be identified and removed during the development process. In addition, Florida Friendly Landscaping techniques should be implemented as well.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to

use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Minimum Building Setbacks:
   Front: 25'
   Side: 15'
   Rear: 20'

3. Gopher tortoise burrow surveys shall be conducted as individual lots develop. If stormwater infrastructure improvements are required during subdivision development, then a burrow survey is needed. Burrow surveys shall be conducted by a qualified professional prior to clearing or development activities. FWC permits are required for burrows that cannot be avoided during residential development. The petitioner is required to comply with all applicable FWC regulations.

4. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping, as applicable.

5. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.

6. Invasive plant species shall be identified during the construction plan review and removed during the development process.

7. A Geotechnical Evaluation shall be required by a Florida Registered Geotechnical Professional Engineer prior to development.

8. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

9. The petitioner shall obtain approval of the number of driveways and locations on Landover Boulevard from the County Engineer.

10. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z RECOMMENDATION:

On August 9, 2021, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) with the following modified performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Minimum Building Setbacks:
   Front: 25'
   Side: 15'
   Rear: 20'

3. Gopher tortoise burrow surveys shall be conducted as individual lots develop. If stormwater infrastructure improvements are required during subdivision development, then a burrow survey is needed. Burrow surveys shall be conducted by a qualified professional prior to clearing or development activities. FWC permits are required for burrows that cannot be avoided during residential development. The petitioner is required to comply with all applicable FWC regulations.

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6. Invasive plant species shall be identified during the construction plan review and removed during the development process.

7. A Geotechnical Evaluation shall be required by a Florida Registered Geotechnical Professional Engineer prior to development. The geotechnical evaluation shall indicate whether a Special Protection Area (SPA) is present; based on the outcome of this geotechnical evaluation, the petitioner shall either be required to abandon the SPA or follow all related Land Development Regulation requirements for SPA's including the density limitation.

8. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

9. The petitioner shall obtain approval of the number of driveways and locations on Landover Boulevard from the County Engineer.

10. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

BCC ACTION:

On September 14, 2021, the Board of County Commissioners voted 5-0 to adopt Resolution 2021-149, approving the petitioner's request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Minimum Building Setbacks:
   Front: 25'
   Side: 15'
   Rear: 20'

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9. The petitioner shall obtain approval of the number of driveways and locations on Landover Boulevard from the County Engineer.

10. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Meeting: 12/09/2024
Department: Planning
Prepared By: Carrie Cline
Initiator: Omar DePablo
DOC ID: 14663
Legal Request Number:
Bid/Contract Number:

TITLE
CP 1479496 Sunrise Phase I

BRIEF OVERVIEW
Conditional Plat for Sunrise Phase I

FINANCIAL IMPACT
No Financial Impact

LEGAL NOTE
The Planning and Zoning Commission has the authority to review this item in accordance with Chapter 26 (Subdivision Regulations), Article II (Procedures for County review and approval), Section 26-21 (procedure for conditional approval of a conditional plat) of the Hernando County Code of Ordinances.

RECOMMENDATION
Approve the Conditional Plat for Sunrise Phase I

REVIEW PROCESS

Omar DePablo	Approved	10/03/2024 12:57 PM
Toni Brady	Approved	10/03/2024 1:13 PM
Victoria Anderson	Escalated	10/07/2024 4:25 PM
Pamela Hare	Approved	10/14/2024 10:00 AM
Melissa Tartaglia	Approved	10/14/2024 10:32 AM
Danielle Nigro	Approved	10/14/2024 2:00 PM

AYES:	Holmes, Hickey, Birren, McDonald and Morgan
NON VOTING	Noe
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe
AYES:	Holmes, Birren and McDonald
NAYES:	Hickey and Morgan
ABSENT:	Noe

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: November 4, 2024
APPLICANT:	Sunrise Phase I
FILE NUMBER:	1479496
PURPOSE:	Conditional Plat Approval for Sunrise Phase I
GENERAL LOCATION:	East of I-75, south of Cortez Boulevard (SR 50) and west of Kettering Road
PARCEL KEY NUMBER:	394442, 394594, 394530, 394601, 394610, 838231

The conditional plat for the Sunrise Phase I subdivision is for 1,678 single family homes and a 12.9 acre community recreation site. It is located east of I-75, south of Cortez Boulevard (SR 50) and west of Kettering Road

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Sunrise Phase I subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.

2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping publications and the Florida Yards and Neighborhoods Program For design techniques, principles, materials, and plantings for required landscaping.

3. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.

4. The developer must conform to all Hernando County Facility Design Guidelines.

5. The developer shall coordinate the project's build-out schedule with Hernando County Utilities Department (HCUD).

CONDITIONAL PLAT

f o r

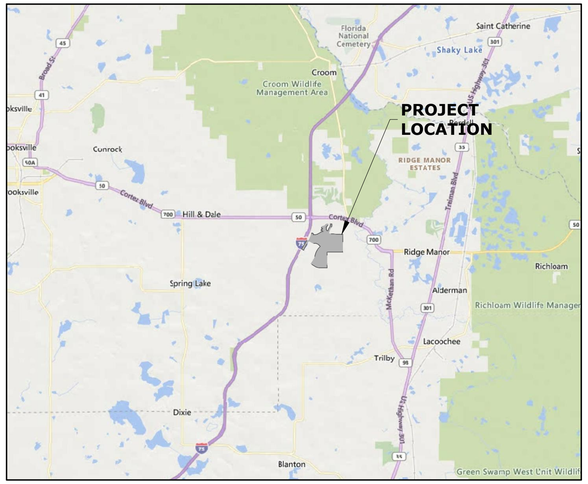
SUNRISE

1678 LOT SUBDIVISION

505.11 ACRES ±

HERNANDO COUNTY, FLORIDA

Project Number 21026



LOCATION MAP
N.T.S.
S/T/R
05/23S/21E, 08/23S/21S, & 6/23S/21E

N

Sheet List Table	
Sheet Number	Sheet Title
CP-01	Cover Sheet
CP-02	Existing Conditions
CP-03	Typical Sections (1)
CP-04	Typical Sections (2)
CP-05	Typical Sections (3)
CP-06	Overall Conditional Plat
CP-07	Conditional Plat (1)
CP-08	Conditional Plat (2)
CP-09	Conditional Plat (3)
CP-10	Conditional Plat (4)
CP-11	Conditional Plat (5)
CP-12	Conditional Plat (6)
CP-13	Conditional Plat (7)
CP-14	Conditional Plat (8)
CP-15	Conditional Plat (9)
CP-16	Conceptual Grading (1)
CP-17	Conceptual Grading (2)
CP-18	Conceptual Grading (3)
CP-19	Conceptual Grading (4)
CP-20	Conceptual Grading (5)
CP-21	Conceptual Grading (6)
CP-22	Conceptual Grading (7)
CP-23	Conceptual Grading (8)
CP-24	Conceptual Grading (9)
CP-25	Conceptual Connectivity Plan

PREPARED FOR:

HAWK SUNRISE, LLC

2502 N. ROCKY POINT DRIVE, SUITE 1050
TAMPA, FL 33607

PREPARED BY:

Coastal engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

PLAN REVISIONS

DATE	REVISION NO.	REVISION
6/17/2024	1	REVISED PER COUNTY COMMENTS
8/23/2024	2	REVISED PER COUNTY COMMENTS

AGENCY APPROVALS

AGENCY	PERMIT TYPE	PERMIT NO.	EXP. DATE

THIS ITEM HAS BEGIN DIGITALLY SIGNED AND SEALED BY BRIAN MALMBERG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Brian M Malmberg
Digitally signed by Brian M Malmberg
Date: 2024.08.23 12:45:21 -04'00'

BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

DESIGN ENGINEER BRIAN M. MALMBERG, P.E., P.E., REGISTRATION NO. 59405

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TRACT "A"
(SANITARY SEWER
LIFT STATION TRACT)
ORBK 1151, PG 933
GRANT OF PERPETUAL
WATER LINE EASEMENT

ORBK 3694, PG 1546
and ORBK 3742, PG 859
CRACKER CROSSING
DRAINAGE EASEMENT

CRACKER CROSSING

BUCKNER BOULEVARD

SUNRISE BOULEVARD

N. 1/4 CORNER OF SECTION 5

N00°12'00"E 2772.50'

ORBK 3671, PG 1906
SR 50 DRAINAGE
RETENTION AREA
(PARCEL 816C)

ORBK 3897, PG 108
NON-EXCLUSIVE
DRAINAGE EASEMENT

INTERSTATE 75

DRAINAGE/
PRESERVATION
TRACT

PRESERVATION
ACCESS TRACT

D-2 DRAINAGE EASEMENT
PER RIGHT-OF-WAY MAP FOR KETTERING ROAD,
HERNANDO COUNTY, FLORIDA, JOB No. 6025-000

S00°26'58"W 2887.77'

FLOOD ZONE "A"

Flood
Zone "AE"
(BFE: 56.7')

FLOOD ZONE "X"

FLOOD ZONE "A"

Flood
Zone "AE"
(BFE: 80.7')

CENTER OF SECTION 6
CCR #: 088700

E. 1/4 CORNER OF SECTION 6
CCR #: 088698

CENTER OF SECTION 5
CCR #: 091745

SOUTHERLY BOUNDARY LINE
OF THE N.E. 1/4 OF SECTION 5

E. 1/4 CORNER
OF SECTION 5
CCR #: 091743

SECTION 6
TOWNSHIP 23 SOUTH
RANGE 21 EAST

SECTION 5
TOWNSHIP 23 SOUTH
RANGE 21 EAST

SECTION 5
TOWNSHIP 23 SOUTH
RANGE 21 EAST

FLOOD ZONE "X"

KETTERING ROAD

FLOOD ZONE "AE"
(BFE: 77.1')

FLOOD ZONE "AE"
(BFE: 72.4')

FLOOD
ZONE "X"

D-1 DRAINAGE EASEMENT
PER RIGHT-OF-WAY MAP FOR KETTERING ROAD,
HERNANDO COUNTY, FLORIDA, JOB No. 6025-000
AND PER ORBK 868, PG 596

SECTION 6
TOWNSHIP 23 SOUTH
RANGE 21 EAST

FLOOD ZONE "X"

SECTION 5
TOWNSHIP 23 SOUTH
RANGE 21 EAST

SECTION 5
TOWNSHIP 23 SOUTH
RANGE 21 EAST

N. 1/4 CORNER OF SECTION 7
CCR #: 088702

INTERSTATE 75

SOUTHERLY BOUNDARY LINE OF SECTION 5

S.W. CORNER OF THE S.E. 1/4 OF SECTION 5
AND N.E. CORNER OF THE WEST 1/2 OF SECTION 8
CCR #: 088693

S.E. CORNER OF SECTION 5
CCR #: 091744

N.E. CORNER OF SECTION 7
CCR #: 088703

SECTION 8
TOWNSHIP 23 SOUTH
RANGE 21 EAST

SECTION 7
TOWNSHIP 23 SOUTH
RANGE 21 EAST

FLOOD ZONE "AE"
(BFE: 78.9')

N.E. 1/4 OF SECTION 8
UNPLATTED
NOT INCLUDED

FLOOD ZONE "X"

FLOOD ZONE "X"

SOUTH 1/2 OF THE
S.W. 1/4 OF THE
N.W. 1/4 OF SECTION 8

SECTION 9
TOWNSHIP 23 SOUTH
RANGE 21 EAST

S00°19'58"E 5413.84'

CENTER OF SECTION 7
CCR #: 088706

N89°36'23"W 2665.43'

E. 1/4 CORNER OF SECTION 7
CCR #: 088704

E. 1/4 CORNER OF SECTION 8
CCR-0042387

SECTION 7

FIRM Panel No. 12053C0238D (DATED 2-02-2012)

FIRM Panel No. 12053C0238D (DATED 2-02-2012)

N

0 100 200 Feet

LEGEND

- FEMA 100 YR. FLOODPLAIN
- WETLANDS
- EASEMENT LINE
- 70 EXISTING CONTOUR LINE
- PROJECT BOUNDARY

EXISTING CONDITIONS

SUNRISE

BRIAN M. MALMBERG
LICENSE
No. 69405
STATE OF FLORIDA
REGISTERED
PROFESSIONAL ENGINEER

Coastal
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(352) 796-3423 - Fax (352) 799-0369
EB-0000142

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SHEET
CP-02

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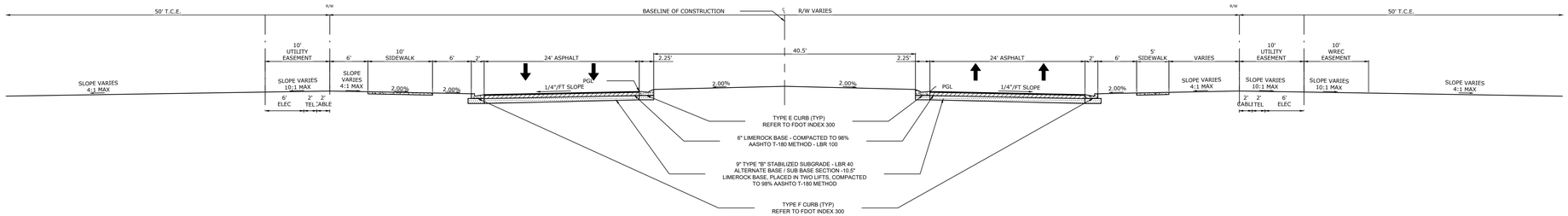
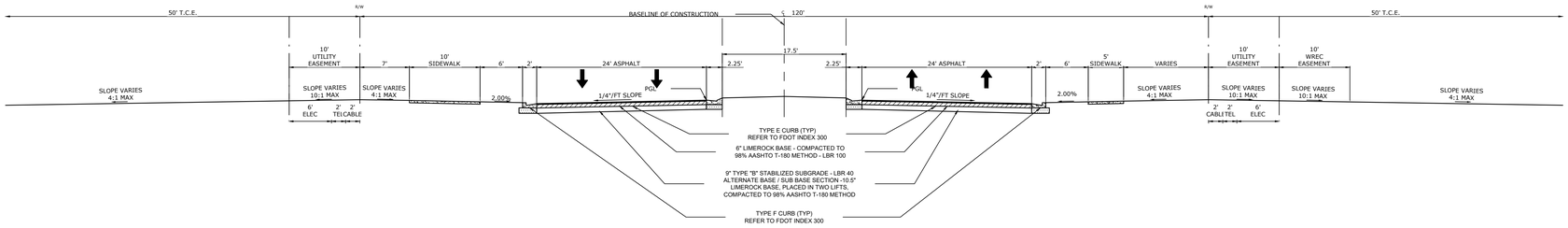


A-A (SUNRISE BLVD.) TYPICAL SECTION

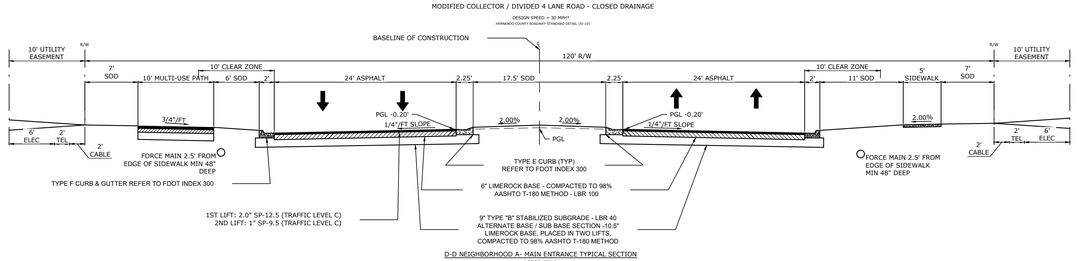
NOT TO SCALE



B-B (SUNRISE BLVD.) TYPICAL SECTION

NOT TO SCALE

MODIFIED COLLECTOR / DIVIDED 4 LANE ROAD - CLOSED DRAINAGE



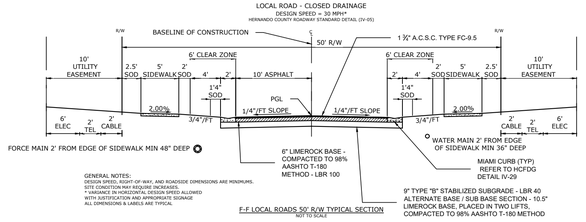
D-D NEIGHBORHOOD A- MAIN ENTRANCE TYPICAL SECTION

NOT TO SCALE

C-C (MEDIAN ENTRANCE) TYPICAL SECTION

NOT TO SCALE

LOCAL ROAD - CLOSED DRAINAGE

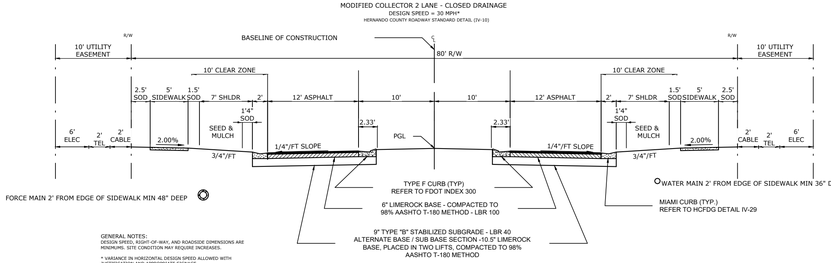


GENERAL NOTES:
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
ALL DIMENSIONS & LABELS ARE TYPICAL

F-F LOCAL ROADS 50' R/W TYPICAL SECTION

NOT TO SCALE

MODIFIED COLLECTOR 2 LANE - CLOSED DRAINAGE



GENERAL NOTES:
DESIGN SPEED, RIGHT-OF-WAY, AND ROADSIDE DIMENSIONS ARE MINIMUMS. SITE CONDITION MAY REQUIRE INCREASES.
* VARIANCE IN HORIZONTAL DESIGN SPEED ALLOWED WITH JUSTIFICATION AND APPROPRIATE SIGNAGE
ALL DIMENSIONS & LABELS ARE TYPICAL

SECTION E-E ROAD A2- ENTRANCE TYPICAL SECTION

NOT TO SCALE

TYPICAL SECTIONS (1)

SUNRISE

BRIAN L. MALMBERG LICENSE No. 69405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET

CP-03

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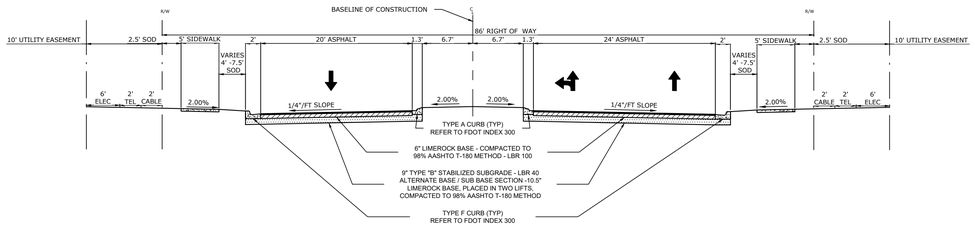
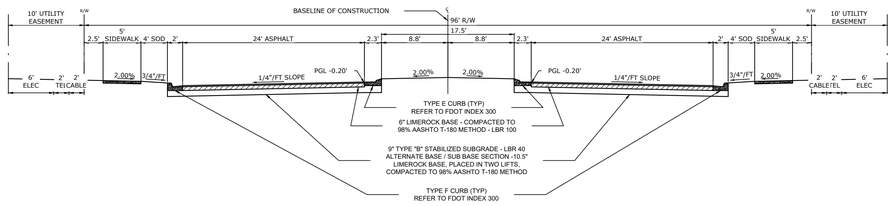
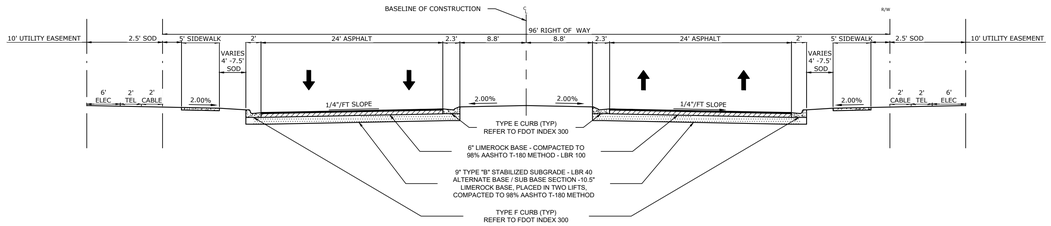


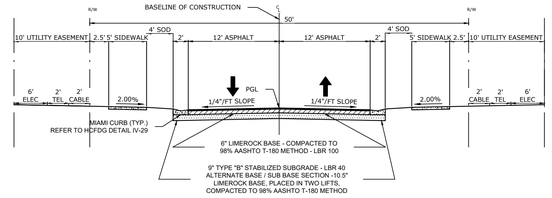
G-G (ROAD C8 ENTRANCE) TYPICAL SECTION
NOT TO SCALE



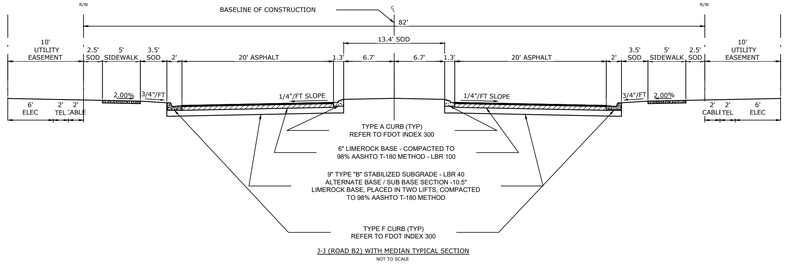
SECTION I-I (ROAD B1) WITH MEDIAN – TYPICAL SECTION
NOT TO SCALE



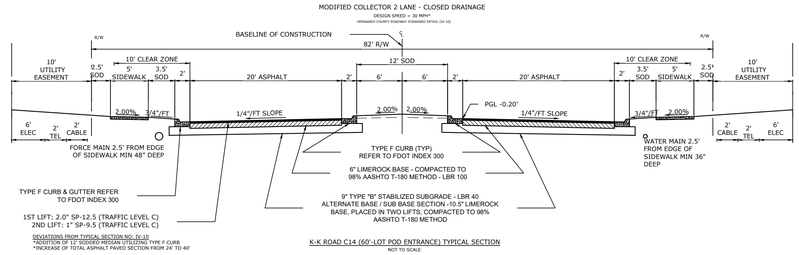
L-L (ROAD C1) TYPICAL SECTION
NOT TO SCALE



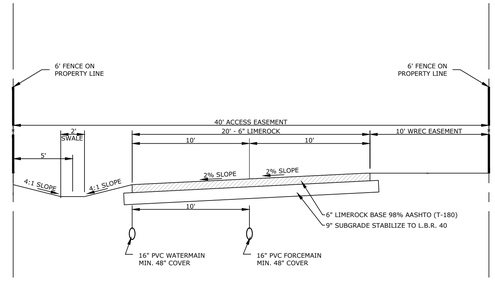
H-H (ROAD C8) TYPICAL SECTION
NOT TO SCALE



J-J (ROAD B2) WITH MEDIAN TYPICAL SECTION
NOT TO SCALE



K-K ROAD C14 (60'-LOT POD ENTRANCE) TYPICAL SECTION
NOT TO SCALE



HCUD WTP ACCESS TYPICAL SECTION
NOT TO SCALE

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TYPICAL SECTIONS (2)

SUNRISE

BRIAN L. MALMBERG LICENSE No. 69405 STATE OF FLORIDA PROFESSIONAL ENGINEER

Coastal engineering associates, inc.
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966 Candlelight Boulevard - Brooksville - Florida 34601
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SHEET
CP-04

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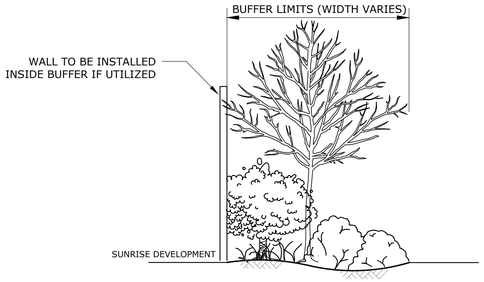
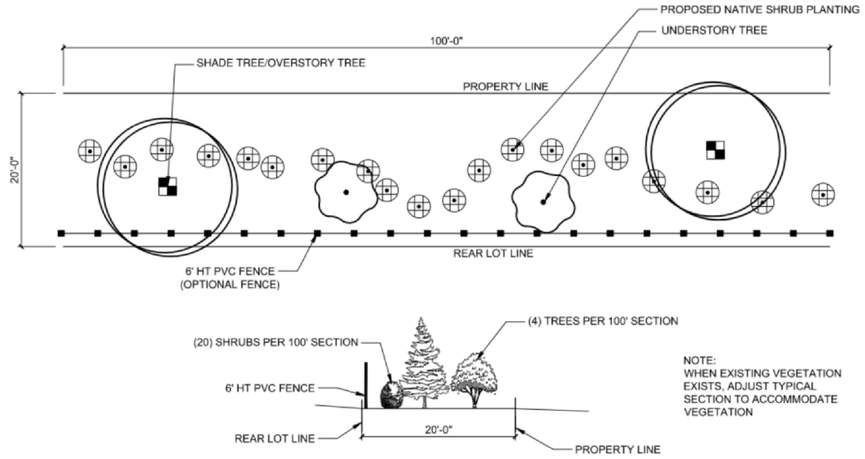


NATURAL/ENHANCED BUFFER DETAIL

NOT TO SCALE

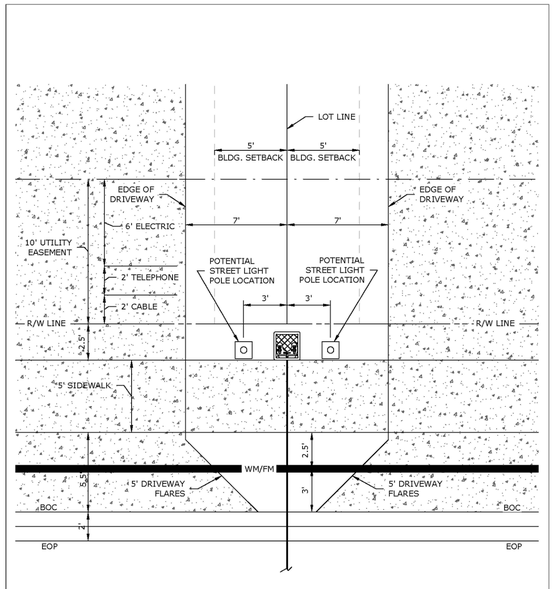
NATURAL/ENHANCED BUFFER NOTE:

IN LOCATIONS WHERE THE NATURAL/ENHANCED BUFFER NOT HAVE 80% OPACITY, THE BUFFER SHALL BE ENHANCED SUCH THAT 80% OPACITY CAN BE ACHIEVED WITHIN THREE (3) YEARS AFTER PLANTING. IF THE DISTURBANCE OF A NATURAL AREA WITHIN A BUFFER IS REQUIRED FOR ADJACENT DEVELOPMENT PURPOSES, THEN RE-PLANTING SHALL BE REQUIRED SUCH THAT 80% OPACITY CAN BE ACHIEVED WITHIN THREE (3) YEARS. THE DEVELOPER SHALL HAVE THE OPTION, AT ITS ELECTION, TO INSTALL A PERIMETER WALL ON THE DEVELOPMENT SIDE OF THE BUFFER AREA, IN WHOLE OR IN PART, FOR ANY PORTION THEREOF. IN THE EVENT THE DEVELOPER ELECTS TO CONSTRUCT SUCH WALL, THE NATURAL BUFFER SHALL REMAIN ON THE OUTER SIDE OF THE WALL, BUT THE OBLIGATION TO ENHANCE THE NATURAL BUFFER TO ACHIEVE 80% OPACITY SHALL NOT APPLY TO SUCH SEGMENT OF THE BUFFER AREA WHERE A PERIMETER WALL IS CONSTRUCTED BY THE DEVELOPER.



LANDSCAPE BUFFER DETAIL

NOT TO SCALE



1" = 5' SCALE

Coastal engineering associates, inc. (Engineering, Planning, Surveying, Environmental, Traffic, Transportation, Construction Management) 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142	STANDARD UTILITY LOCATION W/ 5' SETBACKS	DATE 06/21/21
	WATER SERVICE	1

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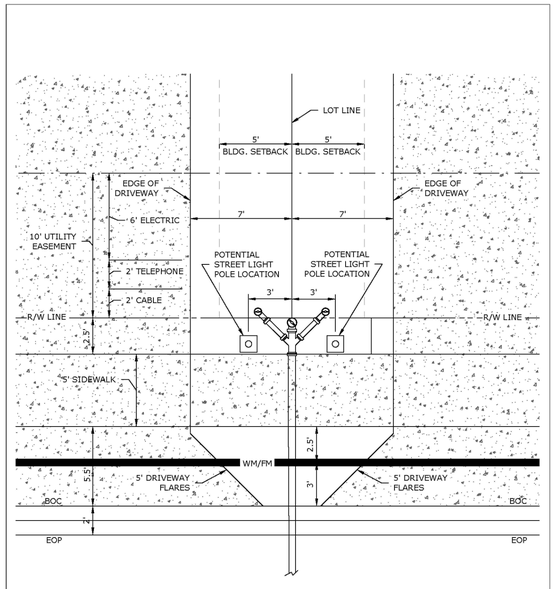

1" = 5' SCALE

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	SANITARY SEWER SERVICE	2

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TYPICAL SECTIONS (3)

SUNRISE

BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

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SHEET

CP-05

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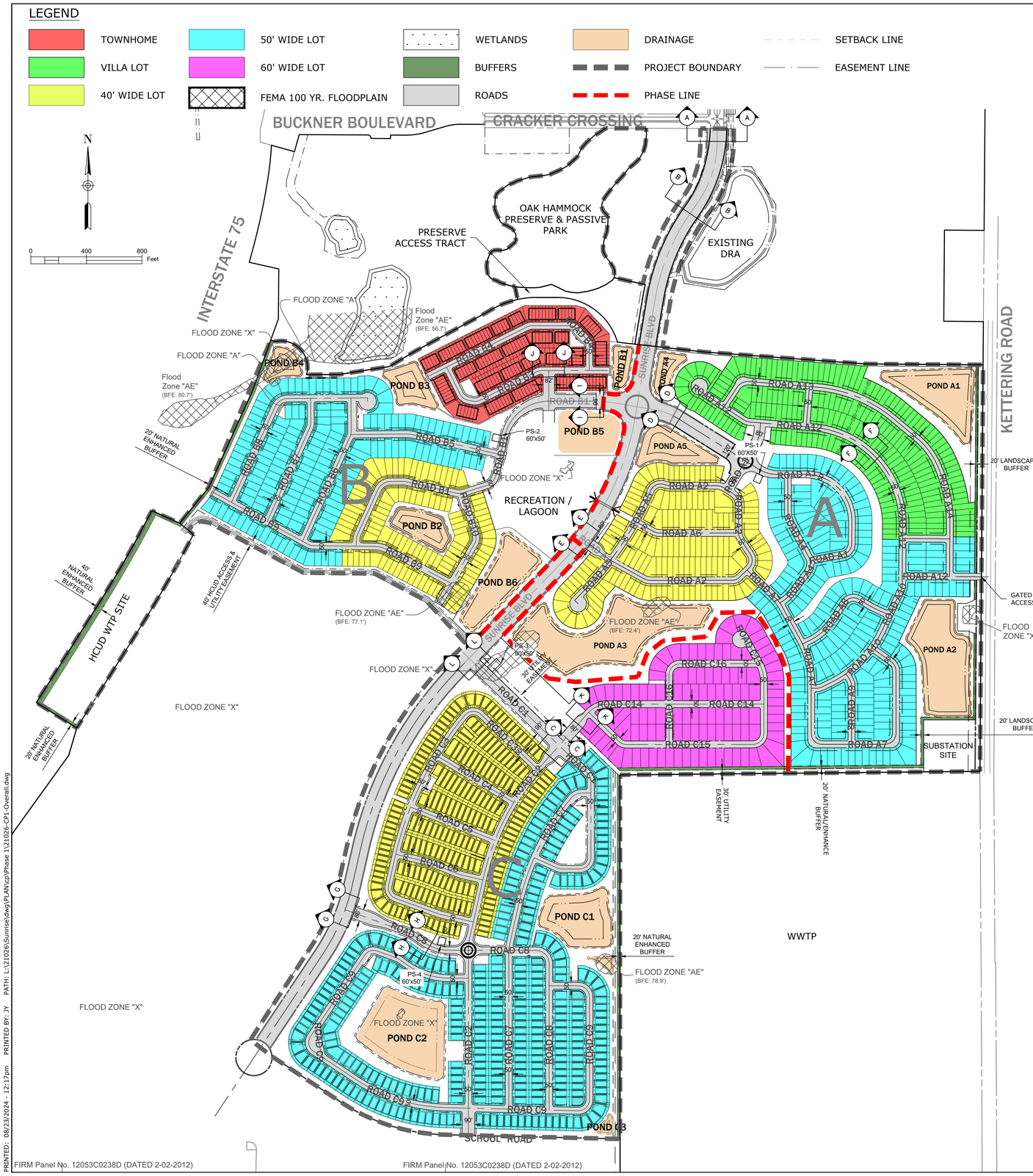

SITE DATA

OWNER: MAK FAMILY PARTNERSHIP LTD ET AL.
APPLICANT: HAWK SUNRISE, LLC
PARCEL KEY NO: 394442, 838231, 394594
SECTION/TOWNSHIP/RANGE: 05/23S/21E, 08/23S/21E, & 6/23S/21E
ZONING: CPDP
PROJECT AREA= 505.11 Ac. +/-
PROPOSED NO. OF UNITS: 1678

MINIMUM PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):

FROM I-75 INTERSTATE R/W:	75' RES, 35' NON-RES
FROM I-75 FDOT DRAs:	35'
FROM KETTERING ROAD:	50' RES, 35' NON-RES
FROM REMAINING EASTERN BNDY:	35'
FROM CRACKER CROSSING BLVD:	35'

INTERNAL BUILDING SETBACKS:

SINGLE FAMILY DETACHED
FRONT SETBACK:
10' – PRIMARY STRUCTURE
20' – GARAGE DOOR
SIDE SETBACK: 5'
FRONT/SIDE SETBACK:
15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS
REAR SETBACK:
15' – PRIMARY STRUCTURE
5' – ACCESSORY STRUCTURE
MINIMUM LOT SIZE: 4,000 SQ. FT.
MINIMUM LOT WIDTH: 40'
MAXIMUM LOT COVERAGE:
75% - PRIMARY STRUCTURE
15% SECONDARY STRUCTURE
MAXIMUM BUILDING HEIGHT: 35'

SINGLE FAMILY ATTACHED
FRONT SETBACK:
10' – PRIMARY STRUCTURE
20' – GARAGE DOOR
SIDE SETBACK:
0' - PRIMARY STRUCTURE
10' – BUILDING SEPARATION
FRONT/SIDE SETBACK:
15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS
REAR SETBACK:
15' – PRIMARY STRUCTURE
5' - ACCESSORY STRUCTURE
MAXIMUM LOT COVERAGE
75% - PRIMARY STRUCTURE
15% SECONDARY STRUCTURE
MAXIMUM BUILDING HEIGHT: 45'

TOWNHOMES
FRONT SETBACK:
10' – PRIMARY STRUCTURE
20' – GARAGE DOOR
SIDE SETBACK:
0' - PRIMARY STRUCTURE INTERNAL
5' – ACCESSORY STRUCTURE
20' – BUILDING SEPARATION
FRONT/SIDE SETBACK:
15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS
REAR SETBACK:
15' – PRIMARY STRUCTURE
5' – ACCESSORY STRUCTURE
MAXIMUM BUILDING HEIGHT: 45'

PERIMETER BUFFERS:

NORTH SR-50:	20' LANDSCAPE BUFFER
NORTH CRACKER CROSSING:	NO BUFFER REQUIRED
EAST KETTERING ROAD:	20' LANDSCAPE BUFFER
EAST RIDGE MANOR WWTP:	20' NATURAL/ ENHANCED BUFFER
EAST REMAINING BNDY:	NO BUFFER REQUIRED
WEST I-75 INTERSTATE ROW:	40' NATURAL/ ENHANCED BUFFER
WEST DRAs (FDOT OR PROJECT):	20' NATURAL/ ENHANCED BUFFER

BUFFER NOTE:
IN LOCATIONS WHERE THE NATURAL/ENHANCED BUFFER NOT HAVE 80% OPACITY, THE BUFFER SHALL BE ENHANCED SUCH THAT 80% OPACITY CAN BE ACHIEVED WITHIN THREE (3) YEARS AFTER PLANTING. IF THE DISTURBANCE OF A NATURAL AREA WITHIN A BUFFER IS REQUIRED FOR ADJACENT DEVELOPMENT PURPOSES, THEN RE-PLANTING SHALL BE REQUIRED SUCH THAT 80% OPACITY CAN BE ACHIEVED WITHIN THREE (3) YEARS. THE DEVELOPER SHALL HAVE THE OPTION, AT ITS ELECTION, TO INSTALL A PERIMETER WALL ON THE DEVELOPMENT SIDE OF THE BUFFER AREA, IN WHOLE OR IN PART, FOR ANY PORTION THEREOF. IN THE EVENT THE DEVELOPER ELECTS TO CONSTRUCT SUCH WALL, THE NATURAL BUFFER SHALL REMAIN ON THE OUTER SIDE OF THE WALL, BUT THE OBLIGATION TO ENHANCE THE NATURAL BUFFER TO ACHIEVE 80% OPACITY SHALL NOT APPLY TO SUCH SEGMENT OF THE BUFFER AREA WHERE A PERIMETER WALL IS CONSTRUCTED BY THE DEVELOPER.

FLOODPLAIN:
THE PROJECT IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12053C0238D, EFFECTIVE DATE OF FEBRUARY 2, 2012. FLOOD PLAIN AREAS HAVE BEEN DEPICTED ON THIS CONDITIONAL PLAT.
NO WETLANDS ARE PRESENT WITHIN THE PROJECT AREA.

FIRE PROTECTION:
FIRE HYDRANTS WILL BE PLACED THROUGHOUT THE COMMUNITY AT A MINIMUM OF 250' CURB LINE DISTANCE INTERVALS, WHICH IS CONSISTENT WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED WITH COUNTY STANDARDS. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM AT A MINIMUM OF 20 PSI FOR USE IN FIREFIGHTING AS REQUIRED BY NFPA GUIDELINES, AS REQUIRED BY HERNANDO COUNTY.

GENERAL NOTES:
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN; ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENTS WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENTS OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREA(S) ARE CONCEPTUALLY LOCATED, THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
RESIDENTIAL	230.31	1678	
RECREATION / LAGOON	21.31		
DRAINAGE	48.29		
BUFFERS	4.43		
PRESERVATION & ACCESS	21.08		
ROADS	66.23		
WREC SUBSTATION SITE	3.47		
HCUD WTP	12.48		
OPEN SPACE	105.88		
TOTAL:	505.11	1678	APPROX. 3.33 UNITS / ACRE

CURVE TABLE		CURVE TABLE	
CURVE NO.	RADIUS	CURVE NO.	RADIUS
C1	500.00	C48	80.00
C2	250.00	C49	80.00
C3	335.00	C50	80.00
C4	80.00	C51	200.00
C5	100.00	C52	100.00
C6	80.00	C53	100.00
C7	80.00	C54	100.00
C8	100.00	C55	100.00
C9	100.00	C56	200.00
C10	100.00	C57	80.00
C11	200.00	C58	80.00
C12	200.00	C59	80.00
C13	200.00	C60	80.00
C14	100.00	C61	1792.00
C15	300.00	C62	372.00
C16	80.00	C63	80.00
C17	2255.00	C64	2445.00
C18	100.00	C65	80.00
C19	300.00	C66	500.00
C20	625.00	C67	500.00
C21	80.00	C68	500.00
C22	80.00	C69	100.00
C23	80.00	C70	1855.00
C24	600.00	C71	150.00
C25	600.00	C72	350.00
C26	80.00	C73	350.00
C27	400.00	C74	95.00
C28	100.00	C75	550.89
C29	100.00	C76	149.11
C30	800.00	C77	75.00
C31	80.00	C78	75.00
C32	700.00	C79	75.00
C33	100.00	C80	75.00
C34	1040.00	C81	1225.00
C35	525.00	C82	80.00
C36	990.00	C83	80.00
C37	100.00	C84	200.00
C38	600.00	C85	80.00
C39	325.00	C86	80.00
C40	100.00	C87	285.00
C41	100.00	C88	80.00
C42	100.00	C89	760.00
C43	100.00	C90	1500.00
C44	100.00	C91	2000.00
C45	80.00	C92	2700.00
C46	80.00	C93	1500.00
C47	80.00		

NOTE: SEE 100 SCALE CONDITIONAL PLAT SHEETS FOR CURVE LABELS.

LOT BREAKDOWN TABLE

	NEIGHBORHOOD A	NEIGHBORHOOD B	NEIGHBORHOOD C
24' TOWNHOMES	0	162	0
37.5' VILLA LOTS	204	0	0
40' WIDE LOTS	153	106	214
50' WIDE LOTS	224	169	336
60' WIDE LOTS	0	0	110
TOTAL:	581	437	660

FIRM Panel No. 12053C0238D (DATED 2-02-2012)

FIRM Panel No. 12053C0238D (DATED 2-02-2012)

OVERALL CONDITIONAL PLAT

SUNRISE

BRIAN W. MALMBERG LICENSE No. 69405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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8/23/2024	JY	2	REVISED PER COUNTY COMMENTS

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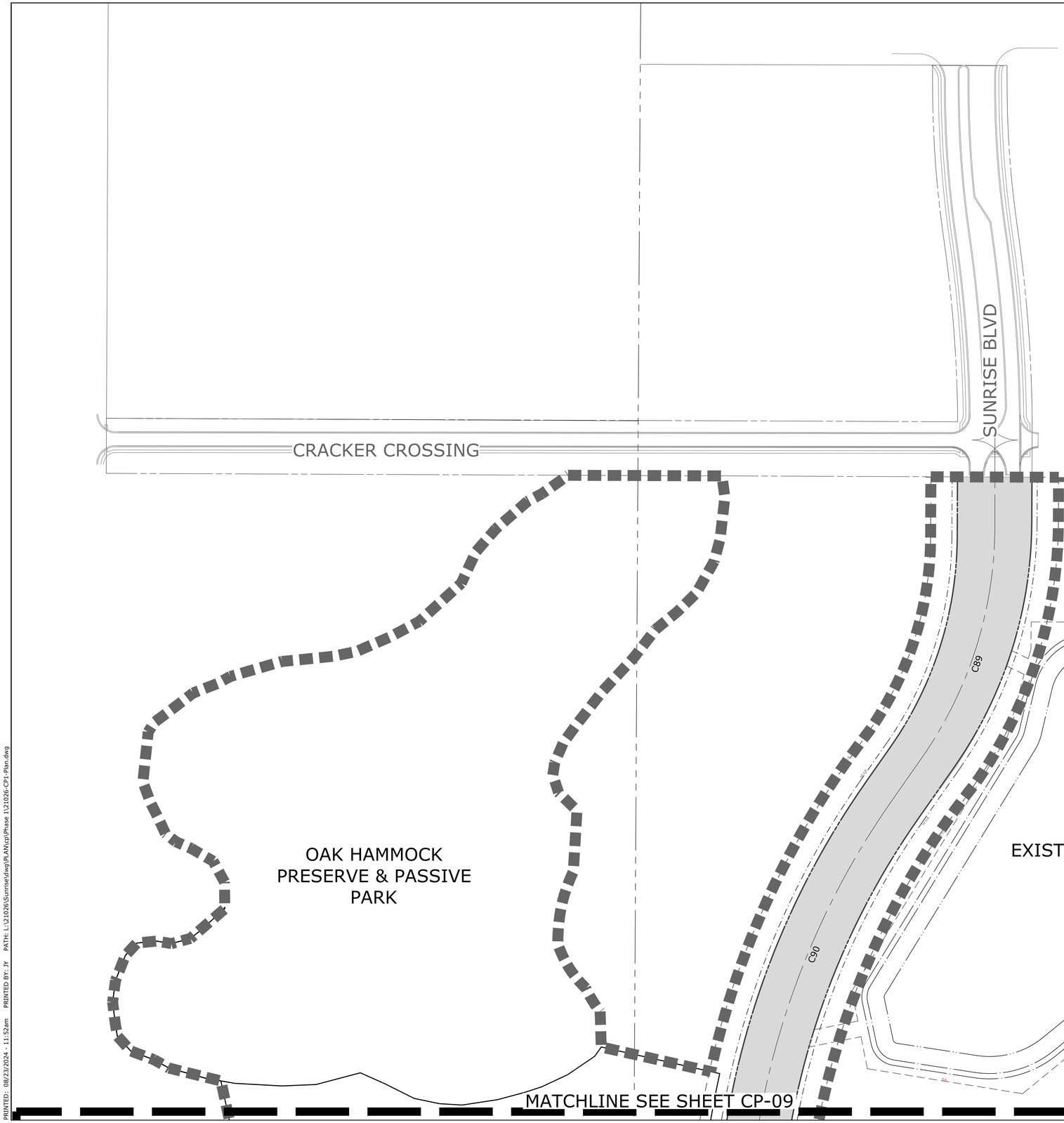
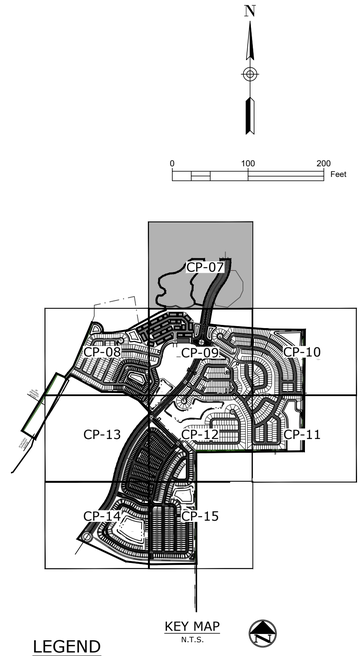
SHEET
CP-06
JOB No.: 21026

PRINTED: 08/23/2024 - 12:17pm PRINTED BY: JY PATH: L:\21026\Sunrise\dwg\PLAN\cp\Phase 1\21026-CP1-Overall.dwg





KEY MAP
N.T.S.

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE

CONDITIONAL PLAT (1)

SUNRISE

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SHEET
CP-07

JOB No.: 21026

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Flood Zone "AE" (BFE: 56.7')

FLOOD ZONE "A"

POND B4

Flood Zone "AE" (BFE: 80.7')

30' P.E.M. PERIMETER SETBACK

FLOOD ZONE "A"

POND B3

30' D.E.

C54

C53

C52

C51

ROAD B5

10' UTILITY EASEMENT

50'

ROAD B8

ROAD B7

ROAD B6

ROAD B9

ROAD B1

C42

C43

C41

20' D.E.

POND B2

30' MIN. D.E.

C44

C55

C56

20' NATURAL ENHANCED BUFFER

40' NATURAL ENHANCED BUFFER

HCUD WTP SITE

40' HCUD ACCESS & UTILITY EASEMENT

MATCHLINE SEE SHEET CP-13

MATCHLINE SEE SHEET CP-09

N

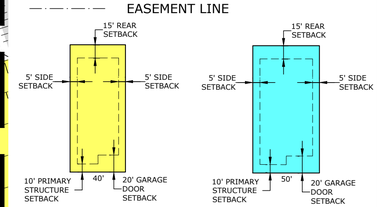
0 100 200 Feet

CP-07 CP-08 CP-09 CP-10 CP-11 CP-12 CP-13 CP-14 CP-15

KEY MAP
N.T.S.

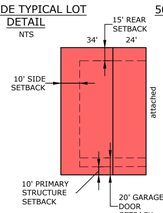
LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



40' WIDE TYPICAL LOT DETAIL
NTS

50' WIDE TYPICAL LOT DETAIL
NTS



24' TOWNHOME TYPICAL LOT DETAIL
NTS

CONDITIONAL PLAT (2)

SUNRISE

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SHEET
CP-08

JOB No.: 21026

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MATCHLINE SEE SHEET CP-07

PRESERVATION ACCESS TRACT

SUNRISE BLVD

ROAD B4

ROAD B3

ROAD B1

ROAD B10

ROAD A13

ROAD A12

ROAD A1

ROAD A2

ROAD A3

ROAD A4

ROAD A5

ROAD A6

C1 C2 C5 C6 C7 C8 C9 C10 C11 C12 C13 C16 C17 C18 C33 C37 C38 C39 C40 C45 C46 C47 C48 C49 C50 C57 C91

POND B1 POND A4 POND B5 POND A5 POND B6 POND SB1

PS-1

PS-2
60'x50'

10' UTILITY EASEMENT

FLOOD ZONE "X"

RECREATION / LAGOON

PEDESTRIAN OVERPASS

MATCHLINE SEE SHEET CP-08

MATCHLINE SEE SHEET CP-10

MATCHLINE SEE SHEET CP-12

N

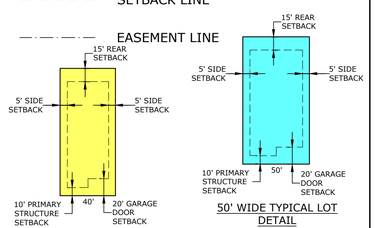
0 100 200 Feet

KEY MAP
N.T.S.

CP-07 CP-08 CP-09 CP-10 CP-11 CP-12 CP-13 CP-14 CP-15

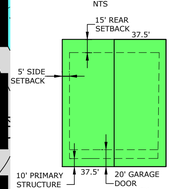
LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE

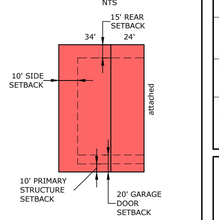


40' WIDE TYPICAL LOT DETAIL
NTS

50' WIDE TYPICAL LOT DETAIL
NTS



37.5' VILLA TYPICAL LOT DETAIL
NTS



24' TOWNHOME TYPICAL LOT DETAIL
NTS

CONDITIONAL PLAT (3)

SUNRISE

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SHEET
CP-09

JOB No.: 21026

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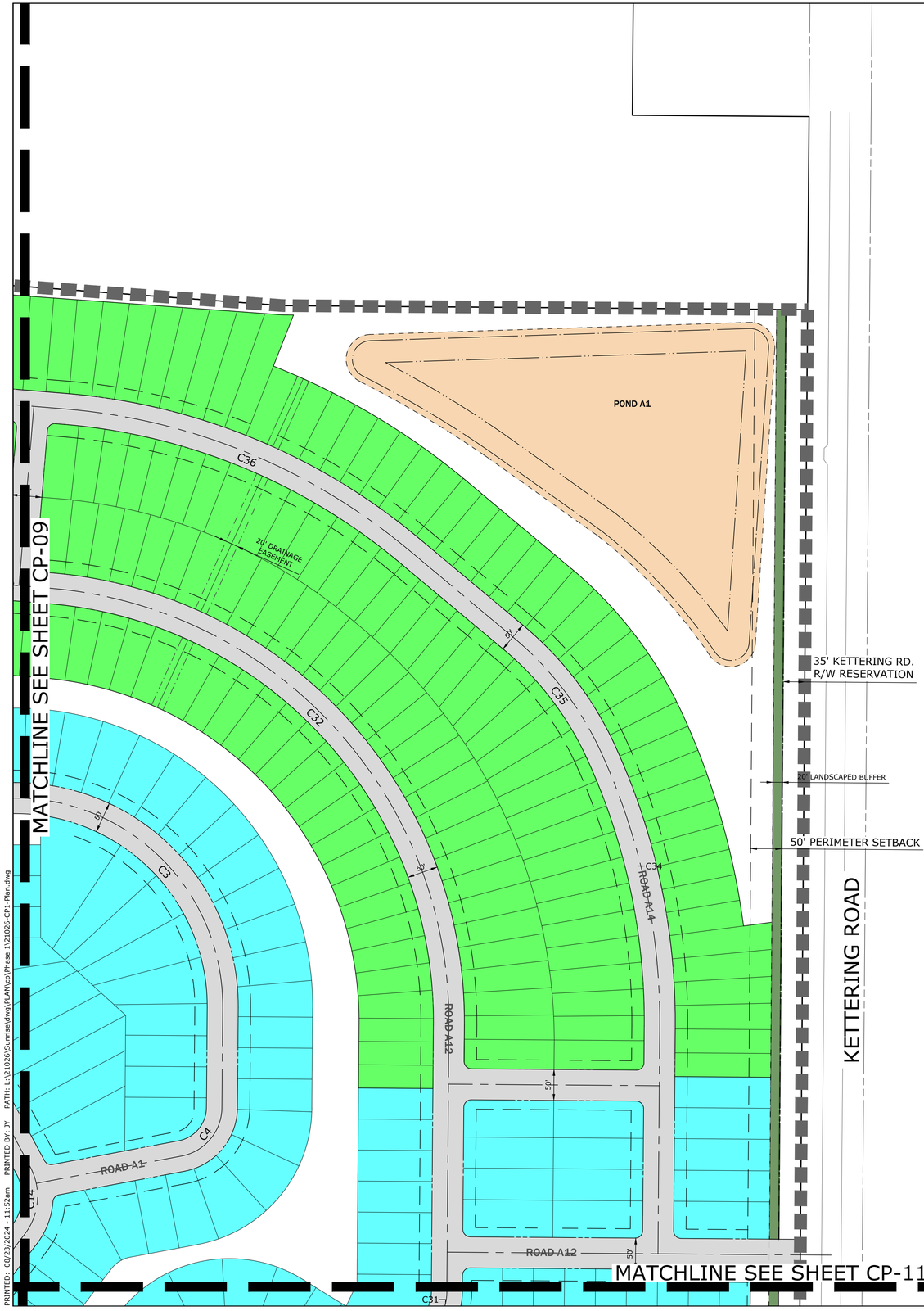

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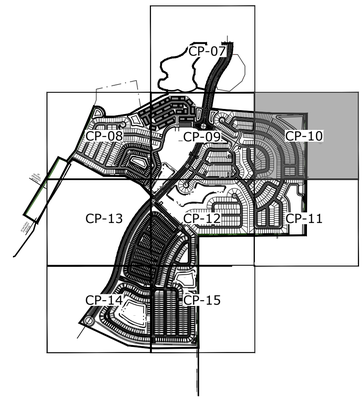
N

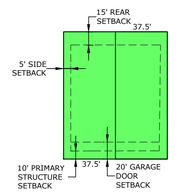
0 100 200 Feet



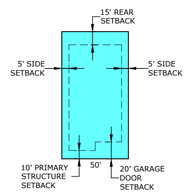
KEY MAP
N.T.S.

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



37.5' VILLA TYPICAL LOT DETAIL
NTS



50' WIDE TYPICAL LOT DETAIL
NTS

CONDITIONAL PLAT (4)

SUNRISE

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SHEET
CP-10

JOB No.: 21026

MATCHLINE SEE SHEET CP-10

MATCHLINE SEE SHEET CP-12

C31

ROAD A10

C26

C25

C24

ROAD A8

C27

20' DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

C30

ROAD A10

C23

ROAD A7

C29

C28

ROAD A9

50'

C21

C22

ROAD A7

FLOOD ZONE "X"

EXISTING DRAINAGE EASEMENT WITH DRA

POND A2

35' KETTERING RD. R/W RESERVATION

20' LANDSCAPED BUFFER

50' PERIMETER SETBACK

20' LANDSCAPED BUFFER

SUBSTATION SITE

30' UTILITY EASEMENT

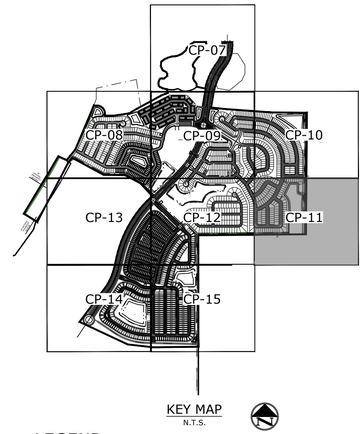
20' NATURAL ENHANCE BUFFER

WWTP

KETTERING ROAD

N

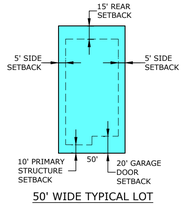
0 100 200 Feet



KEY MAP
N.T.S.

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



50' WIDE TYPICAL LOT DETAIL
NTS

CONDITIONAL PLAT (5)

SUNRISE

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SHEET
CP-11

JOB No.: 21026

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MATCHLINE SEE SHEET CP-09

SUNRISE BLVD

FLOOD ZONE "AE"
(BFE: 72.4')

POND A3

PS-3
90'x50'

FLOOD ZONE "X"

30' UTILITY EASEMENT

ROAD C1

ROAD A7

C15

C19

C20

50'

ROAD C15

ROAD C16

C88

C87

50'

ROAD C14

C84

ROAD C16

50'

ROAD C14

C86

ROAD C15

C85

MATCHLINE SEE SHEET CP-13

C63

ROAD C3

50'

80'

50'

ROAD C1

ROAD C4

C61

ROAD C2

C58

C69

100'

50'

ROAD C7

C70

50'

C60

C59

MATCHLINE SEE SHEET CP-11

20' NATURAL ENHANCED BUFFER

30' UTILITY EASEMENT

20' NATURAL ENHANCE BUFFER

35' PERIMETER SETBACK

WWTP

MATCHLINE SEE SHEET CP-15

N

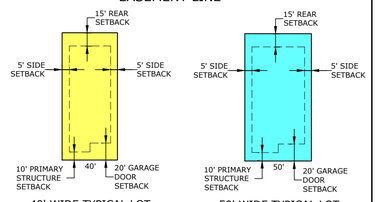
0 100 200 Feet

CP-07
CP-08
CP-09
CP-10
CP-13
CP-12
CP-11
CP-14
CP-15

KEY MAP
N.T.S.

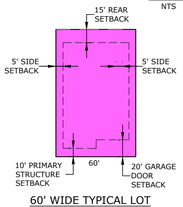
LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



40' WIDE TYPICAL LOT DETAIL
NTS

50' WIDE TYPICAL LOT DETAIL
NTS



60' WIDE TYPICAL LOT DETAIL
NTS

CONDITIONAL PLAT (6)

SUNRISE

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8/23/2024	JY	2	REVISED PER COUNTY COMMENTS

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SHEET
CP-12

JOB No.: 21026

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MATCHLINE SEE SHEET CP-08

FLOOD ZONE "AE"
(BFE: 77.1')

30' D.E.

40' UTILITY EASEMENT

FUTURE PHASE

SUNRISE BLVD

120'

MATCHLINE SEE SHEET CP-12

C64

ROAD 63

50'

10' UTILITY EASEMENT

C92

ROAD C9

C68

ROAD C6

C67

MATCHLINE SEE SHEET CP-14

N

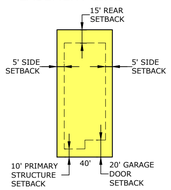
0 100 200 Feet

CP-07
CP-08
CP-09
CP-10
CP-13
CP-12
CP-11
CP-14
CP-15

KEY MAP
N.T.S.

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- SETBACK LINE
- EASEMENT LINE



40' WIDE TYPICAL LOT DETAIL
NTS

CONDITIONAL PLAT (7)

SUNRISE

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SHEET
CP-13

JOB No.: 21026

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MATCHLINE SEE SHEET CP-13

FUTURE PHASE

SUNRISE BLVD

140'

C93

C65

30' DRAINAGE EASEMENT

C66

50'

80'

ROAD C72

C72

C73

50'

PS-1
60'x50'

30' DRAINAGE EASEMENT

C77

C76

C75

ROAD C9

C78

ROAD C9

C79

C80

30' DRAINAGE EASEMENT

FLOOD ZONE "X"

POND C2

MATCHLINE SEE SHEET CP-15

C81

ROAD C9

50'

FUTURE PHASE

N

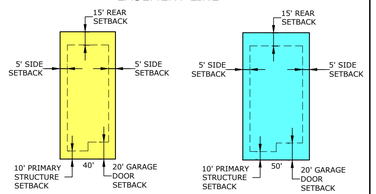
0 100 200 Feet

CP-07
CP-08
CP-09
CP-10
CP-11
CP-12
CP-13
CP-14
CP-15

KEY MAP
N.T.S.

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY
- EASEMENT LINE



40' WIDE TYPICAL LOT DETAIL
NTS

50' WIDE TYPICAL LOT DETAIL
NTS

CONDITIONAL PLAT (8)

SUNRISE

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SHEET
CP-14

JOB No.: 21026

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MATCHLINE SEE SHEET CP-12

MATCHLINE SEE SHEET CP-14

ROAD C2

ROAD C7

ROAD C8

ROAD C9

C62

C71

C74

C83

C82

50'

90'

20' DRAINAGE EASEMENT

POND C1

POND C3

20' NATURAL ENHANCED BUFFER

FLOOD ZONE "AE"
(BFE: 78.9')

WWTP

"SCHOOL" ROAD

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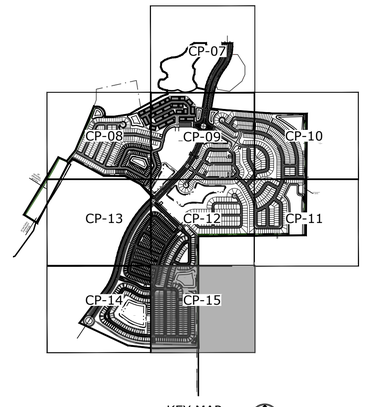
N

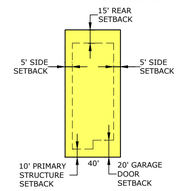
0 100 200 Feet



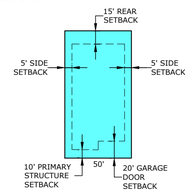
KEY MAP
N.T.S.

LEGEND

- TOWNHOME
- VILLA LOT
- 40' WIDE LOT
- 50' WIDE LOT
- 60' WIDE LOT
- FEMA 100 YR. FLOODPLAIN
- BUFFERS
- ROADS
- DRAINAGE
- PROJECT BOUNDARY



40' WIDE TYPICAL LOT DETAIL
NTS



50' WIDE TYPICAL LOT DETAIL
NTS

CONDITIONAL PLAT (9)

SUNRISE

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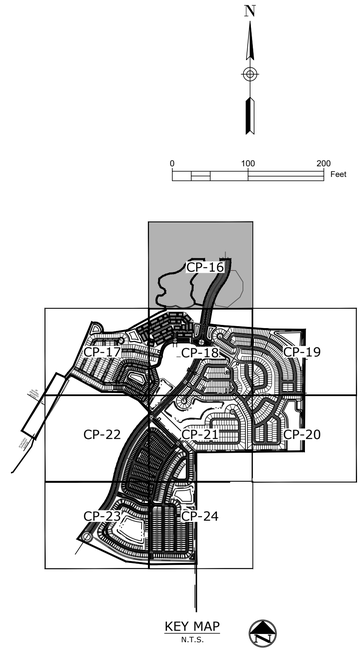
SHEET
CP-15

JOB No.: 21026



LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (1)

SUNRISE

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SHEET

CP-16

JOB No.: 21026

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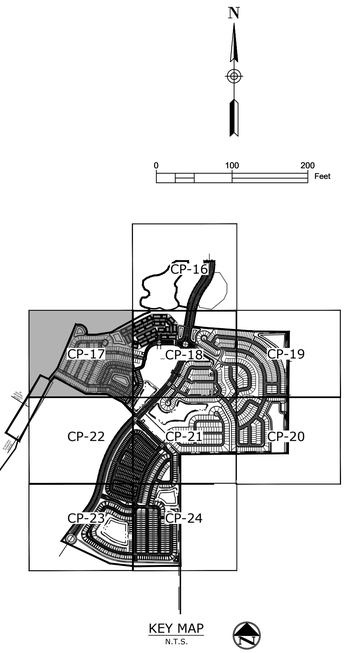

KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (2)

SUNRISE

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SHEET
CP-17

JOB No.: 21026

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MATCHLINE SEE SHEET CP-16

PRESERVATION ACCESS TRACT

SUNRISE BLVD (SR 838)

POND A4

ROAD B4

ROAD B3

ROAD B1

ROAD A13

ROAD A12

POND A5

FLOOD ZONE "X"

RECREATION / LAGOON

ROAD A5

ROAD A6

ROAD A2

ROAD A3

ROAD A1

ROAD A4

ROAD B10

ROAD B2

POND SB4

MATCHLINE SEE SHEET CP-17

MATCHLINE SEE SHEET CP-19

MATCHLINE SEE SHEET CP-21

N

0 100 200 Feet

CP-16
CP-17 CP-18 CP-19
CP-22 CP-21 CP-20
CP-23 CP-24

KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (3)

SUNRISE

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SHEET

CP-18

JOB No.: 21026

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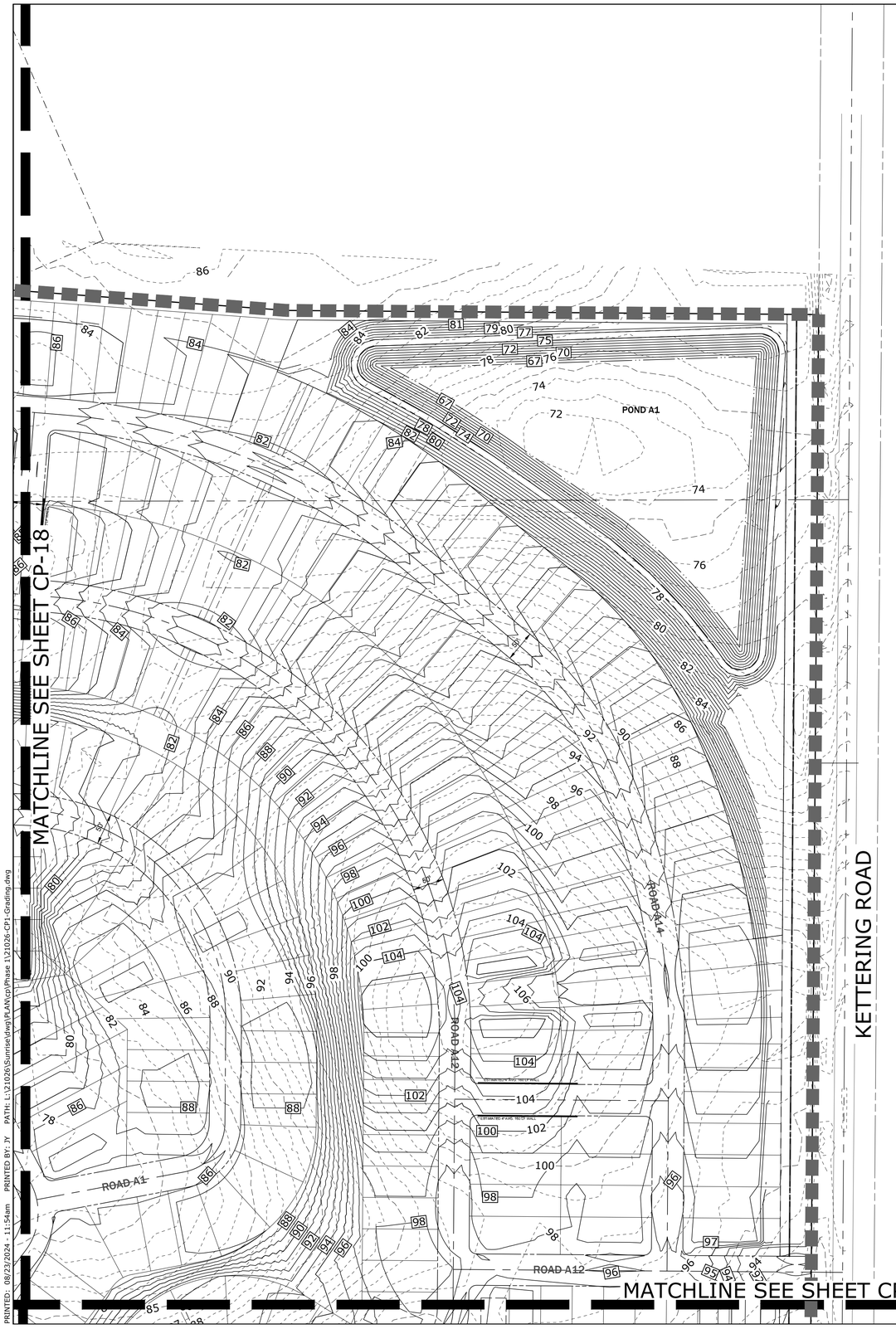

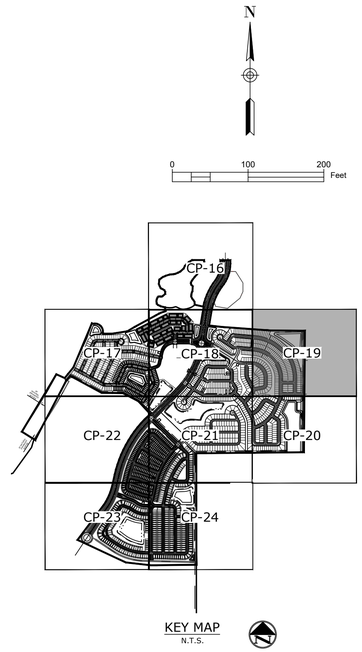

KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (4)

SUNRISE

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SHEET
CP-19

JOB No.: 21026

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MATCHLINE SEE SHEET CP-19

MATCHLINE SEE SHEET CP-21

POND A2

ROAD A10

ROAD A9

ROAD A8

ROAD A7

ROAD A6

ROAD A5

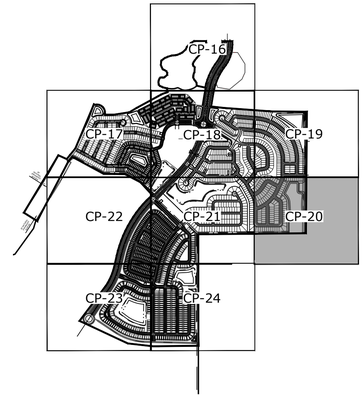
FLOOD ZONE "X"

30' UTILITY EASEMENT

KETTERING ROAD

N

0 100 200 Feet



KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (5)

SUNRISE

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SHEET

CP-20

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MATCHLINE SEE SHEET CP-18

MATCHLINE SEE SHEET CP-22

MATCHLINE SEE SHEET CP-20

MATCHLINE SEE SHEET CP-24

SUNRISE BLVD

POND A3

FLOOD ZONE "AE"
(BFE: 72.4')

ROAD C16

ROAD C14

ROAD C15

ROAD C4

ROAD C7

ESTIMATED 3 AVG. 120 LF WALL

ESTIMATED 3 AVG. 280 LF WALL

30' UTILITY EASEMENT

50'

N

0 100 200 Feet

KEY MAP
N.T.S.

CP-16
CP-17
CP-18
CP-19
CP-20
CP-21
CP-22
CP-23
CP-24

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (6)

SUNRISE

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SHEET
CP-21

JOB No.: 21026

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MATCHLINE SEE SHEET CP-17

FLOOD ZONE "AE"
(BFE: 77.1')

FLOOD ZONE "X"

FLOOD ZONE "X"

FUTURE PHASE

SUNRISE BLVD

MATCHLINE SEE SHEET CP-21

ROAD 03

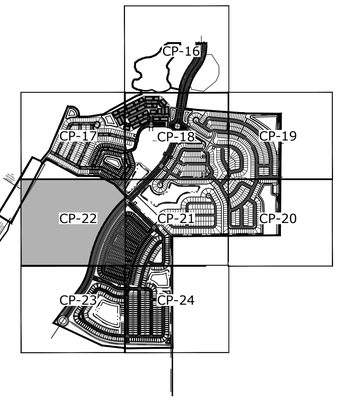
ROAD 04

ROAD 05

MATCHLINE SEE SHEET CP-23

N

0 100 200 Feet



KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (7)

SUNRISE

BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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CP-22

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FUTURE PHASE

MATCHLINE SEE SHEET CP-22

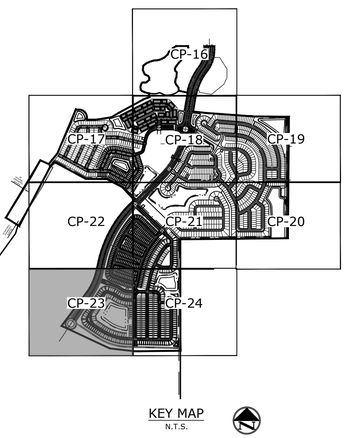
MATCHLINE SEE SHEET CP-24

FUTURE PHASE

FLOOD ZONE "X"

POND C2

ROAD C9



KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (8)

SUNRISE

BRIAN L. MALMBERG LICENSE No. 59405 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

Coastal
engineering associates, inc.
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-3497 - Fax (352) 799-0369
EB-0000142

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DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. BY	REV. NO.	REVISION
6/17/2024	JY	1	REVISED PER COUNTY COMMENTS
8/23/2024	JY	2	REVISED PER COUNTY COMMENTS

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

SHEET
CP-23

JOB No.: 21026

PRINTED: 08/23/2024 - 11:55am PRINTED BY: JY PATH: L:\21026\Sunrise\dwg\PLAN\cp\Phase 1\21026-CP1-Grading.dwg

MATCHLINE SEE SHEET CP-21

MATCHLINE SEE SHEET CP-23

POND C1

POND C3

ROAD C6

ROAD C7

ROAD C8

ROAD C9

ROAD CB

"SCHOOL" ROAD

20' NATURAL ENHANCED BUFFER

FLOOD ZONE "AE" (BFE 78.9')

PRINTED: 08/23/2024 - 11:35am PRINTED BY: JY PATH: L:\21026\Sunrise\dwg\PLAN\cp\Phase 1\21026-CP1-Grading.dwg

N

0 100 200 Feet

CP-16
CP-17
CP-18
CP-19
CP-22
CP-21
CP-20
CP-23
CP-24

KEY MAP
N.T.S.

LEGEND

- FEMA 100 YR. FLOODPLAIN
- PROJECT BOUNDARY
- PHASE LINE
- 70 EXISTING CONTOUR LINE
- 70 PROPOSED CONTOUR LINE
- PROPOSED 1' STEM WALL
- PROPOSED 2' STEM WALL

CONCEPTUAL GRADING (9)

SUNRISE

BRIAN L. MALMBERG No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DATE	REV. BY	REV. NO.	REVISION
6/17/2024	JY	1	REVISED PER COUNTY COMMENTS
8/23/2024	JY	2	REVISED PER COUNTY COMMENTS

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

SHEET
CP-24

JOB No.: 21026

CONCEPTUAL CONNECTIVITY PLAN

SUNRISE

N

0 400 800 Feet

LEGEND

- MULTI-USE PATH
- PERVIOUS TRAIL
- ROAD

NOTE: ALL LOCAL ROADS TO CONTAIN SIDEWALKS, WHICH ULTIMATELY CONNECT TO PROVIDED MULTI-USE PATHS. SEE TYPICAL SECTIONS FOR ADDITIONAL DETAILS

KETTERING RD.

CORTEZ BLVD. (S.R. 50)

CRACKER CROSSING BLVD.

SUNRISE BLVD.

NEIGHBORHOOD A

NEIGHBORHOOD B

NEIGHBORHOOD C

AMENITY

OAK HAMMOCK PRESERVATION AREA

OAK HAMMOCK PARKING

OAK HAMMOCK PRESERVATION AREA ACCESS

10' PAVED MULTI-USE PATHWAY

PEDESTRIAN OVERPASS

PEDESTRIAN ACCESS

CRACKER BARREL

PERVIOUS TRAIL ALONG I-75 BUFFER AREA

HCUD WTP SITE

20' NATURAL ENHANCED BUFFER

40' HCUD ACCESS & UTILITY EASEMENT

BRIAN M. MALMBERG LICENSE No. 59405 STATE OF FLORIDA PROFESSIONAL ENGINEER

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DATE	REV. BY	REV. NO.	REVISION
6/17/2024	JY	1	REVISED PER COUNTY COMMENTS
8/23/2024	JY	2	REVISED PER COUNTY COMMENTS

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

SHEET

CP-25

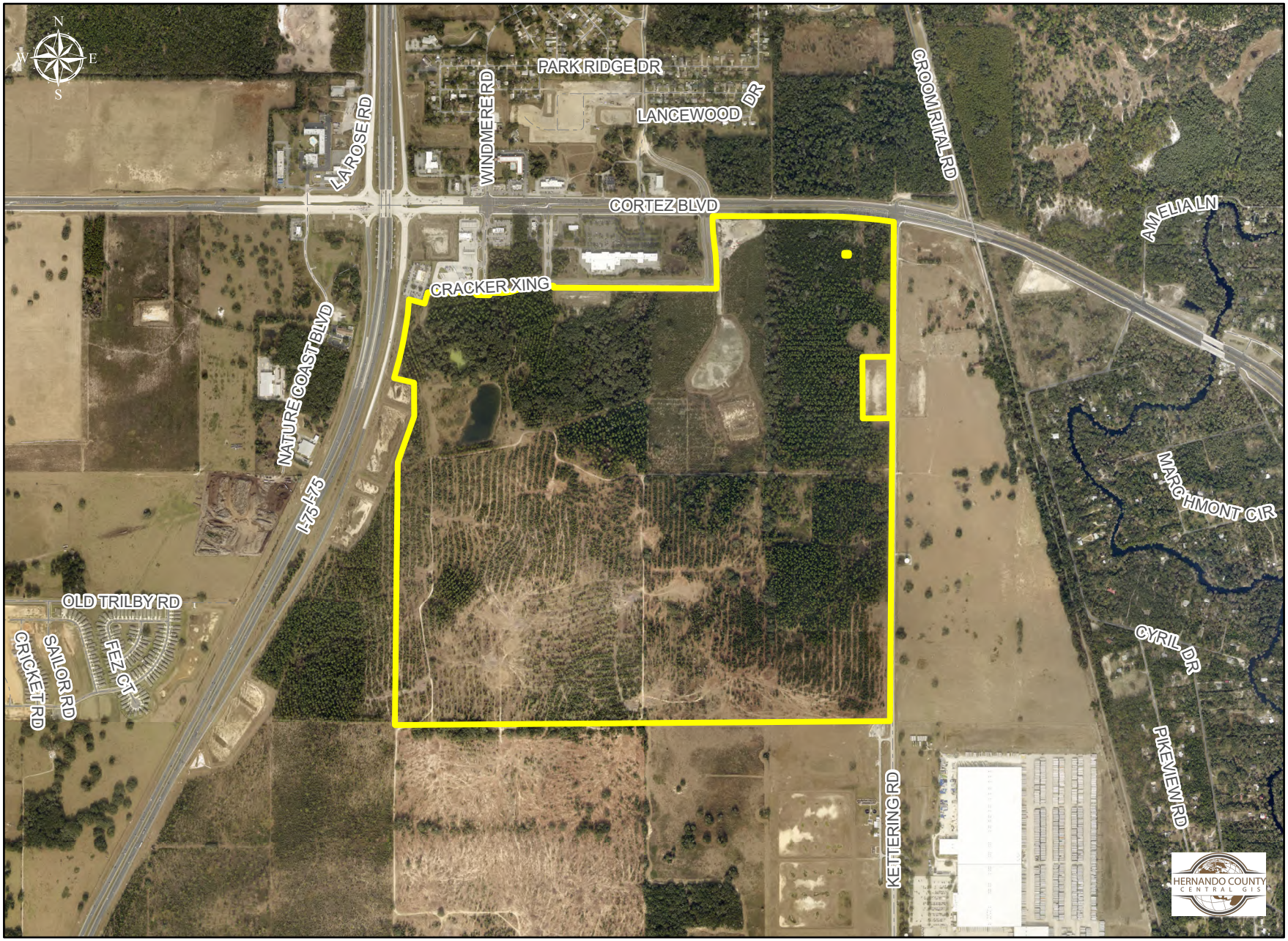
JOB No.: 21026

PRINTED: 08/23/2024 - 12:02pm PRINTED BY: JY PATH: L:\21026\Sunrise\dwg\PLAN\cp\Phase 1\21026-CP1-CONNECTVITY.dwg

CP 1479496

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



CP 1479496

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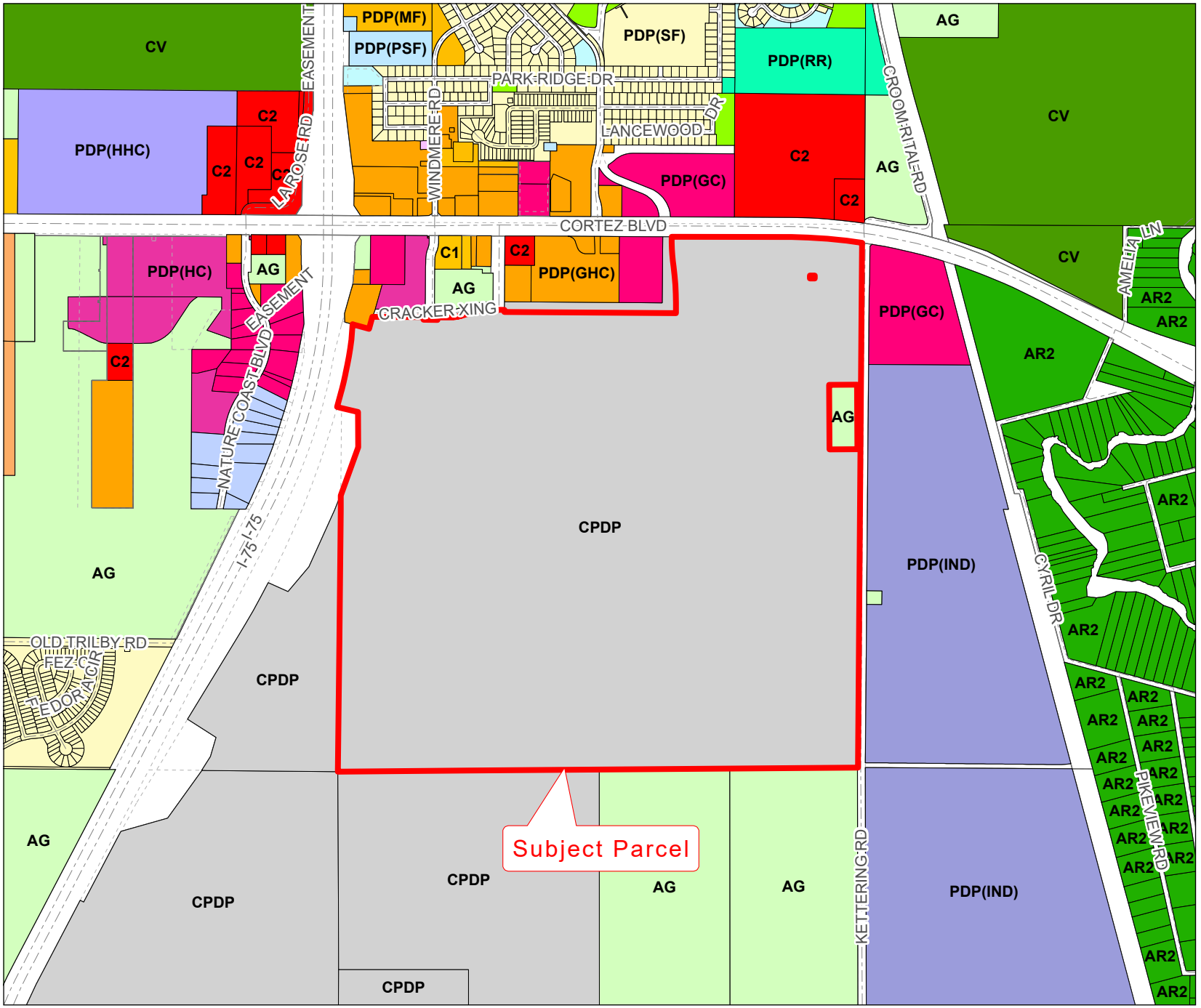
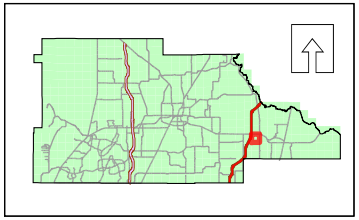


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 09/24/2024

0 0.1 0.2 0.4 0.6 0.8 Miles

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: August 14, 2023 Board of County Commissioners: September 12, 2023
APPLICANT:	D.R. Horton, Inc.
FILE NUMBER:	H2239
REQUEST:	Master Plan Revision on property zoned CPDP/ (Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations
GENERAL LOCATION:	East of I-75, south of Cortez Boulevard (SR 50) and west of Kettering Road
PARCEL KEY:	394442, 394594, 394530, 394601, 394610, 838231

APPLICANT'S REQUEST:

On December 10, 2008, the subject site was approved for a Combined Planned Development Project (CPDP) with PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) uses. This zoning was approved in accordance with the Sunrise Development of Regional Impact.

The petitioner's current request is a Master Plan Revision on property zoned CPDP/ (Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations. This Master Plan Revision includes a companion application to abandon the DRI and establish an updated Development Agreement which will be scheduled for consideration by the Board of County Commissioners on September 12, 2023, in conjunction with the Master Plan Revision.

ENVIRONMENTAL CRITERIA:

- If archaeological artifacts are discovered during site development construction, the applicable developer shall stop construction in that area and immediately notify the County, WRPC, DEO, and the Division of Historical Resources of the Florida Department of State.

- Invasive plant species shall be removed during the site development process as required by the associated permitting agencies, environmental reports, and development review processes.

ENGINEERING CRITERIA:

- With the submittal of construction plans for each phase, the applicable developer shall provide the following materials for review:
    - Soil borings shall be used to verify that a minimum of five (5) feet of suitable soil cover is maintained between each drainage retention area (DRA) bottom and any subsurface limestone rock strata, limestone pinnacles or potential karst connections. In the event another regulatory agency with jurisdiction requires a greater separation depth than 5', compliance with that agency's greater depth shall be required.
    - BMPs for wetland protection (if applicable); control of siltation and turbidity during construction; minimization of site disturbance and wind erosion.
    - Low Impact Development (LID) design techniques (where reasonably feasible) as part of the stormwater plan.

- A geotechnical report prepared by a qualified professional shall be used in the design and layout of the Project and shall be submitted to the County at time of and in connection with the conditional platting of each phase to ascertain that the applicable developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall project design and layout of the project.

- All streets internal to the Project may be public or private except for Sunrise Parkway and Cracker Crossing Blvd., which shall be open to the public. Private roads within single family or multifamily tracts may be gated with provision for emergency vehicle access in accordance with the requirements of the Hernando County Fire and Emergency Services Department and the Hernando County Facility Design Guidelines. Private roads will be owned, operated, and maintained by the developer(s) designated CDD and/or Property Owners Association(s).

- The Mixed-Use Area along the SR 50 Frontage shall be allowed two (2) access points to SR 50 between Sunrise Parkway and Kettering Road, subject to FDOT driveway connection permits.

- Cracker Crossing Blvd. Extension shall be considered the Project's reverse frontage road and shall be deemed to meet all such requirements for the Mixed-Use Area. To ensure compatibility for the multi-family, retail and office uses within the Mixed-Use Area, through-truck traffic shall be prohibited on Cracker Crossing Blvd. Extension, other than local deliveries servicing the commercial/office uses within the Mixed-Use Area itself.

- MAK Boulevard will be an optional internal Project roadway; however, in the event the adjacent Kettering Road parcel is actually utilized by the County for the East Government Center Site and/or by the School district for the School Site (as referenced in the Development Agreement), then the master developer for the Residential Area shall construct MAK Boulevard from Sunrise Parkway to the east Project Boundary, for connection (by the County or School District, as applicable) to the East Government Center Site and/or School Site. In the interim, this access area and other direct access point(s) to Kettering Road may be utilized as a construction access/haul roads for the Project as approved by the County Engineer.

- The Residential Area master developer shall construct Sunrise Parkway as a 4-lane divided collector in accordance with the Development Agreement. As a divided boulevard, Sunrise Parkway will be considered to have met the "two entrance requirement" to a residential subdivision until such time as a second external connection is available for the Project.

DEVELOPMENT ENTITLEMENTS:

The developer has requested the following entitlements outlined in the Land Use Schedule below. All public facilities and other supporting or ancillary facilities are also approved as referenced herein or in the Development Agreement, as may be amended from time to time:

Land Use	Dwellings	Square Feet	Units
MIXED USE AREA			
Multi-Family Residential*	600		
Commercial **, Office, Mini-Warehouse		415,000	
Motel			75
RESIDENTIAL AREA			
Single Family Residential***	4,200		
Community Recreation (Lagoon)****			
Community Recreation (Golf)		18 Holes	Optional
Total Project	4,800	415,000	75

* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities,

** Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

*** Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted/owned lots).

**** The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which are separate and apart from the 415,000 sf of Commercial/Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

Note: Certain land uses may be exchanged on a trip-equivalent basis in accordance with the Land Use Equivalency Matrix (LUEM) approved as Exhibit C to the Development Agreement; provided, however, that as set forth in the LUEM, exchanges from/to residential entitlements and non-residential entitlements shall not be allowed, unless separately approved by the Planning Department at such time.

BUFFERS, SETBACKS, AND INTERCONNECTIVITY

- Perimeter buffers may be used for interconnectivity; however, any Pedestrian paths within perimeter buffers shall consist of natural, permeable materials (no concrete or asphalt).

The applicable developer(s) shall maintain the following perimeter building setbacks for the following Project boundaries:

- From I-75 Interstate ROW 75’ residential; 35’ non-residential
- From I-75 FDOT DRAs 35’
- From SR 50 75' residential; 35’ non-residential
- From Kettering Road 50'residential; 35 non-residential
- From Remaining Eastern Boundary 35’
- From Southern Boundary/Dashbach ROW 35’
- From Cracker Crossing Blvd: 35’

The developer(s) shall maintain the following minimum internal lot building setbacks and dimensional criteria:

Non-Residential:

- Front (Structure to Parking): 5’
- Front (Structure to Public right-of-way): 0’
- Side (Structure to Structure): 5’
- Side (Structure to Parking): 5’
- Side (Structure to Public right of way): 0’
- Rear (Structure to Parking): 5’
- Rear (Structure to public right of way): 0’
- Maximum lot coverage: 100%

When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Residential (single-family detached lots):

- Front (Primary Structure): 10’ (Deviation from 25’)
- Front (Garage Door): 20’
- Side: 5’
- Rear (Primary Structure): 15’ (Deviation from 20’
- Rear (Accessory Structure): 5’
- Minimum lot size: 4,000 sq. ft. (Deviation from 6,000 sq. ft)
- Minimum lot width: 40’ (deviation from 60’) *
- Maximum lot coverage (primary structure): 75%
- Maximum lot coverage (accessory structure): 15%

* Implementation of 40’ wide lots within the single-family detached pods shall be limited by, and subject to, satisfaction of the following criteria for such 40’ wide lots:

(i) Monotony Control: Single-family detached homes built-for-sale on 40’ lots shall be required to address the following requirements to avoid architectural monotony:

(1) A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.

(2) A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).

(ii) Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale on 40-foot lots. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided. In addition:

(1) For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.

(2) No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

(iii) Streetscape Tree Requirements: Each single family detached home built-for-sale on a 40' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

Residential (Townhomes)

- Front: 10' (deviation from 25')
- Side (primary structure-Internal): 0' (deviation from 10')
- Side (primary structure-external): 10'
- Side (Accessory structure): 5'
- Building separation: 10'
- Rear (primary structure): 15' (deviation from 20')
- Rear (accessory Structure): 5'
- Minimum lot size: 3500 sq. ft. (deviation from 6,000 sq. ft.)
- Minimum lot width: 35' (deviation from 60)
- Maximum lot coverage (primary structure): 75%
- Maximum lot coverage (accessory structure): 15%

Residential (single-family attached):

- Front (primary structure): 0' (deviation from 25')
- Front (garage door): 20'
- Side (primary structure): 0' (deviation from 10')
- Building separation: 10'
- Rear: 0' (deviation from 20')
- Minimum lot size: 900 sq. ft. (deviation from 6,000 sq. ft.)

Residential (multi-family building with common parking):

- Front (primary structure): 0' (deviation from 25')
- Side: 0' (deviation from 15')
- Rear: 0' (deviation from 20')
- Garage door: 20'
- Maximum lot coverage: 100% (primary structure)

Maximum building heights:

- Non-residential height: 65’ (deviation from 45’)
- Multi-family height: 65’ (deviation from 45’)
- Single family attached height: 45’ (deviation from 35’)
- Single family detached height: 35’

Minimum lot frontage on a curve or cul-de-sac will be as follows:

- 40’ wide SF Lot 25’
- 50’ wide SF Lot 35’
- 60’ wide SF Lot 35’
- 70’ wide Villa Lot 50’
- 60’ wide townhome cluster (4 units) 45’

The applicable developer(s) shall provide the following perimeter buffers in the following designated areas of the Project:

- Northern -SR 50 Frontage Only 20' landscape buffer -dev from 35’
- East - Kettering Road Frontage Only 20’ landscape buffer-dev from 35’
- East – Ridge manor WWTP 20’ natural/enhanced
- East – Remaining Boundary no buffer required
- West - I-75 Interstate ROW 40’ natural/enhanced
- West – Adjacent to FDOT or Project DRA’s 20’ natural/enhanced
- Southern Boundary – North of Dashbach Road 15’ natural/enhanced

Buffer petitioner must submit cross section showing planting materials by type (trees, shrubs, and ground cover) at every conditional plat.

At the developer’s option, fencing along the perimeter and interior of Sunrise can be added to proposed buffer areas; where possible fencing will blend into the natural landscape of the area but will be supplemented with natural vegetation/screening as necessary. The developer(s)’ fencing options may include materials such as PVC (non-white), decorative black aluminum (wrought iron style), mason/Symtec, stone and/or brick wall(s) consistent with project identification and entry monumentation features.

PARKS AND OPEN SPACE

The Oak Hammock Preserve/Passive Park area identified within the northern Mixed-Use Area on the Master Plan, and the Water Preserve/Passive Park area identified in the southern Residential Area on the Master Plan, will be interconnected with the project trails, and shall count toward required open space and neighborhood park acreage. Any other perimeter buffer areas or preservation areas identified on the Master Plan will count as open space but will not count toward required neighborhood park acreage.

Open space and connectivity plan shall be submitted at the first conditional plat and revised every conditional plat thereafter. By way of clarification, the initial master open space and connectivity plan will provide for a primary, central trail along Sunrise Parkway through the entirety of the project, with future connection to the internal trails within each development pod. However, the details of the internal trail system within each development pod and the open spaces within each development pod, will only be delineated and added to the master open space and connectivity plan, as each proposed conditional plat is provided for such development pod.

ENTITLEMENT TRACKING

- Pending the commencement of site development for each respective development phase of the Project, any, or all the undeveloped portions of the Property shall be allowed to continue interim agriculture and/or silviculture uses on such undeveloped portions of the Property, pending full and complete development of the Project.

- At each conditional plat, the applicable developer shall be required to provide the number and type of residential units and square feet of non-residential (on an aggregated basis to such date) versus total allowed for each of the Residential Area and Mixed-Use Area), as applicable.

- The master developer for the Residential Area shall generate a project absorption schedule, differentiating age-restricted and non-age-restricted dwelling units. This schedule shall be updated on an annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department, for long-term planning purposes.

- Beginning five years after approval of this Master Plan, and continuing every 600th residential unit thereafter until buildout, the Residential Area master developer shall complete and submit the traffic monitoring reports specified in the companion Development Agreement.

LIGHTING

Enhanced lighting beyond minimum standards shall be required as follows:

- Lighting throughout the Project shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
- Internal residential area lighting shall not exceed 18 feet in height with full cut-off fixtures.

- Street and parking lot lighting shall be oriented downward with full electrical cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 11:00 pm and sunrise, whichever occurs first.
- Solar streetlighting shall be allowed within public or private road rights-of way areas. All street lighting shall be privately owned by the developer or its designee, and/or operated by the HOA, CDD or the Developer, at the Developer's sole election.

FINDINGS OF FACT:

The petitioner's request for a Master Plan Revision on the subject Property previously zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(MU)/Planned Development Project (Mixed Use), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations is appropriate as it is consistent with the Comprehensive Plan, specifically the I-75/S.R. 50 Planned Development District and the previously approved Development of Regional Impact and will not cause any averse impact to the surrounding community.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the Petitioner's request for a Master Plan Revision on the subject Property previously zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(MU)/Planned Development Project (Mixed Use), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations (the "Project"), subject to the following performance conditions:

1. The applicable developer(s) must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise herein or in the companion Development Agreement approved on even date herewith), for either construction or use of the property, and complete all applicable development review processes, for each phase or portion of the Project, as applicable:

2. The Project is approved for the entitlements outlined in the Land Use Schedule below. All public facilities and other supporting or ancillary facilities are also approved as referenced herein or in the Development Agreement, as may be amended from time to time:

Land Use	Dwellings	Square Feet	Units
MIXED USE AREA			
Multi-Family Residential*	600		
Commercial **, Office, Mini-Warehouse		415,000	
Motel			75
RESIDENTIAL AREA			
Single Family Residential***	4,200		
Community Recreation (Lagoon)****			
Community Recreation (Golf)		18 Holes	Optional
Total Project	4,800	415,000	75

* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities,

** Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

*** Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted/owned lots).

**** The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which are separate and apart from the 415,000 sf of Commercial/Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

Note: Certain land uses may be exchanged on a trip-equivalent basis in accordance with the Land Use Equivalency Matrix (LUEM) approved as Exhibit C to the Development Agreement; provided, however, that as set forth in the LUEM,

exchanges from/to residential entitlements and non-residential entitlements shall not be allowed, unless separately approved by the Planning Department at such time.

3. Perimeter buffers may be used for interconnectivity; however, any pedestrian paths within perimeter buffers shall consist of natural, permeable materials (no concrete or asphalt).

4. At each conditional plat, the applicable developer shall be required to provide the following land use entitlement tracking:
   - Number and type of residential units and square feet of non-residential (on an aggregated basis to such date) versus total allowed for each of the Residential Area and Mixed-Use Area), as applicable.

5. The master developer for the Residential Area shall generate a project absorption schedule, differentiating age-restricted and non-age-restricted dwelling units. This schedule shall be updated on an annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department, for long-term planning purposes.

6. The applicable developer(s) shall maintain the following perimeter building setbacks for the following Project boundaries:
   - From I-75 Interstate ROW 75’ residential; 35’ non-residential
   - From I-75 FDOT DRAs 35’
   - From SR 50 75’ residential; 35’ non-residential
   - From Kettering Road 50’ residential; 35 non-residential
   - From Remaining Eastern Boundary 35’
   - From Southern Boundary/Dashbach ROW 35’
   - From Cracker Crossing Blvd: 35’

7. The developer(s) shall maintain the following minimum internal lot building setbacks and dimensional criteria:

   Non-Residential:
   - Front (Structure to Parking): 5’
   - Front (Structure to Public right-of-way): 0’
   - Side (Structure to Structure): 5’
   - Side (Structure to Parking): 5’
   - Side (Structure to Public right of way): 0’
   - Rear (Structure to Parking): 5’
   - Rear (Structure to public right of way): 0’
   - Maximum lot coverage: 100%

When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Residential (single-family detached lots):

- Front (Primary Structure): 10’ (Deviation from 25’)
- Front (Garage Door): 20’
- Side: 5’
- Rear (Primary Structure): 15’ (Deviation from 20’
- Rear (Accessory Structure): 5’
- Minimum lot size: 4,000 sq. ft. (Deviation from 6,000 sq. ft)
- Minimum lot width: 40’ (deviation from 60’) *
- Maximum lot coverage (primary structure): 75%
- Maximum lot coverage (accessory structure): 15%

* Implementation of 40’ wide lots within the single-family detached pods shall be limited by, and subject to, satisfaction of the following criteria for such 40’ wide lots:

(ii) Monotony Control: Single-family detached homes built-for-sale on 40’ lots shall be required to address the following requirements to avoid architectural monotony:

(iii)

(1) A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.

(2) A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).

(ii) Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale on 40-foot lots. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided. In addition:

(1) For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.

(2) No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

(iii) Streetscape Tree Requirements: Each single family detached home built-for-sale on a 40' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

Residential (Townhomes)

- Front: 10' (deviation from 25')
- Side (primary structure-Internal): 0' (deviation from 10')
- Side (primary structure-external): 10'
- Side (Accessory structure): 5'
- Building separation: 10'
- Rear (primary structure): 15' (deviation from 20')
- Rear (accessory Structure): 5'
- Minimum lot size: 3500 sq. ft. (deviation from 6,000 sq. ft.)
- Minimum lot width: 35' (deviation from 60)
- Maximum lot coverage (primary structure): 75%
- Maximum lot coverage (accessory structure): 15%

Residential (single-family attached):

- Front (primary structure): 0' (deviation from 25')
- Front (garage door): 20'
- Side (primary structure): 0' (deviation from 10')
- Building separation: 10'
- Rear: 0' (deviation from 20')
- Minimum lot size: 900 sq. ft. (deviation from 6,000 sq. ft.)

Residential (multi-family building with common parking):

- Front (primary structure): 0' (deviation from 25')
- Side: 0' (deviation from 15')
- Rear: 0' (deviation from 20')
- Garage door: 20'
- Maximum lot coverage: 100% (primary structure)

Maximum building heights:

- Non-residential height: 65’ (deviation from 45’)
- Multi-family height: 65’ (deviation from 45’)
- Single family attached height: 45’ (deviation from 35’)
- Single family detached height: 35’

Minimum lot frontage on a curve or cul-de-sac will be as follows:

- 40’ wide SF Lot 25’
- 50’ wide SF Lot 35’
- 60’ wide SF Lot 35’
- 70’ wide Villa Lot 50’
- 60’ wide townhome cluster (4 units) 45’

8. The applicable developer(s) shall provide the following perimeter buffers in the following designated areas of the Project:
   - Northern -SR 50 Frontage Only 20' landscape buffer -dev from 35’
   - East - Kettering Road Frontage Only 20’ landscape buffer-dev from 35’
   - East – Ridge manor WWTP 20’ natural/enhanced
   - East – Remaining Boundary no buffer required
   - West - I-75 Interstate ROW 40’ natural/enhanced
   - West – Adjacent to FDOT or Project DRA’s 20’ natural/enhanced
   - Southern Boundary – North of Dashbach Road 15’ natural/enhanced

*Buffer petitioner must submit cross section showing planting materials by type (trees, shrubs, and ground cover) at every conditional pat

9. The Oak Hammock Preserve/Passive Park area identified within the northern Mixed-Use Area on the Master Plan, and the Water Preserve/Passive Park area identified in the southern Residential Area on the Master Plan, will be interconnected with the project trails, and shall count toward required open space and neighborhood park acreage. Any other perimeter buffer areas or preservation areas identified on the Master Plan will count as open space but will not count toward required neighborhood park acreage.

10. All streets internal to the Project may be public or private except for Sunrise Parkway and Cracker Crossing Blvd., which shall be open to the public. Private roads within single family or multifamily tracts may be gated with provision for emergency vehicle access in accordance with the requirements of the Hernando County Fire and Emergency Services Department and the Hernando County Facility Design Guidelines. Private roads will be owned, operated, and maintained by the developer(s) designated CDD and/or Property Owners Association(s).

11. The Mixed-Use Area along the SR 50 Frontage shall be allowed two (2) access points to SR 50 between Sunrise Parkway and Kettering Road, subject to FDOT driveway connection permits.

12. Cracker Crossing Blvd. Extension shall be considered the Project's reverse frontage road and shall be deemed to meet all such requirements for the Mixed-Use Area. To ensure compatibility for the multi-family, retail and office uses within the Mixed-Use Area, through-truck traffic shall be prohibited on Cracker Crossing Blvd. Extension, other than local deliveries servicing the commercial/office uses within the Mixed-Use Area itself.

13. MAK Boulevard will be an optional internal Project roadway; however, in the event the adjacent Kettering Road parcel is actually utilized by the County for the East Government Center Site and/or by the School district for the School Site (as referenced in the Development Agreement), then the master developer for the Residential Area shall construct MAK Boulevard from Sunrise Parkway to the east Project Boundary, for connection (by the County or School District, as applicable) to the East Government Center Site and/or School Site. In the interim, this access area and other direct access point(s) to Kettering Road may be utilized as a construction access/haul roads for the Project as approved by the County Engineer.

14. The Residential Area master developer shall construct Sunrise Parkway as a 4-lane divided collector in accordance with the Development Agreement. As a divided boulevard, Sunrise Parkway will be considered to have met the "two entrance requirement" to a residential subdivision until such time as a second external connection is available for the Project.

15. Covenant, Conditions and Restrictions (CC&Rs) will be established to govern development within the C/PDP. The CC&Rs shall implement the applicable requirements of the zoning and Development Agreement and provide for enforcement by the developer(s) designated CDD(s) and/or Property Owners Association(s). The CC&Rs will be submitted to Hernando County for review and comment prior to final plat approval for each phase. The CC&Rs shall be recorded against those portions of the Development subject to such plat.

16. A geotechnical report prepared by a qualified professional shall be used in the design and layout of the Project and shall be submitted to the County at time of and in connection with the conditional platting of each phase to ascertain that the applicable developer has used its best efforts to avoid adverse impacts to sensitive karst and subsurface features in the overall project design and layout of the project.

17. At the developer's option, fencing along the perimeter and interior of Sunrise can be added to proposed buffer areas; where possible fencing will blend into the natural landscape of the area but will be supplemented with natural vegetation/screening as necessary. The developer(s)' fencing options may include materials such as PVC (non-white), decorative black aluminum (wrought iron style), mason/Symtec, stone and/or brick wall(s) consistent with project identification and entry monumentation features.

18. Beginning five years after approval of this Master Plan, and continuing every 600th residential unit thereafter until buildout, the Residential Area master developer shall complete and submit the traffic monitoring reports specified in the companion Development Agreement.

19. With the submittal of construction plans for each phase, the applicable developer shall provide the following materials for review:
    - Soil borings shall be used to verify that a minimum of five (5) feet of suitable soil cover is maintained between each drainage retention area (DRA) bottom and any subsurface limestone rock strata, limestone pinnacles or potential karst connections. In the event another regulatory agency with jurisdiction requires a greater separation depth than 5', compliance with that agency's greater depth shall be required.
    - BMPs for wetland protection (if applicable); control of siltation and turbidity during construction; minimization of site disturbance and wind erosion.
    - Low Impact Development (LID) design techniques (where reasonably feasible) as part of the stormwater plan.
20. If archaeological artifacts are discovered during site development construction, the applicable developer shall stop construction in that area and immediately notify the County, WRPC, DEO, and the Division of Historical Resources of the Florida Department of State.

21. Invasive plant species shall be removed during the site development process as required by the associated permitting agencies, environmental reports, and development review processes.

22. The C-PDP Zoning and Master Plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement, for the duration of the Development Agreement.

23. All the foregoing performance conditions are intended to conform to the companion Development Agreement for Sunrise, and not to alter any requirement or condition of

the Development Agreement. In the event of a conflict between the Development Agreement, these performance conditions, and any County land use regulations or ordinances, the Development Agreement shall supersede and control. This notwithstanding, any applicable County Ordinance containing additional details or regulations, which do not conflict with the provisions of the Development Agreement, shall govern the actions of the developer(s).

24. The location and design of the optional lagoon complex amenity will not require a Master Plan Revision.

25. Pending the commencement of site development for each respective development phase of the Project, any, or all the undeveloped portions of the Property shall be allowed to continue interim agriculture and/or silviculture uses on such undeveloped portions of the Property, pending full and complete development of the Project.

26. Enhanced lighting beyond minimum standards shall be required as follows:
    - Lighting throughout the Project shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
    - Internal residential area lighting shall not exceed 18 feet in height with full cut-off fixtures.
    - Street and parking lot lighting shall be oriented downward with full electrical cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 11:00 pm and sunrise, whichever occurs first.
    - Solar streetlighting shall be allowed within public or private road rights-of way areas. All street lighting shall be privately owned by the developer or its designee, and/or operated by the HOA, CDD or the Developer, at the Developer's sole election.
27. Open space and connectivity plan shall be submitted at the first conditional plat and revised every conditional plat thereafter. By way of clarification, the initial master open space and connectivity plan will provide for a primary, central trail along Sunrise Parkway through the entirety of the project, with future connection to the internal trails within each development pod. However, the details of the internal trail system within each development pod and the open spaces within each development pod, will only be delineated and added to the master open space and connectivity plan, as each proposed conditional plat is provided for such development pod.

28. The petitioner shall provide a revised Master Plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z RECOMMENDATION:

On August 14, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the Petitioner's request for a Master Plan Revision on the subject Property previously zoned CPDP/(Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(MU)/Planned Development Project (Mixed Use), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations (the "Project"), subject to the following unmodified performance conditions:

1. The applicable developer(s) must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise herein or in the companion Development Agreement approved on even date herewith), for either construction or use of the property, and complete all applicable development review processes, for each phase or portion of the Project, as applicable:

2. The Project is approved for the entitlements outlined in the Land Use Schedule below. All public facilities and other supporting or ancillary facilities are also approved as referenced herein or in the Development Agreement, as may be amended from time to time:

Land Use	Dwellings	Square Feet	Units
MIXED USE AREA			
Multi-Family Residential*	600		
Commercial **, Office, Mini-Warehouse		415,000	
Motel			75
RESIDENTIAL AREA			
Single Family Residential***	4,200		
Community Recreation (Lagoon)****			
Community Recreation (Golf)		18 Holes	Optional
Total Project	4,800	415,000	75

* Multi-Family Residential uses may include fee simple units, build-to-rent apartment units and/or senior adult attached housing units, including independent living and/or assisted-living facilities,

** Land uses allowed in the Mixed-Use areas denoted on the Master Plan will include Multi-Family Residential, all C-1 and C-2 Commercial uses, Office Uses and Mini-Warehouse Use. Any government center or other public services building

constructed by the County, or any public or charter school(s) within the Project, shall not count against the CPDP entitlements approved for the Project, but shall be in addition thereto.

*** Single Family Residential may include single family detached homes, single family attached homes; senior adult homes, townhomes, and build-for-rent single-family housing under single ownership (i.e., not separately platted/owned lots).

**** The potential lagoon recreational complex is an optional amenity use at the election of the Residential Area developer; if the lagoon recreational complex is constructed, it may include up to 25,000 sf of supportive commercial retail uses (which are separate and apart from the 415,000 sf of Commercial/Office/Mini-Warehouse uses approved for the Mixed-Use Area on the Master Plan).

Note: Certain land uses may be exchanged on a trip-equivalent basis in accordance with the Land Use Equivalency Matrix (LUEM) approved as Exhibit C to the Development Agreement; provided, however, that as set forth in the LUEM, exchanges from/to residential entitlements and non-residential entitlements shall not be allowed, unless separately approved by the Planning Department at such time.

3. Perimeter buffers may be used for interconnectivity; however, any pedestrian paths within perimeter buffers shall consist of natural, permeable materials (no concrete or asphalt).

4. At each conditional plat, the applicable developer shall be required to provide the following land use entitlement tracking:
   - Number and type of residential units and square feet of non-residential (on an aggregated basis to such date) versus total allowed for each of the Residential Area and Mixed-Use Area), as applicable.

5. The master developer for the Residential Area shall generate a project absorption schedule, differentiating age-restricted and non-age-restricted dwelling units. This schedule shall be updated on an annual basis based upon actual home occupancy and shall be provided to the Hernando County School District and the Hernando County Planning Department, for long-term planning purposes.

6. The applicable developer(s) shall maintain the following perimeter building setbacks for the following Project boundaries:
   - From I-75 Interstate ROW 75’ residential; 35’ non-residential
   - From I-75 FDOT DRAs 35’
   - From SR 50 75' residential; 35’ non-residential
   - From Kettering Road 50' residential; 35 non-residential
   - From Remaining Eastern Boundary 35’
   - From Southern Boundary/Dashbach ROW 35’
   - From Cracker Crossing Blvd: 35’

7. The developer(s) shall maintain the following minimum internal lot building setbacks and dimensional criteria:

Non-Residential:
- Front (Structure to Parking): 5’
- Front (Structure to Public right-of-way): 0’
- Side (Structure to Structure): 5’
- Side (Structure to Parking): 5’

- Side (Structure to Public right of way): 0’
- Rear (Structure to Parking): 5’
- Rear (Structure to public right of way): 0’
- Maximum lot coverage: 100%

When non-residential lots are adjacent to the project perimeter, the perimeter setbacks shall govern setbacks for individual development areas as appropriate.

Residential (single-family detached lots):

- Front (Primary Structure): 10’ (Deviation from 25’)
- Front (Garage Door): 20’
- Side: 5’
- Rear (Primary Structure): 15’ (Deviation from 20’
- Rear (Accessory Structure): 5’
- Minimum lot size: 4,000 sq. ft. (Deviation from 6,000 sq. ft)
- Minimum lot width: 40’ (deviation from 60’) *
- Maximum lot coverage (primary structure): 75%
- Maximum lot coverage (accessory structure): 15%

* Implementation of 40’ wide lots within the single-family detached pods shall be limited by, and subject to, satisfaction of the following criteria for such 40’ wide lots:

(i) Monotony Control: Single-family detached homes built-for-sale on 40’ lots shall be required to address the following requirements to avoid architectural monotony:

(1) A proposed home shall have two different architectural features (as defined below) from the two houses on either side of it that face the same street.

(2) A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).

a) Architectural Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models built-for-sale on 40-foot lots. These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.). If different models of homes are adjacent to or across from each other, monotony is avoided. In addition:

b) For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
c) No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

(ii) Streetscape Tree Requirements: Each single family detached home built-for-sale on a 40' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

Residential (Townhomes)

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- Building separation: 10'
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- Front (primary structure): 0' (deviation from 25')
- Front (garage door): 20'
- Side (primary structure): 0' (deviation from 10')
- Building separation: 10'
- Rear: 0' (deviation from 20')
- Minimum lot size: 900 sq. ft. (deviation from 6,000 sq. ft.)

Residential (multi-family building with common parking):

- Front (primary structure): 0' (deviation from 25')
- Side: 0' (deviation from 15')
- Rear: 0' (deviation from 20')
- Garage door: 20'
- Maximum lot coverage: 100% (primary structure)

Maximum building heights:

- Non-residential height: 65' (deviation from 45')
- Multi-family height: 65' (deviation from 45')
- Single family attached height: 45' (deviation from 35')

- Single family detached height: 35’

Minimum lot frontage on a curve or cul-de-sac will be as follows:

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   - Northern -SR 50 Frontage Only 20’ landscape buffer-dev from 35’
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24. The location and design of the optional lagoon complex amenity will not require a Master Plan Revision.

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    - Lighting throughout the Project shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
    - Internal residential area lighting shall not exceed 18 feet in height with full cut-off fixtures.
    - Street and parking lot lighting shall be oriented downward with full electrical cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 11:00 pm and sunrise, whichever occurs first.
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Meeting: 12/09/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15101
Legal Request Number:
Bid/Contract Number:

TITLE
Special Exception Use Permit Submitted by Carlos Hernandez (SE-24-05)

BRIEF OVERVIEW
Request:
Special Exception Use permit for an Assisted Living Facility

General Location:
Southwest corner of the intersections of Elgin Boulevard and Landover Boulevard

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility, with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 9:30 AM
Toni Brady	Approved	12/02/2024 12:11 PM
Victoria Anderson	Approved	12/03/2024 9:22 AM
Danielle Nigro	Approved	12/03/2024 9:35 AM

RESULT:	**ADOPTED**
MOVER:	Kathryn Birren
SECONDER:	W. Steven Hickey
AYES:	Hickey, Birren and McDonald
NAYES:	Holmes and Morgan
ABSENT:	Noe

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE 24-05 Official Date Stamp:
Received
APR 03 2024
Planning Department
Hernando County, Florida

Application request *(check one)*:
☑ **Conditional Use Permit**
☒ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 03/11/2024

APPLICANT NAME: Carlos A Hernandez.
Address: 1916 Landover Blvd.
City: Spring hill State: FL Zip: 34608
Phone: (813) 203-9277 Email: carlitin2373@yahoo.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: N/A
Address:
City: State: Zip:
Phone: Email:

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): R3232317518011910240
2. SECTION 06, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification:
4. Desired use:
5. Size of area covered by application: 14,866 Sq ft.
6. Highway and street boundaries: 572 / Landover BLVD.
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 AFFIDIVAT

I, Carlos A Hernandez, 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)*:
and *(representative, if applicable)*:
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 11th day of March, 20 23, by Carlos A Hernandez who is ☐ personally known to me or ☐ produced _____ as identification.

Signature of Notary Public

OLGA MUNOZ
Notary Public - State of Florida
Commission # HH 257433
My Comm. Expires Apr 25, 2026
Bonded through National Notary Assn.

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

03/21/2024

My name is Canos Hernandez, I'm writing this letter with the intention to explain on what my future plans are. Along side the basic site plan; Im intending on opening a ALF. This ALF will have twelve rooms in which some would be private and co-ed. I expect to have maximum twenty five residents. Each resident will have around the clock care, along with three meals a day. They will also have their own bathrooms as well as have a recreational center to play games, watch tv, or do as they please. Every Resident will have visitor's rights for their family to see them when they please. Each resident's primary doctors will still have their visits, we will also have an angency of home health in which provides nurses, doctors, and physical therapy. which is all in the facility visits for their check ups or anything they require. we also plan on having daily activites for those residents who would like to participate.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: December 9, 2024
APPLICANT:	Carlos A Hernandez
FILE NUMBER:	SE-24-05
PURPOSE:	Special Exception Use Permit for an Assisted Living Facility
GENERAL LOCATION:	Southwest corner of the intersections of Elgin Boulevard and Landover Boulevard
PARCEL KEY NUMBER:	660895

APPLICANT'S REQUEST:

The petitioner has submitted a request for a Special Exception Use permit in order to open an ALF/Assisted Living Facility. The facility will have a maximum of 14 residents. An Agency of Home Health will be on site which will provide nurses, doctors, and physical therapy. The parcel is currently a vacant lot and the proposed structure will be approximately 28,000 square foot one (1) story building with eight (8) bedrooms and 14 beds with a community dining room and living room. The petitioner will be providing 7-9 parking spaces on site.

SITE CHARACTERISTICS:

Site Size:	0.30 acres
Surrounding Zoning Land Uses:	North: PDP(SF); Single Family South: PDP(SF); Single Family East: PDP(SF); Single Family West: PDP(SF); Single Family
Current Zoning:	PDP(SF)/Planned Development Project (Single-Family)
Future Land Use Map Designation:	Residential
Flood Zone:	X

UTILITIES REVIEW:

The Hernando County Utilities Department has reviewed the petitioner's application and indicated it currently does not provide water or service to this parcel. Water service is available to this parcel; however sewer is currently sewer unavailable. HCUD has no objection to the request subject to connection to the central water system at time of vertical construction, and Health Department approval of an appropriate onsite sewage treatment and disposal system for the facility.

ENGINEERING REVIEW:

The site is located at the southwest corner of the intersection of Elgin Boulevard and Landover Boulevard. The County Engineer reviewed the petitioner's requested and indicated the following:

- A sidewalk shall be installed along Elgin Boulevard from the Western property line to the Southern property line on Landover Boulevard.
- Project shall meet all drainage requirements of Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permitting requirements.
- The Driveway, Parking, ADA parking and Layout shall meet Hernando County standards.
- A Right-of-Way Use Permit is required for driveway installation.

LAND USE REVIEW:

The subject property is located in the Spring Hill Subdivision and was designated PDP(SF)/Planned Development Project (Single Family) when the county established zoning. The surrounding properties have been developed as Single Family homes.

A Community Residential Home per Municode Appendix A, Article 1, section 3 (32) "a dwelling unit licensed by the Agency for Health Care Administration which provides a living environment for up to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents." The petitioner has proposed to open and Assisted Living Facility with a maximum of 14 residents.

Setbacks

Proposed Building Setbacks in a Spring Hill PDP(SF) District:

- Front (Elgin Boulevard): 25’
- Secondary Front (Landover Boulevard): 15’
- Side: 10’
- Rear: 20’

Buffers

The minimum commercial buffer shall consist of a 5' landscaped buffer around parking lots. The congregate care facility use, located on such lot shall be permanently screened from the adjoining and contiguous residential properties to the south and west by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet and an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Comments: While no buffers are required between ALF(Assisted Living Facility) and residential neighbors, however, staff recommends a 5’ landscape buffer dependent on the configuration of the parking lot. The petitioner shall work with the Planning Department to determine if the buffer is needed.

Parking

County LDRs requires a minimum of 0.3 parking spaces per bed for an Assisted Living Facility. The petitioner is proposing a total of fourteen (14) beds which requires five (5) parking spaces.

Lighting

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County LDR, in order to retain all light on site and prevent any light spillage onto neighboring residential uses.

Landscaping

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities

in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Residential Category of the adopted Comprehensive Plan states:

Objective 1.04B The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1) Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential use may also be allowed.

Comments: A Community Residential Home is permitted in all zoning districts as a special exception uses.

FINDINGS OF FACT:

The request for a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility, is appropriate based on the following conclusion:

1. The subject location is in a medium density residential neighborhood

2. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners' associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for Community Residential Home, namely an Assisted Living Facility, with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. A comprehensive floral survey may be required. Survey shall be prepared by a qualified professional at the construction plan approval stage of development. The petitioner will be required to comply with all applicable FWC regulations and permitting.

3. The facility shall be limited to a maximum of fourteen (14) beds.

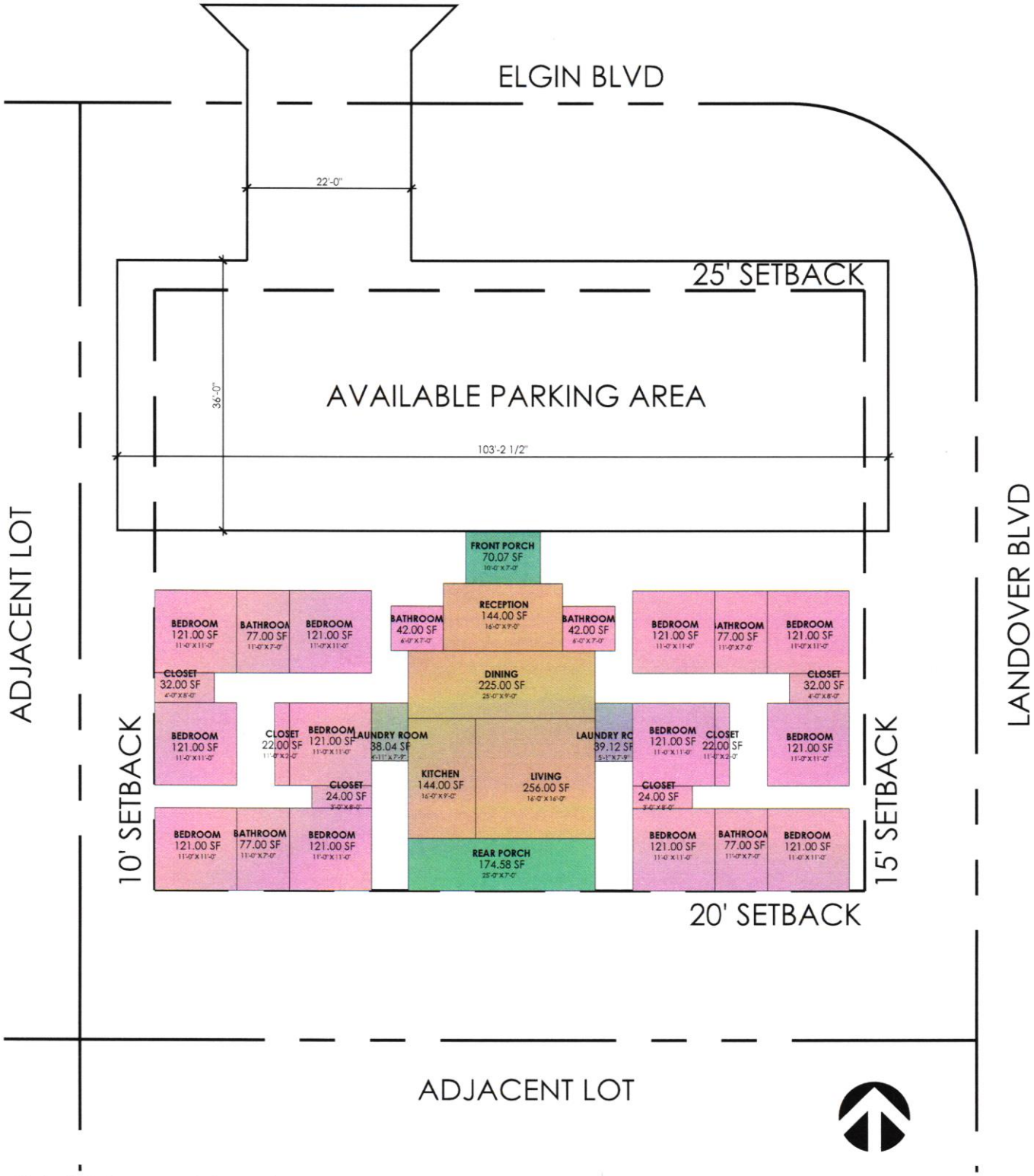
4. The petitioner shall be constructed to meet the minimum parking requirements for Hernando County

5. No parking shall be permitted in the right-of-way.

6. The petitioner shall provide a 5' landscape buffer against neighboring residential parcels.

7. Minimum Building Setbacks:
   - Front (Elgin Boulevard): 25'
   - Secondary Front (Landover Boulevard): 15'
   - Side: 10'
   - Rear: 20'

8. Any additional residents shall require an amendment to the special exception use permit.



Note | Reference : Schematic Document Not for Construction

SKILL ARCHITECTURE

Carlos ALF

Date : 03.19.2024 | Scale : N.T.S.

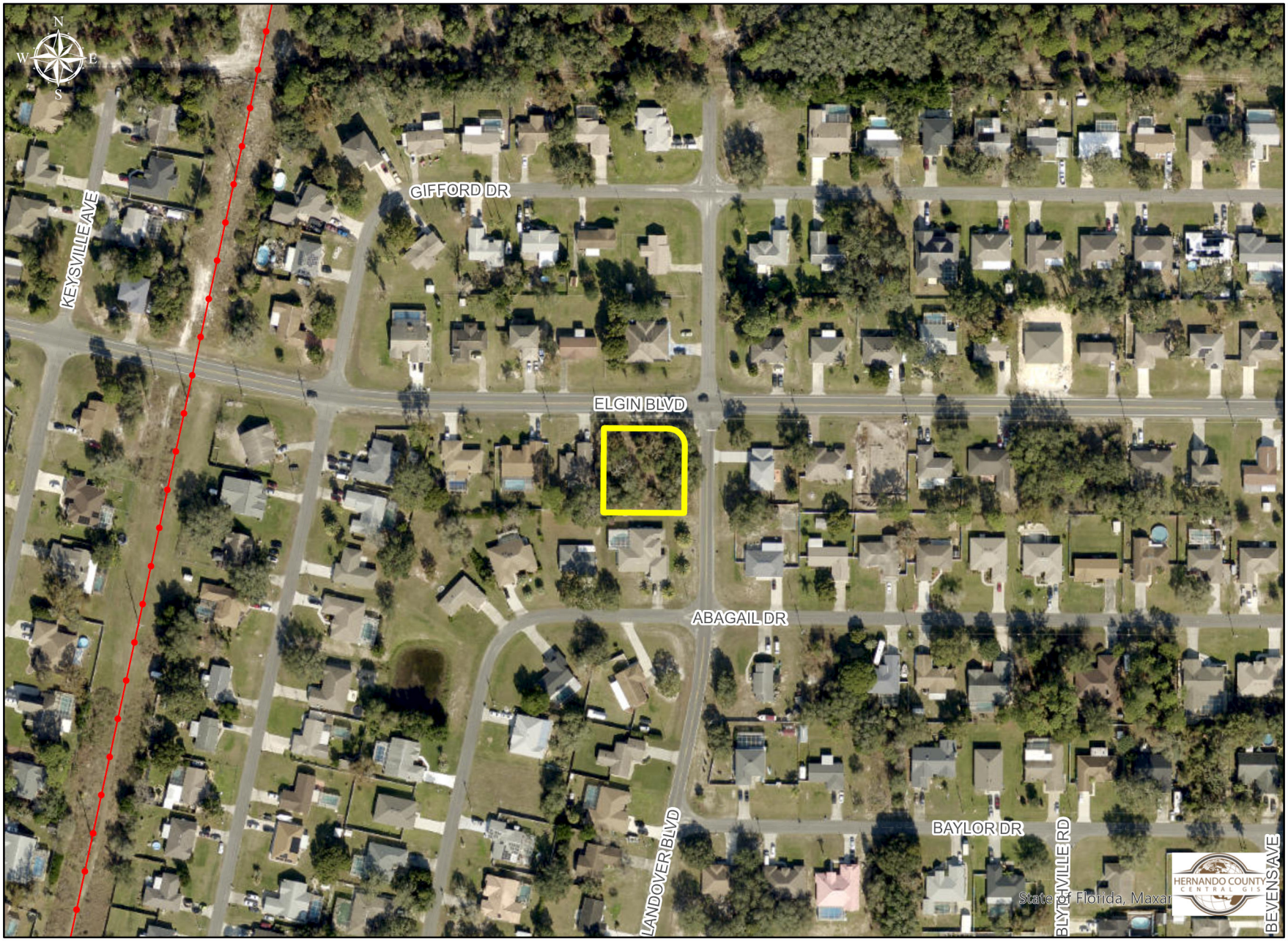
Basic Site Plan

v1

SE-24-05

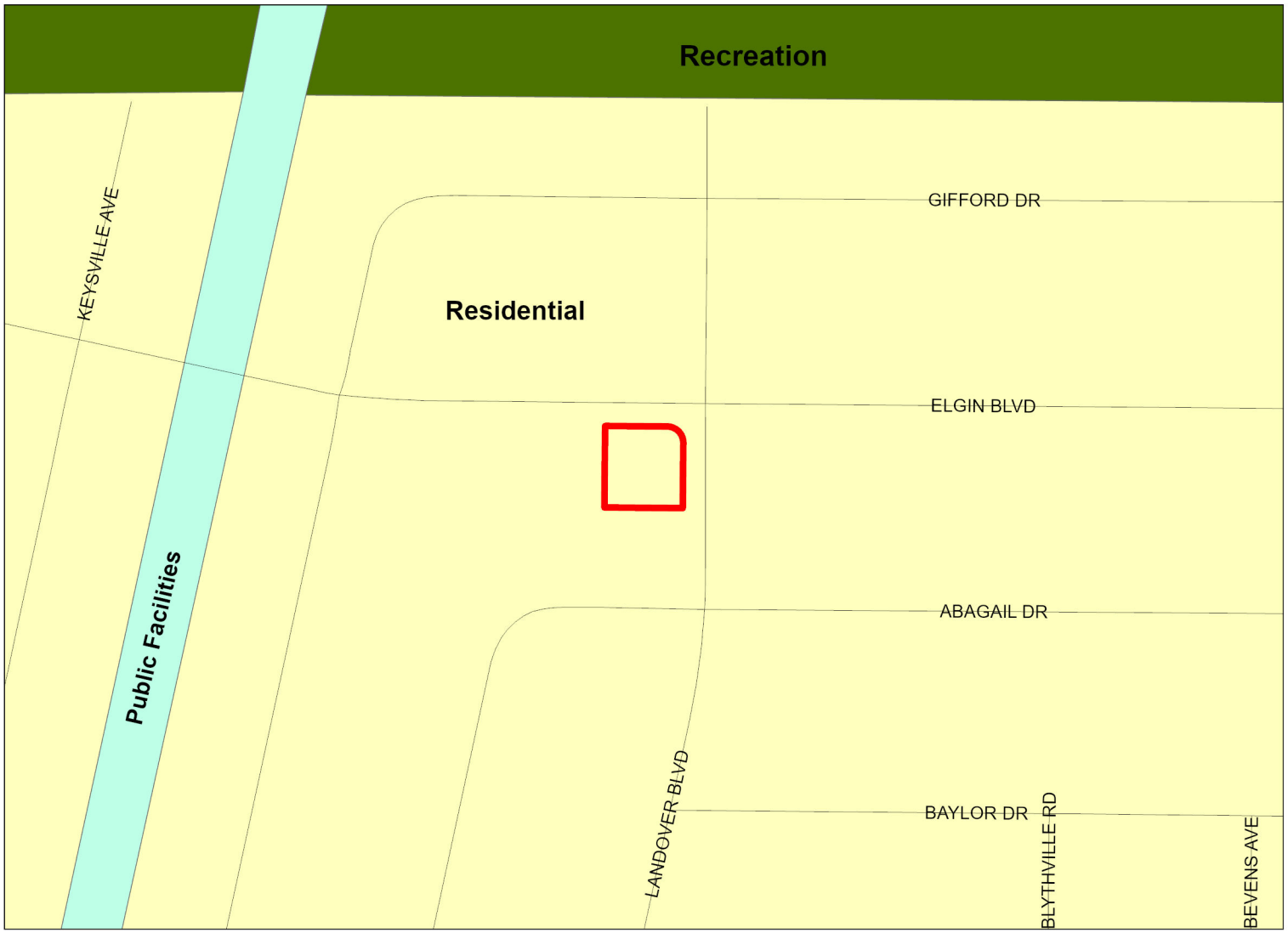
Photo date:

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-24-05
Version Date: 12/09/2022



SE-24-05
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.02 0.04 0.08 0.12 0.16 Miles

N W E S

Date of mapping: 06/03/2024

HERNANDO COUNTY CENTRAL GIS

SE-24-05 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

SE-24-05

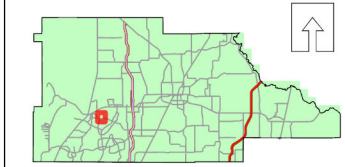
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 06/03/2024

0 0.01 0.03 0.05 0.08 0.1 Miles

Meeting: 12/09/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15087
Legal Request Number:
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager (H-24-53)

BRIEF OVERVIEW

Request:

Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily).

General Location:

South side of Cortez Boulevard (SR 50) at its intersection with Oxley Road, reaching Emerson Road approximately 940' south of its intersection with Cortez Boulevard (SR 50)

Hearing Detail:

This petition was postponed from November 4, 2024, P&Z hearing.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for Rezoning from CPDP (Combined Planning Development Project) to PDP(MF)/ Planned Development Project (Multifamily) with Deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 8:54 AM
Toni Brady	Approved	12/02/2024 10:05 AM
Victoria Anderson	Approved	12/02/2024 10:33 AM

Danielle Nigro	Approved	12/02/2024 10:39 AM

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	W. Steven Hickey
AYES:	Hickey, Birren and McDonald
NAYES:	Holmes and Morgan
ABSENT:	Noe

A- Application.

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

File No. _____ Official Date Stamp:

RECEIVED
8-16 2024
Development Services
Division

Date: August 1, 2024

APPLICANT NAME: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager
Address: 1409 Tech Blvd, Suite 202
City: Tampa State: Florida Zip: 33619
Phone: 813-739-7435 Email: bzellmer@nvrinc.com
Property owner's name: *(if not the applicant)* Banc Development Ltd

REPRESENTATIVE/CONTACT NAME: Cynthia Tarapani
Company Name: Tarapani Planning Strategies
Address: 128 E. Tarpon Avenue
City: Tarpon Springs State: Florida Zip: 34689
Phone: 727-642-2030 Email: c.tarapani@tarapaniplanning.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): See Attached List
2. SECTION 26 & 35, TOWNSHIP 22, RANGE 19
3. Current zoning classification: PDP-GC
4. Desired zoning classification: PDP-MF
5. Size of area covered by application: 40.26 acres
6. Highway and street boundaries: State Road 50 on north and Emerson Road on east
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: 20 minutes)

PROPERTY OWNER AFFIDIVAT

I, _____, 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)*: NVR, Inc.
and *(representative, if applicable)*: Cynthia Tarapani
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 15 day of July, 2024, by BESIM HALEF who is personally known to me or produced _____ as identification.

Notary Public State of Florida
Lauraine Quintana
My Commission HH 061390
Expires 11/08/2024

Lauraine Quintana
Signature of Notary Public

Notary Seal/Stamp

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

RECEIVED
AUG 02 2024
Hernando County Development Services
Zoning Division

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-24-53 Official Date Stamp:

RECEIVED
AUG 21 2024
Hernando County Development Services
Zoning Division

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: August 1, 2024

APPLICANT NAME: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager
Address: 1409 Tech Blvd, Suite 202
City: Tampa State: Florida Zip: 33619
Phone: 813-739-7435 Email: bzellmer@nvrinc.com
Property owner's name: *(if not the applicant)* Emerson Capital Group LLC

REPRESENTATIVE/CONTACT NAME: Cynthia Tarapani
Company Name: Tarapani Planning Strategies
Address: 128 E. Tarpon Avenue
City: Tarpon Springs State: Florida Zip: 34689
Phone: 727-642-2030 Email: c.tarapani@tarapaniplanning.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 420556/ 1580541/ 739730/ 1411163/ 1411154/ 739749/ 476407
2. SECTION 26 & 35, TOWNSHIP 22, RANGE 19
3. Current zoning classification: PDP-GC
4. Desired zoning classification: PDP-MF
5. Size of area covered by application: 40.26 acres
6. Highway and street boundaries: State Road 50 on north and Emerson Road on east
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: 20 minutes)

PROPERTY OWNER AFFIDIVAT

I, W. Parkinson Myers, 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)*: NVR, Inc.
and *(representative, if applicable)*: Cynthia Tarapani
to submit an application for the described property.

Emerson Capital Group, LLC
By: ECG Manager, LLC - its Manager
By: [signature] - its Manager
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Hillsborough
The foregoing instrument was acknowledged before me this 9th day of AUGUST, 2024, by W. PARKINSON MYERS who is personally known to me or produced _____ as identification.

[signature]
Signature of Notary Public

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

RICHARD A. MORSCH
Commission # HH 300456
Expires September 22, 2026
Notary Seal/Stamp

MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE

Presented to:

Hernando County
1653 Blaise Drive
Brooksville, Florida 34601

Prepared for:

NVR, INC.
1409 Tech Boulevard, Suite 202
Tampa, Florida 33619

Prepared by:

Cynthia Tarapani, Owner
Tarapani Planning Strategies
Land Use Planning Expert
128 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030
c.tarapani@tarapaniplanning.com

August 6, 2024
Revised November 8, 2024
Revised November 22, 2024

MAPLE CROSSING REZONING APPLICATION
PLANNED DEVELOPMENT NARRATIVE

TABLE OF CONTENTS

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V.	IMPACTS TO PUBLIC FACILITIES	8-9
VI.	WATER & SEWER SERVICES	9

MAPLE CROSSING REZONING APPLICATION
LIST OF SUBMITTAL DOCUMENTS

A. Application Signed by Property Owners

B. List of Parcel's Key Numbers (Legal Description)

C. Proof of Ownership
Deed for Banc Development Ltd.- OR Book 3249, Page 1620
Deed for Emerson Capital Group- OR Book 3063, Page 1353

D. List of Experts for Public Hearings

E. Property Appraiser's List and Map of Adjacent Property Owners

F. Maple Crossing PD Master Plan

G. Maple Crossing Land Development Traffic Assessment

H. Preliminary Protected Species Surveys

I. Application Fee
Check from NVR Ryan Homes in the amount of $1,281.40 payable to Hernando County

J. Cultural Resources Assessment Survey (submitted on November 8, 2024)

I. INTRODUCTION

NVR, Inc., the Applicant, is the Contract Purchaser of an approximate 40.18 acre property located at the southwest quadrant of State Road 50 and Emerson Road in Hernando County. The property is composed of seven parcels owned by two different owners: Banc Development Ltd. and Emerson Capital Group. This Rezoning Application is submitted to revise the type of allowable development from Commercial to Multifamily, revise the site's zoning from PDP-C to PDP-MF, and revise the previously approved Master Plan to allow the proposed use of up to a maximum of 245 townhouses.

II. PROJECT PROPOSAL & SITE CHARACTERISTICS

The Rezoning Site is currently vacant and it is proposed for a townhouse development with a maximum total of 245 townhouses, developed in a range of two to eight townhouse units per building. There is no commercial development proposed for the site. There is a wetland system that bifurcates the site that begins in the southwest corner of the property, continues diagonally through the site to the northeast, and then continues off-site connecting with the FDOT pond located at the southwest corner of SR 50 and Emerson Road. Based on the wetland survey, the size of the wetlands are a total of 1.64 acres, the size of the uplands is 38.54 acres, f or a total site size of 40.18 acres.

There are two access points proposed for the development: one entrance on Emerson Road on the east side of the site, and one entrance on Oxley Road on the west side of the site. Both access points will be treed boulevard entrances in compliance with Hernando County regulations. There is no access proposed to State Road 50/ Cortez Boulevard for the development. The Applicant proposes to connect the two sections of the property with an internal road that crosses the wetlands in the southwest section of the site. The specific location where the road crosses the wetlands is subject to design and permitting. Therefore, the project will comply with the County's policy requiring two access points for a residential development with more than 50 residential units.

It should be noted that the project entrance on Oxley Road will be located close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road.

Within the development, the local roads are proposed to be public roads that comply with the County's development standards. The site will be designed with a stormwater management system that complies with the regulations of both Hernando County and SWFWMD. The development will contain neighborhood parks that comply with the County's requirements regarding the acreage and the parks will be located in locations convenient to the residents of both the East and West Parcels

The total size of the project and proposed density is shown in **Table 1** below.

Table 1
Maple Crossing
Project Size and Proposed Density

Site	Size in acres
Uplands	38.54 ac
Wetlands	1.64 ac
TOTAL SITE SIZE	40.18 acres
Proposed Development	245 Townhouse Units
Gross Density (on Total Site)	245 units on 40.18 acre= 6.1 u/ ac
Net Density (on Uplands Only)	245 units on 38.54 acres = 6.4 u/ ac

Proposed Deviations from LDC

For the Maple Crossing development the Applicant requests three deviations from the *Land Development Code* as described below.

1. Request to reduce the building setback along State Road 50 in the West Parcel only from 125' to 75'.

   The Planned Development provisions, Article VIII of the *LDC*, require a building setback of 125' from State Road 50 and the Applicant proposes a setback of 75'. The justification for this reduced setback relates to the physical form and dimensions of the West Parcel, which is the only section of the site to which the State Road 50 setback applies. The depth of the West Parcel from the north property line adjacent to State Road 50 south to the wetland system is approximately 274 feet, excluding the wetland buffer. If the State Road 50 setback is applied, it will be difficult, if not impossible, to develop townhouses on both sides of a local road in this area, and resulting in an inefficient site design that will negatively impact the development potential of the project.

The Applicant proposes a setback of 75' from the north property line to the townhouse buildings within which an extremely wide buffer of 45' will be installed along the entire West Parcel frontage of State Road 50. The large proposed setback coupled with the wide buffer will provide an effective buffer between State Road 50 and the proposed townhouses. Additionally, the buffer will create an aesthetically pleasing view along the State Road 50 frontage.

2. Reduce the minimum lot size from 4,500 square feet to 2,640 square feet.

The County's R -3 Zoning District establishes lot sizes for multifamily residential units, and as calculated, would require a 4,500 square foot lot for each townhouse. The Applicant requests a minimum lot size of 2,640 square feet for each townhouse.

Each townhouse lot is designed with a width of 24' and a depth of 110' which results in the proposed lot size of 2,640 square feet. It should be noted that this lot size is very typical for townhouse development to reflect the land actually sold to the individual townhouse owner. It should be noted that this minimum lot size does not operate to allow additional density since the maximum development in the proposed project is limited to 245 residential units. Additionally, the development will comply with the County's requirements for Neighborhood Parks and Open Space.

3. Reduce the interior front yard setback for the townhouse units from 25' to 20'.

The County's required setback is 25' for the front yard of residential developments. The Applicant requests a front yard setback of 20' between the townhouse building and the internal local road for the following reasons.

First, this front yard setback will be visible only to residents of the development and will not impact the view of the project from external boundaries. Secondly, the reduced front yard setback results in a driveway length that is adequate for the lengths of typical cars and trucks. Typical car lengths range from 14' for a compact car, 16' for a midsize car, 17' for a full size car, and 16'-19' for typical truck sizes. With the proposed 20' front setback, there will be adequate space in the driveway for typical cars and trucks without blocking the sidewalk. Therefore, the requested reduced setback will not impair the function of the local roads or the sidewalks.

III. ENVIRONMENTAL CONSIDERATIONS

A Preliminary Protected Species Survey has been prepared by Universal Engineering Sciences for each side of the development and they are attached as **Submittal Document H**. Based on review of available data and a field inspection, the attached Surveys confirm that no Protected Species were identified on the project property. In summary, other than the wetland system that traverses the site, at this time, there are no known environmental considerations on the site.

The site is located in Flood Zones A and X. The detailed engineering design will determine whether or not the buildings will be required to be elevated. If building elevation is necessary, then the first floor of all habitable buildings on the site will be elevated as determined by this analysis and consistent with Hernando County's regulations.

IV. SITE PLAN DISCUSSION

As mentioned above there is a wetland system that bifurcates the site that begins in the southwest corner of the property, continues diagonally through the site to the northeast, and then continues off-site connecting with the FDOT pond located at the southwest corner of SR 50 and Emerson Road. Based on the wetland survey, the size of the wetlands are a total of 1.64 acres and the project will include the appropriate wetland buffers, consistent with SWFWMD regulations.

There are two access points proposed for the development: one entrance on Emerson Road on the east side of the site, and one entrance on Oxley Road on the west side of the site. Both access points will be treed boulevard entrances in compliance with Hernando County regulations. There is no access proposed to State Road 50/ Cortez Boulevard for the development. The Applicant proposes to connect the two sections of the property with an internal road that crosses the wetlands in the southwest section of the site. Therefore, the project will comply with the County's policy requiring two access points for a residential development with more than 50 residential units.

The project entrance on Oxley Road will be located in close proximity to and approximately 250 feet south of State Road 50 to minimize project traffic on Oxley Road. It should be noted that this proposed entrance is north of the northernmost home's driveway on Oxley Road and therefore, the project traffic will turn into the townhouse neighborhood before this residential driveway and will not need to travel past the existing homes to enter and exit the townhouse development.

Sidewalks

The development will be constructed with sidewalks on all of the project's interior roads. The internal road that connects the two portions of the site will also have a sidewalk to provide pedestrian access between the two sections of the site.

Guest Parking

The development proposes additional parking to be available for guests and located conveniently throughout the East and West Parcels. The final number of spaces and specific location of the guest parking will be determined during engineering design and submitted to the County for review.

Compatibility, Setbacks & Buffers

The site is located at the intersection of two major roads: State Road 50 and Emerson Road, and also has frontage on Oxley Road, a third local road. The site's shape and dimensions are suitable to a townhouse development with appropriate community amenities. The site is also well insulated from any surrounding properties and is not expected to create negative impacts to the surrounding properties based on the following proposed setbacks and buffers. It should be noted that all of the proposed setbacks and buffers are shown on the Master Plan and are described in this section. Additionally, the required and provided building setbacks are described in **Table 2** below. There will be a 25' buffer from all wetlands as required by SWFWMD, and as illustrated on the Master Plan.

North: The north boundary of the development is State Road 50, a State- maintained arterial currently constructed as a four-lane divided roadway. Along the north property boundary, the project proposes a 75' building setback from the property line to the townhouse buildings and a 45' buffer. The justification for a reduced building setback along State Road 50 is contained in **Section II** of this report.

South: To the south of the site is a public school, Moton Elementary School. The activities on the school property in the proximity of the new townhouses are employee parking and a stormwater pond. Further south on the school property, there are sports courts and open play fields. Along the project's southern boundary, the Master Plan proposes a 45' building setback from the property line to the townhouse buildings and a 15' buffer.

East: Emerson Road is adjacent to the eastern property line of the site and to the southeast of the site is a private school, Hernando Christian Academy. There will be one entrance to the development from Emerson Road which will be a treed boulevard entrance with open space/ landscaping on both sides of the entrance. To the north and south of the open space at the project entrance along the balance of Emerson Road, a buffer of 35' is proposed. The project proposes to comply with the required 35' building setback along Emerson Road.

Portions of the East and West Parcels border the FDOT stormwater pond, and therefore, limited buffering is needed in these areas. Within the East Parcel and along the three internal property lines adjacent to the off-site pond, a 5' buffer is proposed. Specifically, this 5' buffer is proposed within the East Parcel along both north boundaries and also along the east boundary.

Within the West Parcel and on its east boundary adjacent to the FDOT stormwater pond, the proposed buffer is 15' for the upland portion of that boundary. A significant portion of this boundary is occupied by wetlands and the required 25' wetland buffer will be observed in this area.

West: Oxley Road is adjacent to the western boundary of the site. The approved Cone & Graham townhouse project is located at the immediate southwest corner of Oxley Road and SR 50 and west of this proposed Rezoning site. Single family homes are developed to the south of the approved Cone & Graham townhouse development on the west side of Oxley Road.

The project proposes to minimize the traffic impacts on Oxley Road by locating only one access point on this road and locating it in close proximity to State Road 50. It should be noted that this proposed entrance is north of the northernmost home's driveway on Oxley Road and therefore, the project traffic will turn into the development before this residential driveway and will not need to travel past the existing homes to enter and exit the townhouse development.

The proposed external setbacks and buffers are proposed to minimize impacts of the proposed development with surrounding land uses. The West boundary is the only property boundary that is in proximity to existing residential uses. Therefore, the project has proposed a large setback of 45' on the West boundary along Oxley Road and a 20' buffer along this roadway. Further, there is only one entrance to the development on Oxley Road and this entrance will also be developed as a treed entrance. All of these site features are designed to form an appropriate buffer between these two residential uses.

Table 2
Maple Crossing
Summary of External Project Setbacks

Property Boundary	Required Setback	Provided Setback
North	125’ along State Road 50 20’ along FDOT Parcel	75’ along State Road 50* 30’ along FDOT Parcel
South	20’	45’
East	20’ in West Parcel 35’ in East Parcel along Emerson Road’	30’ in West Parcel adjacent to FDOT Pond 35’ in East Parcel along Emerson Road
West	35’ along Oxley Road	45’ along Oxley Road

* Deviation requested and described in **Section II.**

The dimensional requirements for the townhouse units are shown on the Master Plan and also in **Table 3 b**elow.

Table 3
Maple Crossing
Summary of Townhouse Dimensional Standards

Standard	Amount
Lot Size	2,640 sq. ft. *
Lot Depth	110’
Setbacks	Front: 20’ * Rear: See External Project Setbacks Side: N.A.
Building Coverage	35% (As calculated for the overall project site)

* Deviation requested and described in **Section II.**

Cultural Resources Assessment Survey

A Cultural Resource Assessment Survey was conducted by a well-qualified firm, Archaeological Consultants, Inc., for the Maple Crossing site. The Survey is included in this resubmittal.

The Survey included both background research and field work on the site to determine and locate any cultural resources within the site boundary. The results of the Survey indicate that there are no previously recorded historic resources or archaeological sites within the project boundary and no new resources were identified as a result of the field work. Additionally, there are no archaeological sites or historic resources on the site that are listed, determined eligible, or appear to be potentially eligible for listing in the National Register of Historic Places, and therefore, the project will not affect historic properties.

V. IMPACTS TO PUBLIC FACILITIES

Transportation

The Applicant has submitted a Traffic Assessment along with this Rezoning Application to confirm that the project will not reduce the Level of Service on the road network and to identify the improvements appropriate for the project. The Land Development Traffic Assessment was prepared by W.E. Oliver, P.E., LLC dated July 12, 2024 and attached as **Submittal Document G.**

The results of the Traffic Assessment are summarized on Page 11 of the report and as follows:

1. The Level of Service Analysis for Year 2030 "indicates good conditions" that meet the County's adopted standards.
2. An east-to-south bound right turn lane on State Road 50 at Oxley Road is recommended.
3. A south-to-west bound right turn lane on Emerson Road at the East Parcel entrance is recommended.
4. Improvement of Oxley Road from State Road 50 south to West Parcel entrance is recommended to improve this section of Oxley Road to the County standards.

For more details, please refer to the full Traffic Assessment contained in this submittal.

Stormwater Management/ Drainage

The new development will be required to treat its stormwater on the site in accordance with the regulations of Hernando County and SWFWMD. The Master Plan shows the conceptual location of the stormwater management ponds that will serve the project.

Water and Sewer Utilities

See analysis in **Section VI** below.

Neighborhood Parks

The proposed development will meet and exceed the County's requirement for neighborhood parks by providing parks in locations convenient to residents of both Parcels. The final sizes and locations of the neighborhood parks will be determined during final engineering design and submitted to the County for review.

Public School Facilities

The project will be subject to and will comply with the County's Concurrency Evaluation and the Educational Facilities Impact Fees for each townhouse.

Summary

Based on the analysis in this **Section V,** adequate public facilities will be available to serve the project.

VI. WATER & SEWER SERVICES

Although the proposed development is located within the jurisdiction of Hernando County, it is located within the utility service area for the City of Brooksville. The City of Brooksville is evaluating their sewer capacity and taking steps to expand capacity through a potential agreement with Hernando County and with a major expansion to the sewer treatment plant. The Applicant is aware of this ongoing capacity evaluation and will coordinate with the City of Brooksville to obtain sewer service. Central water service will also be provided through the City of Brooksville and there are no capacity issues relating to that service.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	November 4, 2024
	Board of County Commissioners:	December 17, 2024
	Planning & Zoning Commission:	December 9, 2024
	Board of County Commissioners:	January 28, 2024
APPLICANT:	NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager	
FILE NUMBER:	H-24-53	
REQUEST:	Rezoning from CPDP (Combined Planning Development Project) with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily).	
GENERAL LOCATION:	South side of Cortez Bouldvard (SR 50) at its intersection with Oxley Road, reaching Emerson Road approximately 940' south of its intersection with Cortez Boulevard (SR 50)	
PARCEL KEY NUMBER(S):	420556, 1580541, 739730, 1411163, 1411154, 739749, 476407	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from CPDP (Combined Planning Development Project) H-05-35, which has GC (General Commercial), and SF (Single-family) uses, and CPDP (Combined Planning Development Project) H-08-06, which has OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily). The petitioner proposes a 245 unit townhome community with no building containing more than twelve (12) dwelling units per building. The development is configured to preserve the stream/wetland that runs through the middle of the property.

The overall density of the project is 5.7 dwelling units per acre. Guest parking is included in the parking calculations for the development at one (1) space per four (4) townhomes. Sixty-one (61) guest parking spaces are shown, on the master plan, throughout the subdivision.

Requested Deviations

1. A twenty-five (25) foot reduction in the perimeter setback from Cortez Boulevard (SR 50), changing it from 125' to 75'. *(Appendix A, Article VIII, Section 1(B))*

2. Reduction in lot size from 4,500 square feet (required in the R-3 zone for multifamily buildings with 6 units) to 2,640 square feet. *(Article IV, Section 2(G)(4)(a))*

3. A five (5) foot reduction in the individual lot front setback from 25' to 20' *(Article IV, Section 2(G)(4)(c))*

4. A five (5) foot reduction in the side yard setbacks changing them from ten (10) feet to five (5) feet. This deviation is discussed in this report as the "Building Separation" requirement due to the townhome dwelling unit type.

(Article IV, Section 2(G)(4)(d))

SITE CHARACTERISTICS

Site Size: **40.18 acres**

Surrounding Zoning; Land Uses:

North: PDP(GHC) H-88-109 and Cortez Boulevard (SR 50); Undeveloped

South: AG with a Special Exception & AR; Moton elementary School & Single-family home

East: AG; Undeveloped

West: AR, CPDP; Single-family houses, & undeveloped

Current Zoning: CPDP (Combined Planning Development Project) H-08-06 and CPDP (Combined Planning Development Project) H-05-35

Future Land Use Map Designation: Residential and Commercial

ENVIRONMENTAL REVIEW

Soils: Blichton Loamy Fine Sane and Flemington Fine Sandy Loam.

Protection Features: There are neither Protection Features (Wellhead Protection Areas (WHPA) nor Special Protection Areas (Special Protected Areas (SPAs) on this site according to county data.

Hydrologic Features: There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data.

Comments: The petitioner shows a wetland flowing through the middle of the project. This wetland is not identified in the Comprehensive Plan; however, habitats sometimes change faster than Plans can be updated. Staff recommend establishing a jurisdictional wetland line on the property, if the area is determined to be a wetland. This line shall be included in all plans and drawings for this project.

The wetland on the property, as identified by the petitioner, is not listed in the Hernando County Comprehensive Plan. The petitioner shall have the wetlands delineated and a jurisdictional wetland line established that shall be shown on all further plans and drawings. A buffer of 25' shall be established adjacent to the wetlands.

Habitat: The subject property is designated Mixed Hardwood-Coniferous according to FWC CLC mapping (Florida Cooperative Land Cover

Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).

Comments: This property has the potential to have the Red-cockaded Woodpecker, the Florida Black Bear, the Swallow-tail Kite, Gopher Tortoises, and the Cooper's Hawk. Invasive plant species, if present, are to be removed during the development process.

A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional and submitted as part of the conditional plat application stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

Water Quality: The proposed development is within the Chassahowitzka River Basin Management Action Plan and subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate. It is also within the Chassahowitzka Outstanding Florida Spring Group (OFS).

Comments: The proposed development must maintain a 15' buffer around all water bodies where fertilizers are not used in order to prevent contamination. The builder is required to provide information on Florida Friendly Landscaping™ techniques and proper fertilizer use to the homeowners. These materials are designed to address and help reduce nutrient pollution. These educational materials are available through the Hernando County Utilities Department (HCUD).

The implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters for this property is required. This will be addressed during the permitting phase of development.

Flood Zone: The subject property is in flood zones X, A and AE.

Archaeology: This property has a potential of containing archaeological sites according to previous surveys.

Comments: An archaeological survey shall be performed by a qualified professional prior to development. If evidence of archaeological sites are present, the petitioner shall be required to adhere to the State regulations regarding archaeological sites and development.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comment: These parcels are located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW

The County Engineer reviewed the petitioner's request and provided the following comments: The property is in the Bystre Lake Watershed with areas of A and AE flood Zones at Elevation

99.6. Oxley Road is a minor rural residential road, with no markings, that is unable to handle the traffic volumes that will be generated by the development occurring on this road.

- A Traffic Access Analysis has been received and is currently under review. Any improvements identified will be the responsibility of the developer to install.
- To make Oxley Road functional for new development, it is required to be paved according to County standards from Cortez Boulevard (SR 50) to the entrance of the development.
- All roadways and driveways shall meet Hernando County standards.
- Driveway locations must be in coordination with another project located at West side of Oxley Rd. & South side of Cortez Blvd. (Cone & Graham, key numbers: 357508, 357946, rezoning case H-24-22)
- Sidewalks shall be installed throughout this development.
- FDOT access management and drainage permits are required.
- The petitioner shall coordinate with the Engineering Department to provide a transit stop with amenities.

LAND USE REVIEW

The petitioner requests to rezone the property to PDP(MF)/Planned Development Project (Multifamily). Previous zoning cases have approved multifamily uses for this property. It is located just south of Brooksville in an area that is appropriate for higher density due to its proximity to the City and Cortez Boulevard (SR 50).

Minimum Perimeter Setbacks for Multifamily PDP

Article VIII, Section 1 of Appendix A states the perimeter setbacks for residential uses approved within the PDP (see below).

- North (abutting a State Road): 125'
- South (rear): 20'
- East (side): 10'
- West (side): 10'

Deviation 1: A twenty-five (25) foot reduction in the perimeter setback from Cortez Boulevard (SR 50), changing it from 125' to 75'. *(Appendix A, Article VIII, Section 1(B))*

Comments: The petitioner requests this reduction in the setback against Cortez Boulevard (SR 50) because this is a townhome development with an FDOT drainage retention area being the only other property owner on Cortez Boulevard (SR 50) between Oxley Road and Emerson Road. There is no need for a frontage road because there are not going to be several entry points along Cortez Boulevard (SR 50), all homes will be accessed internally and no new access points on Cortez are proposed. Staff recommend approval of this deviation request. The new perimeter building setbacks for the project would be:

- North: 75' (Deviation from 125')
- South: 45'

- East: 35' (the petitioner proposes this setback against Emerson Road)
- West: 45' (the petitioner proposes this setback against Oxley Road)

Lot Size and Setbacks

The R-3 (Residential-3) zone, which is the zoning district related to the PDP(MF), states the minimum lot area for multifamily dwellings containing three (3) or more dwelling units, shall be twelve thousand (12,000) square feet plus three thousand (3,000) square feet for each additional dwelling unit over the first two (2) dwelling units *(Article IV, Section 2(G)(4)(iii)).* For a four (4) unit building, the minimum size for the lot is 18,000 square feet. This provides a 4,500 square foot lot minimum for each dwelling unit. For a six (6) unit building, the minimum lot size is 24,000 square feet, providing a 4,000 square foot lot minimum for each dwelling unit.

The petitioner requests a reduction in the minimum lot size from 4,000 square feet per dwelling unit to 2,640 square feet per dwelling unit. It has become common for petitioners to request a reduced lot size for townhome lots. This may be requested for a host of reasons, such as an increase in profit or to place more of the development's property into common ownership for preservation or for the provision of amenities.

Lot setbacks for the R-3 zone are:

- Front: 25'
- Rear: 15'
- Building Separation: 20' (side yard setback is 10')

Building separation is used instead of side yard setbacks for townhomes since the "side" is different for exterior and interior dwelling units. The term "Townhome" designates that there are connected walls that require a 0' setback; as a result, a deviation for the interior lot setback for attached dwelling units is not necessary.

Deviation 2: Reduction in lot size from 4,500 square feet (required in the R-3 zone for multifamily buildings with 6 units) to 2,640 square feet. *(Article IV, Section 2(G)(4)(a))*

Deviation 3: The petitioner requests a 5' deviation in the front yard setback, changing it from 25' to 20'.

Deviation 4: The A five (5) foot reduction in the side yard setbacks changing the building separation from 20' to 10'. This deviation is discussed in this report as the "Building Separation" requirement due to the townhome dwelling unit type.

This is a five (5) foot deviation because a ten (10) foot side yard setback would produce a twenty (20) foot building separation distance since each building must be at least ten (10) feet from the property line. If the side yard setback is reduced to five (5) feet, each building must be five feet from the property line, creating a building separation of ten (10) feet.

Comments: Staff recommend approval of deviations 2 and 3. The petitioner offers buffers that are larger than the minimum requirement. Staff feel it is an

appropriate compromise, larger buffers for reduced lot size and setbacks. The topography of the property and the desire to preserve as many specimen and majestic trees as well as the wetlands that run through the property are a few of the reasons the petitioner is requesting the reduction in lot size and setbacks.

Consistent with the Board direction of no side yard setbacks under 7.5', with regards to deviation 4, staff recommend a 2.5' deviation in the side yard setback making the side yard setback 7.5' and reducing the building separation from twenty (20) feet to fifteen (15) feet. The petitioner has stated that they want to preserve as many specimen and majestic trees as possible using with targeted and limited land grading. The preservation of any existing specimen and majestic trees is no longer a standard practice within Hernando County. Amid the clear-cutting and mass graded properties that have become severe nuisances to adjacent property owners, staff believe targeted grading and land clearing resulting in the preservation of valuable community assets (specimen and majestic trees), in exchange for the reduction to the front and side yard setbacks and reduced lot size, is acceptable. Staff encourage the Board to consider the requested five (5) foot reduction in the side yard setbacks.

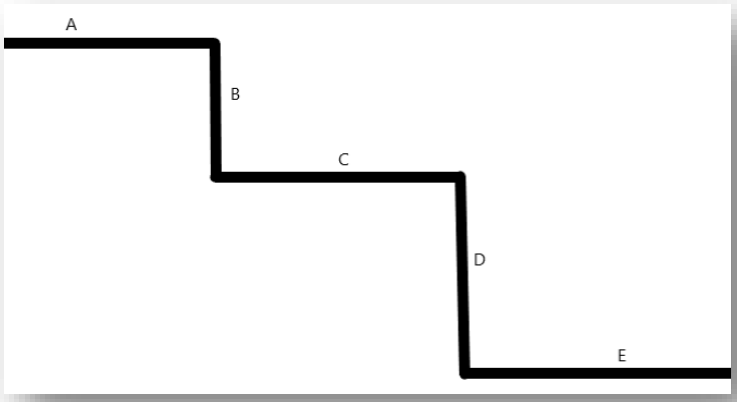
If approved, the individual lot setbacks and lot size would be:

- Front: 20'
- Rear: 15'
- Building Separation: 10'
- Minimum lot size: 2,640 square feet

Buffers

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural. The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting" *(Article VIII, Section 6(C)).*

The petitioner's proposal has buffers widths that exceed the minimum requirements. Due to the property having multiple turns, a graphic is included designating the property lines as A, B, C, D and E. The petitioner proposes the following buffers:



- North (A) (Cortez Boulevard (SR 50)): 45' Landscaped Buffer
- North (C): 30' Landscaped Buffer
- North (E): 5' Landscaped Buffer
- South: 15' Landscaped Buffer
- East (Emerson Rd): 35' Landscaped Buffer
- East (B): 15' Landscaped Buffer
- East (D): 5' Landscaped Buffer
- West (Oxley Road): 20' Landscaped Buffer
- Along the wetland: An undisturbed buffer that averages 25' wide, with no portion of the buffer less than 15' wide. Invasive species of vegetation shall be removed. The buffer may be planted with native Florida wetland area plants.

Comments: The buffer the petitioner proposes that is only 5' wide, is against the property to the north. This property currently serves as a Florida Department of Transportation (FDOT) drainage retention facility. There are no residents on the property and there is currently no plan in place that staff are aware of, for its development.

Access

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units.

The petitioner requests that the two (2) access point policy for new subdivisions be waived.

Comments: The petitioner proposes a single boulevard entrance for each of the sections (east and west). The east section accesses Emerson Road and the west accesses Okley Road. The County Engineer states the location of the access point on Okley Road shall be coordinated with the Planned Development Project that was recently approved on the western side of the road, H-24-22 Cone and Graham, Inc.

Staff supports the opinion of the County Engineer as to whether he two entrance requirement should be waived. The comments from the County Engineer do not state that a second access point, for either section, is required. Planning staff recommend that the location of access points, and the requirement for a second access point for each side be coordinated with the County Engineer and the Petitioner. This does not negate the required coordination of access points with the new project on the other side of Okley Road.

Neighborhood Park

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed project contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements.

The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park. The approximate location and acreage of the neighborhood park system shall be identified within the project master plan.

Comments: The petitioner states that the project will exceed the required park size of 2.95 acres (128,502 square feet). Staff believes the park location is appropriate to identify in the Conditional Plat, due to the topographic uniqueness of the property. The park should be centrally located to be accessible to both sides of the development. The petitioner has the ability to utilize wetlands as part of the park system, by including it in the Neighborhood Park Plan submitted as part of the construction drawings.

Natural Vegetation

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet.

Comments: If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The natural vegetation of 2.81 acres (122,517 square feet) shall be designated during the conditional plat phase of development.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, Residential Category

Strategy 1.04A(3): The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Multifamily Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(6): Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP) Master Plan and related strategies to accommodate infill and/or mixed-use development.

Comments: The proposed project is close to the City of Brooksville. The property abuts Cortez Boulevard (SR 50), which is a four (4) to six (6) lane road maintained by FDOT and designated as a major roadway. The subject parcel fits the criteria for allowing

Strategy 1.04B(7): All multifamily developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

a. multifamily development may serve as a density transition located on the periphery of single-family neighborhoods and connecting to higher intensity uses;

b. multifamily developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single-family neighborhoods

Comments: This project area does not direct traffic through, or connect to, any existing neighborhoods. Proposed access to Cortez Boulevard (SR 50) is through Oxley Road and Emerson Road. Any changes needed to roads to accommodate the increased traffic volume will be paid for by the developer.

Future Land Use Map, Commercial Category

Strategy 1.04A(6): The Commercial Category provides commercial uses including products and services along major corridors and at roadway

intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Comments: This PDP application establishes performance standards that will make this residential development appropriate for the commercial Future Land Use.

FINDING OF FACTS

1. This project is adjacent to one of the major roads running through Hernando County and the City of Brooksville.
2. This project has direct and indirect access to Cortez Boulevard (SR 50).
3. This project has close proximity to the City of Brooksville urban area.
4. The proposed density is within the acceptable range of densities for this location.
5. The deviation to the front setback for Cortez Boulevard (SR 50) was approved in a previous rezoning and is a reasonable request.
6. The deviation to the minimum lot size is comparable to other fee-simple townhome developments that have been presented to the County for review and approval.
7. The petitioner request is compatible with the surrounding area and consist with the Comprehensive Plan with appropriate performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

ORIGINAL STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission postpone the petitioner's request in order to provide the petitioner and staff with ample time to discuss proposed changes to the originally submitted application. Changes are based on County Departmental comments and the petitioners' desire to change some features of the project due to some of the subject site's environmental conditions.

P&Z ACTION:

On November 4, 2024, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request in order to provide the petitioner with additional time to coordinate with staff revisions to the original request/application.

REVISED STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for rezoning from CPDP (Combined Planning Development Project) to PDP(MF)/ Planned Development Project (Multifamily) with Deviations and the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. Planning

   A. Maximum number of Dwelling Units / Lots Allowed: 245

   B. Allowed Uses in this PDP: Townhomes and associated community amenities

   C. Lot Information

      Lot Type: Townhome

      - Minimum Lot Size (square footage): 2,640 sf (Deviation from 4,000 sf)
      - Minimum Lot Width at the front setback line: 24'
      - Front: 20' (Deviation from 25')
      - Rear: 15'

- Minimum Separation between buildings: 10' (deviation in the side yard setbacks from 10' to 5')
- Maximum Building Coverage: 35% (calculated as square footage of buildings / square footage of residential portion of the project area)
- Maximum Building Height: 45' and/or three (3) stories.
- Lot Coverage: 45%, calculated using the project area, not the individual lot.

*Corner lots shall have a front yard setback on each road frontage

D. **Neighborhood Park: 2.95 acres (128,502 square feet)**

The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.

The final location of the park site(s), access and a list of proposed facilities shall be provided for review and approval during the conditional plat process. A neighborhood park(s) site plan, prepared by a registered landscape architect or professional civil engineer, shall be submitted for review and approval in conjunction with the final construction plans for the subdivision. Development of the neighborhood park system shall occur prior to receiving fifty-one (51) percent of the certificates of occupancy for the subdivision (based on complete build-out).

E. Perimeter Setbacks (including the vegetated buffer) (see figure 1)

- North (Cortez Boulevard (SR 50)) (A): 75'
- North (C & E): 30'
- South: 45'
- East (Emerson Rd): 35'
- East (B and D) 30'
- West (Oxley Road): 45'

F. Buffers (see figure 1 for a visual representation of the northeast buffer locations)

- North (A) (Cortez Boulevard (SR 50)): 45' Landscaped Buffer
- North (C): 30' Landscaped Buffer
- North (E): 5' Landscaped Buffer
- South: 15' Landscaped Buffer
- East (Emerson Rd): 35' Landscaped Buffer
- East (B): 15' Landscaped Buffer
- East (D): 5' Landscaped Buffer

- West (Oxley Road): 20' Landscaped Buffer

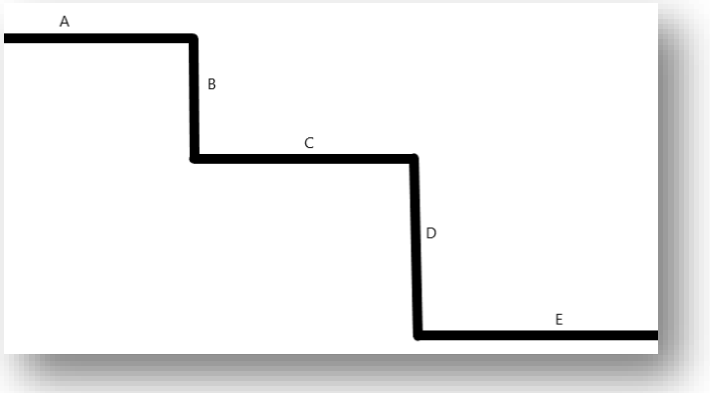


Figure 1: Property Lines of the Northeast portion of the project

- Along the wetland: An undisturbed buffer that averages 25' wide, with no portion of the buffer less than 15' wide. Invasive species of vegetation shall be removed. The buffer may be planted with native Florida wetland area plants. 15' buffer around all water bodies from fertilizers in order to prevent contamination.

- Buffer fencing: If a fence is used, the greenery shall be installed on the side of the fence that faces the adjacent property at the conclusion of construction.

- Buffers shall remain undisturbed, with the exception of the removal of invasive species or dead trees. Buffers may not include any stormwater management facilities, utility easements, or drainage retention areas. No land disturbing activities are permitted in the buffers.

G. Perimeter Buffers and Setbacks shall not be included as a part of individual lots. A distinct lot edge shall be marked on lots to denote that preservation of that area is required.

H. The petitioner shall provide a treed boulevard entrance.

I. The townhomes shall provide architectural elements throughout the development and alternating garages in order to avoid architectural monotony. Architectural elements shall include but not be limited to dormers, reliefs, textures and alternating materials.

3. **Environmental**

A. A **comprehensive floral and faunal (wildlife) survey** shall be prepared by a qualified professional and submitted as part of the Conditional Plat application stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting. The petitioner shall have the property surveyed and a

jurisdictional wetland line established that shall be shown on all further plans and drawings.

C. **Required Open Space: 6.03 acres (262,536 square feet)**

The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

Multifamily Development *(Appendix A, Article VIII, Section 1 (H)(1)(e))* Minimum open space required for multifamily developments containing twelve (12) or more units: A minimum of fifteen (15) percent of the gross site must be maintained in open space. A minimum of fifty (50) percent of the required open space shall be in areas at least five hundred (500) square feet in size with no horizontal dimension less than fifteen (15) feet. (MF and R-3 Zones)

*Required open space and natural vegetation areas may overlap.

D. **Required Natural Vegetation**: **2.81 acres (122,517 square feet)**

Preserved natural vegetation and/or planted native vegetation shall be provided per Article II, Section 10-28 (2). The county administrator or designee may grant deviations to this standard if changes in elevation or other conditions preclude meeting this standard.

Projects greater than twenty (20) acres shall designate an area of at least seven percent of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet.

*Required open space and natural vegetation areas may overlap.

E. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement within 12 months.

F. Invasive plant species, if present, are to be removed during the development process.

G. An **archaeological survey** shall be performed by a qualified professional prior to development. If evidence of archaeological sites is present, the petitioner shall adhere to the State regulations regarding archaeological sites and development.

H. The petitioner must meet the minimum requirements of **Florida Friendly Landscaping™** publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. **Engineering**

A. Any improvements identified by the traffic access analysis shall be the responsibility of the developer to install.

B. The developer shall pave Oxley Road, from Cortez Boulevard (SR 50) to the entrance to the development, according to County standards.

C. The roadways and driveways shall meet Hernando County standards.

D. Driveway locations must be coordinated with another project located at West side of Oxley Rd. & South side of Cortez Blvd. (Cone & Graham, key numbers: 357508, 357946, rezoning case H-24-22).

E. Sidewalks shall be installed throughout this development.

F. FDOT access management and drainage permits are required.

G. The provision of a transit stop shall be coordinated with the Engineering Department at the appropriate time.

5. **Utilities:** These parcels are located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

6. **Schools**

The petitioner must apply for and receive a *Finding of School Capacity* from the Hernando County School District (HCSD) prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District and the County.

7. **Construction Buffer**

Article II, Section 10-28 (5) All new development (subdivision and commercial) greater than two (2) acres that abuts existing residentially zoned housing units not in previously developed or future phases of the same development must provide a construction buffer at the perimeter of the construction site boundary. It shall be a natural vegetative buffer a minimum of ten (10) feet in width, provide a minimum of eighty (80) percent opacity, and minimize - airborne erosion to existing adjacent residentially zoned housing units. If natural vegetation is not adequate or available to provide such a buffer, a fence or wall at least six (6) feet in height above grade must be installed within thirty (30) days of clearing and prior to commencement of construction.

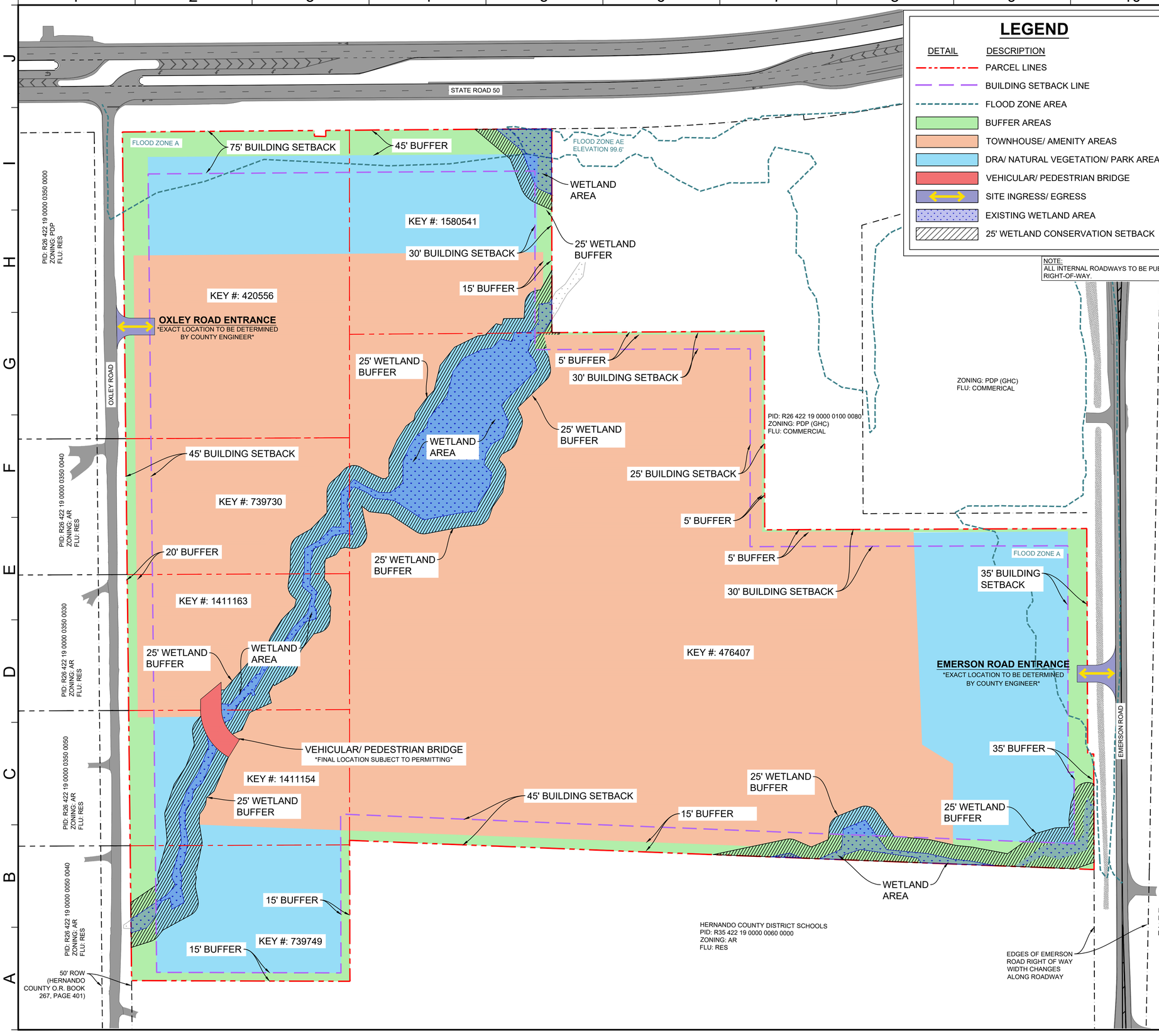
If a fence is used it must include mesh or slats to minimize airborne erosion. If a permanent fence or wall is provided it must be dominated by greenery on the side facing adjacent property at the conclusion of construction. Retention of a natural vegetative buffer is encouraged. A permanent construction buffer can be used to meet all or part of the requirements for natural vegetation preservation.

8. The petitioner shall remove any barbed wire and/or electric fencing from the subject parcel(s) prior to the issuance of any Certificate of Occupancy being issued. This includes any areas designated as Buffers and Drainage Retention Areas designated as PDP (Special Use) on plats.

9. Prior to the issuance of an approved set of construction plans, the developer shall provide the Department of Public Works and the Planning Department with a contact list of any

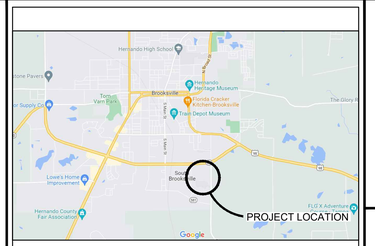
known contractors and professionals that will be working on the site as well as designating a primary contact should issues arise.

10. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.



LEGEND

DETAIL	DESCRIPTION
	PARCEL LINES
	BUILDING SETBACK LINE
	FLOOD ZONE AREA
	BUFFER AREAS
	TOWNHOUSE/ AMENITY AREAS
	DRA/ NATURAL VEGETATION/ PARK AREAS
	VEHICULAR/ PEDESTRIAN BRIDGE
	SITE INGRESS/ EGRESS
	EXISTING WETLAND AREA
	25' WETLAND CONSERVATION SETBACK



LOCATION MAP

CONTACT LIST

APPLICANT: NVR, INC. DBA RYAN HOMES
CONTACT: BARBARA ZELLMER
ADDRESS: 1409 TECH BLVD SUITE 202, TAMPA, FL 33619
PHONE: (813) 579-0299

PROJECT PLANNER: TARAPANI PLANNING STRATEGIES, LLC
CONTACT: CYNDI TARAPANI
ADDRESS:128 E. TARPON AVE, TARPON SPRINGS, FL 34689
PHONE: (727) 642-2030
EMAIL: C.TARAPANI@TARAPANIPLANNING.COM

ENGINEER: GOODWYN MILLS CAWOOD, LLC
CONTACT: SCOTT K. STANNARD
ADDRESS: 21764 SR 54, LUTZ, FL 33549
PHONE: (813) 885-2032
EMAIL: SCOTT.STANNARD@GMCNETWORK.COM

TRAFFIC ENGINEERING: W.E. OLIVER, P.E., LLC
CONTACT: WILLIAM OLIVER P.E.
ADDRESS: 2606 W MORRISON AVE., TAMPA, FL 33629
PHONE: (813) 748-9188
EMAIL: BILL@WEO-PE.COM

WETLAND CONSULTANT: NAYLOR ENVIRONMENT SOLUTIONS
CONTACT: ABBEY NAYLOR
ADDRESS: 14706 TUDOR CHASE DRIVE, TAMPA, FL 33636
EMAIL: ANAYLOR@NAYLORENV.COM

PROJECT DATA

PIN: R26 422 19 0000 0100 0030
R35 422 19 0000 0050 0060
R26 422 19 0000 0350 0120
R26 422 19 0000 0350 0130
R26 422 19 0000 0350 0060
R26 422 19 0000 0350 0020
R26 422 19 0000 0100 0031

TOTAL PROJECT ACREAGE:1,750,278 SF / 40.18 ACRES +/-
UPLAND AREA: 38.54 ACRES (95.92% OF PROJECT AREA)
WETLAND AREA ON SITE: 1.64 ACRES (4.08% OF PROJECT AREA)

MAXIUMIM PROPOSED TOWNHOME LOTS:
MAXIMUM PROPOSED LOTS: 245

*24' WIDE, DEPTHS VARIES RELATIVE TO LOCATION SUCH AS CORNER LOTS AND OTHER PROPERTY FEATURES

RESIDENTIAL DENSITY:
6.36 TOWNHOUSE UNITS PER ACRES (EXCLUDING WETLAND AREA)

ABUTTING ZONING/FLU:
NORTH:PDP/PD
EAST:PDP/RES
WEST:CPDP/RES
SOUTH:AG(SPECIAL USE SCHOOL)/EDU
PROPOSED USE:PDP SINGLE FAMILY
BUILDING HEIGHT: TBD

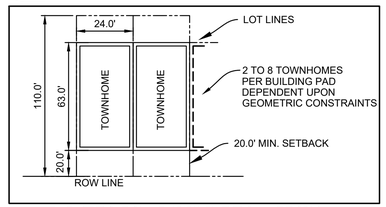
PROPOSED EXTERNAL PROJECT SETBACKS:
NORTH: 75' ALONG STATE ROAD 50 & 30' ALONG FDOT PARCEL
SOUTH: 45' ALONG HERNANDO DISTRICT SCHOOL
EAST: 35' ALONG EMERSON ROAD & 25' ALONG FDOT PARCEL
WEST: 45' ALONG OXLEY ROAD

REQUIRED PARK AREA:
TOTAL ACREAGE WILL MEET COUNTY STANDARDS AND BE SIZED/ LOCATED AT THE TIME OF THE CONDITIONAL PLAT.

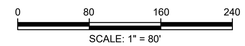
REQUIRED/PROVIDED BUFFERS:
SEE PLAN FOR PROPOSED BUFFERS

ACCESS ROADS:
50' WIDE ROW WITH TREE'D ROADWAY/ACCESS WAY FOR MOTOR VEHICLES

PARKING REQUIREMENTS:
2 SPACES PER UNIT (ONE IN GARAGE, ONE IN DRIVEWAY)
= 245 x 2 = 490 (490 PROVIDED)
1 ADDITIONAL PER 4 TOWNHOUSES (GUEST PARKING)
= 245 X 0.25 = 62 (62 PROVIDED)



TYP. LOT SIZE EXHIBIT & SETBACKS



GMC
21764 State Road 54
Lutz, FL 33549
Phone: 813 885 2032

REVISIONS

NO.	AGENCY COMMENTING	DATE
PD	MASTER PLAN	08-06-24
PD	MASTER PLAN RESUBMITTAL	11-08-24

Designer: SKS Date:
Drawn By: CRW Date:

CLIENT:
NVR, INC. DBA RYAN HOME
ADDRESS:
1409 TECH BLVD SUITE 202,
TAMPA, FL 33619
CONTACT:
BARBARA ZELLMER
PHONE:
(813) 579-0299

Ryan Homes

MAPLE CROSSING

SR 50 & EMERSON ROAD
HERNANDO COUNTY
BROOKSVILLE, FL 34601

Drawing Name:

MASTER SITE PLAN

Drawing No.:

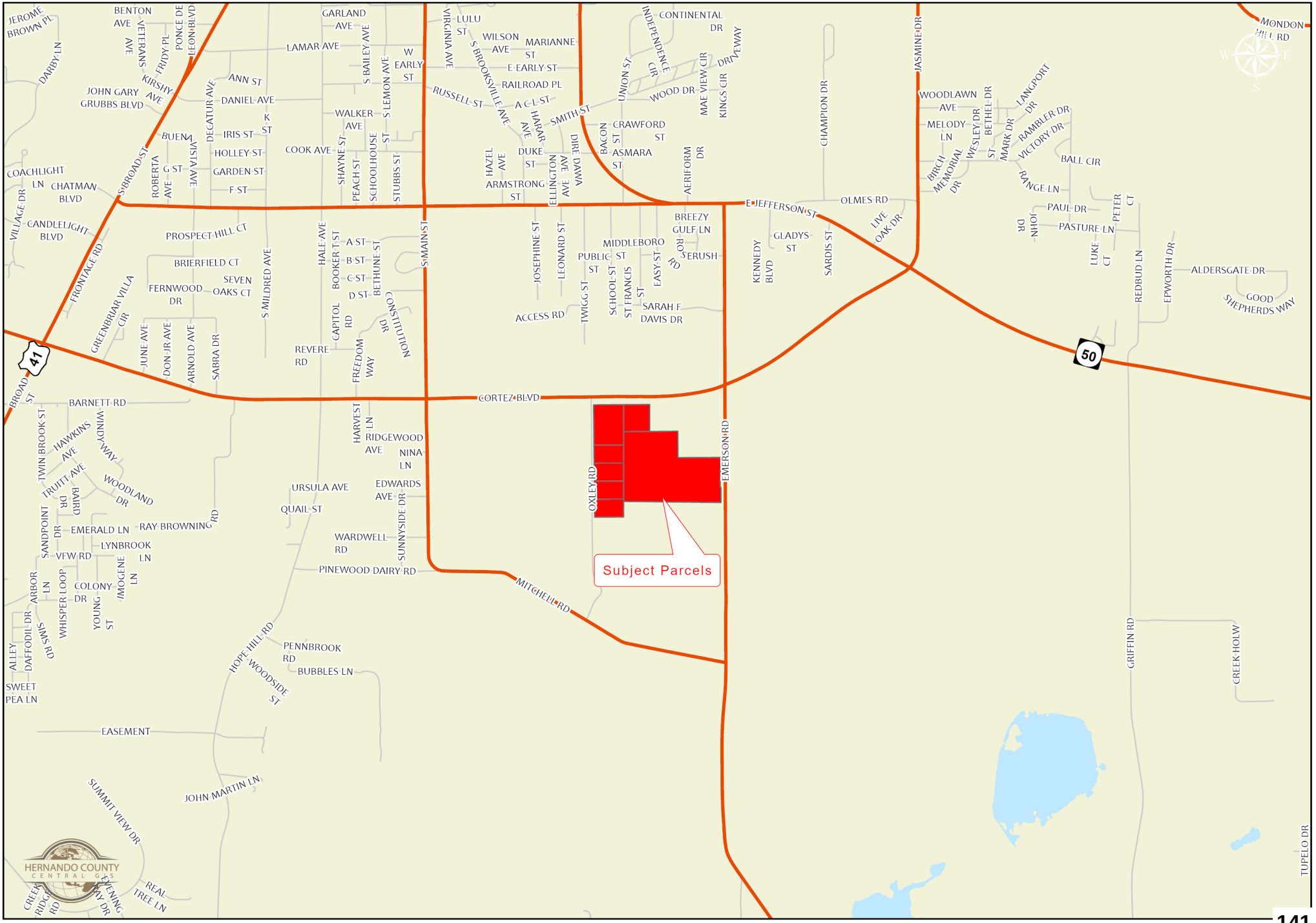
PD-1.0

DRAWING FILE:T:\1Projects\Ryan Homes\CTAM240001 Maple Crossing Townhomes\0 DWG\1 PLANS\01 BASE\Base Files\Concept\CTAM24001_Master Site Plan.dwg
PLOTTED: Nov 21, 2024 - 9:50am

This drawing is and shall remain the property of Goodwyn, Mills and Cawood, Inc. (GMC) and Goodwyn Mills Cawood LLC (GMC). Unauthorized use of any kind including use on other projects is prohibited. In the event that a conflict arises between the sealed drawings and the electronic files, the sealed drawings will govern.

H-24-53 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-24-53

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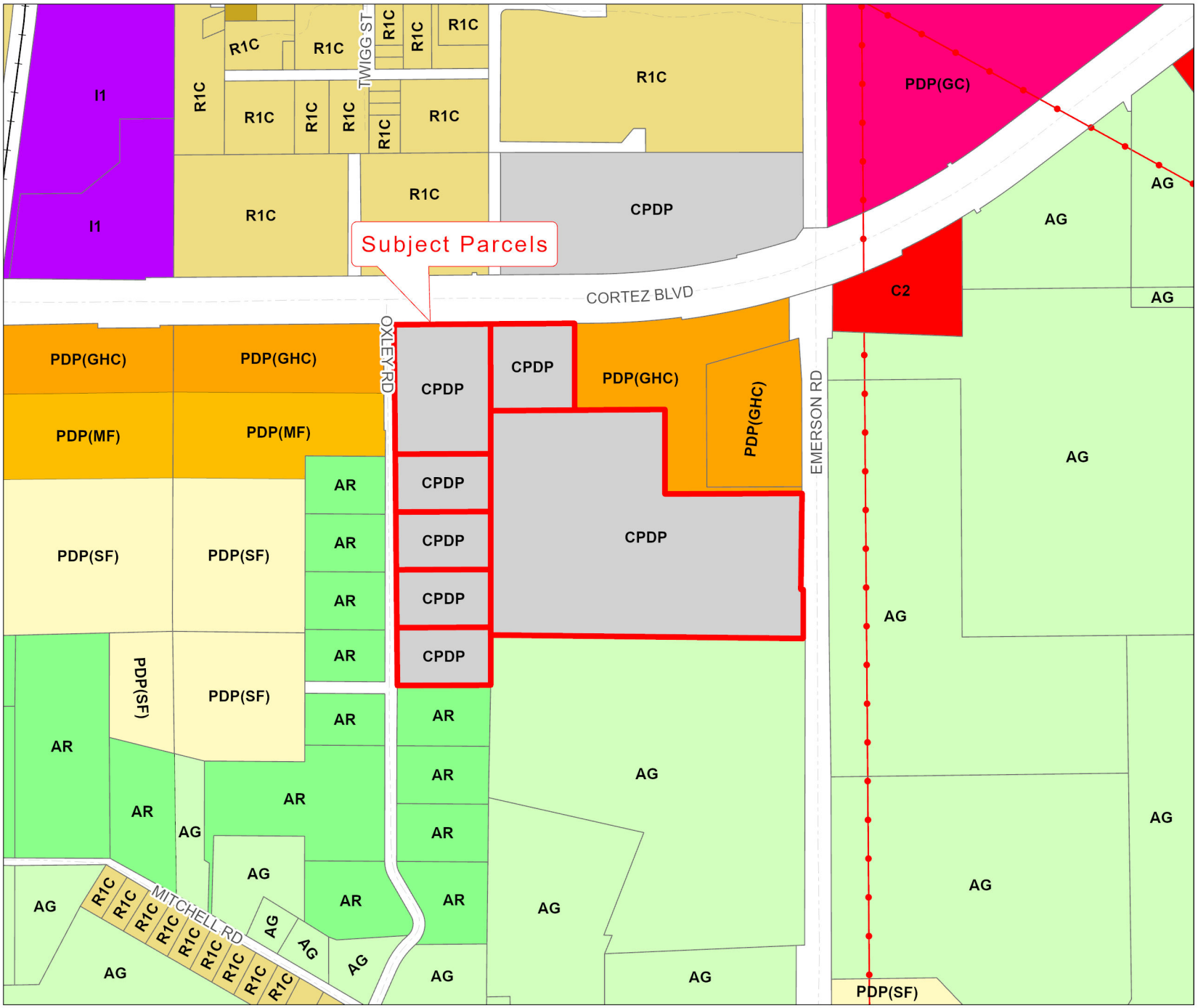
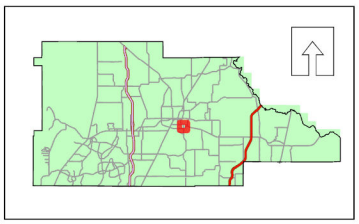


HERNANDO COUNTY
CENTRAL GIS

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Planning Department
Project date: 09/13/24

0 0.04 0.09 0.18 0.27 0.36 Miles

H-24-53

Photo date: 2023

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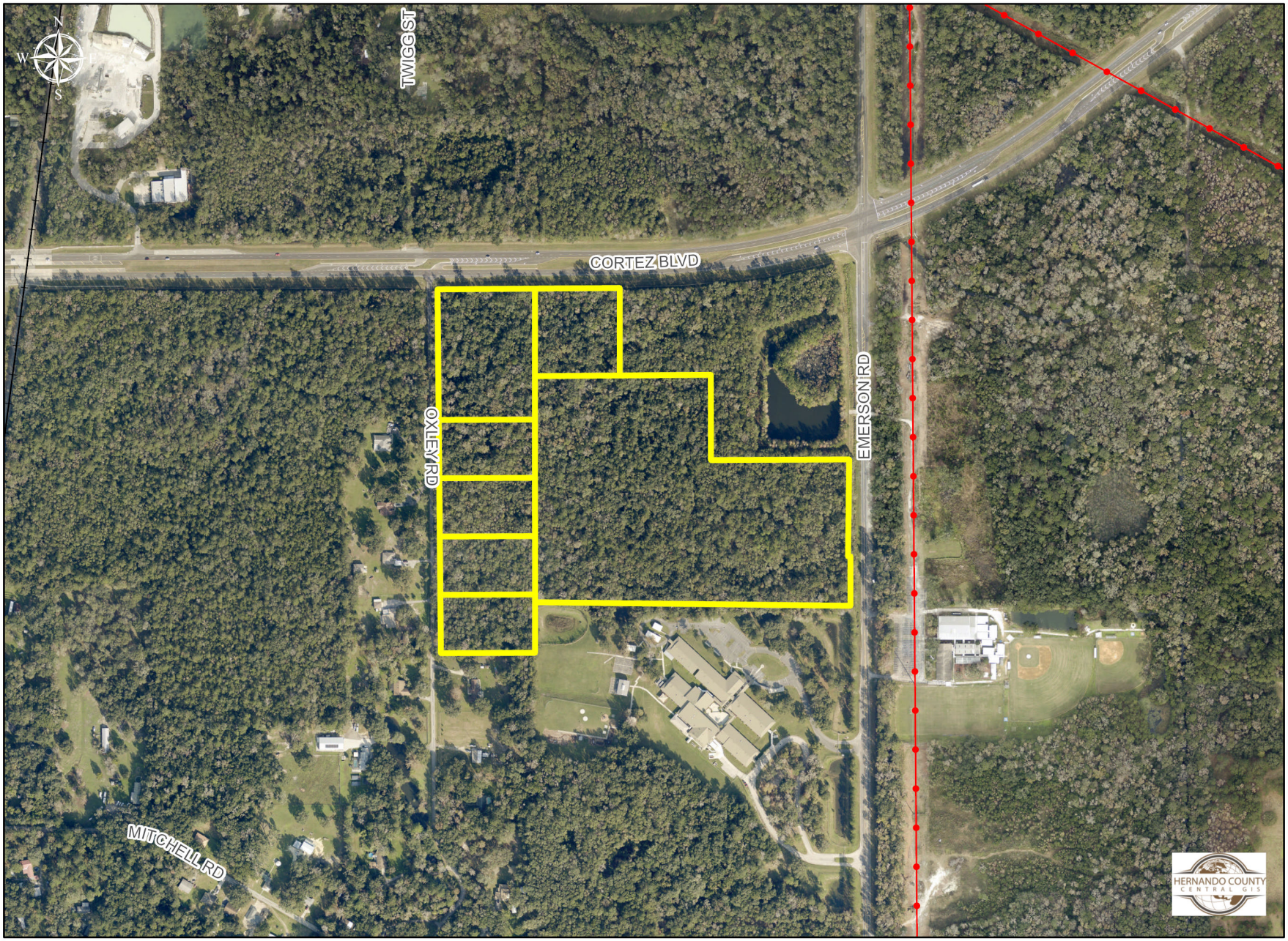
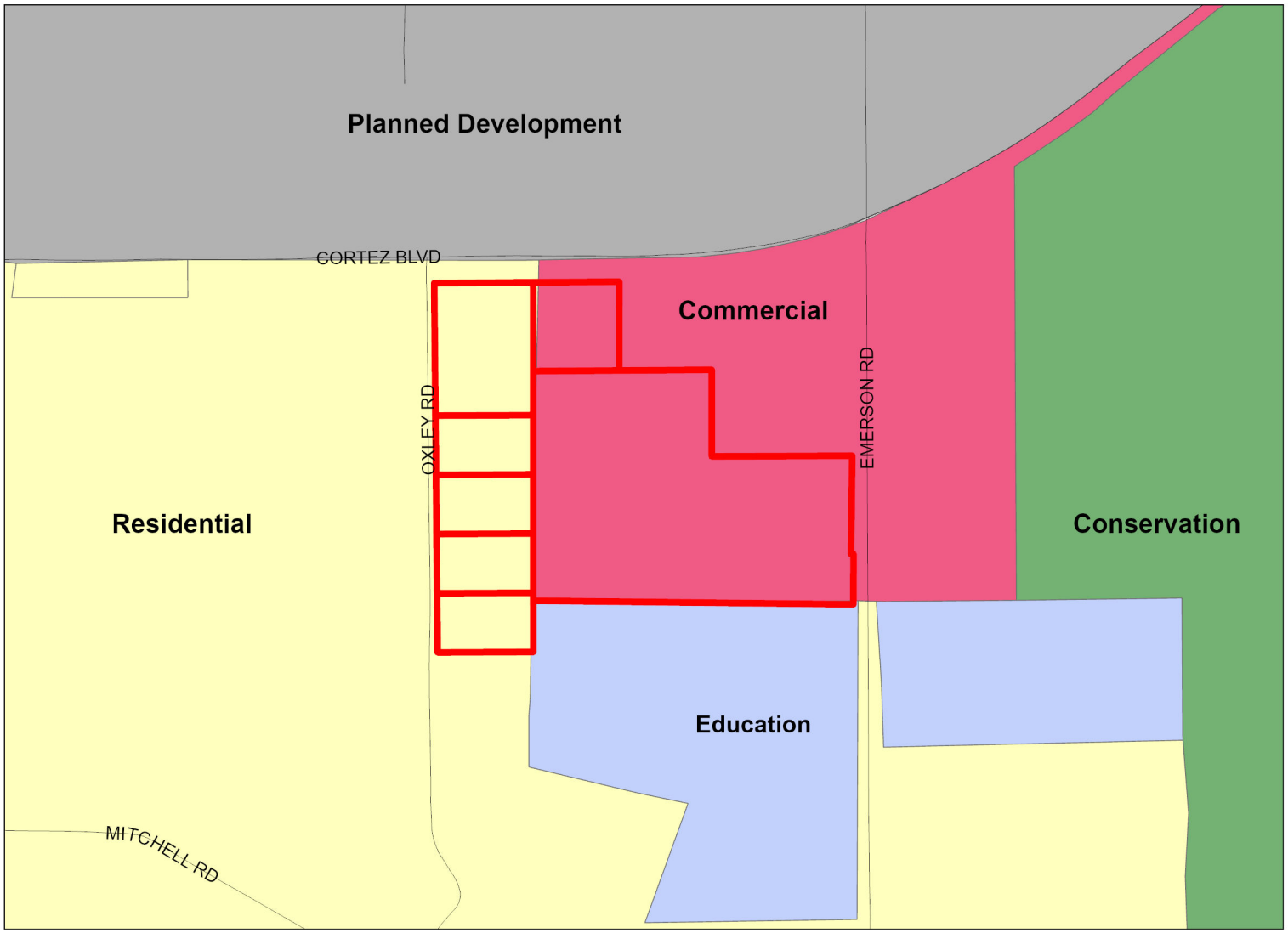


Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-53

Version Date: 12/09/2022



H-24-53

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.05 0.1 0.2 0.3 0.4 Miles

N W E S

Date of mapping: 09/13/2024

HERNANDO COUNTY CENTRAL GIS

Planning & Zoning Commission

AGENDA ITEM

Meeting: 12/09/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15088
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Melissa Truckenbrod on behalf of Brooksville Landing LLC (H-24-44)

BRIEF OVERVIEW
Request:
Rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) with deviations

General Location:
East side of Emerson Road, approximately 2,100' south of its intersection with Cortez Boulevard

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (Multifamily) with deviations and with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 8:56 AM
Toni Brady	Approved	12/02/2024 10:08 AM
Victoria Anderson	Approved	12/02/2024 10:53 AM
Danielle Nigro	Approved	12/02/2024 11:09 AM

RESULT: ADOPTED

MOVER:	W. Steven Hickey
SECONDER:	Jonathan McDonald
AYES:	Holmes, Hickey, Birren, McDonald and Morgan
ABSENT:	Noe

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

File No. _____ Official Date Stamp:

RECEIVED
AUG 07 2024
Hernando County Development Services
Zoning Division

Date: 04/15/2024

APPLICANT NAME: Mellissa Truckenbrod Brooksville Landing LLC

Address: ~~6013 Wesley Chapel Blvd, Suite 206~~ 4651 22nd Ave N
City: ~~Wesley Chapel~~ St. Petersburg State: FL Zip: ~~33544~~ 33713
Phone: 727.614.5150 Email: ~~mmarie88@gmail.com~~ mktruckenbrod8@gmail.com
Property owner's name: *(if not the applicant)* Nicholas Nicholson

REPRESENTATIVE/CONTACT NAME: Jon Staples (Darryl Johnston - Johnston Law)

Company Name: Brooksville Landing LLC
Address: 4651 22nd Ave N, St. Petersburg, FL 33713
City: St. Petersburg State: FL Zip: 33713
Phone: 770 596 4493 Email: jstaplesgt30@gmail.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____

Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1695696
2. SECTION 35, TOWNSHIP 22 S, RANGE 19 E
3. Current zoning classification: AG
4. Desired zoning classification: PDP (MF)
5. Size of area covered by application: 30.0 Acres
6. Highway and street boundaries: east side of Emerson Road at intersection of Mitchell Road
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 AFFIDIVAT

I, Nicholas Nicholson, 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)*: Mellissa Truckenbrod and *(representative, if applicable)*: Darryl Johnston to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 15th day of April, 2024, by Nicholas Nicholson who is personally known to me or produced FLDL as identification.

Signature of Notary Public

DEAN PARFITT
MY COMMISSION # HH 432051
EXPIRES: August 10, 2027

Notary Seal/Stamp

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

Brooksville Landing
Rezoning Application – Project Narrative
Brooksville Landing LLC
Parcel Key # 1695696

Hernando County Property Appraiser ArcGIS Web Map

Figure 1. Brooksville Landing Parcel (Key No. 01695696) - Aerial & Location Map

General

The subject 30.0 acre +/- property lies within Section 35 / Township 22 South / Range 19 East and is located on the east side of Emerson Road, approximately 3000' south of Cortez Boulevard, slightly north of the intersection of Mitchell Road with Emerson Road. The subject property is identified by the Hernando County Property Appraiser (HCPA) as Key Number 01695696 and is outlined in Figure 1 (above).

Zoning

The current zoning for the subject property is Agricultural (AG), and the property was previously zoned Planned Development Multifamily, PDP(MF). Refer to Figure 2 for the property's current zoning map (below).

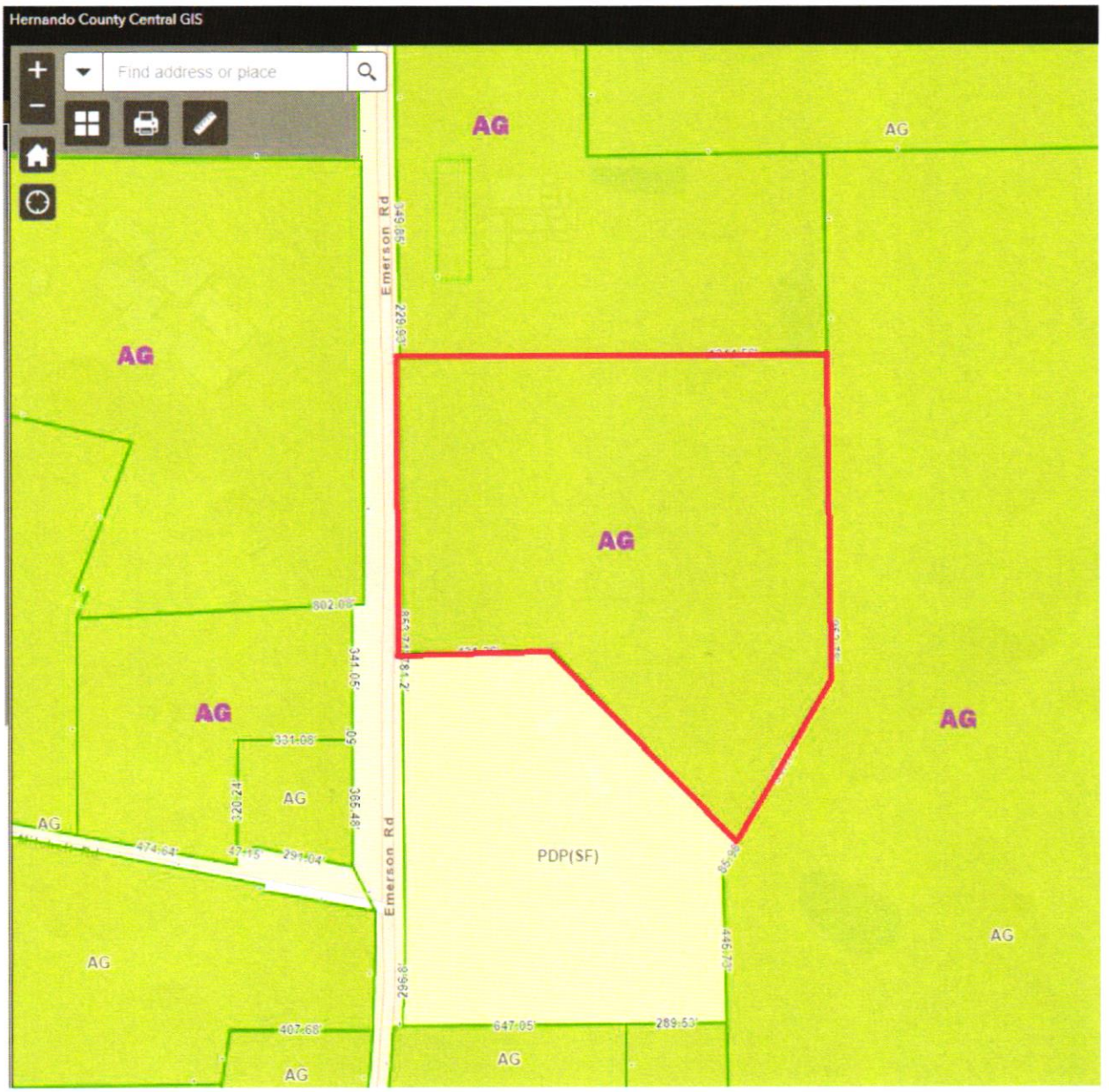


Figure 2. Brooksville Landing Parcel (Key No. 01695696) - Current Zoning Map

Future Land Use

The property has a Residential designation on the Hernando County Comprehensive Plan Future Land Use (FLU) Map. Refer to Figure 3 for the property's current FLU map (below).

Figure 3. Brooksville Landing Parcel (Key No. 01695696) - FLU Map

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

PROPERTY DESCRIPTION		ZONING	FLU
NORTH	Hernando Christian Private, Academy INC	AG	Education
SOUTH	Meyers Parcel	PDP (SF)	Rural/Residential
EAST	Lao Parcel	AG	Conservation
WEST	Hernando District Schools – Moton Elementary	AG	Education
WEST	West Congregation of Jehovah's Witnesses	AG	Rural
WEST	Kelley Parcel	AG	Rural/Residential

Subject Site

The subject property is currently mostly wooded, with ~10 acres of cleared land near Emerson road, and the other 20 acres is a mix of forested and semi-forested land. There is a 100-foot wide Duke Energy easement that runs along Emerson road at the front (East) of the property.

Request

The applicant is requesting a (PDP-MF) designation on the property to allow development of a residential townhome community with amenities. Each unit will consist of a two or three-story townhome and will have a garage. These residences will be of varying sizes, ranging from 1,200 square feet (sf) to 2,400 square feet (sf) of living space. These townhomes will be under fee-simple ownership, and all community property in the neighborhood will be under common landscaping and maintenance.

The project site is gently sloping with soils conducive to the proposed residential development, and the site will have 8+ acres of Drainage Retention Area as part of the on-site stormwater retention system to accommodate the limited floodplain area found on the site. The project will have its main access point directly from Emerson Road, creating a 4-way intersection across from the entrance of Moton Elementary School. The project will be served with central water and sewer by the City of Brooksville Utilities Department, which has infrastructure along Emerson Road.

Setbacks & Buffers

Perimeter Building Setbacks:

- North – 50'
- South – 50'
- East (Front from Emerson) – 250'
- West (Rear) – 225'

Internal Building Setbacks

- From access drive – 25'
- Side – 0' between units; 20' between buildings
- Rear – 20'

Buffers: where depicted on the proposed zoning master plan

- North (Hernando Christian Academy) – 30' Natural Preserved Buffer
- South (Kelley Property) – 30' Enhanced Buffer
- East (Front from Emerson) – 30' Enhanced Buffer
- West (Rear) – 30' Enhanced Buffer

Open and Preserved Natural Vegetation Space

The minimum preserved natural vegetation space required for this type of subdivision is 7%, and this project requires a minimum of 2.1 acres of preserved natural vegetation. There will be at least 3 acres of preserved natural vegetation space (as shown on the attached site plan), and this does not include ROWS, buffers, the DRA, or landscaping islands in the parking areas.

Minimum 30' wide enhanced, 80% opacity buffer will be provided along the north, east, and south project boundaries. A 30' wide easement shall be provided to ensure the buffer is protected, and natural vegetation shall be utilized wherever possible.

This project shall include 5-6 acres of usable open space, and this does not include ROWS, buffers, the DRA, or landscaping islands in the parking areas.

Topography

As shown in Figure 4 below, site topography ranges from approximately 117' elevation along the western boundary to an elevation of 90' along the stream at the eastern boundary. The elevation ranges from 108' at the western edge of the residential section of the community to 94' elevation at the eastern edge of the residential section.

An 8.07 acre Drainage Retention Area (DRA) is planned for the eastern section of the property between the east edge of the residential area and the canal that borders the eastern edge of the property.

Figure 4. Brooksville Landing Parcel (Key No. 01695696) - Topography Map

Proposed Improvements

Offsite construction will include connection to City of Brooksville Water and Sewer Utilities and construction of access to Emerson Road. The above will be accomplished in accordance with the regulations and standards of the Hernando County Engineer and the City of Brooksville Water and Sewer Utilities Departments.

The community will include numerous amenities, such as park space, walking trails, dog parks, pool and clubhouse, gym, and others.

Adequate Access

The project will have its main access point directly from Emerson Road, directly across the street from the Moton Elementary School entrance on Emerson Road at a 4-way intersection. A second access point may not be appropriate as any such contemplated access point would be very near to the newly created 4-way intersection. The main access point will consist of one 120' wide Boulevard.

The community will feature driveways and garages for each unit, as well as designated parking areas at the front and rear of the community, so parking along the project access drives should not be necessary. There will also be designated parking areas near the clubhouse, pool, and gym amenities.

Development Schedule

Development of the property is anticipated to start in early 2025.

Soils

The Subject Property is located within the Blichton loamy fine sand and the Flemington fine sandy loam soils association area. These types of soils are gently sloping and will provide sufficient drainage for this residential development.

Drainage Methodology

This project is within the Southwest Florida Water Management District (SWFWMD). Additional stormwater generated by the proposed project will be handled on site using DRAs as generally depicted on the proposed master plan.

The project shall be designed to ensure that the rate of storm water discharge does not exceed the pre-discharge rate for the 25year-24hour storm, and that the volume of the post-discharge does not exceed the pre-discharge volume for the 100year-24hour storm event. The DRA shall be designed with a minimum of six (6) inches of free board.

All storm water management structures shall be designed for the 100year-24hour storm event.

Before any construction can begin, the developer is required to apply for and obtain permits from SWFWMD, FDEP, and Hernando County.

Site Environmental

There are no wetlands located on this property.

The property mainly consists of smaller trees, with a few large trees intermixed.

There does not appear to be any protected wildlife present, however, like all areas in this region the property shall be inspected for the presence of the gopher tortoise, and tortoise habitats will be relocated by the developer at its own expense.

Floodplain

The property is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panels 12053C0211D and 12053C0213D, effective date of February 2, 2012. As depicted in Figure 5, the map shows the great majority of the site above the 100-year floodplain, with a low area in the eastern portion of the property being in an AE designation with an elevation of 92.8 feet. This floodplain area will be incorporated into the stormwater retention system in conformance with SWFWMD permitting criteria.

We will use the FEMA maps for mitigation purposes, but we are planning to set all finished floor elevations of the proposed buildings above elevation 94'.

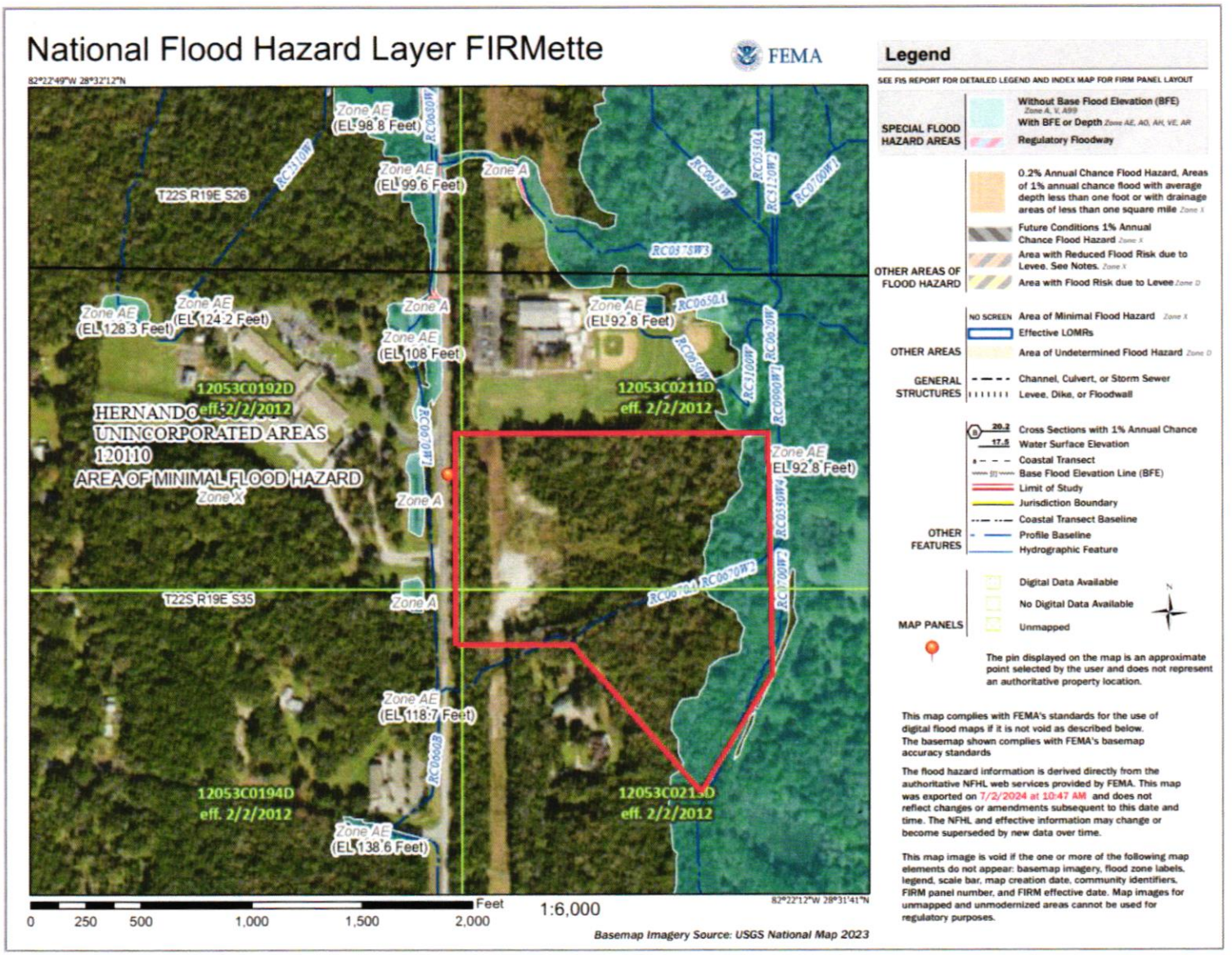


Figure 5. Brooksville Landing Parcel (Key No. 01695696) - Floodplain Map

Utilities

Utilities are present at the eastern edge of the property along Emerson Road. This area is served by the City of Brooksville Water and Sewer Utilities Department as part of the City of Brooksville First Right To Serve area. Discussions have been held with the Brooksville Utilities Department regarding capacity and points of connection. A pump station may need to be added, and a utility analysis will be conducted prior to design and permitting.

This project is currently on the list of potential projects for the City of Brooksville First Right to Serve Utilities Area for up to 184 lots (Exhibit A). The city is currently dealing with sewer capacity issues and is reviewing options to expand its capacity via several pathways, but we have been assured that we will be able to connect to the sewer infrastructure when ready to do so.

Deviations

There are no planned deviations at this time.

Exhibit A

City of Brooksville First Right to Serve Utilities Area – List of Current Potential Projects

Section 4. Maximum allowable ERUs. Currently there is an estimated 1,300 ERU's available in the wastewater treatment facility. The following chart identifies potential users of wastewater capacity who have contacted the city and the total number of ERU units they require. The planning goal is that the total maximum number of annual permits shall not exceed 430 ERUs per year.

Development	Total ERUs
Southern Hills*	600
Cascades Villas*	19
Cascades Phase II*	192
Leyland Preserve	134
Southern Pines	171
Arden of Brooksville Apartments	360 at .64 ERU/ Unit = 230 ERUs
Cloverleaf Phase 8	103 at .64 ERU/unit = 66 ERUs
Rose Rush RV Park	49 at .64 ERU/unit = 32 ERUs
Belle Aire Farms	146
3 parcels R-3	374 at .64 ERU/unit = 240 ERUs
Acme United (Industrial)	20
Liberty Landing	293 mix of single family and townhouses 221 SF 72 TH = 267 ERUs
Milk-a-Way Farms	940 final mix not determined
Majestic Oaks	919 final mix not determined
Jasmine Preserve	423 final mix not determined
Cascades Phase III & IV	1,040 final mix not determined
MLK/Hale Apartments	240 at .64 ERU/unit = 154 ERUs
Horselake Apartments	300 at .64 ERU/unit = 192 ERUs
Housing Authority MLK	84 at .64 ERU/unit = 54 ERUs
Candlelight Apartments	63-90 at .6 at .64 ERU/unit = 54 ERUs 4 ERU/unit = 58 ERUs max
Jefferson Street Apartments	180 at .64 ERU/unit = 115 ERUs
McAteer Tract	840 mix not determined
Blackwell RV Park	520
Powell Road Tract	800 mix not determined
Brooksville Landing	184 at .64 ERU/unit = 118 ERUs
Stewart Tract - county	2,000 mix not determined

* These units have been prepaid for over a decade and are not subject to Section 5 requirements.

Section 5. Method of allocation

On the first workday of August, 2024, at business opening or as established by the City Manager, developers/builders shall submit a completed utility service agreement for water/wastewater to the Public Works Director's office, which shall include a five (5) year phasing plan showing the number of units to be constructed during each year accompanied by a prepayment of one hundred (100) percent of the connection fees for the total development. If the developer is developing the subdivision/complex in phases they can submit only for that phase but recognize that unless capacity is added to the system, future capacity may not be available when requested.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: December 9, 2024 Board of County Commissioners: January 28, 2024
APPLICANT:	Brooksville Landing LLC – Melissa Truckenbrod
FILE NUMBER:	H-24-44
REQUEST:	Rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) with deviations
GENERAL LOCATION:	East side of Emerson Road, approximately 2,100' south of its intersection with Cortez Boulevard
PARCEL KEY NUMBER:	1695696

BACKGROUND

Prior to the parcel being rezoned to (Agricultural) in 2012 (H-12-21) it was zoned for multifamily development (H-07-40). This property was part of a larger 50.0 acre development that was never constructed. Under the H-07-40 zoning, the Board of County Commissioners granted the developer 134 townhome dwelling units.

APPLICANT'S REQUEST

The property is currently zoned AG (Agricultural). The petitioner's request is a rezoning to PDP(MF)/ Planned Development Project (Multifamily) on a 30.0 acre parcel to develop a 132-unit townhome development. The units will be fee-simple and consist of two (2) story and three (3) story townhomes with a garage. The dwellings will be grouped in clusters of eight (8) and twelve (12) units per building. The petitioner states amenities such as park space, walking trails, dog parks, pool, a clubhouse, a gym, and others, will be included in this development.

Requested Deviations

The development is proposing two deviations as follows:

1. Minimum lot width: The petitioner has not specified a minimum lot width, however with the reduction to the minimum lot size a deviation is needed for the lot width.
2. Minimum lot size: 2,200 Sq. Ft. (deviation from 3,500 square feet required per unit in a 12-unit townhouse building)

SITE CHARACTERISTICS

Site Size: 30.0 acres

Surrounding Zoning & Land Uses:

North:	AG (Agricultural); School
South:	PDP(SF); vacant and retirement residence
East:	AG (Agricultural); Vacant
West:	AG (Agricultural); School and a church

Current Zoning: AG (Agricultural)

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW

Soils: Blichton Fine Sands and Flemington Fine Sands

Protection Features: There are neither Protection Features (Wellhead Protection Areas (WHPA) nor Special Protection Areas (Special Protected Areas (SPAs) on this site according to county data.

Hydrologic Features: There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data.

Habitat: According to the Soil Survey of Hernando County, within the Blichton loamy fine sand, at 0 to 2 percent slopes, the water table is at a depth of less than 10 inches for cumulative periods of 1 to 4 months during most years. This soil has medium potential for small commercial buildings if proper water control measures are used, and footings and foundations are increased in size and strength. Potential for roads and streets is low even if the unsuitable soil material is replaced.

Within the Flemington fine sandy loam, 2 to 5 percent slopes have a perched water table above the Bt horizon (clay accumulation), and is saturated for 1 to 4 months during the wet season. Potential is low for dwellings without basements, and small commercial buildings. Increased size and strength of footings and foundations is needed for dwellings without basements. Potential is very low for local roads and streets even if poor soil material is replaced and proper water control measures are used.

Comments: Invasive plant species if present are to be removed during the development process.

Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

Flood Zone: A portion of the project is located within the Bystre Lake Flood Area. Any land alterations that impact the 10- year floodplain capacity and volume must be appropriately mitigated.

SCHOOL DISTRICT REVIEW

No comments were received from the Hernando County School District on the petitioner's application. The applicant must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written

determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) reviewed the petitioner's request. HCUD states that the subject parcel is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW:

The subject parcel is on the east side of Emerson Road, approximately 2,100' south of its intersection with Cortez Boulevard. There are two schools within 500' of this property, Moton Elementary and Hernando Christian Private Academy, Inc. With the exception of the schools, the area is largely undeveloped. The future land use on the property to the east is designated Conservation, while the property to the south is designated Rural. There has recently been increased activity and rezonings in this area and two other townhome developments with a total of 523 dwelling units between them.

The County Engineer reviewed the petitioner's request and provided the following comments:

- The subject property is within the Bystre Lake Watershed with floodplain; Node C0700 is located on the property. A note of consideration in design: The proposed development would bifurcate the floodplain for the basin and require cup-for-cup compensation not only for the encroachment on the developing property, but the impacted floodplain area to the north and south as well if connectivity could not be maintained.
- A Traffic Access Analysis shall be performed and provided to the County. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
- Traffic Access Analysis shall include appropriate mitigation for the two existing schools in proximity to the project.
- A sidewalk shall be installed on Emerson Road (Collector) for the entire frontage.
- Sidewalk Connections shall be installed from the townhomes to the sidewalks.
- The driveway connection and roadway shall be designed and constructed to meet County standards.
- Parking spaces, drive aisles, signage and pavement markings shall be designed and constructed to meet County Standards.

LAND USE REVIEW:

Access

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction

outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single-family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

The petitioner shows the main boulevard entrance for the project directly across the street from the Moton Elementary School entrance on Emerson Road, which the petitioner proposes to turn into a 4-way intersection". The petitioner has not designated a second access point, based on the location of the primary intersection and not wanting to locate access points too closely together.

Comments: The petitioner proposes a boulevard entrance across from Moton Elementary School. If the County Engineer determines there is enough room to safely place a second access point to the subdivision, one should be installed.

Setbacks and Lot Size:

The petitioner proposes the following Perimeter Setbacks for the subject site:

- North: 50'
- South: 50'
- West: 250'
- East: 50'

The petitioner has proposed the following setbacks for the Individual Lots:

- Front: 25'
- Rear: 20'
- Building Separation: 20'

Buffer

The petitioner proposes a buffer along the western portion of the northern boundary and the eastern portion of the southern boundary of the property.

- North: 50'
- South: 50'
- East: 250'
- West (Emerson Road): 225'

Comments: If the master plan is approved, the petitioner shall be required to provide a 20' wide vegetative buffer with preserved existing vegetation, enhanced to 80% opacity as required, along the entire northern and southern boundaries. This buffer shall be placed in a separate tract owned and maintained by the Homeowners' Association. A landscape plan for the buffer shall be provided at the time of conditional plat review.

Neighborhood Park

The petitioner has not identified the park area on the master plan. The park area shall be identified on the master plan revision due after approval by the County Commissioners.

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed community contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner shall provide a park serving the neighborhood that is a minimum of 1.82 acres. The park area shall be identified on the master plan revision due after approval by the County Commissioners. This park shall be centrally located to conveniently serve all residents.

Natural Vegetation

The petitioner has not designated the areas of natural vegetation that are required for a 30-acre project. The natural vegetated areas shall be identified on the master plan revision due after approval by the County Commissioners.

Projects two (2) to twenty (20) acres must designate an area of at least five (5) percent of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of two thousand (2,000) square feet and no more than two (2) non-contiguous areas shall be allowed.

Comments: The petitioner has not specified the location for preservation of any natural vegetation. Natural vegetation areas equaling 2.10-acres total shall be identified on the master plan revision due after approval by the County Commissioners. These areas will meet the minimum requirements of the Hernando County Land Development Regulations.

COMPREHENSIVE PLAN REVIEW:

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Comments: The density requested is 4.4 dwelling units per acre. The location is in close proximity to a major roadway (Cortez Boulevard (SR 50)) and downtown Brooksville.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

a. multi-family development may serve as a density transition located on the periphery of single-family neighborhoods and connecting to higher intensity uses.

b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single-family neighborhoods.

Land Use Compatibility

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Comments: This development will not be accessing major roadways through any existing subdivisions. The petitioner proposes several buffers that exceed what is required by Hernando County. The property east and south of this project are not developed, however this area is in transition and several new developments have been approved that are in the same general area.

FINDINGS OF FACT:

The request for rezoning from AR/(Agricultural/Residential) to PDP(MF)/Planned Development Project (Multifamily) with Deviations is appropriate based on the following conclusions:

The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (Multifamily) with deviations and with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if karst features are present.

6. The subject property is within the City of Brooksville's right to serve area. Information about water and sewer connections shall be referred to the City of Brooksville.

7. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

8. Project drainage retention may be located northeast of subject project on County owned property subject to all agreements for Drainage Retention Area use. These agreements shall be in place no later than at the time of Conditional Plat.

9. Minimum Perimeter Setbacks:
   - North: 50'
   - South: 50'
   - East: 225'
   - West (Emerson Road): 250'

10. Minimum Lot Setbacks:
    - Front: 25' from roadway
    - Rear: 20'
    - Minimum Building Separation: 20'

11. Buffers

    Buffers shall be placed in a separate tract owned and maintained by the Homeowners' Association. A landscape plan for the buffer shall be provided at the time of conditional plat review.

    - North: 30' of the 50' northern perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.

    - South: 30' of the 50' southern perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.

    - East: 30' of the 225' wide building setback. buffer of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.

    - West (Emerson Road): 30' of the 250' western perimeter setback shall be comprised of preserved existing vegetation, enhanced to 80% opacity as required, within 18 months.

12. The minimum lot size shall be 2,200 square feet (deviation from 3,500 square feet).

13. The petitioner shall provide a treed boulevard entrance from Emerson Road.

14. The petitioner shall work with the County Engineering Department to locate a second access point if it is deemed safe and necessary by the County Engineer.

15. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.

16. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County Land Development Regulations.

17. The petitioner shall set aside the minimum acreage for natural vegetation in accordance with the Hernando County Land Development Regulations.

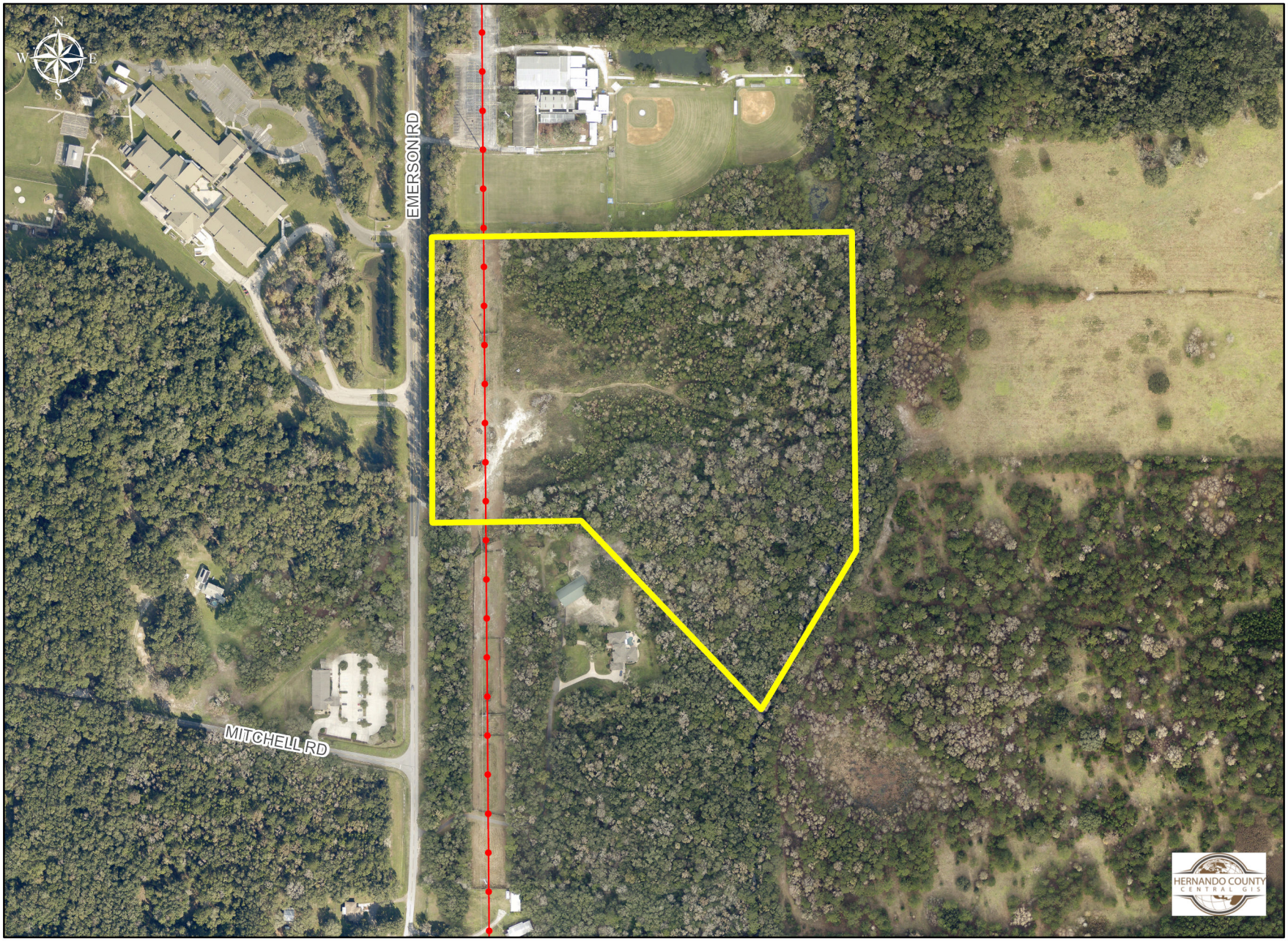
18. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

19. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

H-24-44

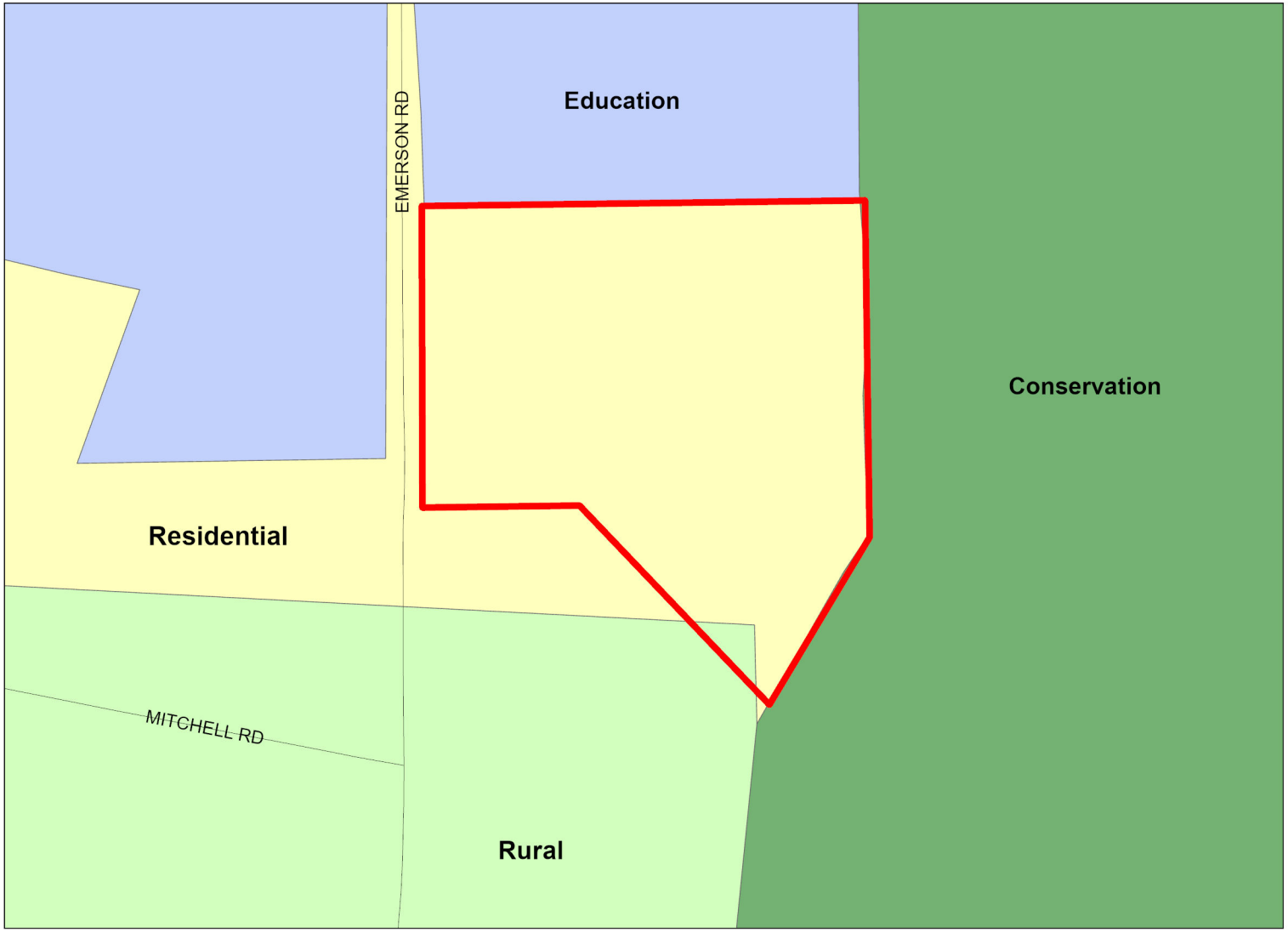
Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-44
Version Date: 12/09/2022



H-24-44
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.04 0.07 0.14 0.21 0.28 Miles

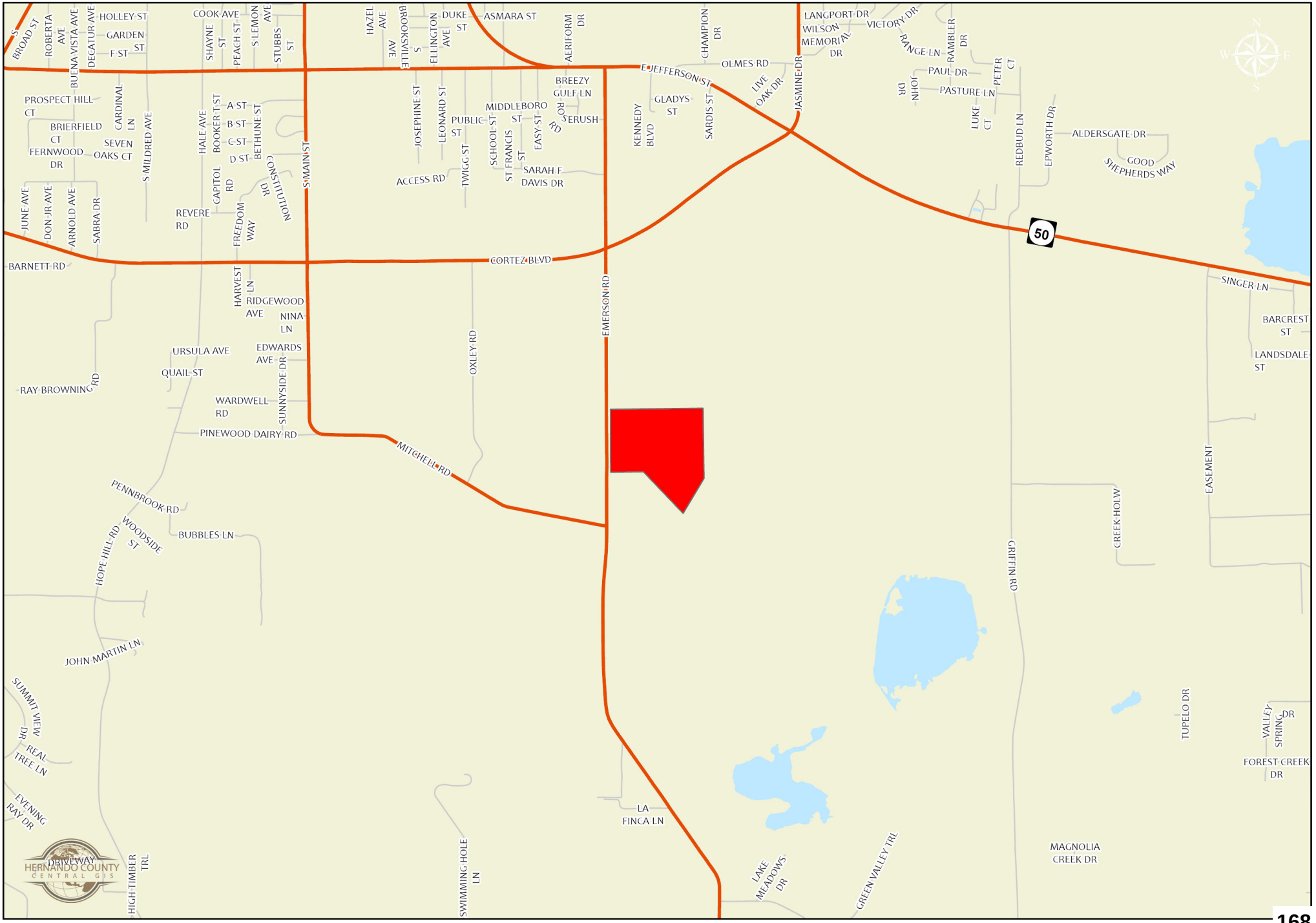
N W E S

Date of mapping: 09/24/2024

HERNANDO COUNTY CENTRAL GIS

H-24-44 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-24-44

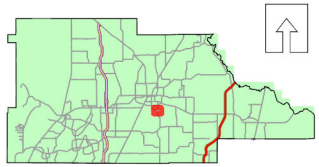
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

HERNANDO COUNTY
CENTRAL GIS

Zoning:

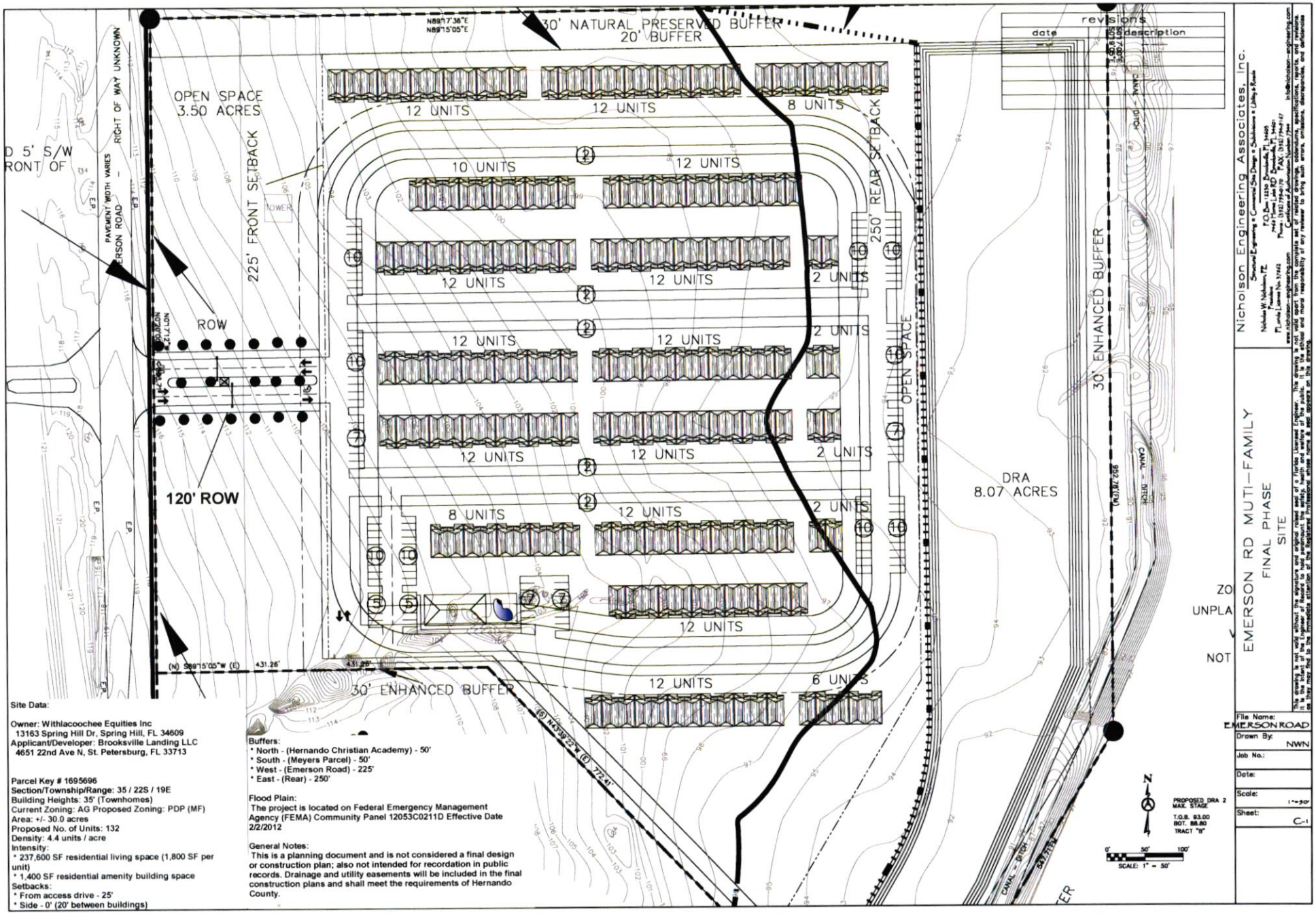
AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Planning Department
Project date: 09/04/24

0 0.03 0.07 0.13 0.2 0.26 Miles



Site Data:

Owner: Withlacoochee Equities Inc
13163 Spring Hill Dr, Spring Hill, FL 34609
Applicant/Developer: Brooksville Landing LLC
4651 22nd Ave N, St. Petersburg, FL 33713

Parcel Key # 1695696
Section/Township/Range: 35 / 22S / 19E
Building Heights: 35' (Townhomes)
Current Zoning: AG Proposed Zoning: PDP (MF)
Area: +/- 30.0 acres
Proposed No. of Units: 132
Density: 4.4 units / acre
Intensity:
* 237,600 SF residential living space (1,800 SF per unit)
* 1,400 SF residential amenity building space
Setbacks:
* From access drive - 25'
* Side - 0' (20' between buildings)

Buffers:
* North - (Hernando Christian Academy) - 50'
* South - (Meyers Parcel) - 50'
* West - (Emerson Road) - 225'
* East - (Rear) - 250'

Flood Plain:
The project is located on Federal Emergency Management Agency (FEMA) Community Panel 12053C0211D Effective Date 2/2/2012

General Notes:
This is a planning document and is not considered a final design or construction plan; also not intended for recordation in public records. Drainage and utility easements will be included in the final construction plans and shall meet the requirements of Hernando County.

TITLE
Rezoning Petition Submitted by Harvey Schonbrun, as Trustee (H-24-56)

BRIEF OVERVIEW
Request:
Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)

General Location:
Bounded by Mandrell Avenue, Red Coach Street and Linden Drive

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 8:58 AM
Toni Brady	Approved	12/02/2024 10:11 AM
Victoria Anderson	Approved	12/02/2024 11:21 AM
Danielle Nigro	Approved	12/02/2024 11:21 AM

RESULT: **ADOPTED**
MOVER: Kathryn Birren
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren, McDonald and Morgan

ABSENT:	Noe

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

File No. _____ Official Date Stamp:
H-24-56
Received
SEP 4 2024
Planning Department
Hernando County, Florida

Date: 09/04/2024

APPLICANT NAME: Harvey Schonbrun, As Trustee
Address: 102 E. Martin Luther King Blvd.
City: Tampa State: FL Zip: 33603
Phone: 813-238-6111 Email: marc@mypropertyhelper.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 415134
2. SECTION 19, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: PDP(REC)
4. Desired zoning classification: PDP(SF)
5. Size of area covered by application: 5.3 Acres
6. Highway and street boundaries: Linden Drive and Mandrell Avenue
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 AFFIDIVAT

I, Harvey Schonbrun, 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)*: _____ and *(representative, if applicable)*: ProCivil 360, LLC to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ HILLSBOROUGH
The foregoing instrument was acknowledged before me this 23RD day of AUGUST, 2024, by HARVEY SCHONBRUN, TRUSTEE who is personally known to me or produced N/A as identification.

_____
Signature of Notary Public

JENNIFER L. SMITH
Commission # HH 041527
Expires September 17, 2024
Bonded Thru Budget Notary Services

Notary Seal/Stamp

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

NARRATIVE

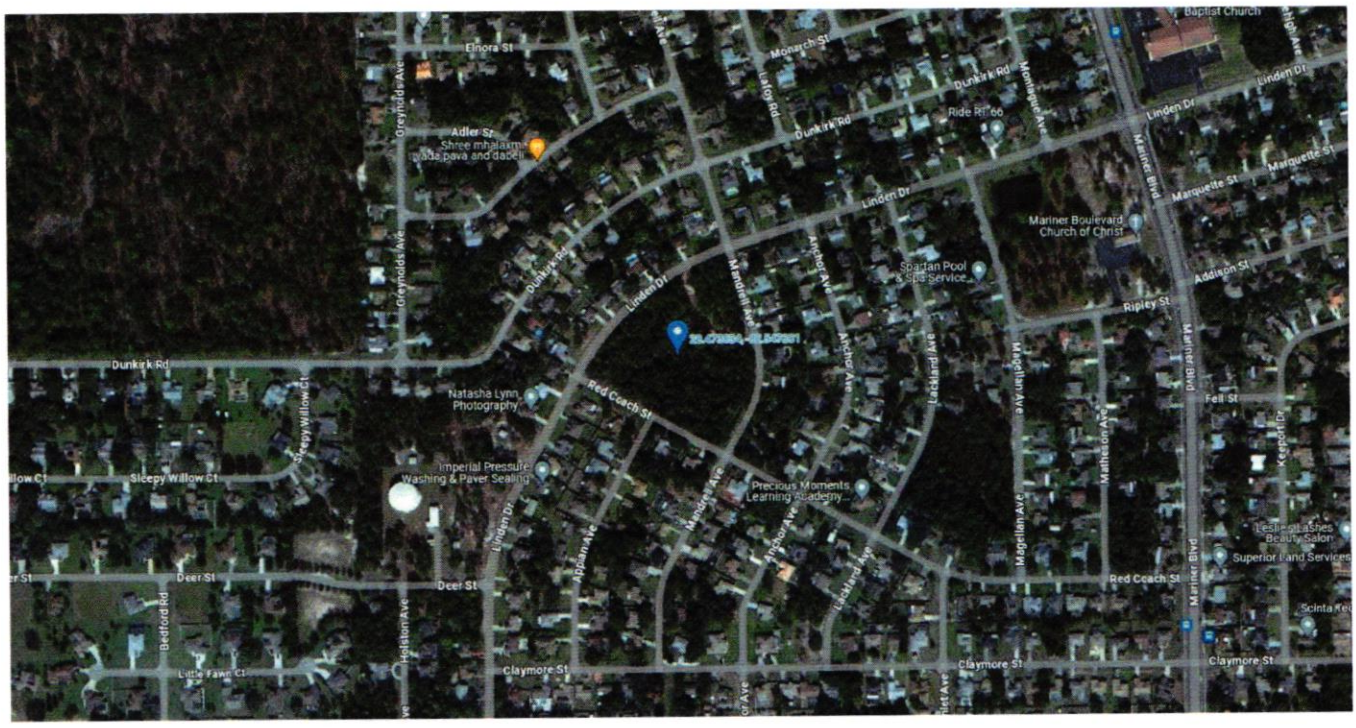
FOR

Hamburg Subdivision

Rezoning

September 2024

Project Location: The property in question is 5.3 acres. It is located on Linden Drive, Red Coach, and Mandrell Avenue. It is an existing parcel of property that was platted as a future park by the Deltona Corporation, but dedicated to Hernando County by plat. The County, some time ago decided to sell many surplus properties, designated as parks. This is included. of them.



NARRATIVE
FOR
Hamburg Subdivision
Rezoning
September 2024

Present Zoning: The land is presently zoned PDP (REC).

Hamburg Zoning Map

Present Land use: The land is currently designated as Residential. (no map available through County GIS)

Hamburg FLUM Map

NARRATIVE

FOR

Hamburg Subdivision

Rezoning

September 2024

Desired Zoning: The applicant is desirous to rezone the property to PDP(SF).

Summary of Request: The applicant is desirous to rezone the property to PDP(SF) to allow the use of the property for single family residential use.

Proposed Setbacks:
Front: 25'
Sides: 10'
Rear: 20'

All future homes would meet these setbacks.

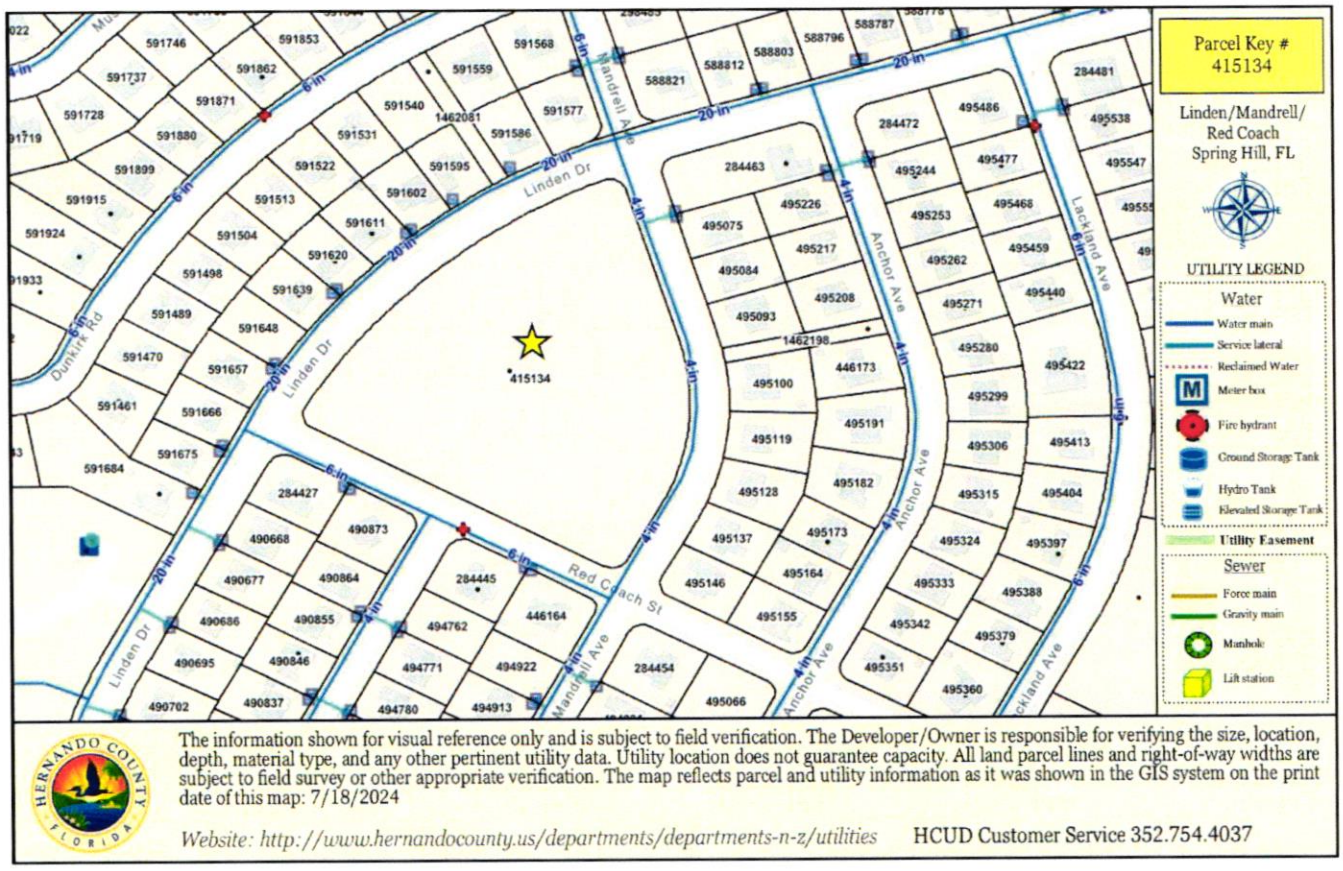
Buffers: Since this project fronts on three streets and has no contiguous boundary with any other property owners, the establishment of project buffers is requested to be waived. The existing retention area is the only portion of the proposed lots which is not a street. However, the retention area is a part of this property, and no longer owned by the County. The proposed use is residential which is in harmony with the adjacent neighborhood.

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.

NARRATIVE
FOR
Hamburg Subdivision
Rezoning
September 2024

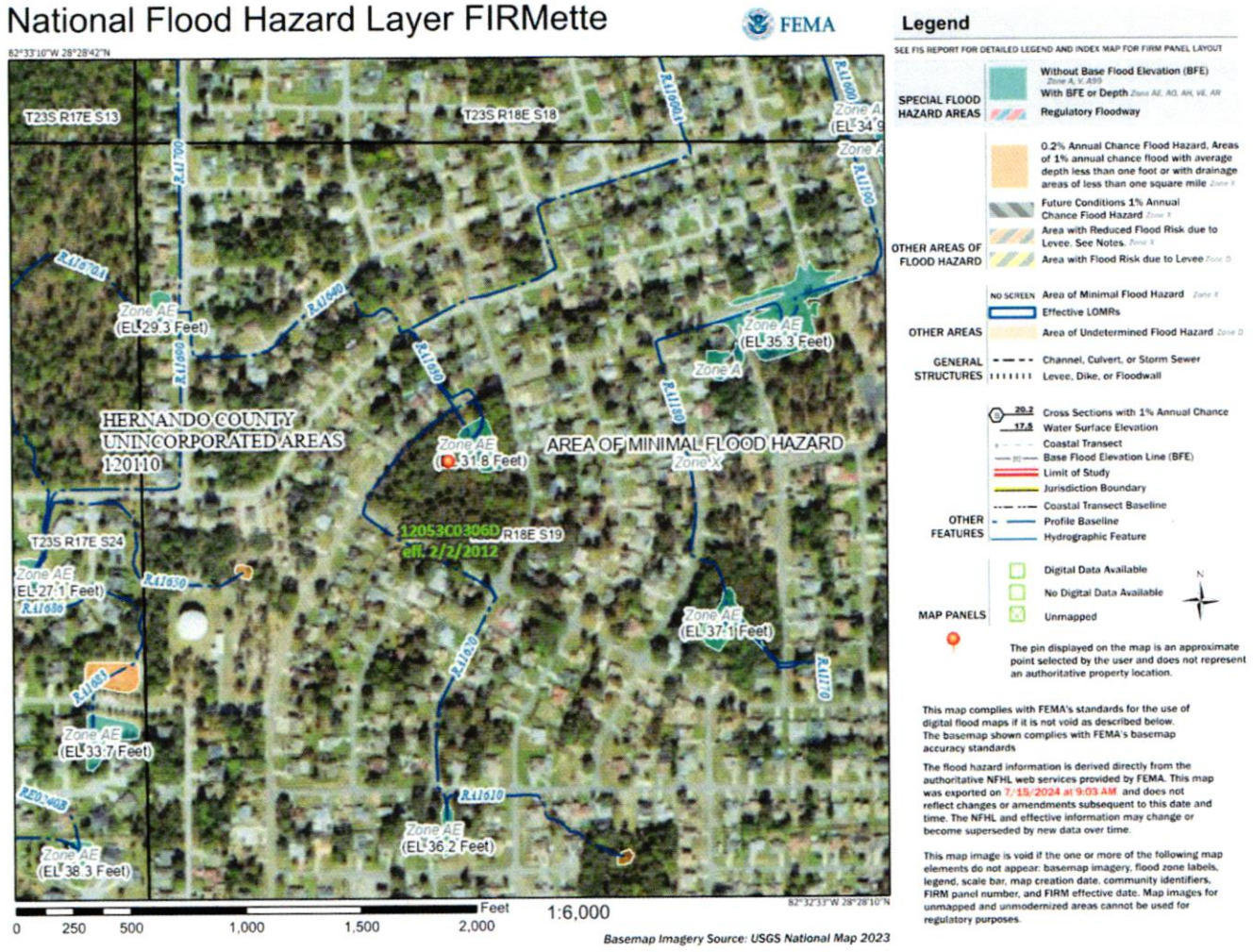
Sanitary Sewer: The future homes will be served by individual lot septic tanks. A calculation of the maximum density based on septic tanks is performed to determine the maximum lots. 5.3 acres * 43560 sf/ac = 230,868 sf / 21,500 sf, = 11, therefore 11 septic systems could be located on the subject property. The proposed subdivision will have 8 lots. Even though the eight lots would not be required to meet the 21,500 sf rule, we have designed each to meet that square footage.

Potable Water: HCUD has water facilities in the streets surrounding the project. Each individual lot would be required to request service connection to HCUD at the time of a building permit. There is no need to construct any additional water system to accommodate the proposed lots.

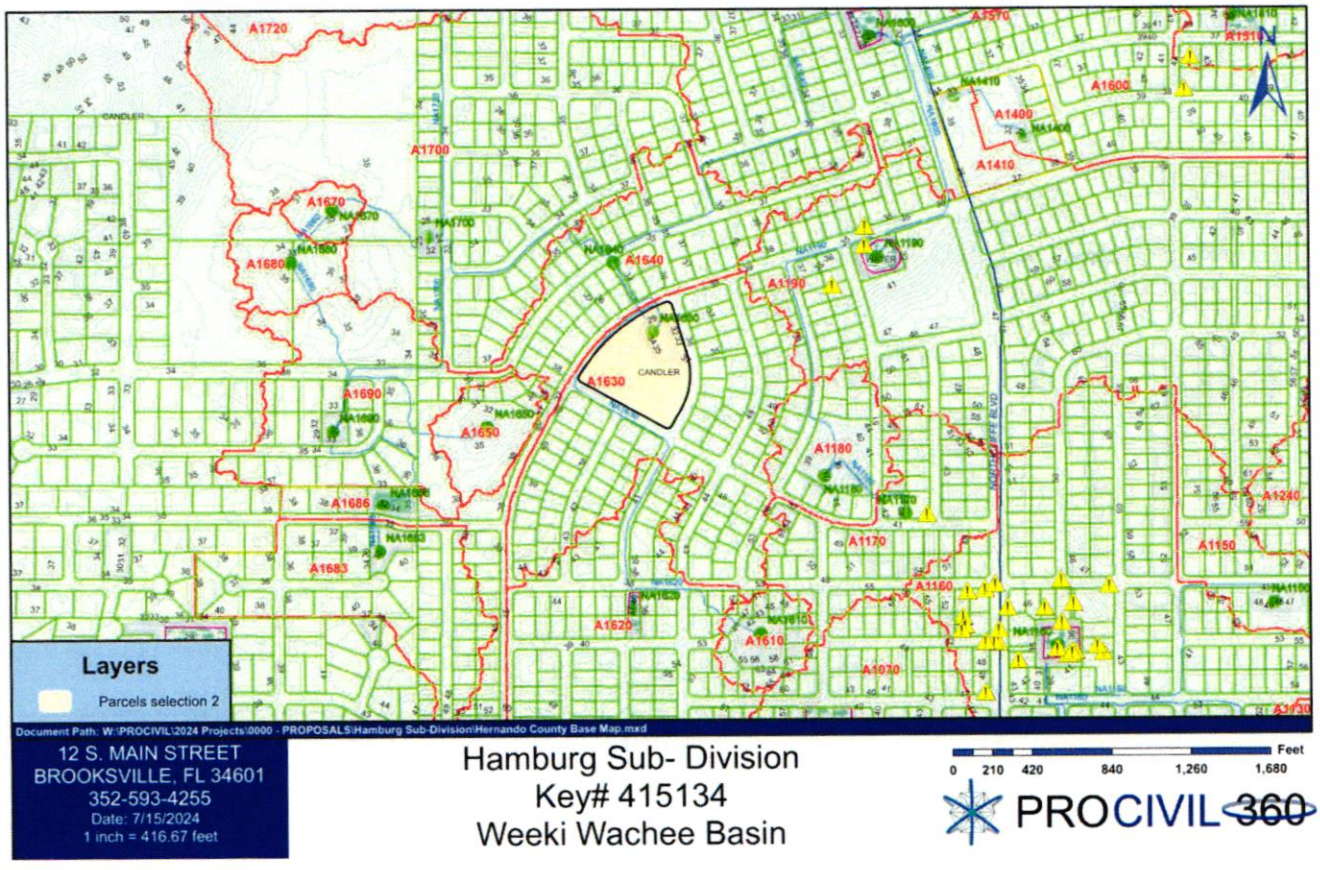


Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer shall, prior to any construction, conduct a wildlife assessment. Available mapping and site inspection ensure there are no wetlands or surface waters on-site.

Floodplain: The project is located within the Weeki Wachee Basin. The FEMA map indicates the entire project is located in a Zone X, an area of minimal flooding with the exception of the existing retention area in the northeast corner. That area is denoted as AE Flood Zone with a 31.8 elevation. This area is not a wetland, nor surface water. It will be incorporated into the overall drainage design for the project, so as not to cause flood plain encroachment. When drainage modeling is performed, the basis of calculations shall be to no raise the flood elevation above the BFE of 31.8.



Drainage: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site has no positive discharge. The surrounding properties and streets provide runoff to this existing retention area. The design modeling shall be for the entire 100 year – 24 hour event. This design incorporates the requirement of water quality capture and recovery. The re-constructed retention area will accept runoff from off-site sources, as it does at this time. The entire basin contributing runoff to this low area is approximately 37 acres. Therefore approximately 32 acres of off-site runoff is accepted and accounted for. Due to this, the existing retention is presumed to be required to be enlarged.



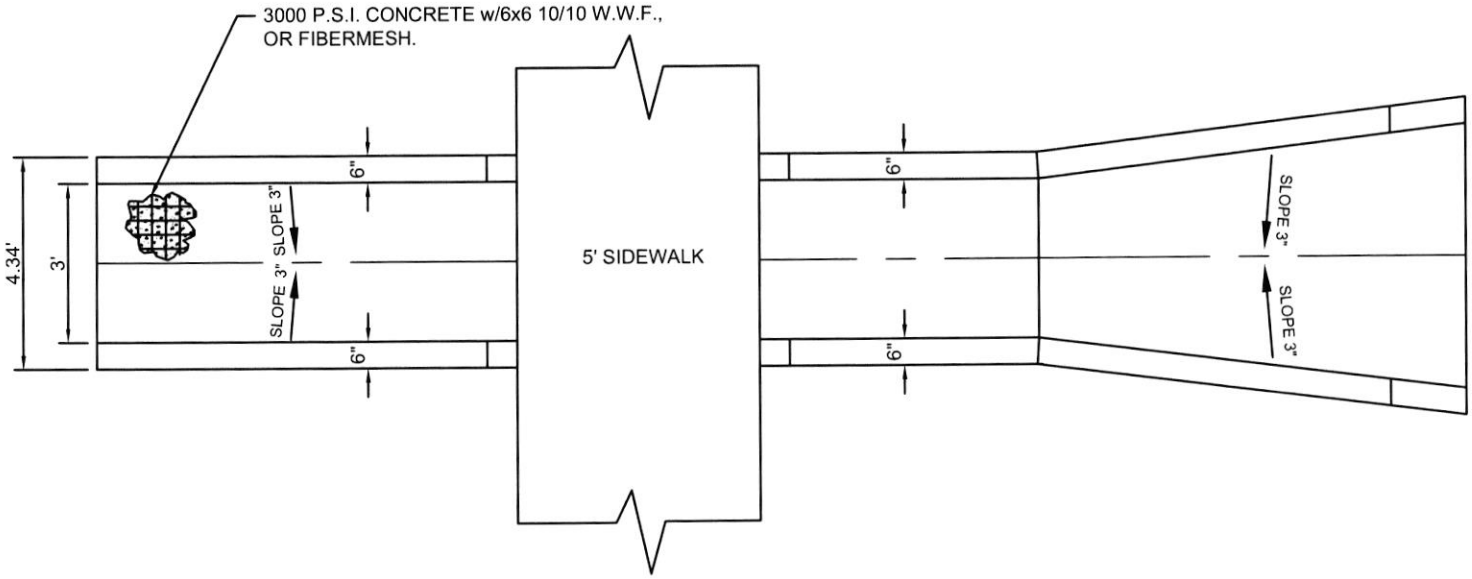
Streets: The surrounding streets exist. No new streets or right-of-ways will be required for this site.

Access: The site is accessed from Linden Drive, Red Coach, and Mandrell Avenue. Each individual lot will be responsible to apply for its own driveway permit through the County's right-of-way use permit.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 8 Peak PM Trips. This will be further addressed at the time of concurrency.

Dedicated Public Improvements: There will be no dedicated improvements. The only construction necessary to develop these lots shall be the re-construction of the retention area to meet current rules and regulations. Once again, there will be **NO:**

1. New Streets
2. Water Distribution
3. Sewer Collection
4. Overall Drainage system.



PLAN VIEW

NOTES:

1. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.

2. ENERGY DISSIPATION REQUIRED ON ALL OUTFALLS AND SHALL BE DESIGNED BY THE ENGINEER OF RECORD.

SIDEWALK CHASE DETAIL

NTS

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 9, 2024
Board of County Commissioners: January 28, 2024

APPLICANT: Harvey Schonbrun, Trustee

FILE NUMBER: H-24-56

REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)

GENERAL LOCATION: Bounded by Mandrell Avenue, Red Coach Street and Linden Drive

PARCEL KEY NUMBERS: 415134

APPLICANT'S REQUEST:

The applicant is requesting a rezoning from PDP(REC)/Planned Development Project (Recreational) to PDP(SF)/Planned Development Project (Single Family) in order to construct eight (8) single family homes on the 5.5 acre subject site. The minimum lot sizes proposed are 21,500 square feet with a lot width of 70'. The site was previously designated as a park site on the original Spring Hill Master Plan. The site was declared as surplus and the petitioner purchased the property from the County.

The petitioner has indicated the use of individual advanced sewage systems for each lot in accordance with Section 28-99 of the Hernando County Code of Ordinances. The petitioner's proposed minimum lot size is 21,000 square feet. The proposed lot sizes comply with the minimum code criteria based upon the total acreage and average lot size based upon an additional restriction placed upon proposed Tract A. These proposed lots are similar in size to other residential lots in the area, which are served by standard septic tanks. With the overall property size of 5.5 acres, the gross density of the proposed project would be less than 1.5 units per acre.

SITE CHARACTERISTICS:

Site Size: 5.5 acres

Surrounding Zoning; Land Uses:
North: PDP(SF); Single Family
South: PDP(SF); Single Family
East: PDP(SF); Single Family
West: PDP(SF); Single Family

Current Zoning: PDP(REC); Planned Development Project (Recreation)

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Hydrologic Features: The property contains a small wetland along the north portion of the site associated with the flood plain area. Additionally, a small portion of the southwest corner of the property is located with a Wellhead Protection Area (WHPA) according to County data resources. AE floodplain is present within the depressional feature that holds stormwater; additionally, a small area of floodplain A is to the south-southeast of the property.

Protection Features: The property does not contain SPAs or archaeological or historical resources according to County data resources.

Habitat: The property is heavily forested and overgrown. It is shown as mesic flatwoods and stormwater treatment according to FWC CLC (Florida Cooperative Land Cover Classification System that includes Florida Land Use Cover and Classification System) mapping. The narrative states gopher tortoises (a listed species) are present.

Comments: A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.

Flood Zone: X, with a small AE along the north

Water Quality: This project is located within the Weeki Wachee Priority Focus Area (PFA) identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. Providing materials on Florida friendly landscaping techniques and proper fertilizer use is another opportunity to educate property owners on water quality.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required buffers, as applicable.

Invasive plant species if present will need to be removed during the development process.

UTILITIES REVIEW:

HCUD does not currently supply water or sewer service to this parcel. Water service is available to this parcel, sewer service is not available to this parcel. HCUD has no objection to the requested rezoning subject to a utility capacity analysis, connection to the central water system at time of vertical construction, and Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems for the developed lots.

ENGINEERING REVIEW:

The subject site is located and bounded by Mandrell Avenue, Red Coach Street and Linden Drive. Homes will have direct access to these existing roads. The County Engineering Department has reviewed the petitioner request and indicated the following:

1. No traffic related issues or concerns.
2. Sidewalks will be required for all roads (Linden Dr., Mandrell Avenue., Red Coach St.) surrounding the development.
3. Site contains floodplain and development of the site must conform to Hernando County Facility Design Guidelines and the Southwest Florida Water Management District drainage design regulations.

LAND USE REVIEW:

Lot Sizes and Layout

Minimum Building Setbacks
Front: 25’
Side: 10’
Rear: 20’

The Hernando County Code of Ordinances, Section 28-99 – Restrictions as to number of systems per lot provides the regulatory framework for new residential developments utilizing septic tanks for wastewater disposal:

Sec. 28-99. - Restrictions as to number of systems per lot.

a. In residential developments where a central water supply system is utilized, a maximum of one individual sewage disposal system per twenty-one thousand five hundred (21,500) square foot lot is allowed.
b. In residential developments where individual wells are utilized, a maximum of one individual sewage disposal system per each one (1) acre lot is allowed.

c. In planned development projects on a central water supply, the minimum lot size requirements per individual sewage disposal may be modified provided the overall density of the project does not exceed one (1) septic tank per twenty-one thousand five hundred (21,500) square feet and is subject to approval by the county planning and zoning commission.

Comments: The petitioner is requesting a minimum lot size of 21,500 square feet. The site is 5.5 acres; this meets the minimum septic tank density of 1 tank per 21,500 square feet of site area, Section 28-99(C) of the Code of Ordinances.

COMPREHENSIVE PLAN REVIEW:

Future Land Use Element

Strategy 1.04A(3): The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category
Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 1.5 dwelling units per gross acre to 5.3 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

***Comments*:** The subject property is located within a residential land use category. The density proposed is 1.46 dwelling/acre, which is consistent with the density of the surrounding existing residential development.

Utilities Element

Wastewater Treatment Advancements

Strategy 6.03E(2): The County should consider methods to alleviate nutrient pollution from septic tanks including connection to central systems and the appropriate use of advanced on-site systems for single or multiple lots.

Comments: According to the Florida Department of Health in Hernando County, since the subject site is located within the Weeki Wachee Priority Focus Area, the developer will be required to utilize nitrogen reducing systems for each individual residential lot, as the lot sizes requested are under 43,560 square feet.

Conservation Element

Invasive and Noxious Species

Objective 10.01D: Protect plant and animal communities from the spread of invasive and noxious exotic species.

Strategy 10.01D(1): Identify problem areas where invasive exotic vegetation may threaten the functional integrity of upland, wetland and aquatic ecosystems. Plant species included on the State of Florida's Noxious Weed List and on the Florida Exotic Pest Plant Council list for the central Florida region should be included in the inventory.

Strategy 10.01D(6): Implement Florida Friendly Landscaping techniques as a means of increasing vegetation community resiliency

and resistance to the recruitment and spread of exotic and noxious plants.

Comments: Invasive plant species are present on the subject site. These species will need to be identified and removed during the development process. In addition, Florida Friendly Landscaping techniques should be implemented as well.

FINDINGS OF FACT:

A rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF) Planned Development Project (Single Family) is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone a property zoned PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping ™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.

5. Invasive plant species shall be identified during the construction plan review and removed during the development process.

6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.

7. The subject property is located within the Weeki Wachee Priority Focus Area of Springs Protection and is subject to nitrogen reducing systems if any individual lot is less than 43,560 square feet.

8. Lots shall have a minimum lot size 21,500 square feet in accordance with Section 28-99(C) of the Code of Ordinances.

9. Minimum Building Setbacks:
   Front: 25'
   Side: 10'
   Rear: 20'

10. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

11. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

User Name: alang Plot Date: Sep 03, 2024 - 3:46pm Drawing Name: W:\PROCIVIL\2024 Projects\PRO24054 - Hamburg Subdivision\24054 akg Rezoning.dwg

H-24-56

Photo date: 2023

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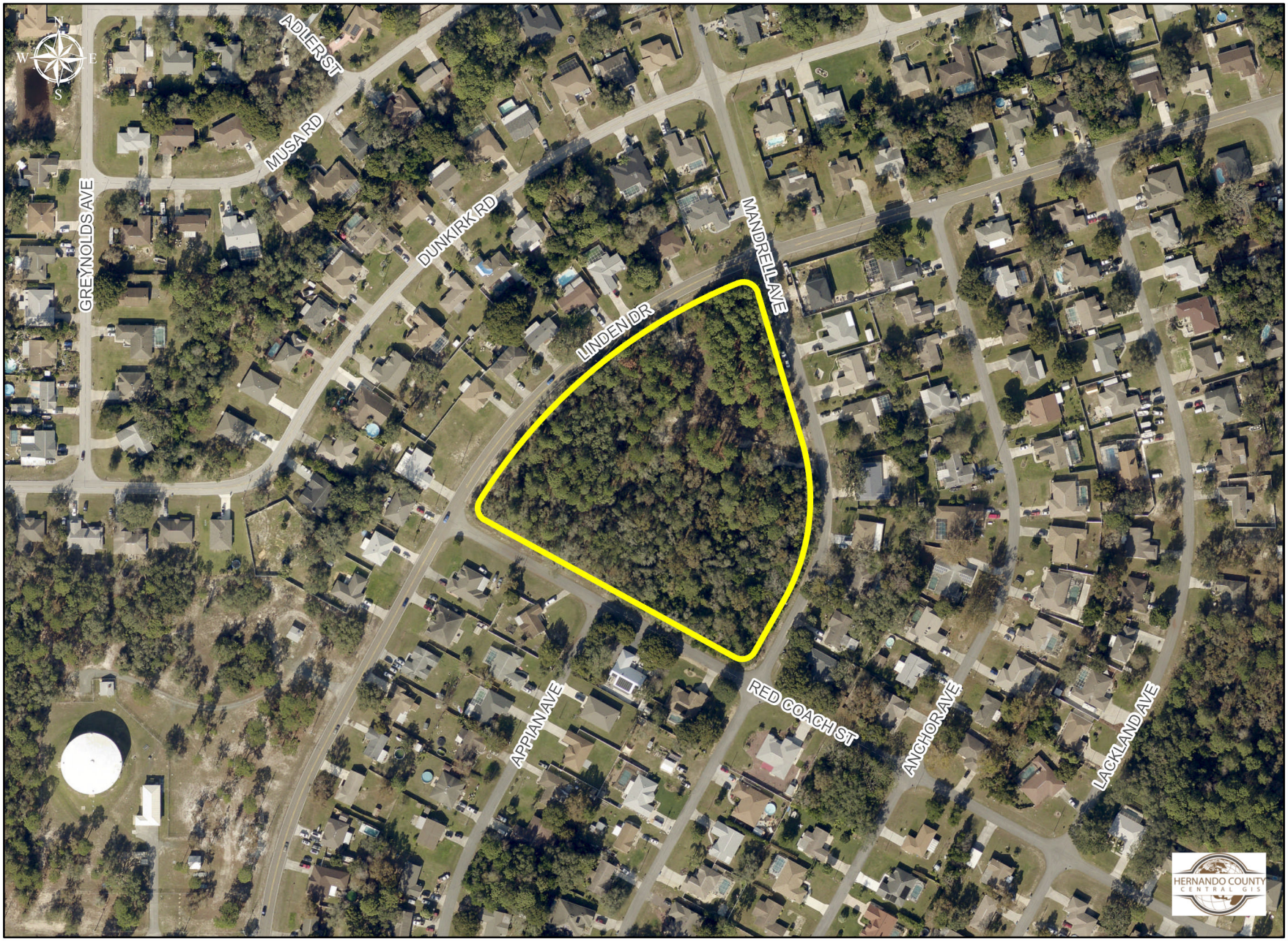
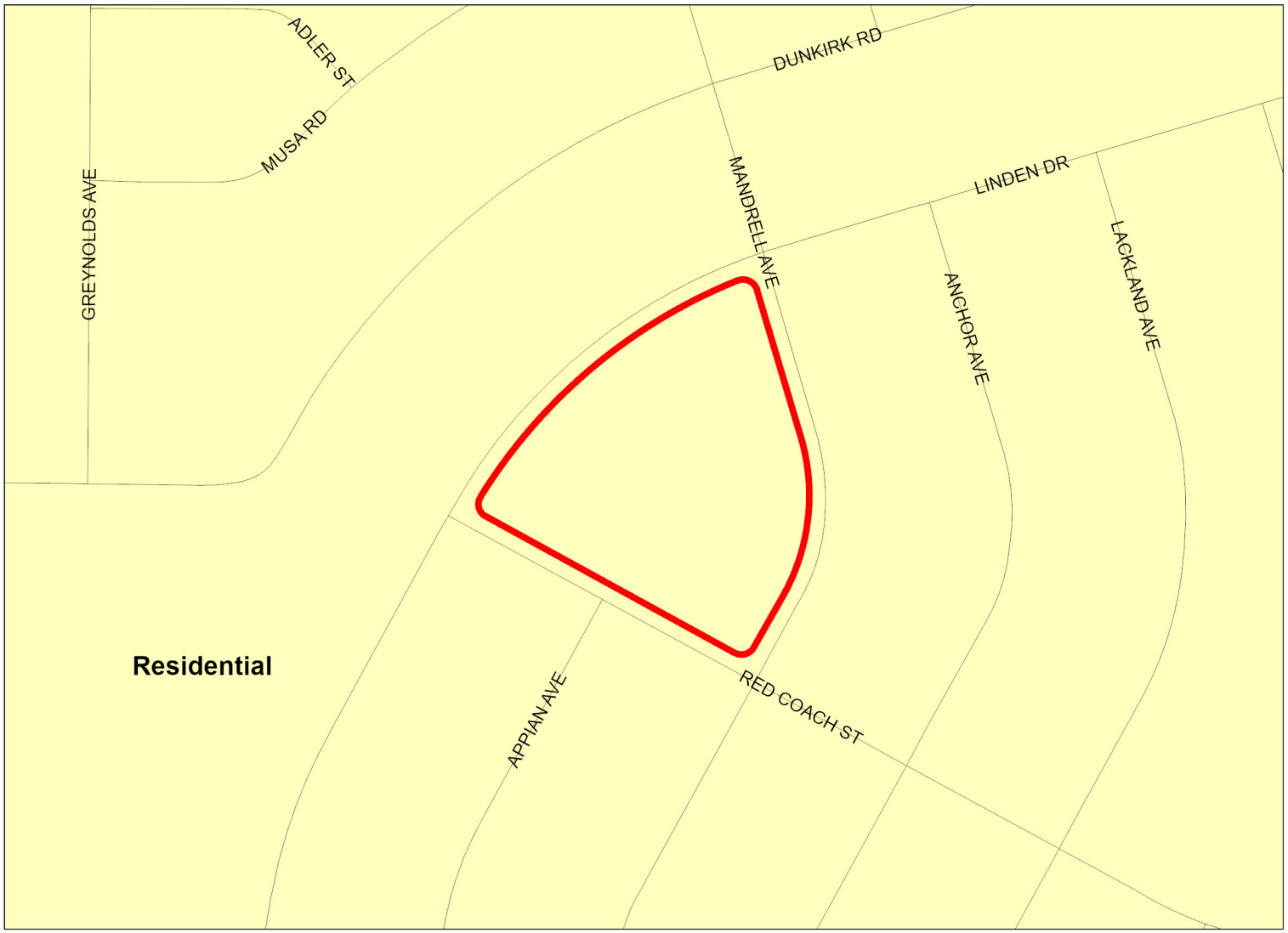


Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-56

Version Date: 12/09/2022



H-24-56

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.02 0.04 0.09 0.14 0.18 Miles

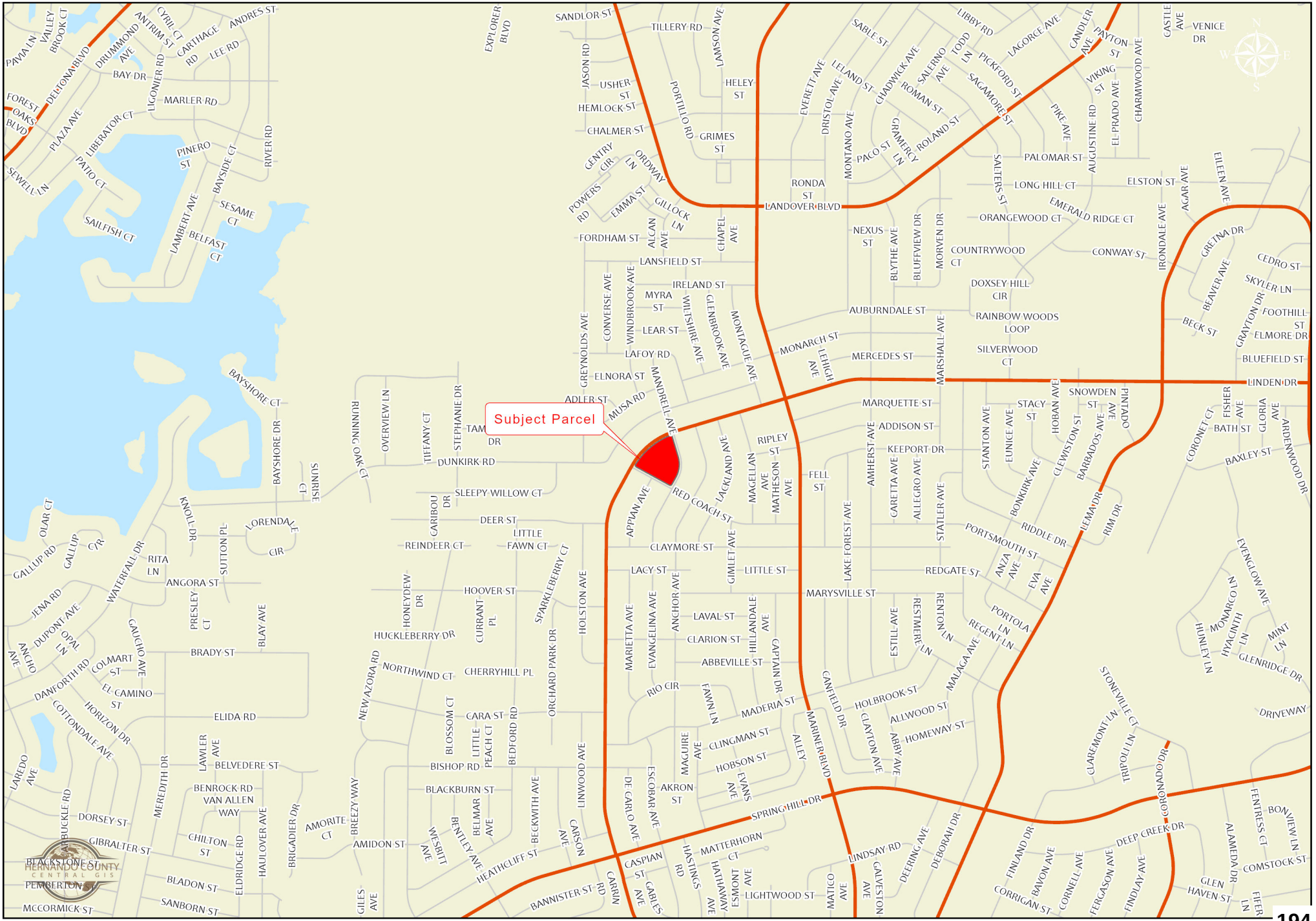
N W E S

Date of mapping: 10/18/2024

HERNANDO COUNTY CENTRAL GIS

H-24-56 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-24-56

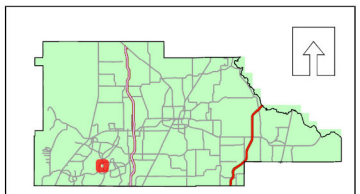
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 10/18/24

0 0.02 0.04 0.08 0.12 0.16 Miles

TITLE
Master Plan Revision Petition Submitted by GB3 Partners, LLLP (H-24-57)

BRIEF OVERVIEW
Request:
Master Plan Revision for a property zoned PDP(IND)/Planned Development Project (Industrial)

General Location:
East side of Anderson Snow Road, West side of the Suncoast Parkway, approximately 2,000' South of Corporate Boulevard, North and West of Edward R Noll Drive

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision for a property zoned PDP(IND)/Planned Development Project (Industrial) with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 9:02 AM
Toni Brady	Approved	12/02/2024 10:14 AM
Victoria Anderson	Approved	12/02/2024 11:32 AM
Danielle Nigro	Approved	12/02/2024 11:32 AM

RESULT:	**ADOPTED**
MOVER:	Jonathan McDonald
SECONDER:	Kathryn Birren
AYES:	Holmes, Hickey, Birren and McDonald
NAYES:	Morgan

ABSENT:	Noe

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

File No. _____ Official Date Stamp:
H-24-57
Received
SEP 4 2024
Planning Department
Hernando County, Florida

Date: 8/28/2024

APPLICANT NAME: GB3 Partners, LLLP
Address: 2750 Eagle Ave N
City: St Petersburg State: FL Zip: 33716
Phone: 727-584-8626 Email: matt@greatbaybud.com
Property owner's name: *(if not the applicant)* Matt Sokolowski

REPRESENTATIVE/CONTACT NAME: Donald Lacey, AICP
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01641030
2. SECTION 23, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: PDP (IND)
4. Desired zoning classification: Approval of a Master Plan
5. Size of area covered by application: 18.5
6. Highway and street boundaries: East of Anderson Snow Rd, and North of Edward Noll Dr.
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 AFFIDIVAT

I, _____, 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)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Claudia Sokolowski
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 29th day of August, 2024, by Claudia Sokolowski who is personally known to me or produced X as identification.

Signature of Notary Public

SANDRA ANN HO
Notary Public - State of Florida
Commission # HH 009672
My Comm. Expires Jun 11, 2024
Bonded through National Notary Assn.

Notary Seal/Stamp

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

GB3 Partners LLLP

Zoning and Master Plan

Narrative

Parcel Key: 1641030

General Location

The property is located on the north side of Edward R. Knoll Road, approximately 660 feet east of Anderson Snow Road. The property consists of 18.5 acres and is identified by the indicated parcel key. See Figure 1 for the aerial and general location of the site.

Request

The request is for approval of a master plan for light warehouse/distribution on property zoned PDP/IND (Planned Development Project/Industrial).

General Description of Proposed Uses

The project includes a 200,000 square foot warehouse, office and distribution facility along with a 5-bay loading canopy and small maintenance building. The site is located in the Holland Springs Industrial Park, Unit 4, and the use of the property for light warehouse/distribution is consistent with the current zoning and the types of employment generating land uses contemplated for the Airport Planned Development District (PDD).

Current Zoning Designation

The current zoning designation on the property by Hernando County is Planned Development Project/Industrial (PDP/IND). The PDP/IND District allows all permitted uses in the I-1 zoning district and any permitted and special exception uses from the I-2 zoning districts designated in the narrative or on the master plan. Light wholesale storage and distribution is a permitted use in the I-1 zoning district. See Figure 2 for the Current Zoning Designation of the site.

Current Land Use Designation

The current Future Land Use Designation by the Hernando County 2040 Future Land Use Map is Airport Planned Development District (PDD). See Figure 3 for the Current Land Use Designation of the site.

Surrounding Zoning and Land Use

	Property Description	Zoning	Future Land Use
North	Vacant, future site of Amazon distribution facility	PDP/CP (Planned Development District/Corporate Park)	Airport PDD
South	VFW Post 10209, Woodcrafts by Angel Inc., vacant, Anderson Snow District Park	PDP/IND (Planned Development District/Industrial), PDP/REC (Planned Development District/Recreation), AG (Agriculture)	Airport PDD
East	Vacant, Bowlersmart LLC	PDP/IND (Planned Development District/Industrial), PDP/CP (Planned Development District/Corporate Park)	Airport PDD
West	Vacant	PDP/CP (Planned Development District/Corporate Park)	Airport PDD

Consistency with the Comprehensive Plan

The current Future Land Use Designation by the Hernando County 2040 Future Land Use Map is Airport Planned Development District. The use of the property is governed by the following Objective and Strategy Clusters from the 2040 Plan:

Objective 1.05B: The Airport Planned Development District (Airport PDD) is created to facilitate maximum utilization of the Brooksville Tampa Bay Regional Airport as a center for aviation and aviation related uses, industrial and business park uses and the development of private lands in support of an employment center.

Strategy 1.05B(1): The Airport PDD includes both public and privately owned lands. Primary uses allowed include a mixture of aviation, commercial, industrial, and public facilities.

Recommended uses for publicly owned airport properties are guided by the Airport Master Plan for the Brooksville-Tampa Bay Regional Airport, as updated from time to time.

Strategy 1.05B(7): Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

Analysis: Use of the site for a warehousing and distribution is consistent with the Airport PDD Objective and Strategy Cluster in that it promotes the intent of the district as an employment center, develops the site for industrial uses, and promotes a mixture of industrial and employment based uses on privately owned land.

Objective 1.04H: The Industrial Category provides primarily for industrial uses with an overall average gross floor area ratio of 0.50 but also includes limited ancillary commercial uses.

Strategy 1.04H(2): Industrial development should be located with access to arterial or non-residential collector roadways with easy access to major arterials. Access through residential streets is prohibited.

Analysis: The site has easy access to Anderson Snow Road, Spring Hill Drive and the Suncoast Parkway (SR 589); all designated as collector or arterial streets designed to provide for a the movement of people and goods.

Strategy 1.04H(3): The County shall provide for economic development and provide for a stable inventory of industrial locations through the protection and maintenance of its industrial areas. The conversion of industrially designated sites to other uses is discouraged.

Analysis: The request for a 200,000 square foot light warehouse and distribution center with ancillary facilities is consistent with the designation of the site for industrial uses and the Plan strategies for industrial development. The Plan requires that the County protect industrial land from designation to other uses to provide for a stable employment base.

Dimensional Standards

Setbacks

Front:	35 feet
Side(s):	20 feet
Rear:	35 feet

Building Height: 45 feet and/or three (3) stories (see Note)

Note: per the dimensions and area regulation from the industrial districts the maximum building height permitted may be increased provided one additional foot is added to each of the required yards for each additional foot of building height constructed over the maximum building height permitted. In such cases the minimum side yard requirement shall be thirty-five (35) feet plus one additional foot for each additional foot of building height constructed over the maximum building height permitted.

Building height will also comply with FAA and the airport requirements.

Perimeter Buffers: Provided in accordance with the requirements of the Community Appearance Ordinance.

Deviation Requests

There are no deviation requests with this application.

Site Characteristics

Topography

The site is relatively flat. Elevations on the site range from 67 to 74 above MSL. Please see Figure 4 for elevations on the site.

Floodplain

The site is not located in a flood zone. Please see Figure 5 for the floodplain information.

Soils

The site consists entirely of Candler Fine Sands, 0 to 5% slope. Please see Figure 6 for soil types found on the site.

Environmental

The site contains no significant environmental features or wetlands on the site. Prior to development Hernando County may require a listed species site survey. Any listed species on the site identified by the report will be treated in accordance with all State and Federal guidelines.

Impact to Public Facilities

Adequate Access

Access to the site is from Edward R Noll Drive, a two lane industrial street serving the Holland Springs Industrial Park. Edward R. Noll Drive provides direct access to Anderson Snow Road which provides easy access to Spring Hill Drive and the Suncoast Parkway (SR 589) making the site ideal for warehousing and distribution. The Hernando County Capital Improvement Plan includes improvements at the intersection of Anderson Snow Road and Corporate Boulevard consisting of widening Anderson Snow Road from two lanes to four lanes from the existing four lane section to approximately 1/4 mile south of the intersection with Corporate Boulevard and adding signalization at the intersection. The project is intended to provide increased vehicular safety improvements.

Public Facilities

Water and Sewer: The site will be served by Hernando County Utilities. The developer will conduct a utility capacity analysis as required.

Solid Waste: The site will be served by a solid waste collection agency as designated by the County.

Police and Fire: The site is served by the Hernando County Sheriff's Office for police protection and Hernando County Fire/Rescue Stations 3 and 14.

Drainage: The site will comply with the requirements of Hernando County and the Southwest Florida Water Management District for stormwater and flood prevention.

Concurrency

A Certificate of Concurrency from the County will be required at the time of permitting. Application is the responsibility of the permit applicant. The following facilities will be reviewed for adequate capacity:

- Potable Water
- Sanitary Sewer
- Drainage
- Solid Waste Disposal
- Transportation (roadways)

At this time, it is anticipated that adequate capacity will be available to support the project.

Exhibits

Figure 1-General Location and Aerial

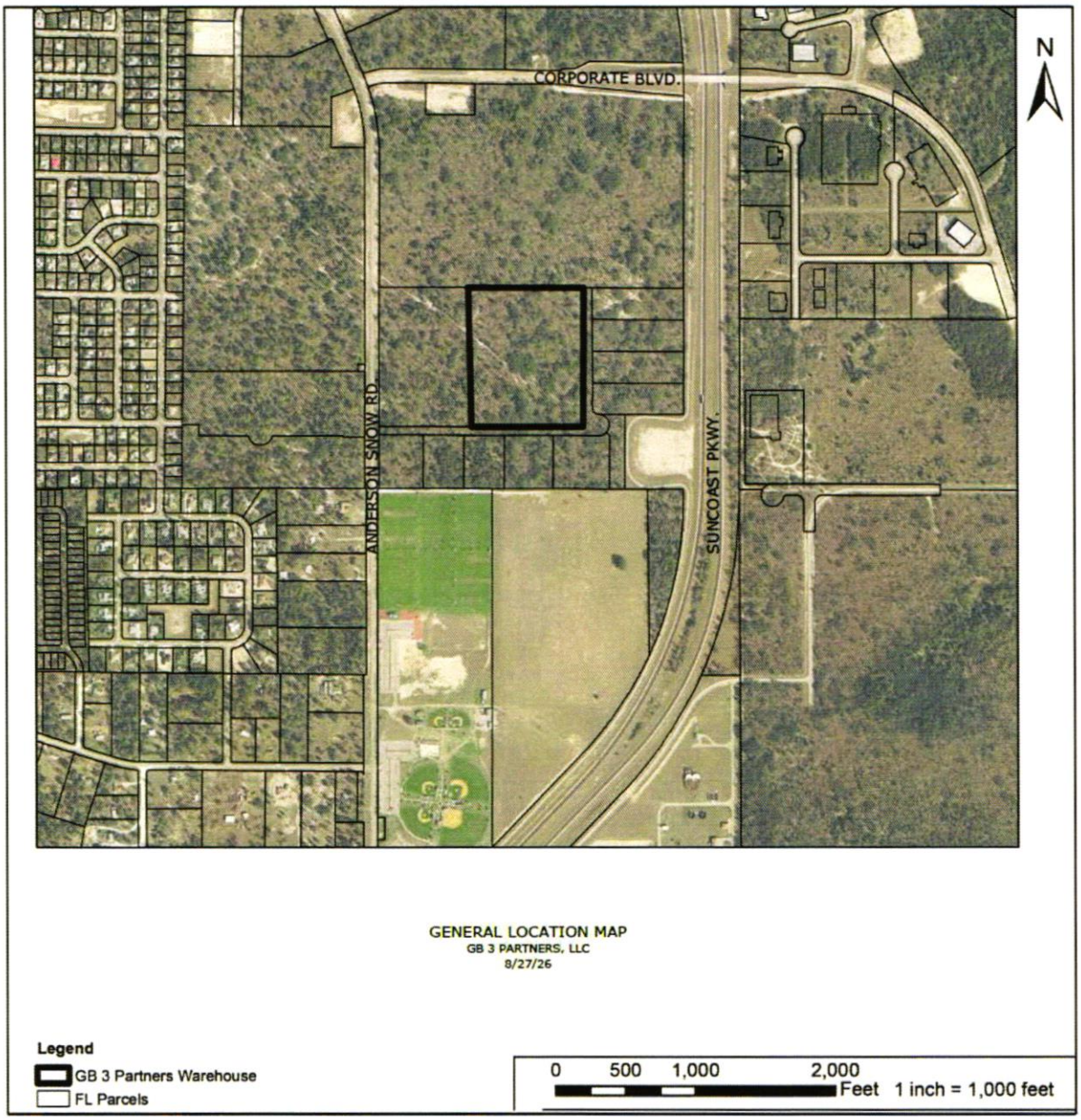


Figure 2-Zoning

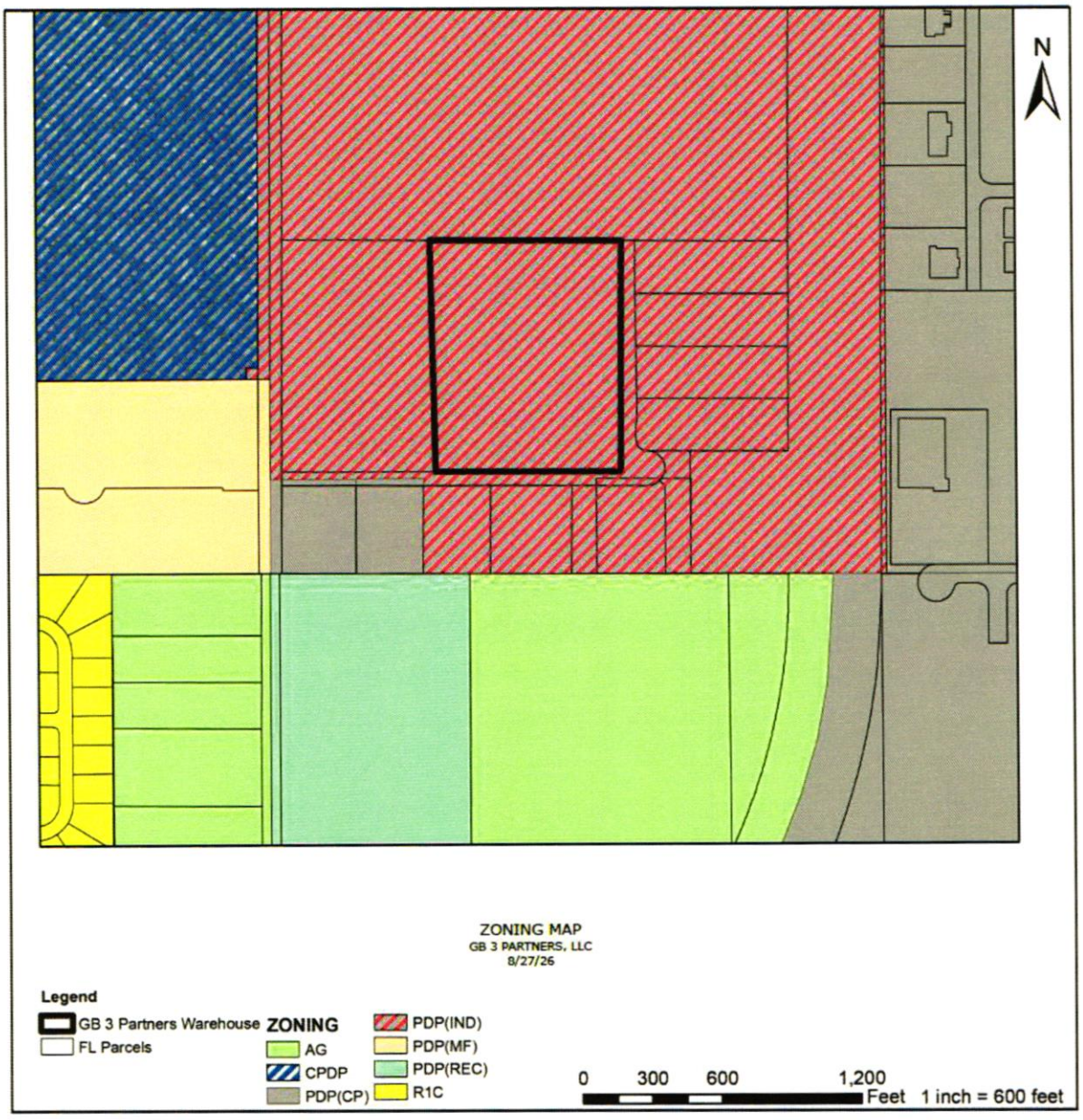


Figure 3-Future Land Use Designation

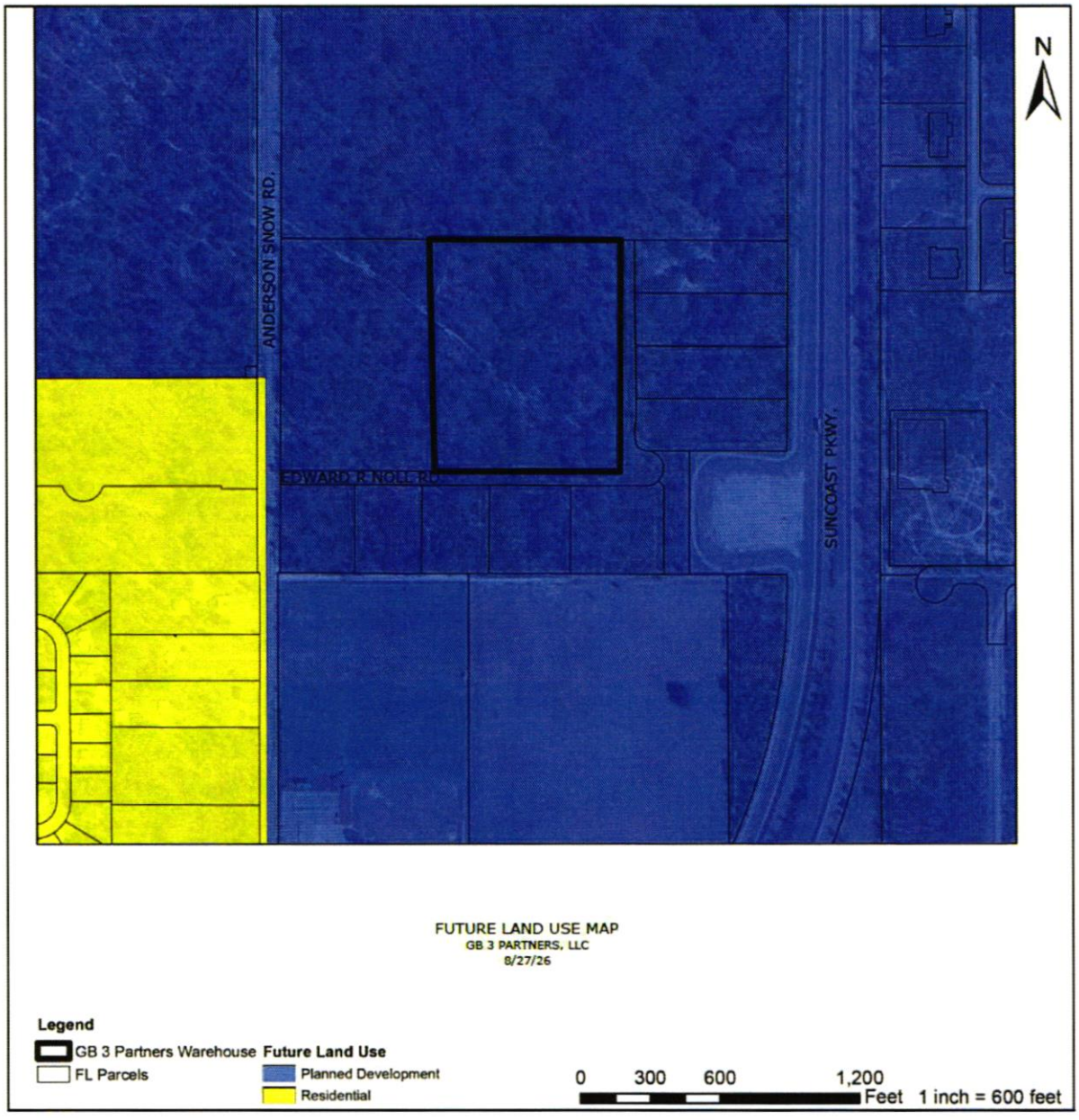


Figure 4-Topography

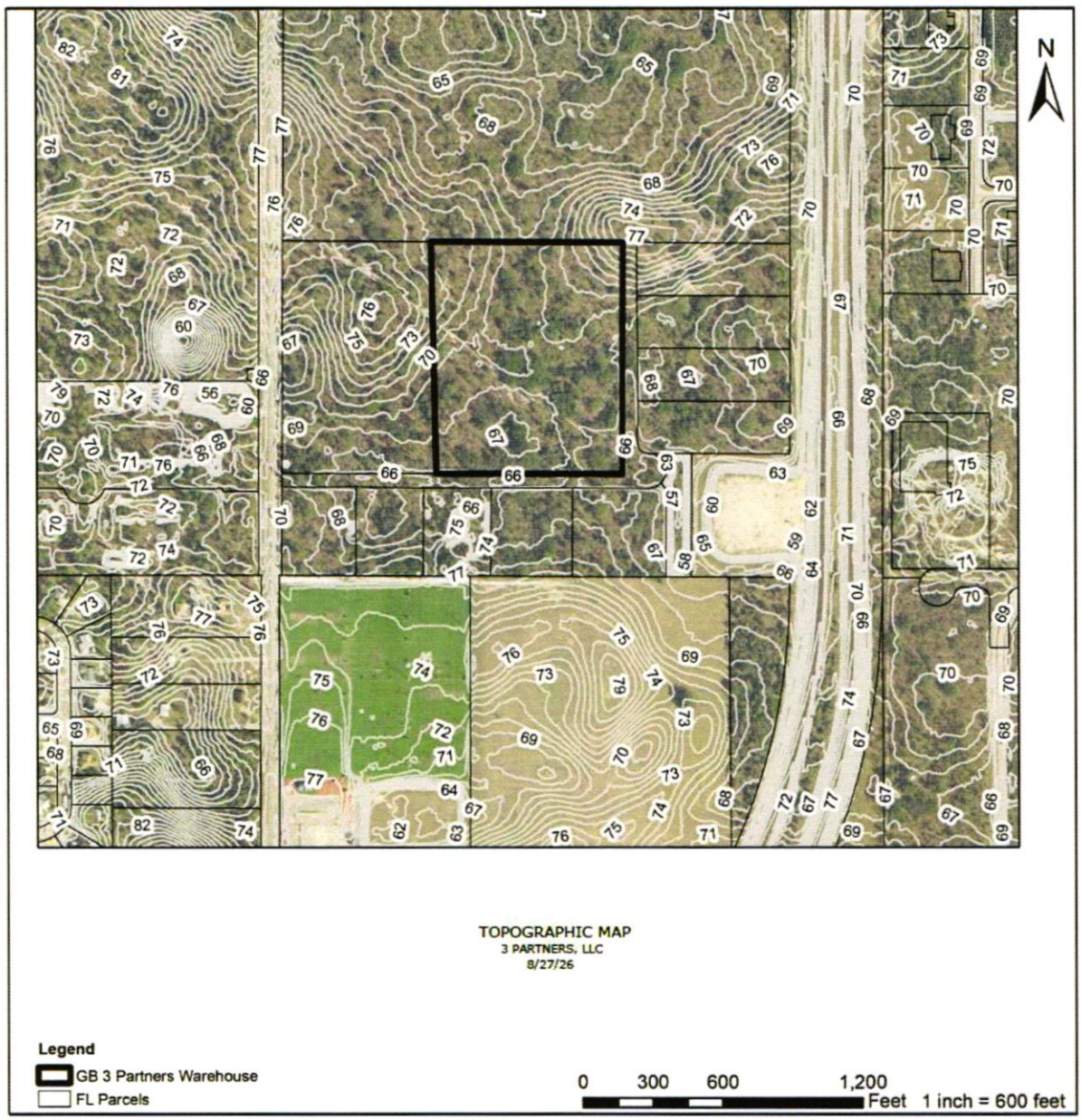


Figure 5-Floodplain

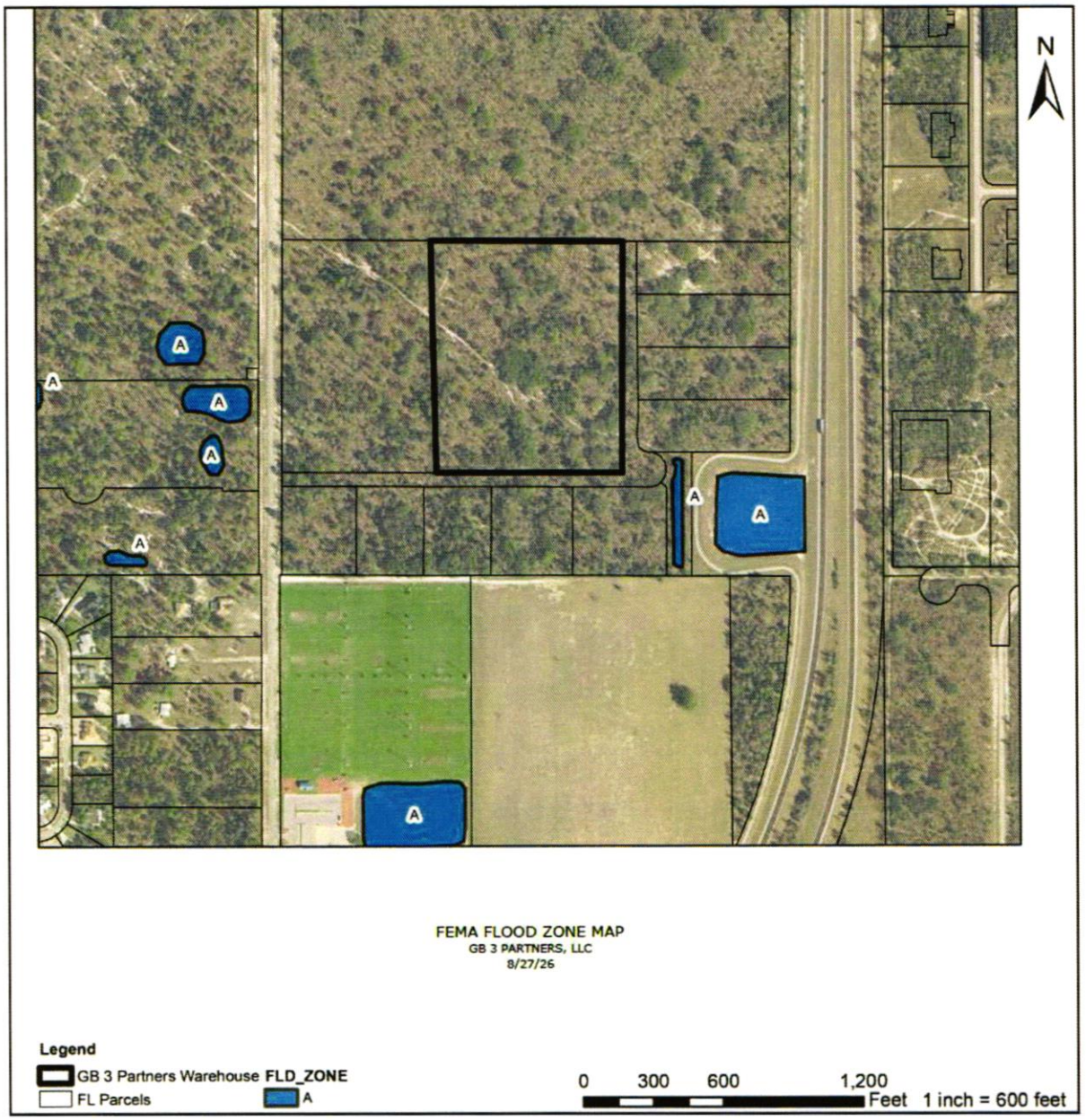
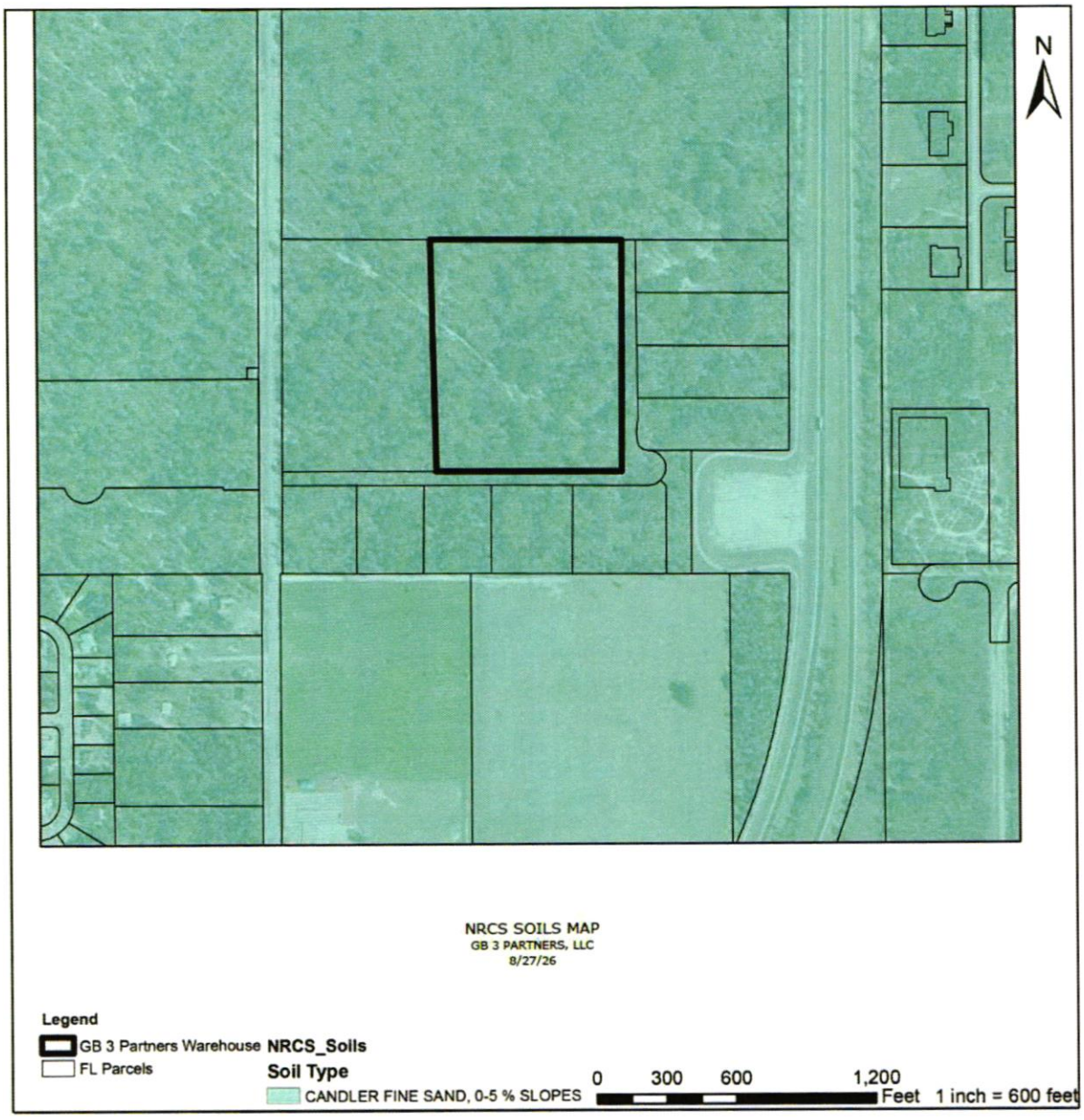


Figure 6-Soils



STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 3, 2024
Board of County Commissioners: January 28, 2025

APPLICANT: GB3 Partners, LLLP

FILE NUMBER: H-24-57

REQUEST: Master Plan Revision for a property zoned PDP(IND)/Planned Development Project (Industrial)

GENERAL LOCATION: East side of Anderson Snow Road, West side of the Suncoast Parkway, approximately 2,000' South of Corporate Boulevard, North and West of Edward R Noll Drive.

PARCEL KEY NUMBERS: 1641030

BACKGROUND

On April 15, 1980, the Board of County Commissioners approved a rezoning of an 80.0 acre parcel from AG (Agriculture) to PDP(IND)/Planned Development Project (Industrial) which is designated as Holland Springs Industrial Park, Unit 4. In 2004, a petition to rezone to PDP(SF)/Planned Development Project (Single Family) was denied due to the existing FLU Airport PDD (Planned Development District) policies.

PETITIONER'S REQUEST

The master plan for the subject 18.5 acre property has expired and the petitioner would like to reestablish the master plan, maintaining the zone district as PDP(IND)/Planned Development Project (Industrial) which allows for Industrail-1 & Industrail-2 permitted uses and special exceptions. The petitioner proposes a 200,000 square feet warehouse, office and distribution facility along with a 5-bay loading area and a small maintenance building. The petitioner is not requesting any additional uses, nor deviations.

SITE CHARACTERISTICS

Site Size: 18.5 acres

Surrounding Zoning/ Land Uses:

North: PDP(CP); Vacant
South: PDP(IND); Edward R Nolls Drive
East: PDP(PDP), PDP(CP); Edward R Nolls Drive
West: PDP(IND); Vacant

Current Zoning: PDP(IND)/Planned Development Project (Industrial)

Future Land Use Map Designation: Airport Planned Development Project

ENVIRONMENTAL REVIEW

Soil Type: Candler Fine Sand

Hydrologic Features: The subject property does not have any wetlands, floodplain or wellhead protection areas according to County data resources.

Special Features: The subject property does not have any special protection areas (SPAs) according to County data resources.

Habitat: Sandhill, shown as commercial and services according to FLUCCS (Florida Land Use Cover and Classification System) mapping

Comments: Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the Candler fine sands, gopher tortoise habitat and commensal species have a moderate potential for occurring on the project site. A floral/faunal survey shall be provided to identify any listed species present on the property. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

Flood Zone: X

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are both available to this parcel. HCUD has no objection to the request subject to a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction.

ENGINEERING REVIEW

The subject property is located on the east side of Anderson Snow Road, west side of the Suncoast Parkway, approximately 2,000' south of Corporate Boulevard, north and west of Edward R Noll Drive. The County Engineer has reviewed the request and indicated the following:

- The project access is limited to two 24-foot driveways or one driveway 40-feet in width per Hernando County Facility Design Guidelines.
- Access shall be designed to accommodate delivery trucks. An Administrative Design Variance may or may not be approved for four (4) access points.
- Additional right-of-way will be required along Edward R. Knoll Drive. A "corner clip" of right of way will be required at southeast corner of property.
- A Traffic Access Analysis may be required when development permitting begins. Developer will be responsible for any improvements identified in the Traffic Access Analysis. Refer to Hernando County Facility Design Guideline IV-18.

LAND USE REVIEW:

Proposed Perimeter Setbacks:

North:	35'
South:	35'
East:	35'
West:	20'

Buffer:

County LDRs require that all Industrial districts have installed a five-foot-wide landscape strip consisting of at least one (1) tree, three-inch minimum caliper, per fifty (50) linear feet and two (2) shrubs plus turf grass, ground cover and/or mulch. Preserved natural vegetation may be substituted for landscape strip with the approval of the development department review staff.

Landscaping:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

Lighting:

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County LDR, in order to retain all light on site and prevent any light spillage onto neighboring uses.

COMPREHENSIVE PLAN REVIEW:

The petitioner has indicated that the proposed project will consist of 200,000 square feet of light warehouse, office and distribution with five (5) bay doors, to be located in the Airport PDD/Planned Development Project.

The use of the property is governed by the following Objectives and Strategies from the 2040 Comprehensive Plan. The standards found within the Comprehensive plan shall be followed as specified below:

Airport Planned Development District Standards

Objective 1.05B: The Airport Planned Development District (Airport PDD) is created to facilitate maximum utilization of the Brooksville Tampa Bay Regional Airport as a center for aviation and aviation related uses, industrial and business park uses and the development of private lands in support of an employment center.

Objective 1.05B(1): The Airport PDD includes both public and privately owned lands. Primary uses allowed include a mixture of aviation, commercial, industrial and public facilities.

Objective 1.05B(7): Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

Objective 1.04H: The Industrial Category provides primarily for industrial uses with an overall average gross floor area ration of 0.50 but also includes limited ancillary commercial uses.

Objective 1.04H(2): Industrial development should be located with access to arterial or non-residential collector roadways with easy access to major arterials. Access through residential streets is prohibited.

Objective 1.04H(3): The County shall provide for economic development and provide for a stable inventory of industrial locations through the protection and maintenance of its industrial areas. The conversion of industrially designates sites to other uses is discouraged.

Comments: The proposed request meets the provisions of the Airport PDD and is compatible with the surrounding area with appropriate performance conditions.

FINDINGS OF FACT

The request for a Master Plan Revision for a property zoned PDP(IND)/ Planned Development Project (Industrial) is appropriate based on the following:

1. The petitioner has vested rights for the development of the property under the Airport Planned Development District and reestablishing the expired master plan for this property is appropriate.

2. Use of this site for warehousing and distribution is consistent with the Airport PDD Objective and Strategy Plan as it supports the intent of the district as an employment center, develops the site for industrial use and promotes a mix of industrial and employment based uses on privately owned land.

3. The site has easy access to collector or arterial roadways designed to provide for the movement of people and goods.

4. The request for a 200,000 square foot light warehouse and distribution center with ancillary facilities is consistent with the designation of the site for industrial uses and the Plan strategies for industrial development.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner's associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision for a property zoned PDP(IND)/Planned Development Project (Industrial) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either

construction or use of the property, and complete all applicable development review processes.

2. The petitioner shall provide a wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.

6. All driveways to the subject development shall meet County Driveway Standards.

7. The developer shall connect to the central water and sewer systems at time of vertical construction.

8. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.

9. The petitioner shall provide an avigation easement to the Hernando County Airport.

10. Minimum Setbacks and Maximum Height:

    - North (Rear): 35'
    - South (Front): 35'
    - East Side: 35'
    - West Side: 20'
    - Maximum Height: 45' and/or three (3) stories

11. Perimeter Buffer:

    - North: 5'
    - South: 5'
    - East: 5'
    - West: 5'

12. The petitioner shall be required to meet county parking standards in accordance with the minimum requirements of the Land Development Regulations.

13. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage.

14. The petitioner shall be required to meet the requirements for industrial development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.

15. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

PRINTED: 09/04/2024 - 1:56pm PRINTED BY: JA PATH: L:\24082\GB3 Partners\dwg\PLAN\rz\24082_RZMP.dwg

LEGEND

- DRAINAGE AREA (CONCEPTUAL)
- WAREHOUSE & MAINTENANCE
- BUFFERS & INTERNAL LANDSCAPING
- PARKING & LOADING
- FEMA 100 YR. FLOODPLAIN
- ACCESS POINT

SITE DATA

OWNER: GB3 PARTNERS I,LLLP
APPLICANT: GB3 PARTNERS LLLP
PARCEL KEY NO: 1641030
SECTION/TOWNSHIP/RANGE: 23/23S/18E
CURRENT ZONING: PDP/IND
CURRENT LAND USE: AIRPORT PDD
PROPOSED ZONING: PDP/IND
AREA: +/- 18.5 ACRES

PERIMETER BUILDING SETBACKS:
FRONT: 35'
SIDES: 20'
REAR: 35'

MAXIMUM BUILDING HEIGHT:
45' AND/OR 3 STORIES

PER THE DIMENSIONS AND AREA REGULATION FROM THE INDUSTRIAL DISTRICTS THE MAXIMUM BUILDING HEIGHT PERMITTED MAY BE INCREASED PROVIDED ONE ADDITIONAL FOOT IS ADDED TO EACH OF THE REQUIRED YARDS FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT CONSTRUCTED OVER THE MAXIMUM BUILDING HEIGHT PERMITTED. IN SUCH CASES THE MINIMUM SIDE YARD REQUIREMENT SHALL BE THIRTY-FIVE (35) FEET PLUS ONE ADDITIONAL FOOT FOR EACH ADDITIONAL FOOT OF BUILDING HEIGHT CONSTRUCTED OVER THE MAXIMUM BUILDING HEIGHT PERMITTED. BUILDING HEIGHT WILL ALSO COMPLY WITH FAA AND THE AIRPORT REQUIREMENTS.

PROPOSED BUILDING SIZE:
200,000 SF

BUFFERS:
PER THE COMMUNITY APPEARANCE ORDINANCE

DATE	REV. BY	REV. NO.	REVISION
———	———	-	———
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, inc.
Engineering Planning Surveying Environmental Transportation Construction Management
966 Candlelight Boulevard Brooksville - Florida 34601
(352) 796-9423 Fax (352) 799-8389
EB-0000142

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

P.E.
FL REG. NO. ####

REZONING MASTER PLAN

GB3 PARTNERS

24082

SHEET 1

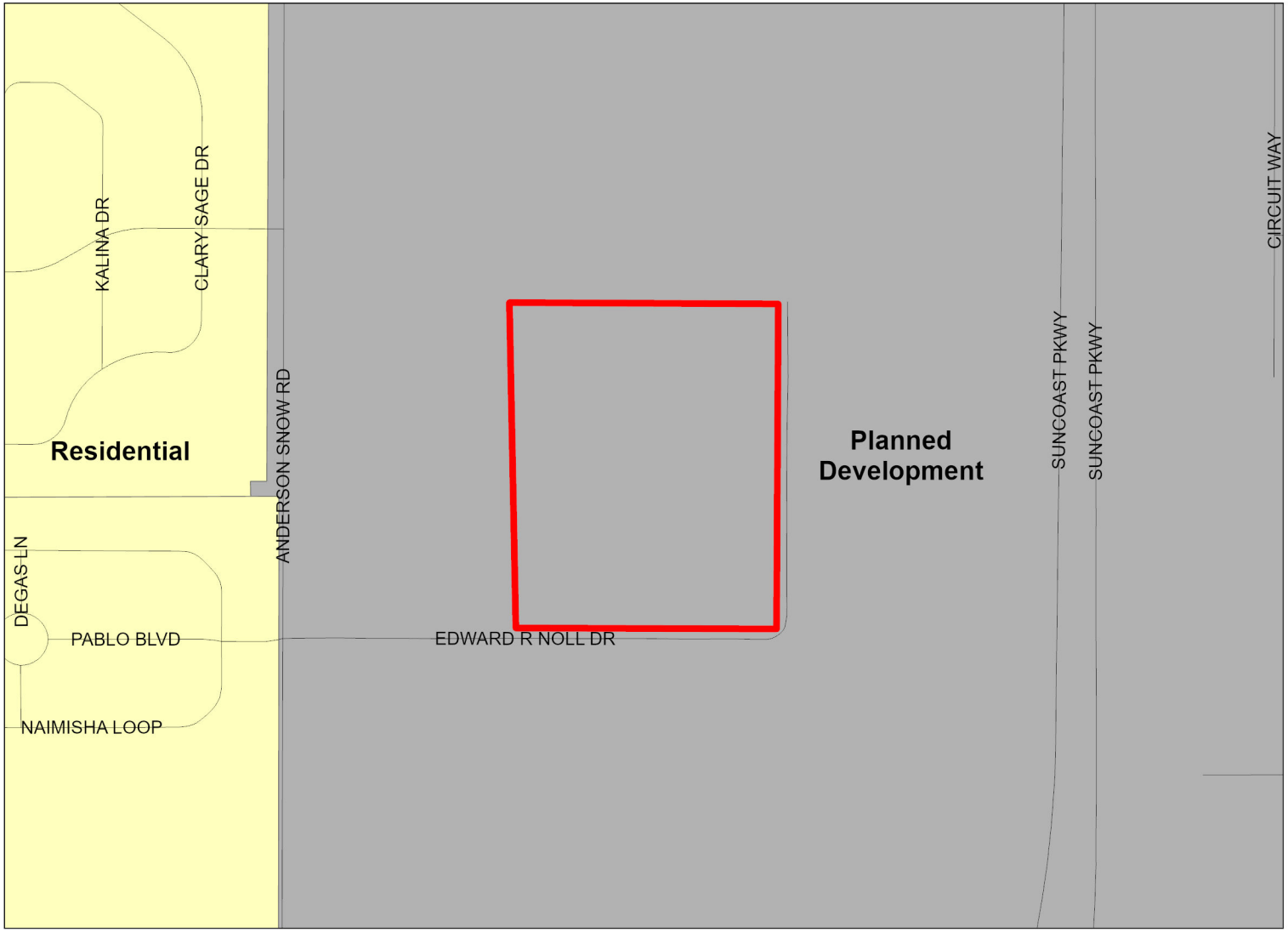
H-24-57

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-57
Version Date: 12/09/2022



H-24-57
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.04 0.08 0.16 0.24 0.32 Miles

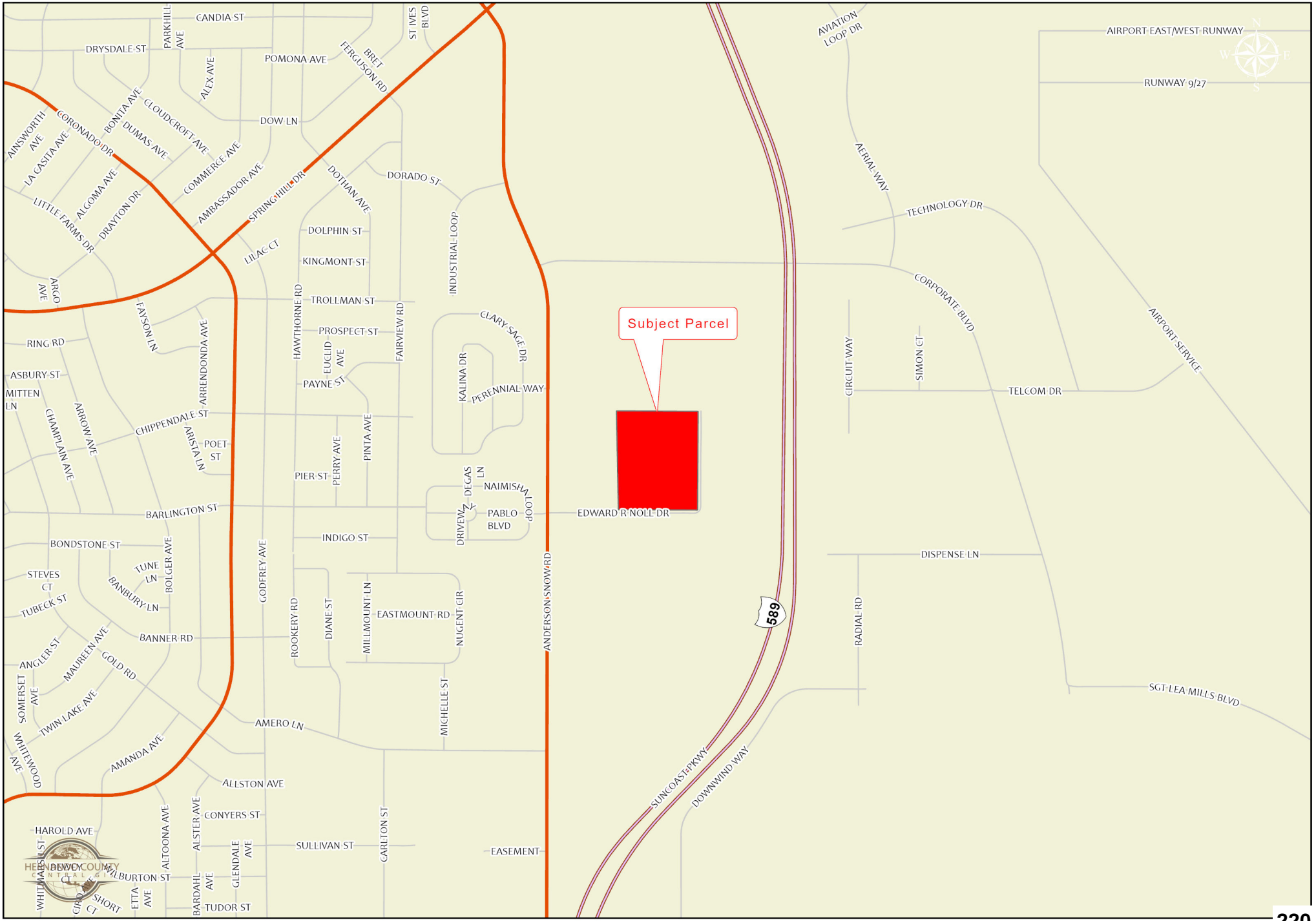
N W E S

Date of mapping: 10/18/2024

HERNANDO COUNTY CENTRAL GIS

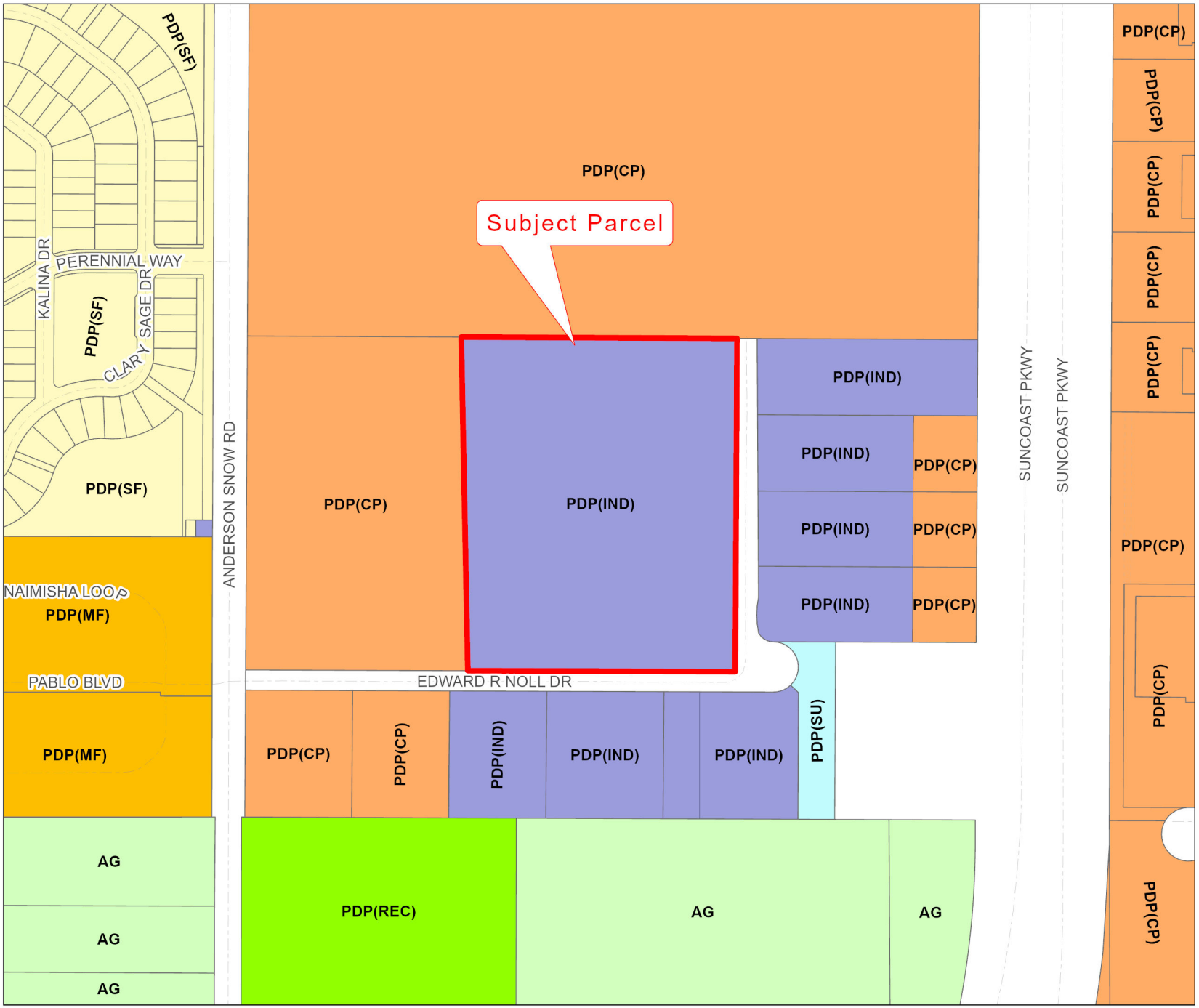
H-24-57 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-24-57

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

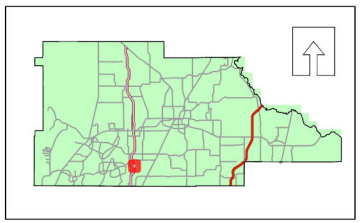


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 10/18/24

0 0.03 0.07 0.13 0.2 0.26 Miles

Planning & Zoning Commission

AGENDA ITEM

Meeting: 12/09/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15094
Legal Request Number:
Bid/Contract Number:

TITLE
Master Plan Revision Petition Submitted by Eisenhower Property Group LLC (H-24-58)

BRIEF OVERVIEW
Request:
Master Plan Revision for a property zoned PDP(SF)/Planned Development Project (Single Family) and PDP(MF)/Planned Development (Single Family)

General Location:
Southwest Corner of Mason Smith Road and U.S. Highway 41(Broad Street)

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.
The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's requests for a Master Plan Revision for a property zoned CPDP(SF)/Combined Planned Development Project (Single Family) and PDP(MF)/Planned Development Project (Multifamily), and with performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 9:08 AM
Toni Brady	Approved	12/02/2024 10:17 AM
Victoria Anderson	Approved	12/02/2024 11:38 AM
Danielle Nigro	Approved	12/02/2024 11:39 AM

RESULT: **ADOPTED**
MOVER: W. Steven Hickey
SECONDER: Jonathan McDonald
AYES: Holmes, Hickey, Birren and McDonald
NAYES: Morgan

ABSENT:	Noe

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

File No. _____ Official Date Stamp:
H-24:58
Received
SEP 4 2024
Planning Department
Hernando County, Florida

Date: 8/26/2024

APPLICANT NAME: Eisenhower Property Group LLC
Address: 111 S Armenia Ave, STE 201
City: Tamp State: FL Zip: 33609
Phone: 813 734 5694 Email: jstrain@eisenhowerpropertygroup.com
Property owner's name: *(if not the applicant)* EBH Acquisitions LLC

REPRESENTATIVE/CONTACT NAME: Donald Lacey, AICP
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 360727 & 380723
2. SECTION 32/33 & 04/05, TOWNSHIP 22S & 23S, RANGE 19E
3. Current zoning classification: PDP (SF) and PDP (MF)
4. Desired zoning classification: Master Plan Modification
5. Size of area covered by application: 190.3 acres
6. Highway and street boundaries: Mason-Smith Road & 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 AFFIDIVAT

I, Earle Blakely Hunnicutt, 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)*: Eisenhower Property Group LLC and *(representative, if applicable)*: Coastal Engineering Associates, Inc. to submit an application for the described property.

Earle Blakely Hunnicutt
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 28 day of AUGUST, 2024, by EARLE BLAKELY HUNNICUTT who is personally known to me or produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
WALTER SELPH
Commission # HH 513145
Expires April 8, 2028

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM *Notary Seal/Stamp*

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Received
SEP 4 2024
Planning Department
Hernando County, Florida

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: 8/28/2024

APPLICANT NAME: Eisenhower Property Group LLC
Address: 111 S Armenia Ave, STE 201
City: Tamp State: FL Zip: 33609
Phone: 813 734 5694 Email: jstrain@eisenhowerpropertygroup.com
Property owner's name: *(if not the applicant)* John F Mason TTEE and Diane L. Eagan

REPRESENTATIVE/CONTACT NAME: Donald Lacey, AICP
Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 380769, 360772, 380750, 380821, 360763, 380741
2. SECTION 32/33 & 04/05, TOWNSHIP 22S & 23S, RANGE 19E
3. Current zoning classification: PDP (SF) and PDP (MF)
4. Desired zoning classification: Master Plan Modification
5. Size of area covered by application: 198.2 acres
6. Highway and street boundaries: Mason-Smith Road & 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 AFFIDIVAT

I, John F Mason, TTEE and Diane L. Eagan, TTEE, 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)*: Eisenhower Property Group LLC and *(representative, if applicable)*: Coastal Engineering Associates, Inc. to submit an application for the described property.

John F. Mason TTEE
Diana L. Eagan TTEE
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 28 day of AUGUST, 20 24, by JOHN F. MASON & DIANE L. EAGAN who is personally known to me or produced _____ as identification.

Walter E. Selph
Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
WALTER SELPH
Commission # HH 513145
Expires April 8, 2028

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

PRINT FORM CLEAR FORM

Notary Seal/Stamp

Project Narrative

Master Plan Revision-Eisenhower Property Group

AKA: Mason Hunnicutt

Parcel Keys: 360727, 380723, 380769, 360772, 380750, 380821, 360763, 380741

Request

The applicant is requesting a master plan modification to a previously approved project to allow single family (PDP/SF), multifamily townhomes and villas (PDP/MF). There is no proposed change to the previously approved residential uses (PDP/SF, PDP/MF) or dimensional standards (lot size, lot widths, setbacks).

Background

The project was approved by the Board of County Commissioners by Resolution 2022-123 on June 14, 2022. The approved project consisted of two (2) application files (H2185 and H2187) that was consolidated into one project for the approval. Since approval, the property owner (s) has submitted a request for a legislative extension based upon Executive Orders issued by the Governor's Office which tolls the approval time period based upon the length of the time outlined in the Orders (252.63 Tolling and extension of permits and other authorizations).

The project was approved as a mixed use residential project with PDP/MF (Planned Development/Multifamily) and PDP/SF (Planned Development/Single Family) zoning for up to 1250 dwelling units subject to the following performance conditions as modified by the BOCC:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

2. A wildlife survey shall be prepared by a qualified professional. The

petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping ™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. A jurisdictional survey shall be provided at the time of conditional plat review and areas determined to be wetlands shall be delineated and shown on future plans and subdivision plats.

6. Geotechnical and geophysical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention areas within the project to test for subsurface karst features, including geophysical/geotechnical delineation of karst features adjacent to proposed housing pods with potential to be negatively impacted. Karst features are to be protected from the discharge of untreated stormwater.

7. Contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.

8. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

9. Prior to the approval of the first conditional plat, the petitioner shall coordinate with the City of Brooksville and HCUD to obtain a final determination which entity shall provide water and sewer services to the subdivision.

10. A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.

11. All Roads within this project required to meet the applicable Hernando County Facility Design Guideline requirements, (Collector, Major Local, Local and Frontage Roads).

12. A FDOT access management permit is required for access to U.S. Highway 41 (Broad Street).

13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the southern property boundary. This road shall be constructed in phases to serve adjacent phases/pods of development and shall be required in lieu of a frontage road. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.

14. The petitioner shall construct an east/west collector road to County standards from Mason Smith Road to its intersection with the north/south collector road.

15. Minimum Perimeter Setbacks:
    - North: 20'
    - South: 20'
    - West: 20'
    - East: 50' (Deviation from 125')

16. Individual Lot Setbacks (Single-Family Detached):
    - Front: 25'
    - Side: 5' (Deviation from 10')
    - Rear: 15' (Deviation from 20')

17. Individual Lot Setbacks (Villas):
    - Front: 25'
    - Side: 5' (External)/0' (Between Units) (Deviation from 10')

- Rear: 15' (Deviation from 20')

18. Individual Lot Setbacks (Townhomes):
    - Front: 25'
    - Side: 0' (Deviation from 10')
    - Rear: 15' (Deviation from 20')

19. Lot Sizes/Lot Widths:
    - Single-Family Lot Widths: 40' and 50' (Deviation from 60')
    - Single-Family Lot Sizes: 4,800 square feet (Deviation from 6,000 square feet) and 6,000 square feet
    - Villa Lot Widths: 70'
    - Villa Lot Sizes: 8,400 square feet
    - Townhouse Lot Widths: 18' (Deviation from 60')
    - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)

20. The petitioner shall provide a 15' buffer along the site perimeter adjacent to existing or approved residential subdivisions. This buffer shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.

21. The petitioner shall construct a treed boulevard entrance from U.S. Highway 41 (Broad Street) into the development in accordance with the Hernando County Land Development Regulations.

22. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (3 per residential pod) for the subject development. The primary park shall be located at the center of the sites, along the north/south collector road. Additional pocket parks shall be located in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.

23. The petitioner shall be required to dedicate twenty-seven (27) acres for the preservation of natural vegetation.

24. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.

25. The petitioner shall design the development whereby the villa and townhome lots will be centrally located within the development, near the proposed recreation amenity within H-21-87 or clustered with other lot types within H-21-87. ~~The lot sizes shall transition from the~~

~~villa and townhome lots within the center section of the development to the 40' lot pods to the north (where near Mason Smith Road) and 50' lots~~ Lots along the perimeter where adjacent to the approved Hernando Oaks subdivision shall be single-family detached homes on lots a minimum of 50' in width. A comprehensive lot layout shall be required at the time of conditional plat.

26. At the time of the first conditional plat, the petitioner shall be required to provide a community layout that incorporates the natural vegetation, environmental features and recreational amenities is recommended to preserve environmentally sensitive lands, provide access to recreational amenities and enhance the sense of place within the community.

27. At the time of conditional plat, the petitioner shall be required to provide a bicycle and pedestrian plan that shows the pedestrian interconnectivity within the pods and adequate access to proposed recreational amenities within the subdivision.

28. A vegetated buffer averaging a minimum of twenty-five (25) feet in width and no narrower than fifteen (15) feet in width shall be maintained by development adjacent to Class I and/or Class II wetlands.

29. The developer must design the proposed North/South collector road to align with the planned roadway improvements at its north and south boundaries The northern connection at Mason-Smith Road would align with the western 80 feet of Parcel Key #360745 and the southern connection would be in proximity to the eastern boundary of Parcel Key #1572532. The alignments for these proposed connections shall be reviewed and approved by the Hernando County Engineer.

30. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.

31. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Applicant's Request

The applicant is proposing to make the following changes to the project:

- Clarify the provision of neighborhood park and open space (performance condition 22).
- Change the location of the villa and townhome lots (performance condition 25).
- Correct the Villa Lot sizes and lot widths (performance condition 19).
- Eliminate the secondary connection to Mason Smith Road from the east/west collector roadway and extend the east/west collector roadway as a future connection to the west property line (performance condition 14).
- Construct the north/south collector road from Mason Smith Road to the southern property line in phases to serve adjacent development pods. The physical connection of the north/south collector roadway to the south will be made based upon need and demand by the County Engineer once an actual physical connection can be made (performance condition 13).
- Clarify the timing of the 30 day Master Plan.

The proposed changes to the performance conditions are shown in strike through underline format and are requested as follows:

13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the south ~~southern property boundary~~. a distance of approximately 800 feet from of the intersecting roundabout with the east west collector road. ~~This road shall be constructed in phases to serve adjacent phases/pods of development and shall be required in lieu of a frontage road.~~ A connection of the north/south collector roadway to the southern boundary will be made based upon need and demand by the County Engineer once an actual physical connection can be made to the south. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.

14. The petitioner shall construct an east/west collector road to County standards from ~~Mason Smith Road~~ US 41 (Broad Street) ~~to its intersection with~~ and the north/south collector road to the western property line for a future connection. The physical connection to the western property line shall be based upon need and demand as determined by the County Engineer.

19. Lot Sizes/Lot Widths:

- Single-Family Lot Widths: 40' and 50' (Deviation from 60')
- Single-Family Lot Sizes: 4,800 square feet (Deviation from 6,000 square feet) and 6,000 square feet
- Villa Lot Widths: ~~70'~~ 35 feet
- Villa Lot Sizes: ~~8,400~~ 4,200 square feet
- Townhouse Lot Widths: 18' (Deviation from 60')
- Townhouse Lot Sizes: 2,160 (Deviation from 6,000)

22. The petitioner shall be required to provide a total ~~of~~ 6 acre~~s of~~ dedicated neighborhood park space ~~(3 per residential pod)~~ for the subject development. The primary park shall be located ~~at~~ proximate to the center of the site~~s~~, along the north/south collector road. Additional ~~pocket parks~~ recreation space will be provided as passive recreation ~~shall be located~~ in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.

25. The petitioner shall design the development whereby the villa and townhome lots will be ~~centrally located within the development, near the proposed recreation amenity within H-21-87 or~~ clustered with other lot types within ~~H-21-87~~ the project. Lots along the perimeter are permitted with the exception of ~~where~~ adjacent to the approved Hernando Oaks subdivision which shall be single-family detached homes on lots a minimum of 50' in width. ~~A comprehensive lot layout shall be required at the time of conditional plat.~~

31. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC ~~approval~~ Action. Failure to submit the revised plan will result in no further development permits being issued.

No other changes to the approved performance conditions from Resolution 2022-123 are being requested.

General Project Description

Primary access to the community will come directly from US 41, via a tree-lined entrance boulevard. US 41 is a six-laned highway at this location with an excellent level of service. Approximately 1,000 feet into the community the entrance boulevard will intersect into a second collector road, running north-south through the project. In addition to providing

access to the project's housing pods, the N/S collector road will connect to Mason-Smith Road to the north and eventually to the US 41 entrance road from a planned Phase 5 of Hernando Oaks to the south, when built. The main entrance boulevard will continue toward the west boundary of the project in phases, continuing to provide access to project housing pods.

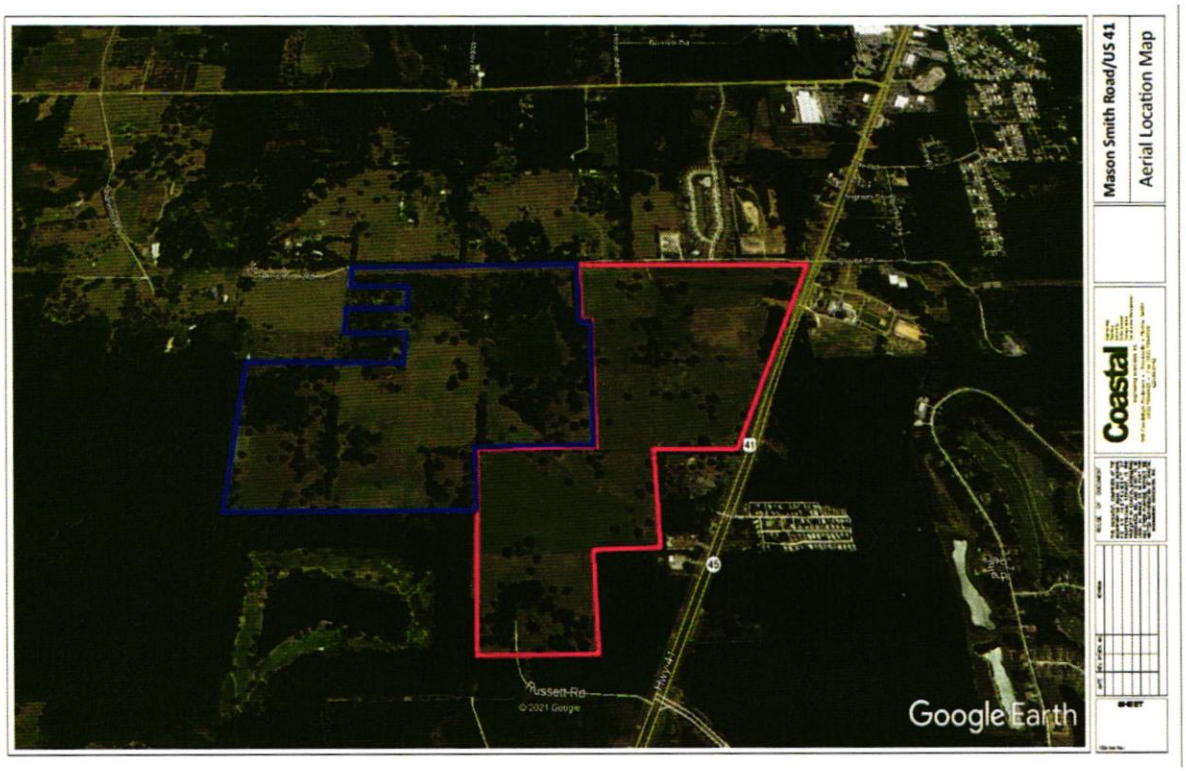
The proposed community will consist of several distinct housing pods. Single family dwelling units and villas may be clustered by similar type or "mixed." Townhomes are planned for the northeastern section of the property adjacent to Mason Smith Road. Existing wetlands and floodplains will be incorporated into the project design, providing open space and aesthetic features. The major floodplain flow-way will be protected and become an element in the project's passive recreation plans. A community recreation area has been conceptually shown on the master plan along the north/south collector roadway, and additional passive open space will be located within the community. The community recreation area may also serve as a model or sales center.

The property consists primarily of active pasture that is currently grazed by cattle. There are also multiple wetland systems as well as a ditch through the southern portion of the property. The wetland systems are generally depicted on the proposed master plan and will become natural features in the overall project design. No gopher tortoises or their burrows were observed. The onsite habitat is poor for gopher tortoises. One listed species, the southeastern American kestrel, was observed on site, however, a nest was not observed. Protected plants are not expected to occur on the vacant lots since the area has been previously cleared.

Both the City of Brooksville and Hernando County have potable water and sewer infrastructure in the immediate area, with the City serving Seagate (north) and Southern Hills Plantation (east) and the County serving Hernando Oaks (south). The project sits primarily in the City First Right to Serve area, with the southern portion being in the County Service Area. Potable Water supply will be provided by the City of Brooksville Utilities. The City of Brooksville has expressed interest in providing sewer service for the project, however a Water and Sewer Agreement will need to be executed between the developer and the City of Brooksville.

Exhibits

General Location



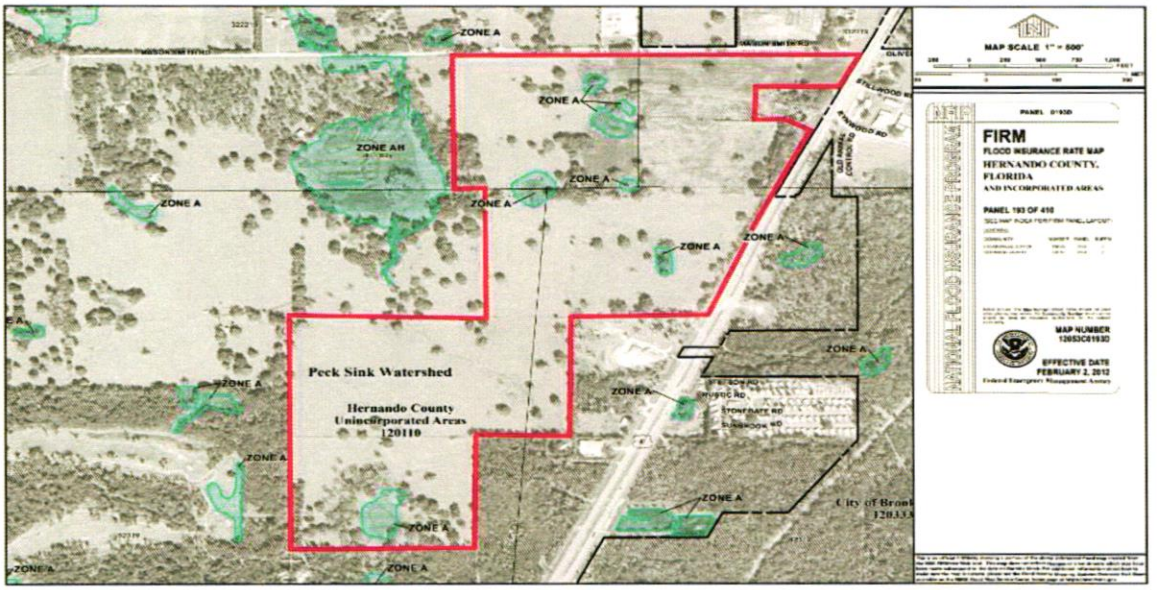
Current Zoning-Agricultural

Current Land Use Designation-Residential

Surrounding Zoning and Land Use

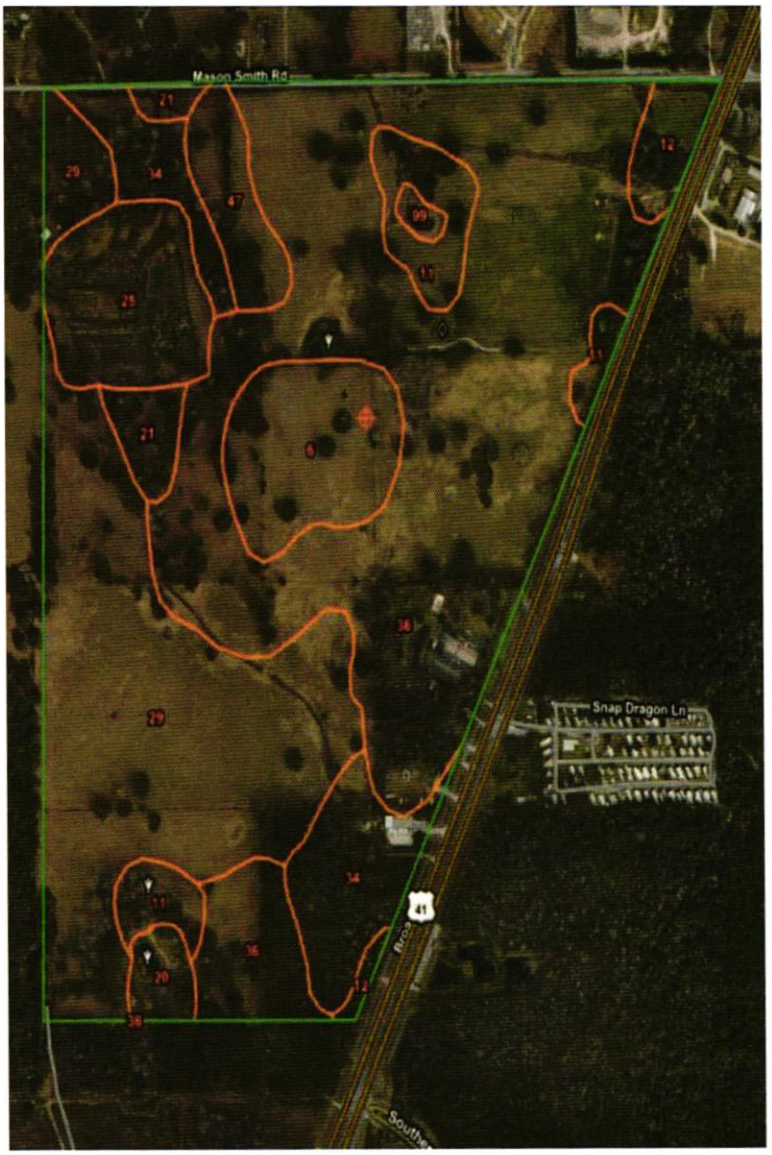
PROPERTY DESCRIPTION		ZONING	FLU
NORTH	Mason-Smith Road	-	-
SOUTH	Proposed Future Phase of Hernando Oaks	CPDP	Residential
EAST	2-acres of vacant residential land owned by Shirley Shott Trustee, *et. al.*	R1B	Residential
	Brooksville Christian Church	AG	Residential
	1.9-acres of residential land owned by Jeffrey Statkus	PDP(OP)	Commercial
	Sail Inn Pub	PDP(HC)	Commercial
	Frito Lays Transportation Hub	C2	Commercial
	5.7-acres of residential land owned by Katherine Albritton	AG	Commercial
	6.2-acres of vacant commercial land owned by Phyllis Huffman Trustee, *et.al.*	C1	Commercial
	4.9-acres of vacant commercial land owned by Joyce Stenholm Trustee	C1	Commercial
	Broad Street (US Hwy 41)	-	-
WEST	172.4-acres of improved pastureland owned by John Mason Trustee	AG	Residential

Floodplain- The property lies within FEMA Flood Zones "X" & "A" per FIRM Number 12053C0193D, dated February 2, 2012. The property also falls within the peck sink watershed.



Soils

Map Unit Symbol	Map Unit Name
6	Arredondo fine sand, 0 to 5 percent slopes
11	Blichton loamy fine sand, 0 to 2 percent slopes
12	Blichton loamy fine sand, 2 to 5 percent slopes
20	Flemington fine sandy loam, 0 to 2 percent slopes
21	Flemington fine sandy loam, 2 to 5 percent slopes
25	Floridana variant loamy fine sand
29	Kendrick fine sand, 0 to 5 percent slopes
34	Micanopy loamy fine sand, 2 to 5 percent slopes
36	Nobleton fine sand, 0 to 5 percent slopes
47	Sparr fine sand, 0 to 5 percent slopes
99	Water



STAFF REPORT

HEARINGS:	Planning & Zoning Commission: December 9, 2024 Board of County Commissioners: January 28, 2024
APPLICANT:	Eisenhower Property Group LLC
FILE NUMBERS:	H-24-58
REQUEST:	Master Plan Revision for a property zoned CPDP(SF)/Combined Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily)
GENERAL LOCATION:	Southwest Corner of Mason Smith Road and US Highway 41 (Broad Street)
PARCEL KEY NUMBERS:	360727, 380723, 360772, 380769, 380821, 380750, 360763, 380741

APPLICANT'S REQUEST:

The petitioner is requesting a master plan revision to a previously approved project zoned PDP(SF)/Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily). The Board of County Commissioners approved the project by Resolution 2022-123 on June 14, 2022. The approved project consisted of two (2) applications files, H-21-85 and H-21-87. The files were consolidated into one project for approval. Since approval, the owner has submitted a request for a legislative extension based upon Executive Orders issued by the Governor's Office which tolls the approval time period based upon the length of the time outlined in Orders (252.63 tolling and extension of permits and other authorizations). The request at the time was to construct a 1,250 unit residential subdivision with a mix of single-family detached, villa and townhome unit types. No construction as been initiated at this time.

The petitioner's current request is for the modification of six (6) previously approved performance conditions and the extension of the main entrance to the west. The petitioners requested changes to the performance conditions are as follows**:**

13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the **south** ~~southern property boundary~~. Approximately 800' from the intersecting roundabout with the east /west collector roads. ~~This road shall be constructed in its entirety at the time the pod utilizing this collector road is constructed and shall be required in lieu of a frontage road.~~ A connection of the north/south collector roadway to the southern boundary will be made based upon need and demand by the County Engineer, once a physical connection can be made to the south. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.

14. The petitioner shall construct an east/west collector road to County standards from ~~Mason Smith Road~~ US Hwy 41 (Broad Street) ~~to its intersection with~~ and the north/south collector road to the western property line for a future connection. The

physical connection to the western property line shall be based upon the need and demand as determined by the County Engineer.

19. The Lot Sizes/Lot Widths:
    - Single-Family Lot Widths: 40' and 50' (Deviation from 60')
    - Single-Family Lot Sizes: 4,800 Sq. Ft. (Deviation from 6,000 Sq. Ft.) and 6,000 square feet
    - Villa Lot Widths: ~~70'~~ 35'
    - Villa Lot Sizes: ~~8,400 Sq. Ft~~. 4,200 Sq. Ft.
    - Townhouse Lot Widths: 18' (Deviation from 60')
    - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)

22. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (~~3 per residential pod~~) for the subject development. The primary park shall be located ~~at~~ approximate to the center of the sites, along the north/south collector road. Additional ~~pocket parks~~ recreation space will be provided as passive as recreation ~~shall be located~~ in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.

25. The petitioner shall design the development whereby the villa and townhome lots will be ~~centrally located within the development, near the proposed recreation amenity within H-21-87 or~~ clustered with other lot types within ~~H-21-87~~ the project. Lots along the perimeter are permitted with the exception of ~~where~~ adjacent to the approved Hernando Oaks subdivision which shall be single-family detached homes on lots a minimum of 50'in width. ~~A comprehensive lot layout shall be required at the time of conditional plat.~~

31. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC ~~approval~~ Action. Failure to submit the revised plan will result in no further development permits being issued.

SITE CHARACTERISTICS:

Site Size:	388.5 acres
Surrounding Zoning & Land Uses:	North: AG; City (Residential Uses) South: CPDP (Hernando Oaks Subdivision); AG East: City (Primarily Residential) and Commercial Uses West: AG; Undeveloped
Current Zoning:	Combined Planned Development Project Single Family and Multifamily
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW:

Soil Type: Kendrick Fine Sand, Sparr Fine Sand, Arredondo Fine Sand, Nobleton Fine Sand, Micanopy Loamy Fine Sand, Flemington Fine Sand, Floridana Variant Loamy Fine Sand

Protection Features: The property contains Special Protection Area (SPA; sink features) on the western portion (key # 380821), wetlands (Class 2 and 3).

Archeological Review: Archeological resources may be on the site, according to County data resources.

Comments: The petitioner must contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.

Hydrologic Features: County GIS records indicate there are three (3) Class 3 wetlands on the property. There are no sinkholes identified to date. This is not a Karst sensitive area.

Comments: Class III wetlands may be incorporated into development sites where existing wetland topography and drainage receiving capacity is present. Alteration must conform to state and local regulation. Class III wetlands are defined as isolated wetlands that are less than five acres in size and that do not qualify as Class I or Class II Wetlands.

Habitat: Habitat is shown as improved pasture, successional hardwood forest, marshes, mixed hardwood coniferous swamp, and floating/emergent aquatic vegetation (wetland) according to FWC CLC (Florida Cooperative Land Cover Classification System that includes Florida Land Use Cover and Classification System). The petitioner is required to comply with all applicable FWC regulations and permitting.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
Invasive plant species, if present, are to be removed during the development process.

Flood Zone: A and AE

SCHOOL DISTRICT REVIEW:

The projects combined generate 334 students based on the following grade level distribution:

Average Grade Level Distribution		
PK-5	46%	153
6-8	23%	77
9-12	31%	104
Total	**100%**	**334**

At the Elementary school level, sufficient capacity is not available at Moton Elementary School, the Concurrency Service Area (CSA) serving the proposed residential development. However, sufficient capacity is currently available in the adjacent CSA of Pine Grove Elementary School. At the Middle and High school levels, sufficient capacity is currently available at the CSAs of Parrott Middle School and Hernando High School.

A formal application for School Concurrency and a formal Finding of Available School Capacity should be submitted to the School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. The administrative fee for this application is $500.00. Should the School District then find sufficient capacity neither exists, nor is anticipated to exist within three (3) years from the issuance of such approval, the School District will require, as a condition of any such approval, a Capacity Improvement Agreement or a Proportionate Share Mitigation Agreement with the School Board, to offset the demand for public school facilities created by the proposed development.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. These parcels are split between City of Brooksville's (COB) Right to Serve Area and HCUD's service area. There is an existing HCUD 12- inch water main on the west side of Broad Street approximately 1.5 miles to the south at the entrance to Hernando Oaks Subdivision. There is an existing HCUD 8-inch sewer force main at the same location at the entrance to the Hernando Oaks Subdivision.

Comments: Both the City of Brooksville and Hernando County have potable water and sewer infrastructure in the immediate area, with the city serving Seagate (north) and Southern Hill Plantation (east) and the County serving Hernando Oaks (south). The project sits primarily in the City First Right to Serve area, with the southern portion being in the County Service Area. Potable Water supply will be provided by the City of Brooksville Utilities. The City of Brooksville has expressed interest in providing sewer service

for the project, however, a Water and Sewer Agreement will need to be executed between the developer and the City of Brooksville.

HCUD has no objection to the request subject to a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction, with the stipulation that the developer will need to provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10 feet. Prior to approval of the conditional plat, the petitioner shall also be responsible for determining which entity will provide water and sewer services to the subdivision.

ENGINEERING REVIEW:

The subject site is located on the southwest corner of Mason Smith Road and US Hwy 41 (Broad Street). The primary access to the community is proposed directly from US Hwy 41, via a tree-lined boulevard entrance. Approximately 1,000 feet into the community the entrance boulevard will intersect into a second collector road, running north-south through the project. In addition to providing access to the project's housing pods, the N/S collector road will connect to Mason-Smith Road to the north and eventuality to the US Hwy 41 entrance road from a planned Phase 5 of Hernando Oaks to the south. The main entrance boulevard will now continue toward the west boundary of the project. The County Engineer reviewed the petitioner's request and had the following initial comments:

- A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. The developer will be responsible for any improvements identified in the Traffic Access Analysis. Developer to refer to Hernando County Facility Design Guideline IV-18.
- The applicant must demonstrate functionality with the removal of the second Mason Smith Road access and ensure that the removal does not create traffic congestion.
- The Traffic Access Analysis should address traffic weaving and queuing with the connection to the Seagate development.
- Developer must clarification on the changes to the East and West collector road, how changes impacts property to the West. Identify and provide details on the roundabout at the North / South /East/West roadway.
- An additional Right of Way may be required on Mason Smith Road.
- A "corner clip" of right of way will be required at Mason Smith Road and US Hwy 41 (Broad Street)
- The developer must demonstrate designated guest parking for holiday events within the subdivision.
- An FDOT access management permit is required for access to US Hwy 41 (Broad Street).
- An FDOT drainage permit may be required

LAND USE REVIEW:

Setbacks, Buffers, Lot Sizes and Lot Layout

Perimeter Setbacks:

- North: 20'
- South: 20'
- West: 20'
- East: 50' (Previously Approved Deviation from 125')

Individual Lot Setbacks (Single-Family Detached):

- Front: 25'
- Side: 5' (Previously Approved Deviation from 10')
- Rear: 15' (Previously Approved Deviation from 20')

Individual Lot Setbacks (Villas):

- Front: 25'
- Side: 5' (Previously approved External)/0' (Between Units) (Deviation from 10')
- Rear: 15' (Previously approved Deviation from 20')

Individual Lot Setbacks (Townhomes):

- Front: 25'
- Side: 0' (Previously approved Deviation from 10')
- Rear: 15' (Previously approved Deviation from 20')

Lot Sizes/Lot Widths:

- Single Family Lot Widths: 40' and 50' (Previously approved; Deviation from 60')
- Single Family Lot Sizes: 4,800 square feet (Previously approved; Deviation from 6,000) and 6,000 square feet
- Villa Lot Widths: 70'
- Villa Lot Sizes: 8,400 square feet
- Townhome Lot Widths: 18' (Previously approved; Deviation from 60')
- Townhome Lot Sizes: 2,160 square feet (Previously approved; Deviation from 6,000)

Buffers:

The petitioner has proposed a 15' natural vegetated buffer where residential lots are planned against existing or approved residential developments.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single-family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single- family and multifamily developments with more than 50 units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least 10' in width.

Comments: The petitioner has designed a comprehensive roadway system for the proposed sites that provides interconnectivity between the pods and provides access to US Hwy 41 (Broad Street), to future development to the south and to Mason Smith Road. A treed boulevard entrance shall be provided from US Hwy 41 into the development.

Neighborhood Park:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: Both the Mason (H-21-85) and Hunnicutt (H-21-87) pods shall be required to provide three (3) acres of dedicated neighborhood park space for the subject development, for a total of 6 acres of neighborhood park acreage. The primary park shall be located at the center of the sites, along the proposed north/south collector road. This will allow shared amenities to be developed for the sites as well as ease of access for all neighborhood residents. Additional pocket parks should be located in various places throughout the development allowing residents to enjoy recreational activities. These parks should be accessible by pedestrian and vehicular means.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner has identified acreage for open space and drainage; however, no dedicated acreage for the preservation of natural vegetation has been provided. If the master plan is approved, the petitioner shall be required to dedicate twenty-seven (27) acres for natural vegetation between the two pods.

Fire Protection Plan:
Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW:

Future Land Use Element

Future Land Use Map

Strategy 1.04A(3): The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed twenty-two (22) dwelling units per gross acre.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Comments: The subject property is within the Residential Future Land Use Classification. Additionally, the proposed use is consistent with the surrounding residential uses. However, the petitioner did not designate specific locations for lot sizes on the proposed master plan. The villa and townhome lots should be centrally located within the development, near the proposed recreation amenity within H-21-87. The lot sizes should transition from the villa and townhome lots within the center section of the development to the 40' lot pods to the north (where near Mason Smith Road) and 50' lots along the perimeter where adjacent to the approved Hernando Oaks subdivision.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Comments: At the time of conditional plat, the petitioner shall be required to provide a bicycle and pedestrian plan that shows the pedestrian interconnectivity within the pods and adequate access to proposed recreational amenities within the subdivision.

Conservation Element

Wetlands

Objective 10.03B: Hernando County wetlands are important to the maintenance of groundwater, freshwater and marine ecosystems and shall be protected to the greatest extent possible consistent with state and federal regulations to avoid compromising wetland functions.

Strategy 10.03B(5): Class III wetlands may be incorporated into development sites where

existing wetland topography and drainage receiving capacity is present. Alteration must conform to state and local regulations. Class III wetlands are defined as isolated wetlands that are less than five acres in size and that do not qualify as Class I or Class II Wetlands.

Comments: The petitioner is discouraged from altering or eliminating the wetlands on the site. Instead, development of a comprehensive layout that incorporates natural vegetation, environmental features and recreational amenities is recommended to preserve environmentally sensitive lands, provide access to recreational amenities and enhance the sense of place within the community. This plan shall be required at the time of conditional plat.

Transportation Element

Frontage Roads

Objective 5.01B: Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.

Strategy 5.01B(3): The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

Comments: US Hwy 41 (Broad Street) is a frontage road corridor. In lieu of the construction of a frontage road, the petitioner has proposed a north/south collector road from Mason Smith Road that will ultimately connect to future development to the south. The County Engineer has reviewed this proposal and deemed this an appropriate connection not only for the subject development but for the corridor.

FINDINGS OF FACT:

The request for a Master Plan Revision for a property zoned CPDP(SF)/Combined Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily) is appropriate based on the following conclusions:

1. The proposed modification to previously approved performance conditions have been reviewed by staff and found reasonable based on the overall scope of the project.

2. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's requests for a Master Plan Revision for a property zoned CPDP(SF)/Combined Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily), and with the following performance conditions:

20. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

21. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

22. The petitioner must meet the minimum requirements of Florida Friendly Landscaping ™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.

23. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

24. A jurisdictional survey shall be provided at the time of conditional plat review and areas determined to be wetlands shall be delineated and shown on future plans and subdivision plats.

25. Geotechnical and geophysical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention areas within the project to test for subsurface karst features, including geophysical/geotechnical delineation of karst features adjacent to proposed

housing pods with potential to be negatively impacted. Karst features are to be protected from the discharge of untreated stormwater.

26. Contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.

27. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

28. Prior to the approval of the first conditional plat, the petitioner shall coordinate with the City of Brooksville and HCUD to obtain a final determination which entity shall provide water and sewer services to the subdivision.

29. A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.

30. All roads within this project are required to meet the applicable Hernando County Facility Design Guideline requirements, (Collector, Major Local, Local and Frontage Roads).

31. A FDOT access management permit is required for access to US Hwy 41 (Broad Street).

32. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the south ~~southern property boundary~~. Approximately 800' from the intersecting roundabout with the east /west collector roads. ~~This road shall be constructed in its entirety at the time the pod utilizing this collector road is constructed and shall be required in lieu of a frontage road.~~ A connection of the north/south collector roadway to the southern boundary will be made based upon need and demand by the County Engineer, once a physical connection can be made to the south. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road.

33. The petitioner shall construct an east/west collector road to County standards from ~~Mason Smith Road~~ US Hwy 41 (Broad Street) ~~to its intersection with~~ and the north/south collector road to the western property line for a future connection. The physical connection to the western property line shall be based upon the need and demand as determined by the County Engineer.

34. Minimum Perimeter Setbacks:
    - North: 20'
    - South: 20'
    - West: 20'
    - East: 50' (Previously approved Deviation from 125')

35. Individual Lot Setbacks (Single-Family Detached):
    - Front: 25'
    - Side: 5' (Previously approved; Deviation from 10')
    - Rear: 15' (Previously approved; Deviation from 20')

36. Individual Lot Setbacks (Villas):
    - Front: 25'
    - Side: 5' (Previously approved; External)/0' (Between Units) (Deviation from 10')
    - Rear: 15' (Previously approved; Deviation from 20')

37. Individual Lot Setbacks (Townhomes):
    - Front: 25'
    - Side: 0' (Previously approved; Deviation from 10')
    - Rear: 15' (Previously approved; Deviation from 20')

38. Lot Sizes/Lot Widths:
    - Single-Family Lot Widths: 40' and 50' (Deviation from 60')
    - Single-Family Lot Sizes: 4,800 Sq. Ft. (Deviation from 6,000 Sq. Ft.) and 6,000 square feet
    - Villa Lot Widths: ~~70'~~ 35'
    - Villa Lot Sizes: ~~8,400 Sq. Ft~~. 4,200 Sq. Ft.
    - Townhouse Lot Widths: 18' (Deviation from 60')
    - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)

39. The petitioner shall provide a 15' buffer along the site perimeter adjacent to existing or approved residential subdivisions. This buffer shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.

40. The petitioner shall construct a treed boulevard entrance from US Hwy 41 (Broad Street) into the development in accordance with the Hernando County Land Development Regulations.

41. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (~~3 per residential pod~~) for the subject development. The primary park shall be located ~~at~~ approximate to the center of the sites, along the north/south collector road. Additional ~~pocket parks~~ recreation space will be provided

as passive as recreation ~~shall be located~~ in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.

42. The petitioner shall be required to dedicate twenty-seven (27) acres for the preservation of natural vegetation.

43. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.

44. The petitioner shall design the development whereby the villa and townhome lots will be ~~centrally located within the development, near the proposed recreation amenity within H-21-87 or~~ clustered with other lot types within ~~H-21-87~~ the project. Lots along the perimeter are permitted with the exception of ~~where~~ adjacent to the approved Hernando Oaks subdivision which shall be single-family detached homes on lots a minimum of 50'in width. ~~A comprehensive lot layout shall be required at the time of conditional plat.~~

45. At the time of the first conditional plat, the petitioner shall be required to provide a community layout that incorporates the natural vegetation, environmental features and recreational amenities is recommended to preserve environmentally sensitive lands, provide access to recreational amenities and enhance the sense of place within the community.

46. At the time of conditional plat, the petitioner shall be required to provide a bicycle and pedestrian plan that shows the pedestrian interconnectivity within the pods and adequate access to proposed recreational amenities within the subdivision.

47. A vegetated buffer averaging a minimum of twenty-five (25) feet in width and no narrower than fifteen (15) feet in width shall be maintained by development adjacent to Class I and/or Class II wetlands.

48. The developer must demonstrate and design the proposed North/South collector road to align with the planned roadway improvements at its north and south boundaries. The northern connection at Mason-Smith Road would align with the western 80 feet of Parcel Key # 360745 and the southern connection would be in proximity to the eastern boundary of Parcel Key #1572532. The alignments for these proposed connections shall be reviewed and approved by the Hernando County Engineer.

49. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.

50. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC ~~approval~~ Action. Failure to submit the revised plan will result in no further development permits being issued.

LAND USE TABLE			
LAND USE	ACRES ±	UNITS	DENSITY
RESIDENTIAL	247.0	1250	
AMENITY SITE	6.0		
OPEN SPACE & DRAINAGE	135.5		
TOTAL	388.5	1250	3.22 D.U. / Ac.

SITE DATA

OWNER/APPLICANT:

PARCEL KEY NO.: 380727 & 380723
AREA: 190.3 - ACRES
SECTION/TOWNSHIP/RANGE: S 32/33, T 22S, R 19E & S 4/5, T 23S, R 19E
CURRENT ZONING: PDP (SF) & PDP (MF)
REQUESTED ZONING: PDP (SF) & PDP (MF)
PERIMETER BUILDING SETBACKS:
NORTH - 20'
SOUTH - 20'
EAST - 50'
WEST - 20'
LOT BUILDING SETBACKS:
FRONT - 25'
SIDE - 5' (5' / 0' FOR VILLAS, 0' FOR TOWNHOMES)
REAR - 15'

FEMA FIRM COMMUNITY PANELS: FIRM NUMBER 12053C0193D, DATED FEBRUARY 2, 2012. THE PROPERTY LIES WITHIN FEMA FLOOD ZONES "X" & "A" PER SAID FIRM PANEL.

WETLANDS: THERE ARE APPROXIMATELY 7 ACRES OF WETLANDS ON THE SUBJECT PROPERTY.

FIRE PROTECTION: TO BE ADDRESSED DURING THE SITE PERMITTING PHASE.

GENERAL NOTES:

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERNANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.
2. DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

REZONING MASTER PLAN

HUNNICUT & MASON

Coastal
Engineering
Surveying
Transportation
Environmental
Construction Management
Engineering Associates, Inc.
999 Candelaight Boulevard · Brooksville · Florida 34601
(352) 796-9423 · Fax (352) 796-8399
EB#0001142

REUSE OF DOCUMENT
THIS DOCUMENT, COMPOSED OF THE ATTACHED DRAWINGS, SPECIFICATIONS AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND SHALL NOT BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING ASSOCIATES, INC.
DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

DATE	REV. #/PREV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 24" x 36"

SHEET 1

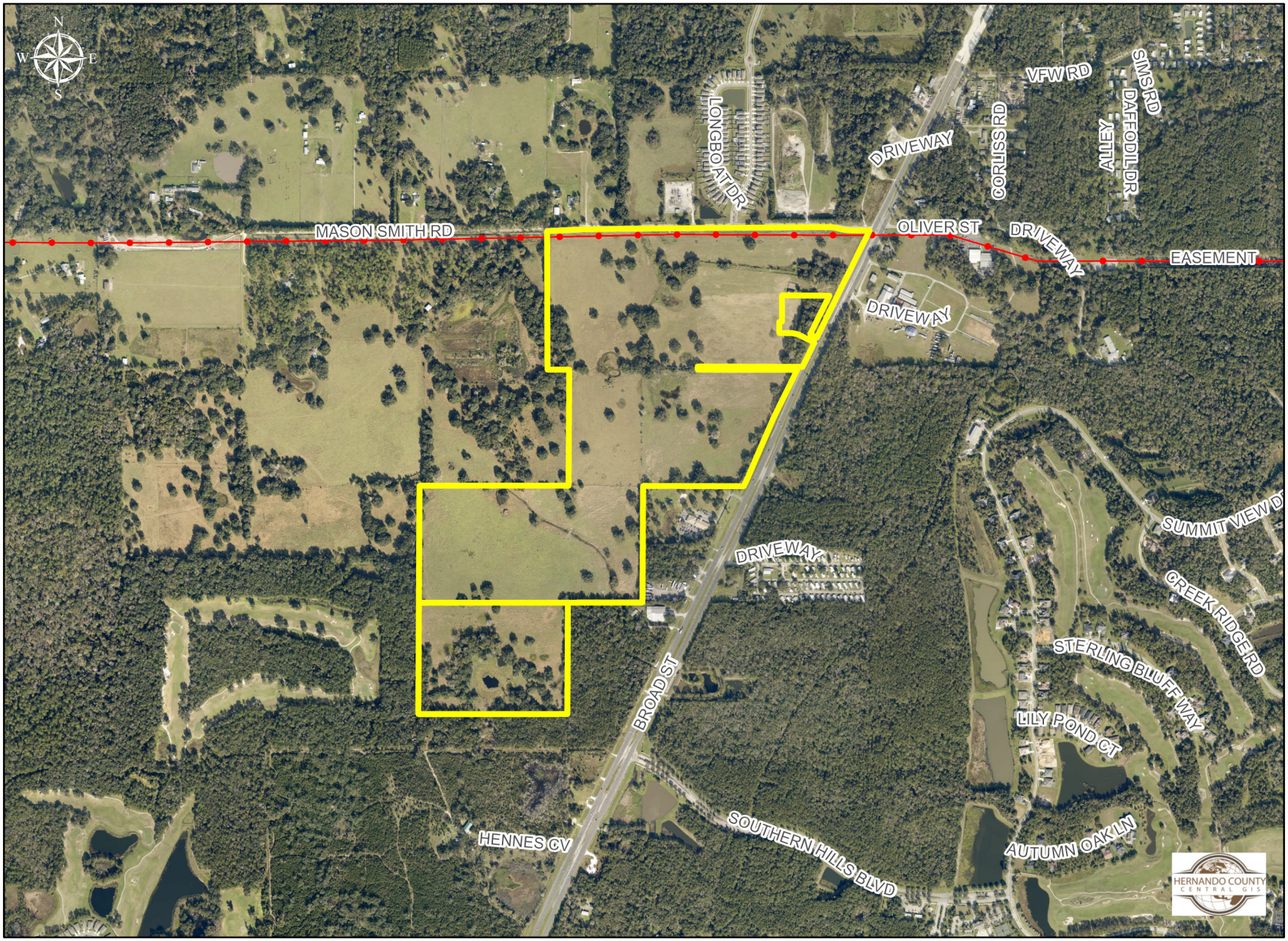
JOB No. 23072

PRINTED: 09-24-2024 - 11:31am PRINTED BY: JA PATH: L:\JOBS\23072\ROAD_PLAN\MASON-SMITH PLAN\23072_ALTA EXHIBIT2.dwg

H-24-58

Photo date: 2023

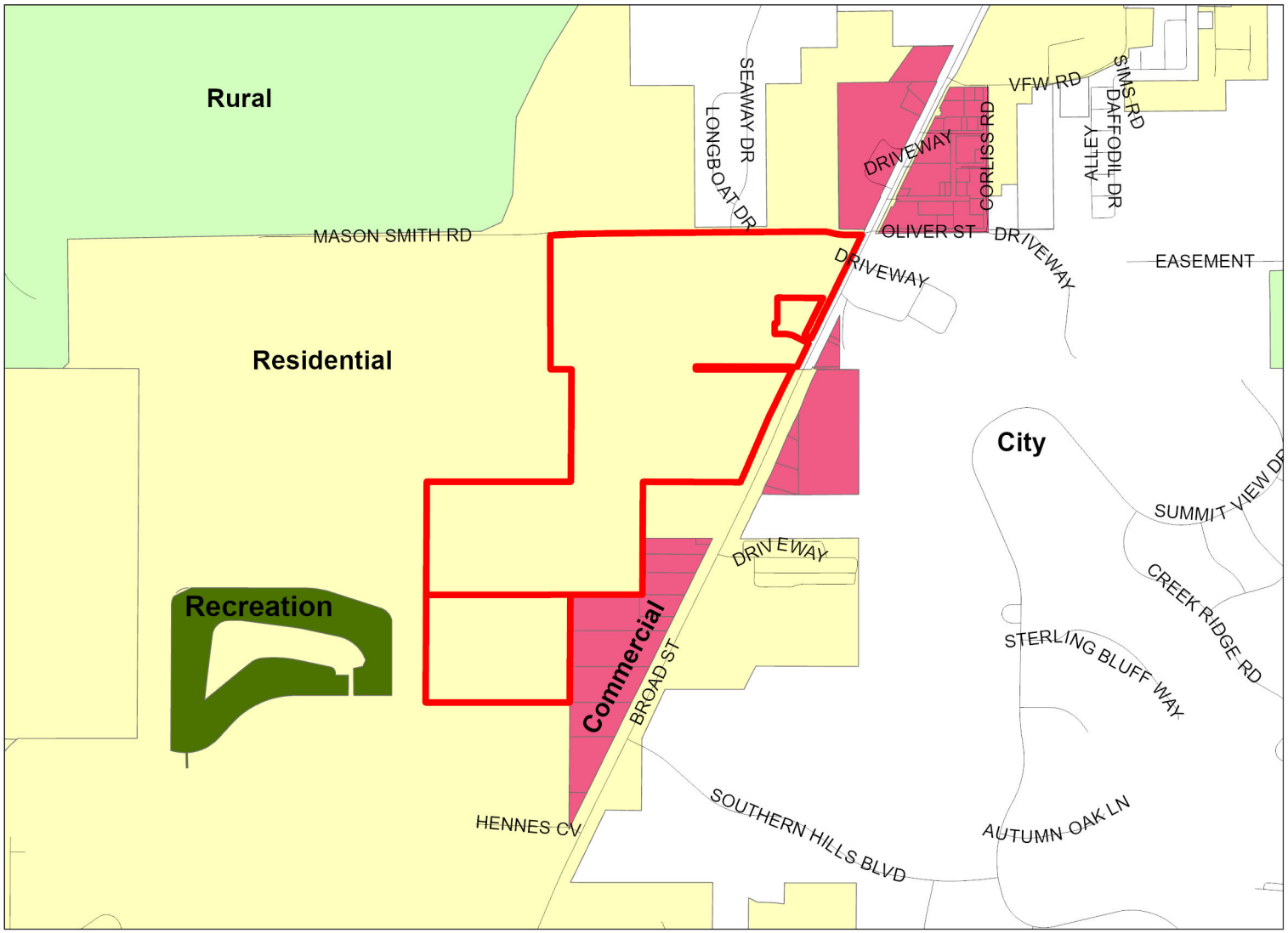
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-58

Version Date: 12/09/2022



H-24-58

FLU Riverine District

Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.1 0.2 0.4 0.6 0.8 Miles

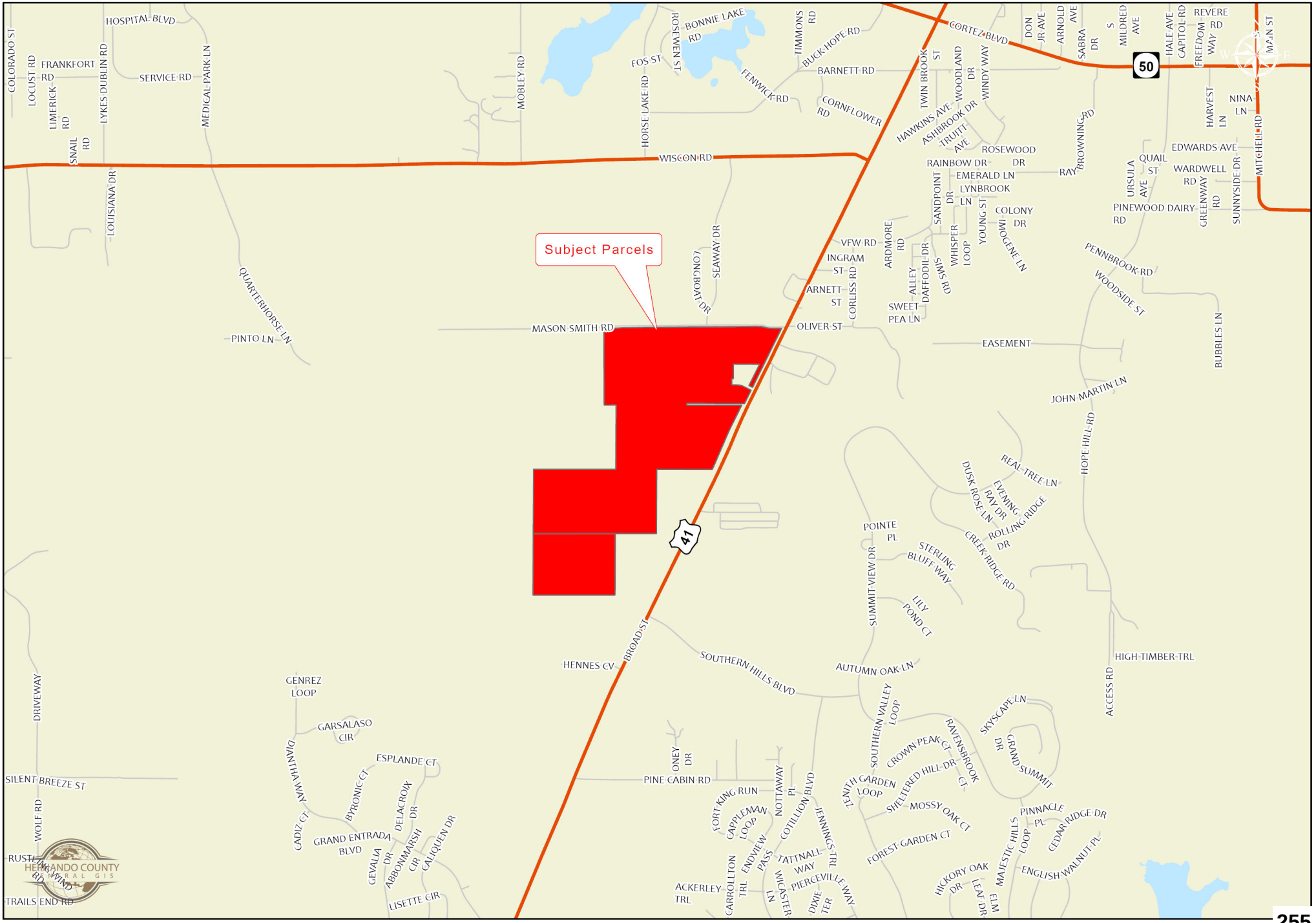
N W E S

Date of mapping: 10/18/2024

HERNANDO COUNTY CENTRAL GIS

H-24-58 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



H-24-58

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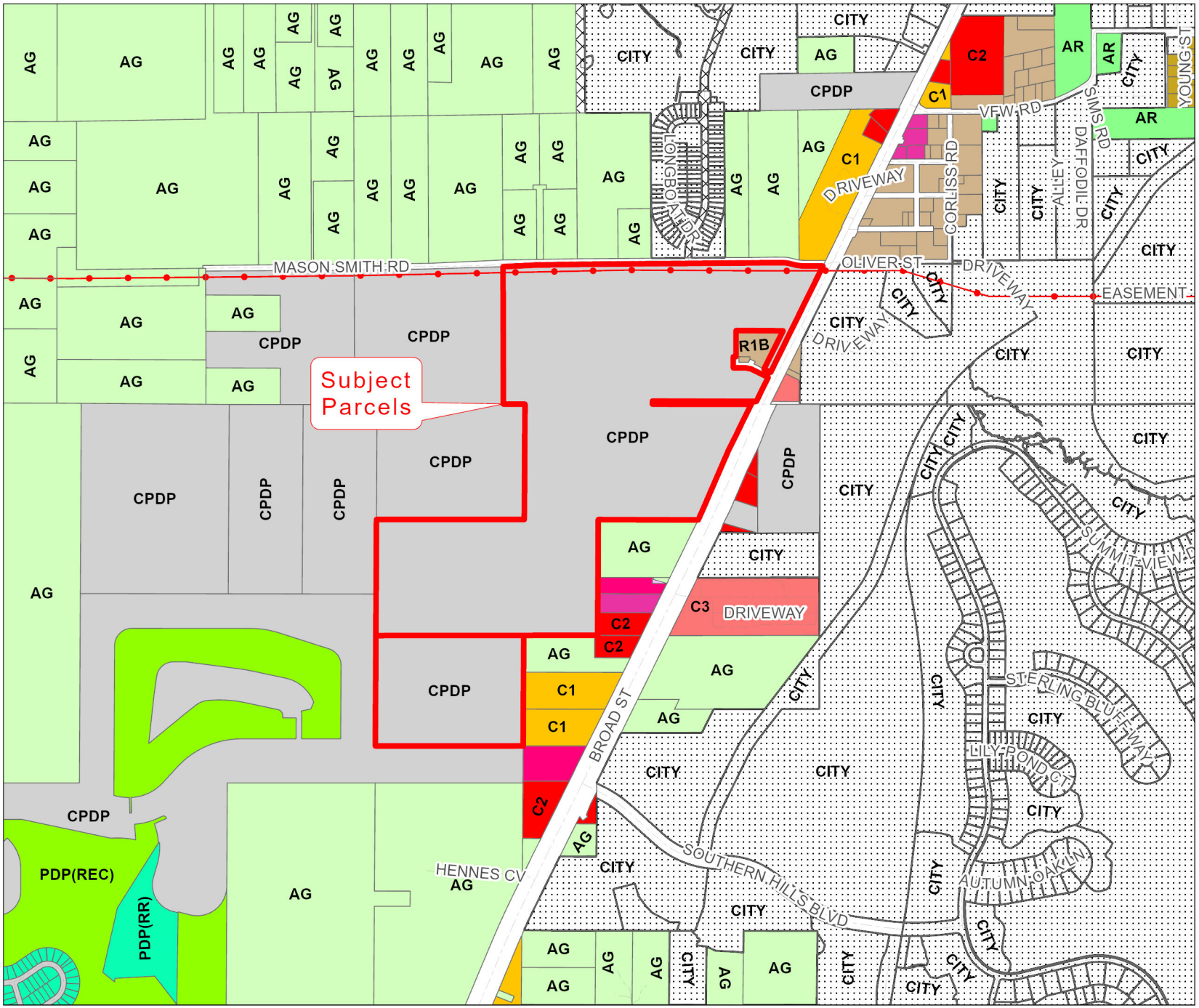
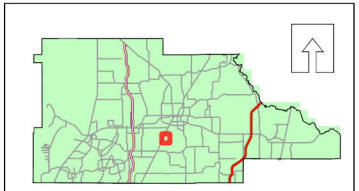


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 10/18/24

0 0.1 0.2 0.4 0.6 0.8 Miles

Planning & Zoning Commission

AGENDA ITEM

Meeting: 12/09/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15095
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Exempt Per Public Record (H-24-61)

BRIEF OVERVIEW
Request:
Rezoning from R-1A (Residential) to AR-2(Agricultural/Residential)

General Location:
South of Pointview Road, approximately 205' east of the intersection of Pointview Road and Fort Dade Avenue

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1A (Residential) to AR-2 (Agricultural/Residential 2).

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 9:11 AM
Toni Brady	Approved	12/02/2024 12:29 PM
Victoria Anderson	Approved	12/03/2024 8:57 AM
Danielle Nigro	Approved	12/03/2024 9:04 AM

RESULT: **ADOPTED**
MOVER: Kathryn Birren
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren, McDonald and Morgan
ABSENT: Noe

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

H-24-61

9/6/24

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: 8/29/24

APPLICANT NAME: [redacted]
Address: 16126 Pointview Rd
City: Brooksville State: FL Zip: 34601
Phone: 727-498-9369 Email: js26@yahoo.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1006039
2. SECTION 25 TOWNSHIP 22 RANGE 18
3. Current zoning classification: RIA
4. Desired zoning classification: AR2
5. Size of area covered by application: 3.12 acres
6. Highway and street boundaries: Pointview Rd. and California 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 AFFIDIVAT

I, [redacted], 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)*: _____
and *(representative, if applicable)* _____
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 30th day of August, 20 24, by [redacted] who is personally known to me or produced FL DL as identification.

Please See Attached
Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM *Notary Seal/Stamp*

Narrative Description	Rezone of R1A to AR2
	Key 1006039

Proposal: The request is to rezone the property from R1A to AR2. The rezoning request is so the owner can consider privacy fencing in the front of the property and owning livestock in the future. Several adjacent properties have been zoned AR2. The property is currently 3.1 acres and according to the GIS map, located in a rural unincorporated zone. The property is surrounded by commercial properties and AR2 zoned properties. The sole structure on the property currently sits 321 ft from the main road. The right side of the property is next to Crosshill Rd., which is listed as a public road according to GPS.

There is no impact to any environmental habitats, public services (water/sewer), wildlife, drainage, or natural features on the property.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	December 9, 2024 January 28, 2024
APPLICANT:	Exempt Per Public Record	
FILE NUMBER:	H-24-61	
REQUEST:	Rezoning from R-1A (Residential) to AR-2 (Agricultural/Residential)	
GENERAL LOCATION:	South of Pointview Road, approximately 205' east of the intersection of Pointview Road and Fort Dade Avenue	
PARCEL KEY NUMBER(S):	1006039	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of this property from R-1A (Residential) to AR-2 (Agricultural/Residential-2) to allow fencing on the front of the property and the allowance of livestock in the future. The sole structure on the property sits 321 feet from the main road.

The subject site is located along Fort Dade Avenue. This area is predominately AR-2 (Agricultural/Residential-2) and R-1A (Residential). Both of these zoning districts permit mobile homes by right.

SITE CHARACTERISTICS

Site Size:	3.10 Acres
Surrounding Zoning; Land Uses:	North: R-1A (Residential), AR-2 (Agriculture Residential 2) South: AR-2 (Agriculture Residential 2) East: R-1A (Residential) West: R-1A (Residential)
Current Zoning:	R-1A (Residential)
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested zoning change.

ENGINEERING REVIEW

The subject property is located South of Pointview Road, approximately 205' east of the intersection of Pointview Road and Fort Dade Avenue. The County Engineer has reviewed the petitioner's request and indicated no engineering related concerns.

LAND USE REVIEW

The permitted uses in the AR (Agricultural/Residential) district are:

(a) *All agricultural/residential districts:*

i. Aquaculture

ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.

iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.

iv. Horticultural specialty farms, including the cultivation of crops.

v. Accessory structures related to the principal use of the land.

vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.

vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(d) *Agricultural/residential-2:*

i. Single-family dwellings.

ii. Mobile homes.

COMPREHENSIVE PLAN REVIEW:

The subject is located within the Rural Land Use designation on the County's adopted Comprehensive Plan.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross

acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments: The subject site is located along Fort Dade Avenue. This area is predominately AR-2 (Agricultural/Residential-2) and R-1A (Residential). Both of these zoning districts permit mobile homes by right, which makes the request compatible with the existing uses.

FINDING OF FACTS

A rezoning from R-1A (Residential) to AR-2 (Agricultural/Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan and the development patterns in the surrounding area.

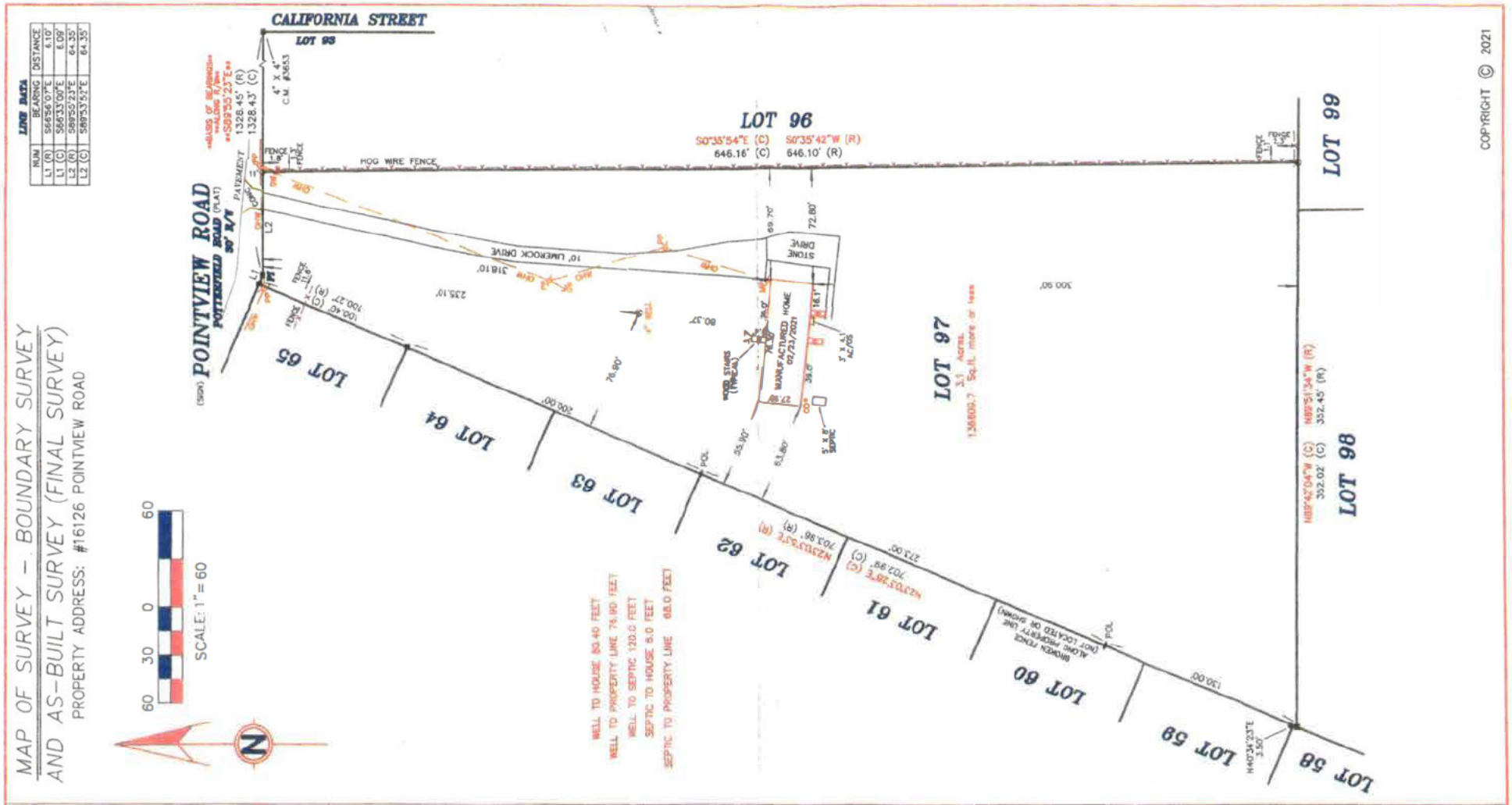
NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1A (Residential) to AR-2 (Agricultural/Residential 2).



LINE DATA

RUN	BEARING	DISTANCE
L1 (R)	S66°56'07"E	6.10'
L1 (C)	S66°33'00"E	6.09'
L2 (R)	S89°55'23"E	64.35'
L2 (C)	S89°53'52"E	64.35'

MAP OF SURVEY – BOUNDARY SURVEY
AND AS-BUILT SURVEY (FINAL SURVEY)
PROPERTY ADDRESS: #16126 POINTVIEW ROAD

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DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684 9955

Party Chief: D. MOYLAN
Drawn By: J. CALLERI
Checked By: D. MOYLAN

W.O. 20 104 (1)
DATE: 06/05/2020
F.B. 117 PG. 31&78

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V. MOYLAN, Professional Surveyor & Mapper
Florida Registration # 6115
DATE OF LAST FIELD WORK: 02/23/2021

CERTIFIED TO THE FOLLOWING ONLY:
[redacted]
STEARNS LENDING, LLC
HOME/LAND TITLE, INC.
WESTCOR LAND TITLE INSURANCE COMPANY

DESCRIPTION:
LOT 97, SECTION "H", POTTERFIELD GARDEN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 28, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SECTION: 25 TOWNSHIP: 22 S. RANGE: 18 E

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

COMMUNITY PANEL: 12053C-0187D DATE: 02/02/12 FLOOD ZONE: "X" BASE FLOOD ELEVATION:

Elevations Show Refer to: ☐ NAVD '88 or ☐ Assumed Datum.

- ● Found 1/2" Iron Rod #5232
- ⊙ Found Iron Rod
- ○ Set 1/2" Iron Rod # 6115
- Found Iron Pipe
- ■ Found 4"X4" C.M. PLAIN
- ▲ Found Nail & Disk
- □ Set 4" x 4" C.M. # 6115
- △ Set Nail in Rod PSM #6115

REVISIONS	DATE
FINAL SURVEY	02/23/2021
CERTIFICATIONS	04-07-2021

H-24-61

Photo date: 2023

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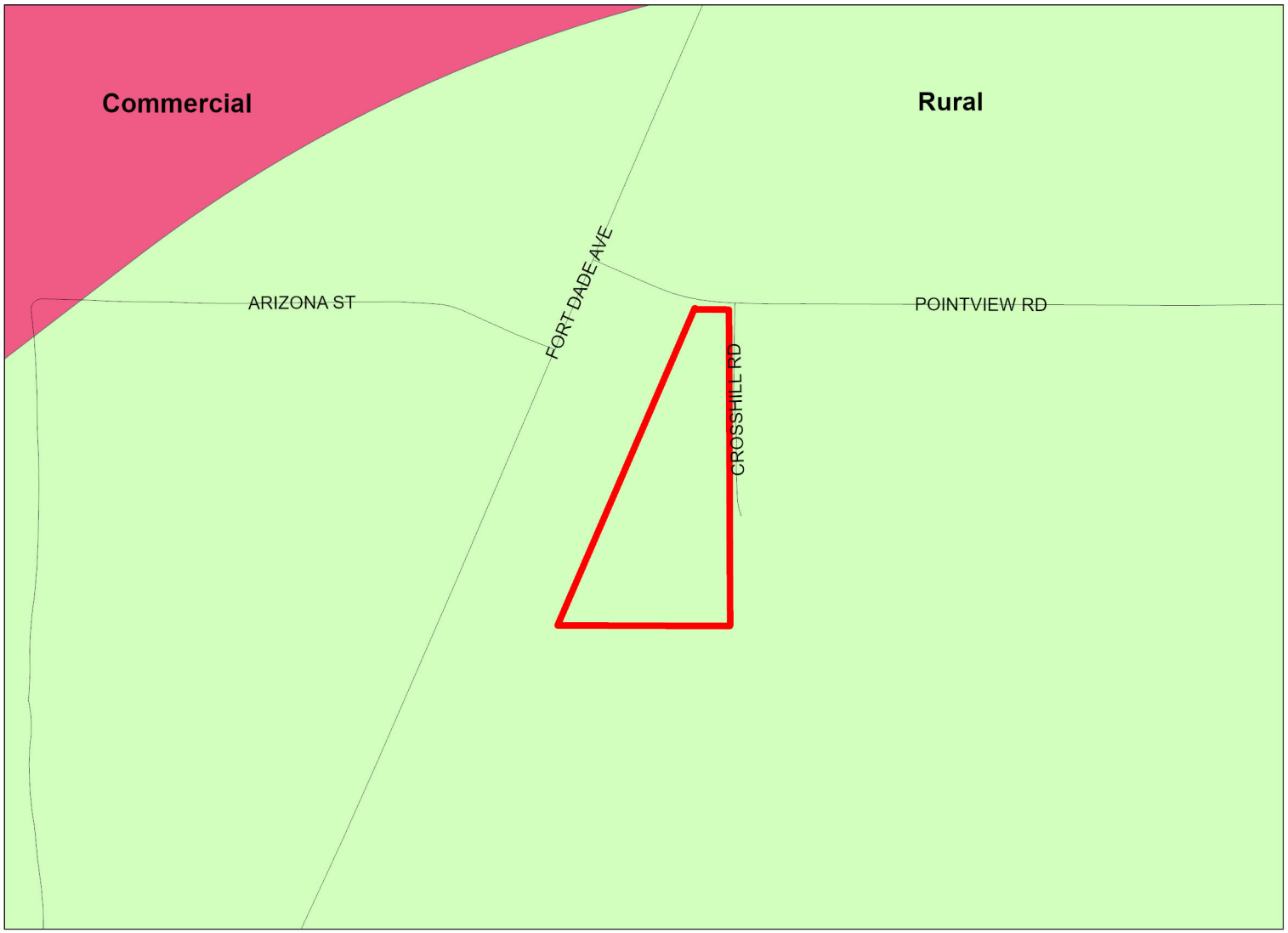
Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-61
Version Date: 12/09/2022



H-24-61
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

0 0.03 0.05 0.1 0.15 0.2 Miles

N W E S

Date of mapping: 10/21/2024

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

HERNANDO COUNTY CENTRAL GIS

H-24-61

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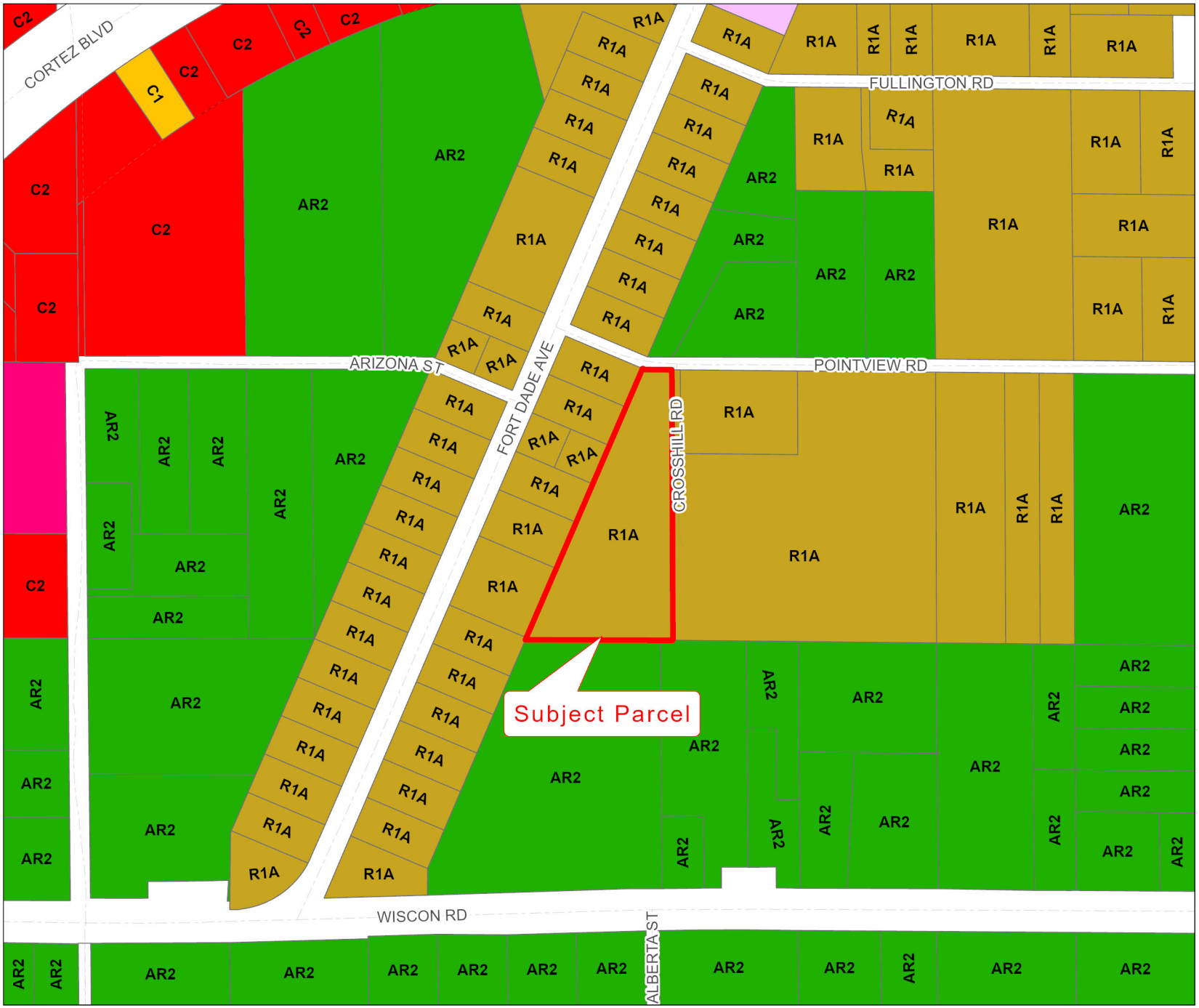

HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
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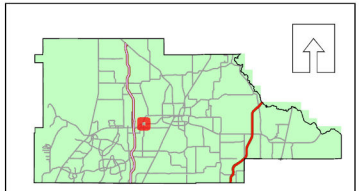
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending

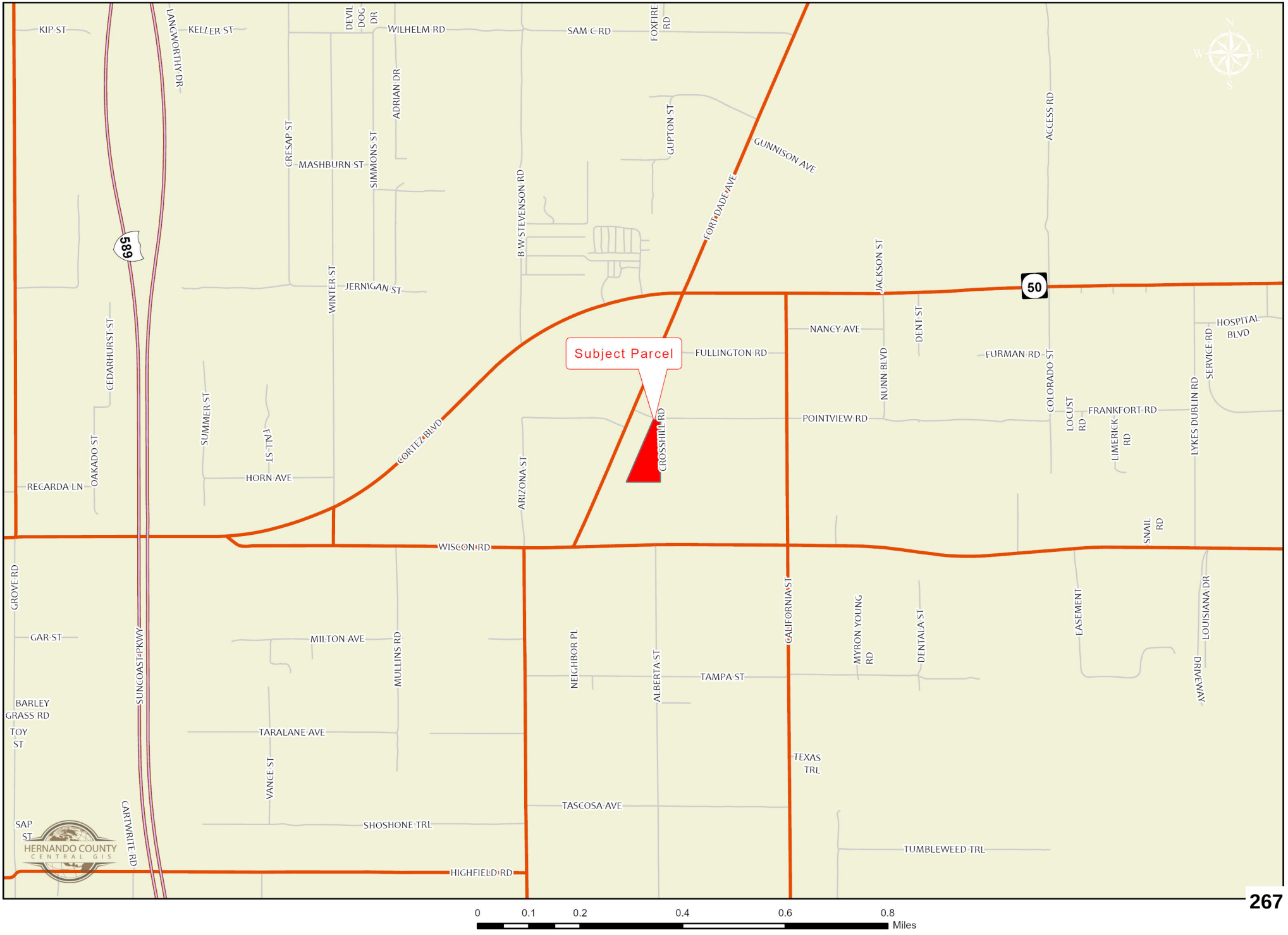


Hernando County Planning Department
Project date: 10/21/24

0 0.03 0.05 0.1 0.15 0.2 Miles

H-24-61 AREA MAP

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.



TITLE
Rezoning Petition Submitted by Dylan McLeod (H-24-62)

BRIEF OVERVIEW
Request:
Rezoning from AG (Agricultural) to AR (Agricultural/Residential)

General Location:
North side of Barnevelde Road approximately 650' from its intersection with Celeste Avenue

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR (Agricultural/Residential).

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 9:12 AM
Toni Brady	Approved	12/02/2024 12:09 PM
Victoria Anderson	Approved	12/03/2024 9:01 AM
Danielle Nigro	Approved	12/03/2024 9:04 AM

RESULT: **ADOPTED**
MOVER: Jonathan McDonald
SECONDER: W. Steven Hickey
AYES: Holmes, Hickey, Birren, McDonald and Morgan
ABSENT: Noe

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

H-24-61

9/6/24

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: 8/29/24

APPLICANT NAME: Jana Sirotnik
Address: 16126 Pointview Rd.
City: Brooksville State: FL Zip: 34601
Phone: 727-490-9369 Email: js26c@yahoo.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 1006039
2. SECTION 25, TOWNSHIP 22, RANGE 18
3. Current zoning classification: RIA
4. Desired zoning classification: AR2
5. Size of area covered by application: 3.12 acres
6. Highway and street boundaries: Pointview Rd. and California 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 AFFIDIVAT

I, Jana Sirotnik, 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)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 30th day of August, 20 24, by Jana L. Sirotnik who is personally known to me or produced FL DL as identification.

Please See Attached
Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FORM CLEAR FORM *Notary Seal/Stamp*

Narrative Description	Rezone of R1A to AR2
	Key 1006039

Proposal: The request is to rezone the property from R1A to AR2. The rezoning request is so the owner can consider privacy fencing in the front of the property and owning livestock in the future. Several adjacent properties have been zoned AR2. The property is currently 3.1 acres and according to the GIS map, located in a rural unincorporated zone. The property is surrounded by commercial properties and AR2 zoned properties. The sole structure on the property currently sits 321 ft from the main road. The right side of the property is next to Crosshill Rd., which is listed as a public road according to GPS.

There is no impact to any environmental habitats, public services (water/sewer), wildlife, drainage, or natural features on the property.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: December 9, 2024 Board of County Commissioners: January 28, 2024
APPLICANT:	Dylan McLeod
FILE NUMBER:	H-24-62
REQUEST:	Rezoning from AG (Agricultural) to AR (Agricultural/Residential)
GENERAL LOCATION:	North side of Barnevelde Road approximately 650' from its intersection with Celeste Avenue
PARCEL KEY NUMBER:	329424

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of their 4.4 acre parcel from AG (Agricultural) to AR (Agricultural/Residential). The petitioner would like to rezone in order to subdivide the parcel into 2 lots. The minimum size of a newly created agricultural parcel is one unit per 10.0 acres. The parcel currently does not meet the size requirements to subdivide. Rezoning the parcel to AR (Agricultural Residential would allow one unit per acre.

SITE CHARACTERISTICS:

Site Size:	4.4 acres	
Surrounding Zoning & Land Uses:	North:	AR; Single Family
	South:	R-1C; Single Family
	East:	R-1C; Single Family
	West:	R-1C; Single Family
Current Zoning:	AG (Agricultural)	
Future Land Use Map Designation:	Rural	

ENGINEERING REVIEW:

The subject site is located on the north side of Barnevelde Road, approximately 650' from its intersection with Celeste Avenue. The County Engineer has reviewed the petitioners' request and indicated no engineering related concerns.

UTILITIES REVIEW

HCUD does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the request subject to the petitioner meeting the minimum requirements of Ordinance 28-99, parcels with well and septic systems must be a minimum of one acre.

LAND USE REVIEW:

Minimum AR (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

i. Aquaculture
ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
iv. Horticultural specialty farms, including the cultivation of crops.
v. Accessory structures related to the principal use of the land.
vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any

public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) Agricultural/residential:

i. Single-family dwellings

COMPREHENSIVE PLAN REVIEW:

The subject is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located in the Royal Highlands area which is currently in transition with many parcels in close proximity requesting rezoning from AG (Agricultural) to AR (Agricultural/Residential) due to the rural nature of the area.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments: The parcel is within the Rural land use classification and is located in a agriculturally zoned subdivision made up of 4.4 acre parcels. Surrounding the approximately 41 lot subdivision is Ar (Agricultural Residential) and R-1C (Residential) zoning. Other parcels in the subdivisions have been divided. The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT:

A rezoning from AG (Agricultural) to AR (Agricultural/Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan and the development patterns within the Royal Highlands Subdivision.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency.

Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

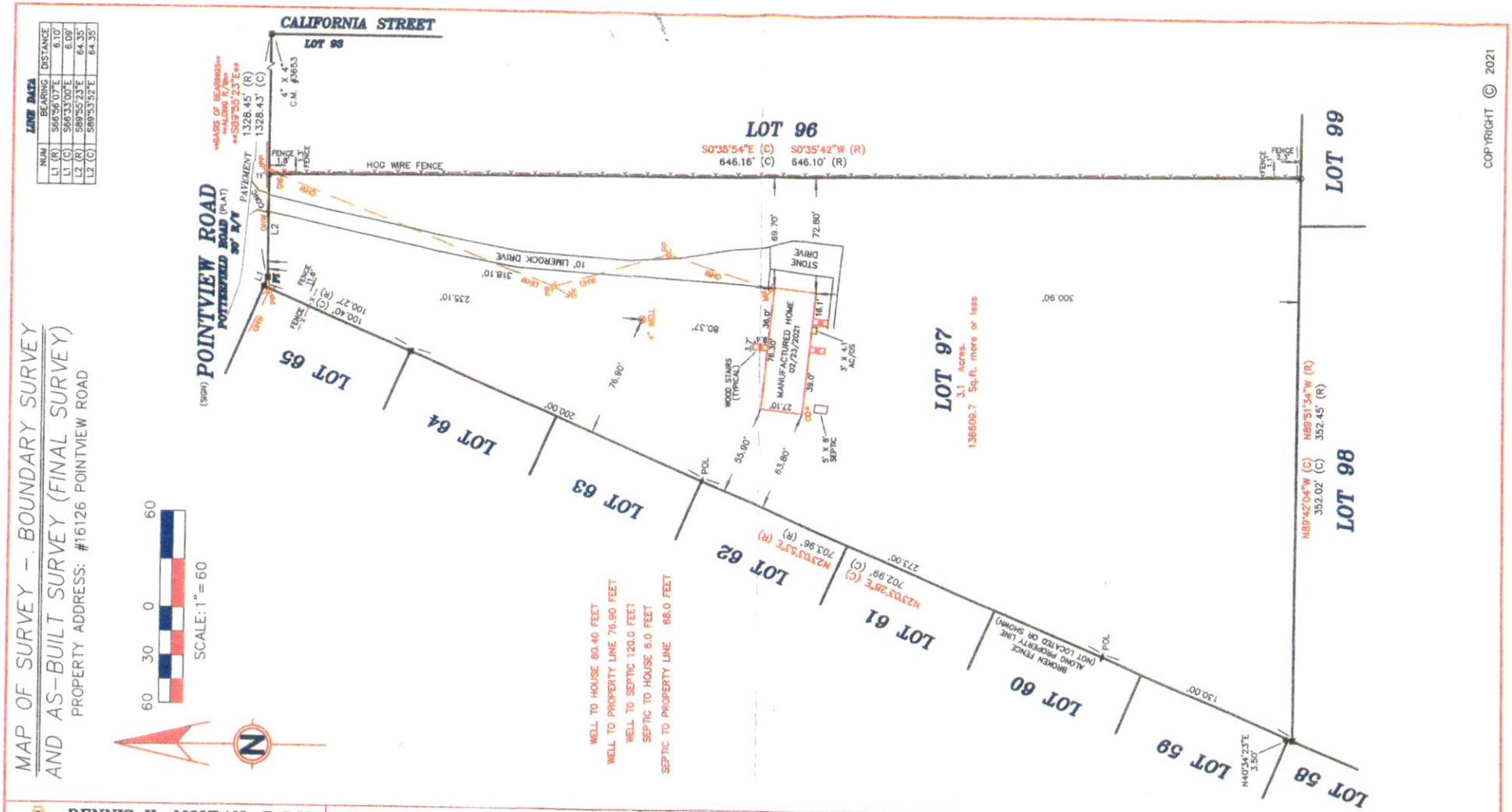
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to AR (Agricultural/Residential).

MAP OF SURVEY - BOUNDARY SURVEY AND AS-BUILT SURVEY (FINAL SURVEY)

PROPERTY ADDRESS: #16126 POINTVIEW ROAD



LINE DATA		
NUM	BEARING	DISTANCE
L1 (R)	S66°56'07"E	6.10'
L1 (C)	S66°33'00"E	6.09'
L2 (R)	S89°55'23"E	64.35'
L2 (C)	S89°53'52"E	64.35'

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DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN
Drawn By: J. CALLERI
Checked By: D. MOYLAN

W.O. 20-104 (1)
DATE: 06/05/2020
F.B. 117 PG. 31&78

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V. MOYLAN,
Professional Surveyor & Mapper
Florida Registration # 6115

02/23/2021
DATE OF LAST FIELD WORK

CERTIFIED TO THE FOLLOWING ONLY:
JANA SIROTNIK
STEARNS LENDING, LLC
HOME/LAND TITLE, INC.
WESTCOR LAND TITLE INSURANCE COMPANY

DESCRIPTION:
LOT 97, SECTION "H", POTTERFIELD GARDEN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 28, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SECTION: 25 TOWNSHIP: 22 S, RANGE: 18 E

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

COMMUNITY PANEL: 12053C-0187D DATE: 02/02/12 FLOOD ZONE: "X" BASE FLOOD ELEVATION:

- ● Found 1/2" Iron Rod #5232
- ⊙ Found _____ Iron Rod _____
- ○ Set 1/2" Iron Rod # 6115
- ⊕ Found _____ Iron Pipe _____
- ■ Found 4"X4" C.M. PLAIN
- ▲ Found _____ Nail & Disk
- □ Set 4" x 4" C.M. # 6115
- △ Set Nail in Red PSM #6115

Elevations Show Refer to:
☐ NAVD '88 or ☐ Assumed Datum.

REVISIONS	DATE
FINAL SURVEY	02/23/2021
CERTIFICATIONS	04-07-2021

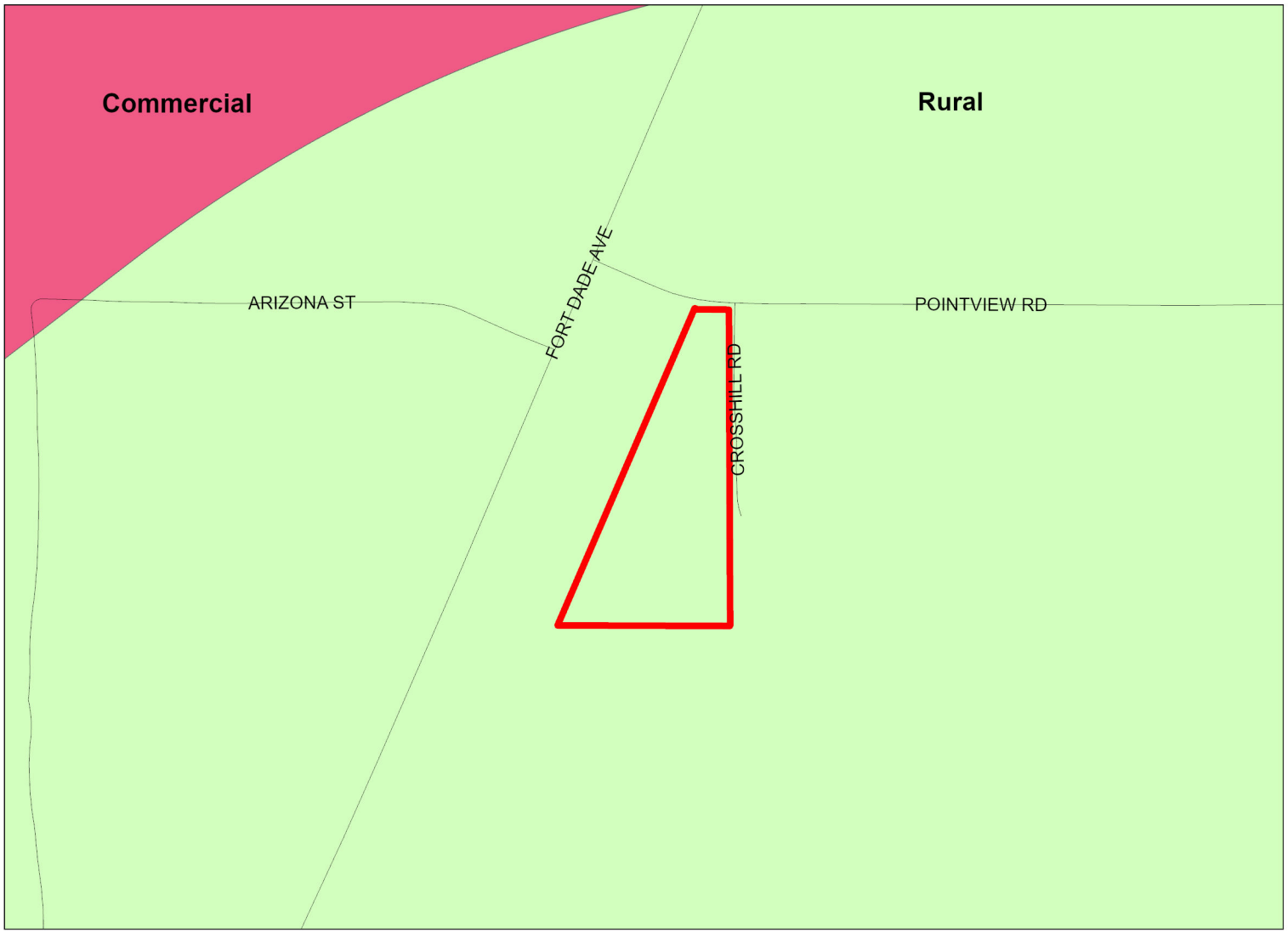
H-24-61

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-61
Version Date: 12/09/2022



H-24-61
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

0 0.03 0.05 0.1 0.15 0.2 Miles

N W E S

Date of mapping: 10/21/2024

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

HERNANDO COUNTY CENTRAL GIS

H-24-61 AREA MAP

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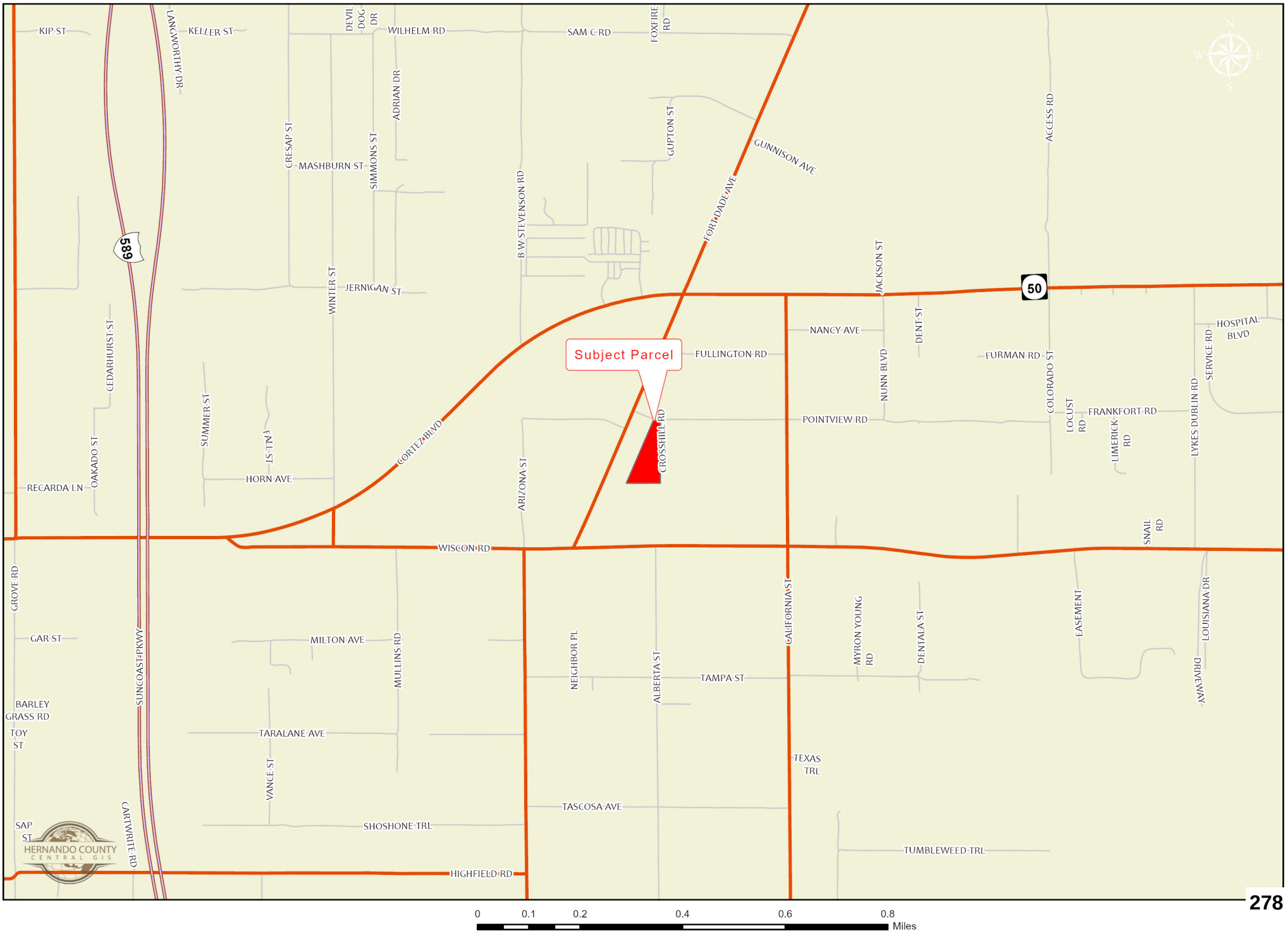

H-24-61

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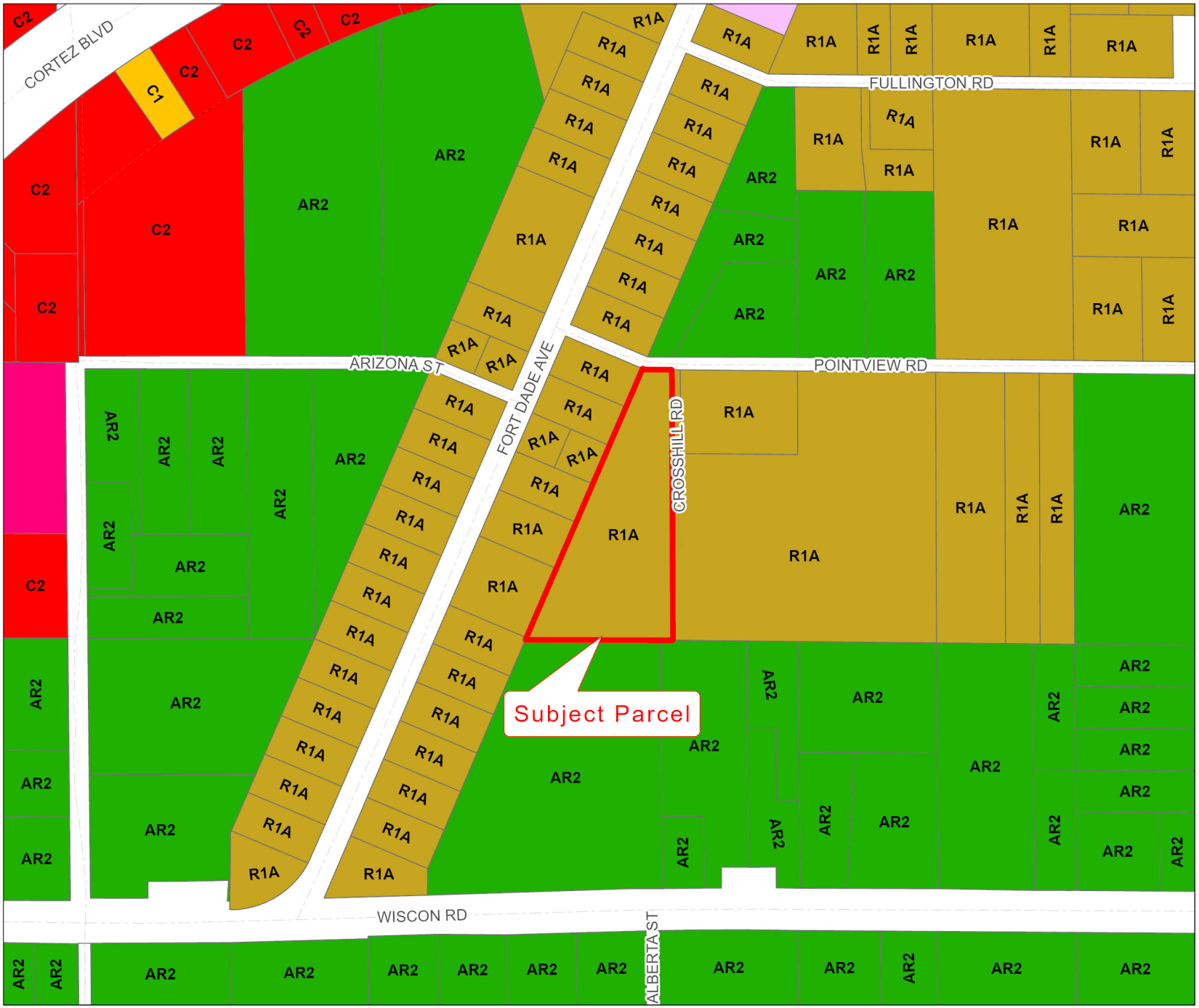
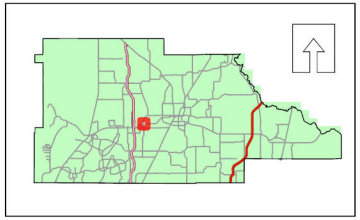


HERNANDO COUNTY
CENTRAL GIS

Zoning:

- AC
- AG
- AR
- AR1
- AR2
- C1
- C2
- C3
- C4
- CITY
- CM1
- CM2
- CPDP
- CV
- I1
- I2
- M
- OP
- PDP(AF)
- PDP(CM)
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(HID)
- PDP(IND)
- PDP(LI)
- PDP(MF)
- PDP(MH)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(RR)
- PDP(RUR)
- PDP(SF)
- PDP(SU)
- R1A
- R1B
- R1C
- R1MH
- R2
- R2.5
- R3
- RC
- RM

City Zoning Pending



Hernando County Planning Department
Project date: 10/21/24

0 0.03 0.05 0.1 0.15 0.2 Miles

TITLE
Rezoning Petition Submitted by Charles F. Rummens and Caryn S. Rummens (H-24-67)

BRIEF OVERVIEW
Request:
Rezoning from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential-2)

General Location:
Southwest corner of Atlanta Avenue and Cleever Street

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

The notice requirements of Appx. A, Art. VI, Sec. 7 of the Hernando County Code have been complied with.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential).

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 9:31 AM
Toni Brady	Approved	12/02/2024 12:12 PM
Victoria Anderson	Approved	12/03/2024 9:46 AM
Danielle Nigro	Approved	12/03/2024 9:48 AM

RESULT: **ADOPTED**
MOVER: W. Steven Hickey
SECONDER: Kathryn Birren
AYES: Holmes, Hickey, Birren, McDonald and Morgan
ABSENT: Noe

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:
H.24-67
RECEIVED
OCT 17 2024
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

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: 10-17-24

APPLICANT NAME: Charles Rummens
Address: 8302 National Drive
City: Port Richey Florida 34668 State: _____ Zip: _____
Phone: 727-277-9653 Email: crummens@yahoo.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: N/A City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 78338
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: AR
4. Desired zoning classification: AR-2
5. Size of area covered by application: 1.6 AC
6. Highway and street boundaries: Cleeves St / Richmond St / Atlantic Ave.
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 AFFIDIVAT

I, Charles Rummens, 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)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Charles Rummens
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 17 day of October, 20 24, by Charles Rummens who is personally known to me or produced FL DL as identification.

Elissa St. Germain
Signature of Notary Public

ELISSA MARIE ST. GERMAIN
Notary Public - State of Florida
Commission # HH 470987
My Comm. Expires Dec 7, 2027
Bonded through National Notary Assn.

Notary Seal/Stamp

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

LETTER OF INTENT

CHARLES RUMMENS

8302 NATIONAL DRIVE, PORT RICHEY FLA. 34668

727-277-9653 CRUMMENS@YAHOO.COM

I AM LOOKING TO CHANGE THE ZONING AT MY PROPERTY (0 RICHMOND ST., WEEKI WACHEE FL.)

PARCEL: R12-222-17-3720-00A0-0010 KEY: 00078338 (CURRENTLY A VACANT LOT)

FROM A "RESIDENTIAL" ZONING TO A "RESIDENTIAL/AGRICULTURAL-2" ZONING.

MY INTENT IS TO PERHAPS ONE DAY HAVE SOME CHICKENS AND MAYBE A PIG WHEN WE BUILD OUR RETIREMENT HOME.

I HAD CALLED PREVIOUSLY TO CHECK AND WAS TOLD THIS WAS NOT A PROBLEM.

THANKS FOR YOUR TIME AND CONSIDERATION.

CHARLES RUMMENS

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: December 9, 2024 Board of County Commissioners: January 28, 2024
APPLICANT:	Charles F. Rummens and Caryn S. Rummens
FILE NUMBER:	H-24-67
REQUEST:	Rezoning from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential-2)
GENERAL LOCATION:	Southwest corner of Atlanta Avenue and Cleever Street
PARCEL KEY NUMBER:	78338

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of this property from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential-2). The subject parcel was previously zoned R-1A (Residential). Last year the petitioner requested to rezone from R-1A (Residential) to AR-2 (Agricultural/Residential-2) in order to provide the flexibility of a site built home or mobile home. The Board of County Commissioners at the time approved AR (Agricultural/Residential) limiting the site to only a site built home. Since that time a neighboring parcel (directly south) has placed a mobile home on his property which is permitted in the R-1A (Residential) zoning district. The petitioner would like to be able to place a mobile home on his property but also have chickens and a hooved animal.

SITE CHARACTERISTICS

Site Size:	1.6 acres
Surrounding Zoning; Land Uses:	North: PDP(SF); Undeveloped South: R-1A; Developed Residential East: R-1A, AR; Undeveloped West: C1; Undeveloped
Current Zoning:	R-1A (Residential)
Future Land Use Map Designation:	Residential

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the request.

ENGINEERING REVIEW

The subject property is located on the southwest corner of Atlanta Avenue and Cleever Street. The County Engineer has reviewed the petitioner's request and indicated no engineering related concerns.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential-2) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

The AR district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) All agricultural/residential districts:

i. Aquaculture
ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
iv. Horticultural specialty farms, including the cultivation of crops.
v. Accessory structures related to the principal use of the land.
vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons per acre.
vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) Agricultural/Residential-2:

i. Single-family dwellings
ii. Mobile Home

COMPREHENSIVE PLAN REVIEW

The subject site is within the Residential land use designation, the permitted uses within the AR-2/(Agricultural-Residential-2) district is consistent with the goals, objectives and strategies

of this land use designation**.** The area is categorized by commercial, residential and agricultural residential uses.

Comments: The subject site is currently zoned AR (Agricultural/Residential) which allows for single-family homes. His previous R-1A (Residential) zoning allowed mobile homes. Furthermore, adjacent parcels to the south are zoned R-1A (Residential). The ability to build either style of home will not cause a compatibility issue with the existing zonings in the area.

FINDINGS OF FACT

The request for a rezoning from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential-2) is appropriate based on the following:

- The request for AR-2 (Agricultural/Residential-2) zoning is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

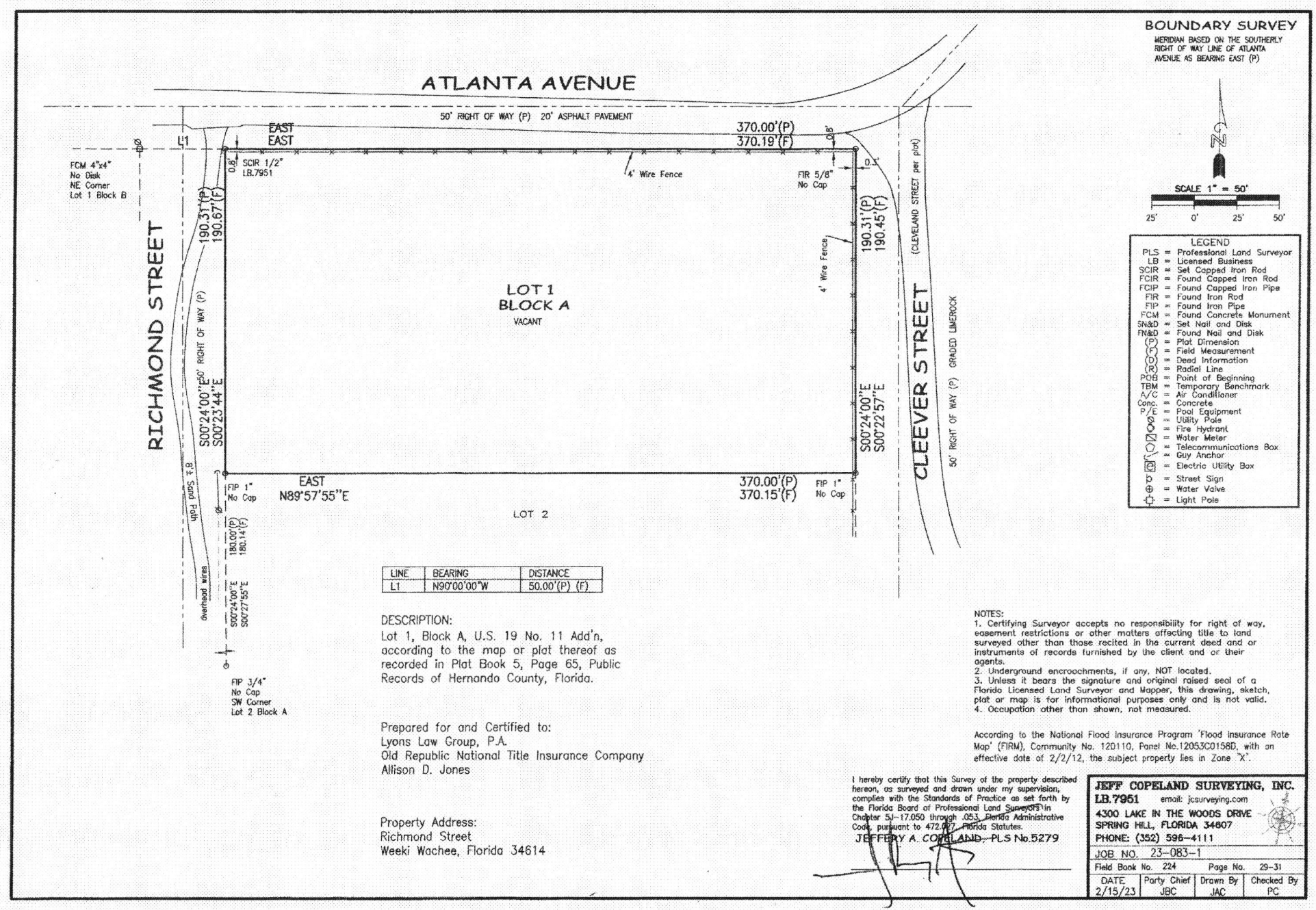
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential.

BOUNDARY SURVEY

MERIDIAN BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTA AVENUE AS BEARING EAST (P)



SCALE 1" = 50'

25' 0' 25' 50'

LEGEND

PLS	=	Professional Land Surveyor
LB	=	Licensed Business
SCIR	=	Set Capped Iron Rod
FCIR	=	Found Capped Iron Rod
FCIP	=	Found Capped Iron Pipe
FIR	=	Found Iron Rod
FIP	=	Found Iron Pipe
FCM	=	Found Concrete Monument
SN&D	=	Set Nail and Disk
FN&D	=	Found Nail and Disk
(P)	=	Plat Dimension
(F)	=	Field Measurement
(D)	=	Deed Information
(R)	=	Radial Line
POB	=	Point of Beginning
TBM	=	Temporary Benchmark
A/C	=	Air Conditioner
Conc.	=	Concrete
P/E	=	Pool Equipment
	=	Utility Pole
	=	Fire Hydrant
	=	Water Meter
	=	Telecommunications Box
	=	Guy Anchor
	=	Electric Utility Box
	=	Street Sign
	=	Water Valve
	=	Light Pole

LINE	BEARING	DISTANCE
L1	N90°00'00"W	50.00'(P) (F)

DESCRIPTION:
Lot 1, Block A, U.S. 19 No. 11 Add'n, according to the map or plat thereof as recorded in Plat Book 5, Page 65, Public Records of Hernando County, Florida.

Prepared for and Certified to:
Lyons Law Group, P.A.
Old Republic National Title Insurance Company
Allison D. Jones

Property Address:
Richmond Street
Weeki Wachee, Florida 34614

NOTES:
1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and or instruments of records furnished by the client and or their agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the signature and original raised seal of a Florida Licensed Land Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

According to the National Flood Insurance Program 'Flood Insurance Rate Map' (FIRM), Community No. 120110, Panel No.12053C0158D, with an effective date of 2/2/12, the subject property lies in Zone "X".

I hereby certify that this Survey of the property described hereon, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 through .053, Florida Administrative Code, pursuant to 472.027, Florida Statutes.

JEFFERY A. COPELAND, PLS No.5279

JEFF COPELAND SURVEYING, INC.
LB.7951 email: jcsurveying.com
4300 LAKE IN THE WOODS DRIVE
SPRING HILL, FLORIDA 34607
PHONE: (352) 596-4111

JOB NO. 23-083-1
Field Book No. 224 Page No. 29-31

DATE	Party Chief	Drawn By	Checked By
2/15/23	JBC	JAC	PC

VACANT LOT @ RICHMOND ST.

H-24-67

Photo date: 2023

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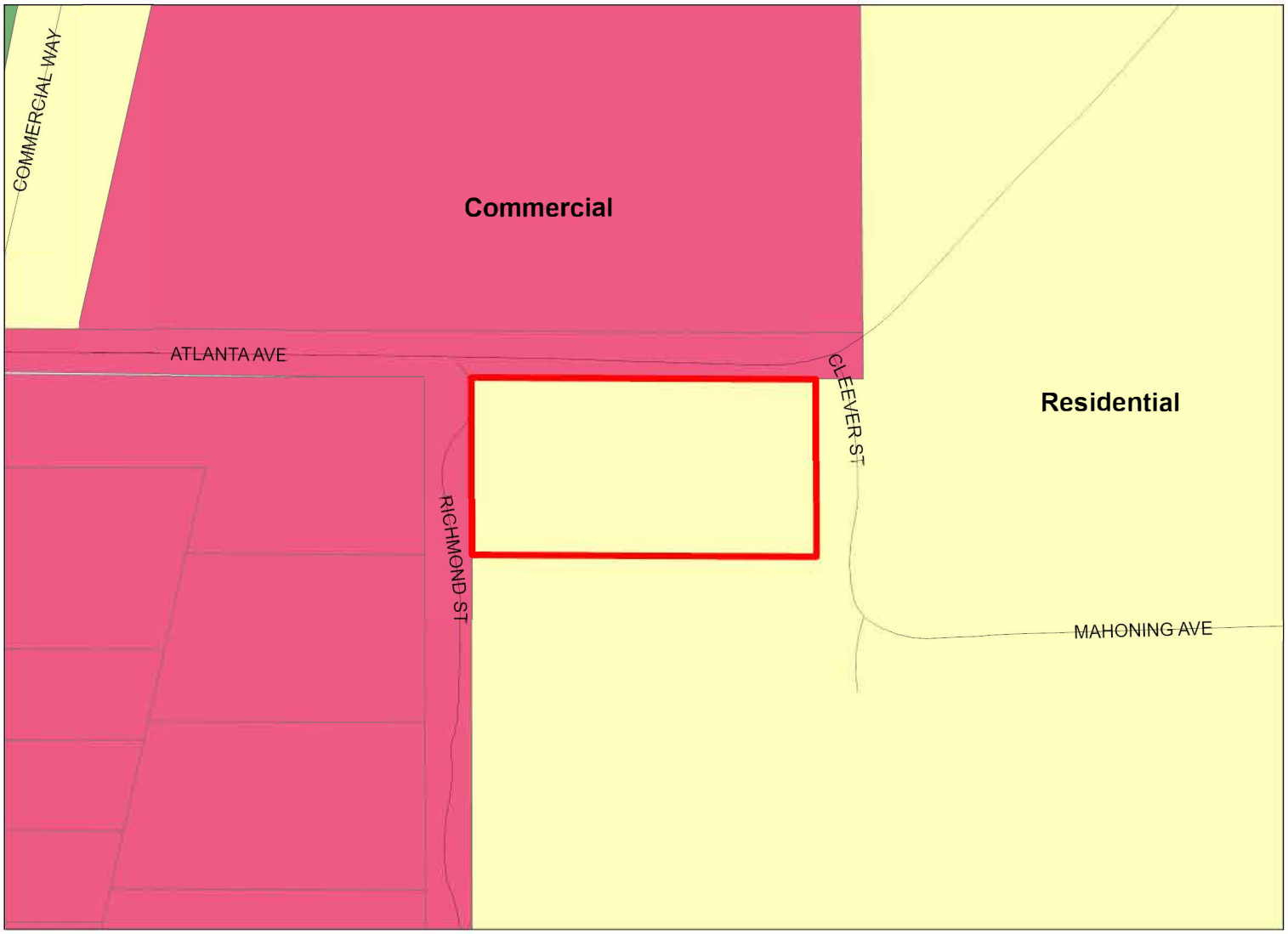
Hernando County Comprehensive Plan Map

Existing Future Land Use: H-24-**67**
Version Date: 12/09/2022



H-23-49
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

0 0.01 0.03 0.05 0.08 0.1 Miles

N W E S

Date of mapping: 09/20/2023

HERNANDO COUNTY CENTRAL GIS

H-24-67

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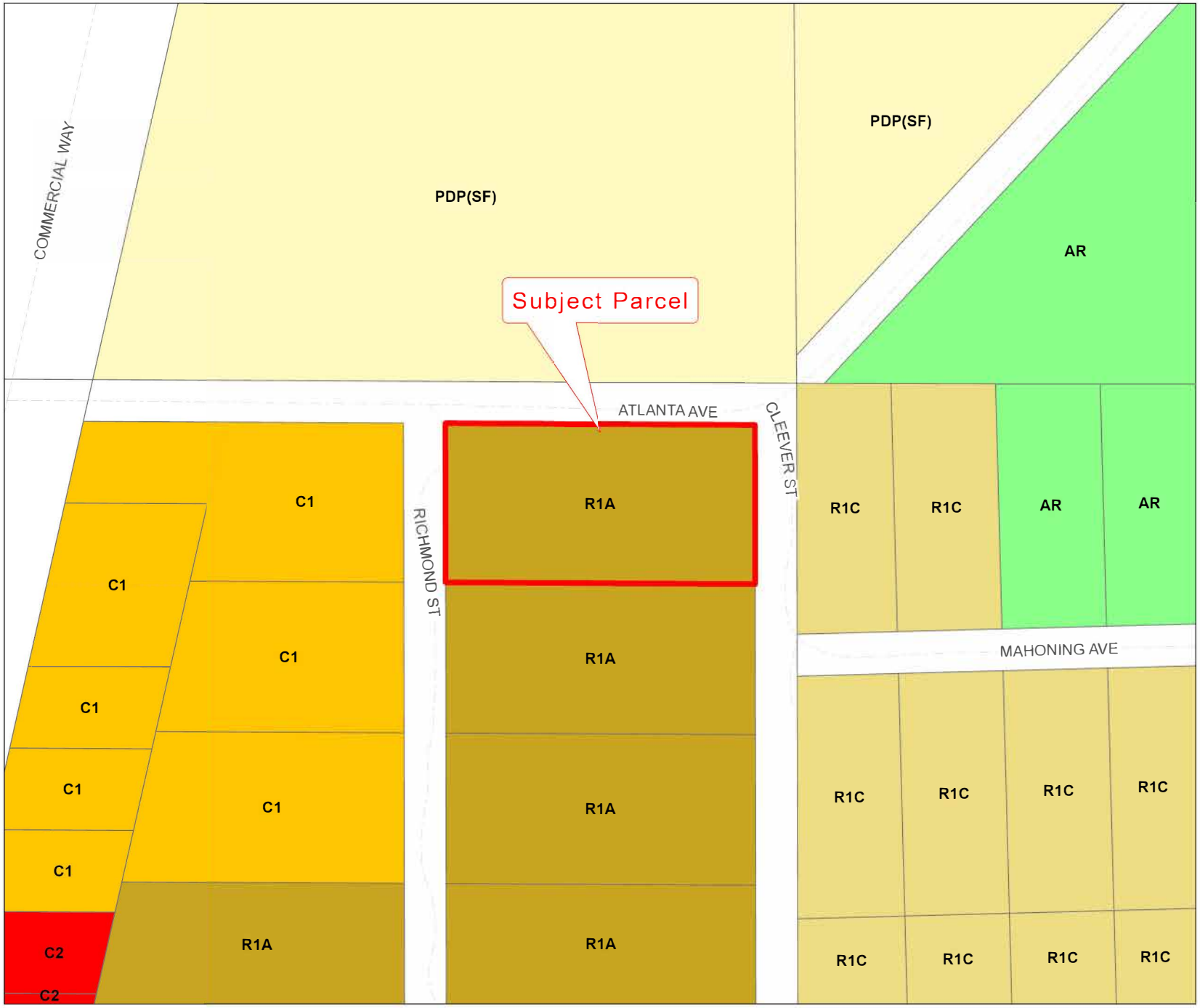
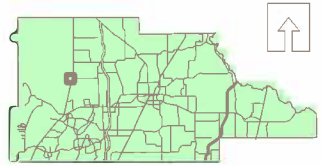


HERNANDO COUNTY
CENTRAL GIS

Zoning:

AC	PDP(HC)
AG	PDP(HHC)
AR	PDP(HID)
AR1	PDP(IND)
AR2	PDP(LI)
C1	PDP(MF)
C2	PDP(MH)
C3	PDP(NC)
C4	PDP(OP)
CITY	PDP(PSF)
CM1	PDP(REC)
CM2	PDP(RR)
CPDP	PDP(RUR)
CV	PDP(SF)
I1	PDP(SU)
I2	R1A
M	R1B
OP	R1C
PDP(AF)	R1MH
PDP(CM)	R2
PDP(CP)	R2.5
PDP(GC)	R3
PDP(GHC)	RC
	RM

City Zoning Pending



Hernando County Planning Department
Project date: 09/20/2023

0 0.01 0.03 0.05 0.08 0.1 Miles

Meeting: 12/09/2024
Department: Planning
Prepared By: Danielle Nigro
Initiator: Omar DePablo
DOC ID: 15122
Legal Request Number:
Bid/Contract Number:

TITLE
2025 Planning and Zoning Commission Meeting Schedule

BRIEF OVERVIEW
Attached is the Planning and Zoning Commission meeting schedule for 2025.

Planning and Zoning Commission meetings occur on the second Monday of each month.

FINANCIAL IMPACT
N/A

LEGAL NOTE
The Board has the authority to take action on this matter pursuant to Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission members approve the attached 2025 meeting schedule.

REVIEW PROCESS

Omar DePablo	Approved	12/02/2024 9:33 AM
Toni Brady	Approved	12/02/2024 12:13 PM
Victoria Anderson	Approved	12/03/2024 9:52 AM
Danielle Nigro	Approved	12/03/2024 9:54 AM

HERNANDO COUNTY
PLANNING AND ZONING COMMISSION
2025 MEETING SCHEDULE

January 13	**July 14**
February 10	**August 11**
March 10	**September 8**
April 14	**October 13**
May 12	**November 10**
June 9	**December 8**

Draft: 11/13/2024