

SUNRISE

Rezoning Modification

Hernando County BOCC Hearing
9/12/2023

Presented by:

Joel Tew, Hedgehog Development
Don Lacey, Coastal Engineering
Cliff Manuel Jr., Coastal Engineering

Developer:

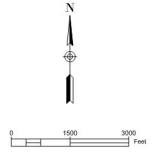
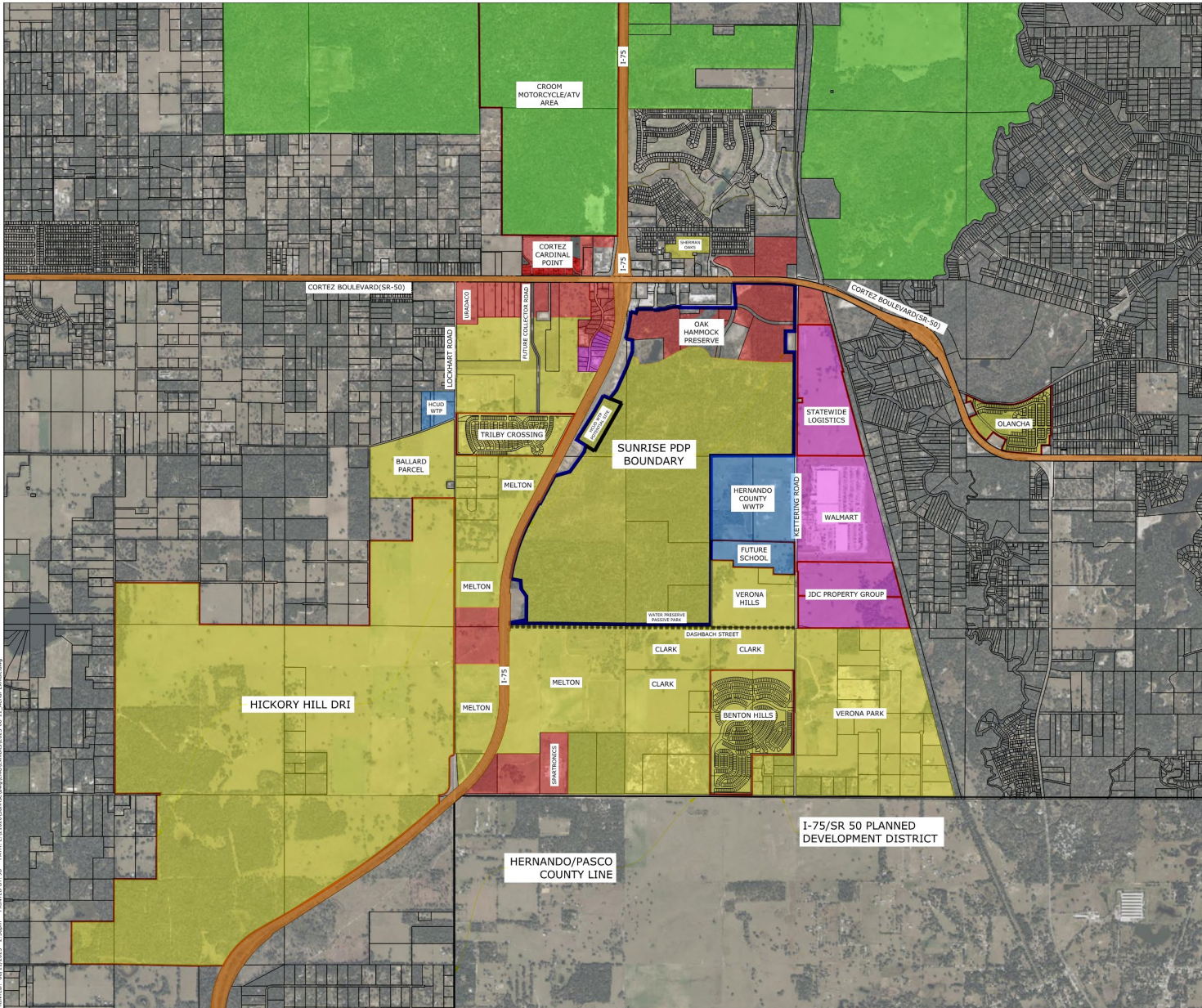
Metro Development Group



APPROVAL HISTORY & PROPOSED CHANGES

- Development of Regional Impact (DRI) Development Order and I-75/SR 50 PDD were concurrently adopted by the Board of County Commissioners on September 12, 2007.
- The existing, vested Sunrise C-PDP zoning and master plan was approved by the Hernando County Board of County Commissioners on December 10, 2008 (File # H-08-13 – Resolution #2008-236).
- This Sunrise C-PDP and Master Plan modification are part of the process for the termination of the existing Sunrise DRI and its related Development Order, and adoption of the new Development Agreement. Together the revised C-PDP and Master Plan, and the new Development Agreement, will supersede and replace the prior existing, vested DRI Development Order (DRI DO) and prior C-PDP and Master Plan.

Aerial Plan



- LEGEND**
- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - INSTITUTIONAL
 - CROOM WILDLIFE MANAGEMENT AREA-WITH LACOOCHEE STATE FOREST

I-75/SR 50 STUDY AREA
HCA FREESTANDING ER



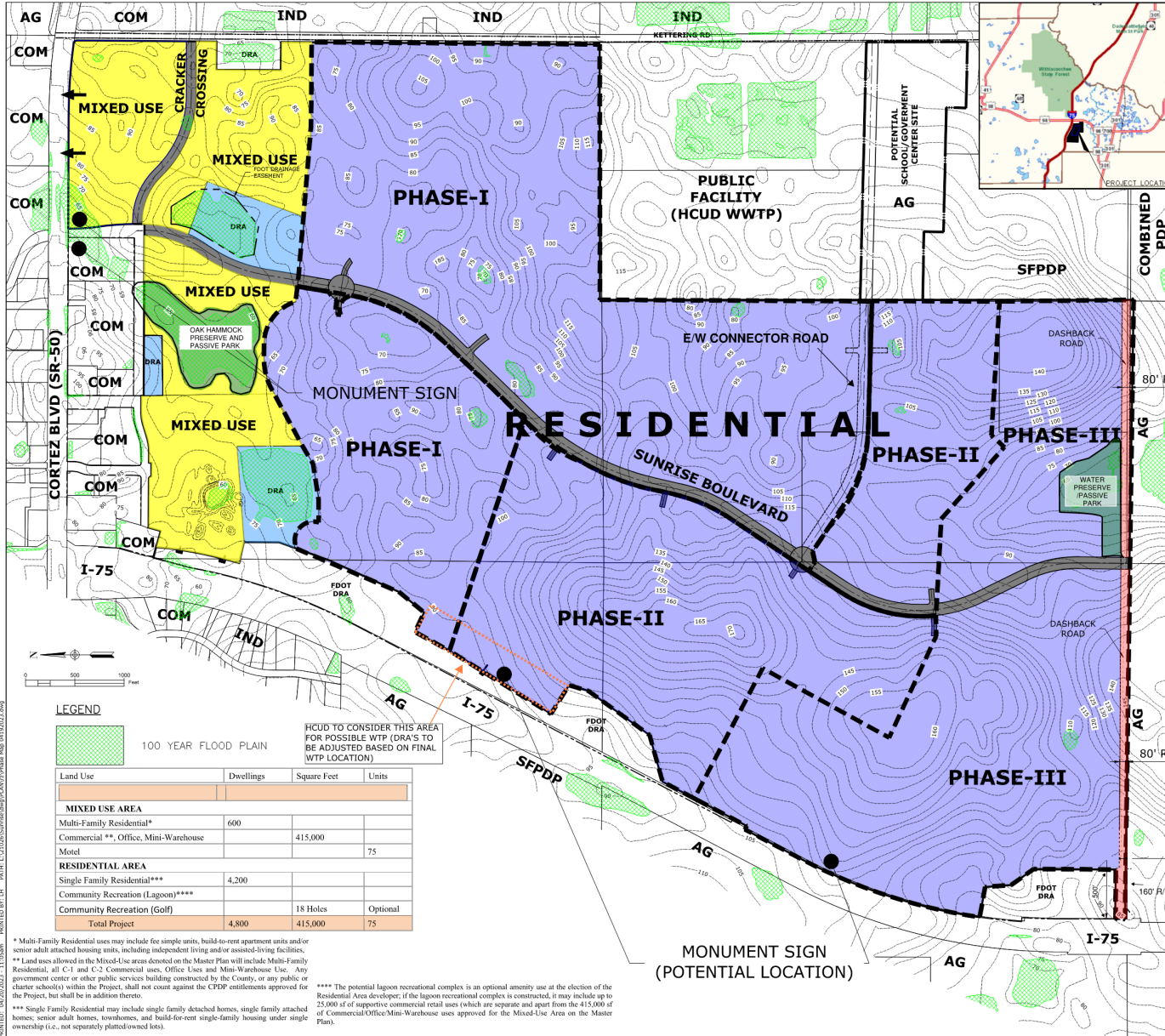
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DRAWN: 10/11/2023 - 2:56pm
 PRINTED BY: JH
 DATE: 10/11/2023 2:56pm
 FILE: I-75/SR50_Plan_District_2023.dwg
 PLOT: I-75/SR50_Plan_District_2023.dwg

Proposed Plan



LOCATION MAP

N.T.S.

SITE DATA

PROJECT AREA = 1,321.8 ACRES
 CURRENT ZONING: CPDP
 FUTURE LAND USE MAP DESIGNATION: I-75 PLANNED DEVELOPMENT DISTRICT

LOCATION: SECTIONS 5,6,7 & 8 TWP. 23 S. RNG. 21 E., HERNANDO COUNTY, FLORIDA

PARCEL KEY NO. 394442, 838231, 394530, 394594, 394601, 394610

PERIMETER BUILDING SETBACKS
 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-Dashback ROW 35'
 From Cracker Crossing Blvd: 35'

PERIMETER BUFFERS
 NORTHERN SR-50 20' LANDSCAPE BUFFER
 NORTHERN CRACKER CROSSING NO BUFFER REQUIRED
 EAST KETTERING ROAD 20' LANDSCAPE BUFFER
 EAST REMAINING BOUNDARY NO BUFFER REQUIRED
 WEST I-75 INTERSTATE ROW 40' NATURAL/ENHANCED BUFFER
 WEST DRA (FDOT OR PROJECT) 20' NATURAL/ENHANCED BUFFER
 SOUTH(NORTH OF DASHBACK) 15' NATURAL/ENHANCED BUFFER
 EAST RIDGE MANOR WTPP 20' NATURAL/ENHANCED BUFFER

BUFFER NOTE: In locations where the natural/enhanced buffers does not have 80% opacity, the buffer shall be enhanced such that 80% opacity can be achieved within three (3) years after planting. If 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.

MINIMUM TYPICAL LOT	MINIMUM TYPICAL LOT	MINIMUM TYPICAL LOT
SINGLE FAMILY DETACHED	TOWNHOMES	SINGLE FAMILY ATTACHED
FRONT SETBACK	FRONT SETBACK	FRONT SETBACK
10' - PRIMARY STRUCTURE	10' - PRIMARY STRUCTURE	0' - PRIMARY STRUCTURE
20' - GARAGE DOOR	20' - GARAGE DOOR	20' - GARAGE DOOR
SIDE SETBACK	SIDE SETBACK	SIDE SETBACK
5' - PRIMARY STRUCTURE	0' - PRIMARY STRUCTURE	0' - PRIMARY STRUCTURE
5' - ACCESSORY STRUCTURE	5' - ACCESSORY STRUCTURE	10' - BUILDING SEPARATION
10' - BUILDING SEPARATION	10' - BUILDING SEPARATION	FRONT/SIDE SETBACK
FRONT/SIDE SETBACK	FRONT/SIDE SETBACK	15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS
10' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS	15' FROM SECOND ROAD R/W ON DOUBLE FRONTAGE LOTS	REAR SETBACK
REAR SETBACK	REAR SETBACK	0' - PRIMARY STRUCTURE
15' - PRIMARY STRUCTURE	15' - PRIMARY STRUCTURE	MAXIMUM LOT COVERAGE: 100%
5' - ACCESSORY STRUCTURE	5' - ACCESSORY STRUCTURE	MAXIMUM BUILDING AREA: 45%
MAXIMUM LOT COVERAGE: 75%	MAXIMUM LOT COVERAGE: 75%	MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING AREA: 75%	MAXIMUM BUILDING AREA: 75%	
MAXIMUM BUILDING HEIGHT: 35'	MAXIMUM BUILDING HEIGHT: 35'	

MULTIFAMILY	NON-RESIDENTIAL
FRONT SETBACK	FRONT/REAR SETBACK
0' - PRIMARY STRUCTURE	0' - PRIMARY STRUCTURE
20' - GARAGE DOOR	5' - STRUCTURE TO STRUCTURE
MAXIMUM LOT COVERAGE: 100%	0' - STRUCTURE TO PUBLIC R/W
MAXIMUM BUILDING AREA: 100%	FRONT SETBACK
MAXIMUM BUILDING HEIGHT: 45'	5' - STRUCTURE TO PARKING
	0' - STRUCTURE TO PUBLIC R/W
	REAR SETBACK
	5' - STRUCTURE TO PARKING
	0' - STRUCTURE TO PUBLIC R/W
	MAXIMUM LOT COVERAGE: 100%
	MAXIMUM BUILDING AREA: 100%
	MAXIMUM BUILDING HEIGHT: 65'

NOTES:
 CASITAS - MINIMUM RESIDENTIAL BUILDING SIZE 600 SF; 10FT MINIMUM SEPARATION BETWEEN RESIDENCES.
 MIXED COMMERCIAL - HERNANDO COUNTY LAND DEVELOPMENT CODE, EXCEPT FOR SIDE SETBACKS, WHICH CAN BE 0 FT.

LEGEND

100 YEAR FLOOD PLAIN

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

HCUD TO CONSIDER THIS AREA FOR POSSIBLE WTP (DRA'S TO BE ADJUSTED BASED ON FINAL WTP LOCATION)

* 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 schools) 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).

ZONING MASTER PLAN

SUNRISE

EXHIBIT B
 APPROVED MASTER PLAN FOR C-PDP REZONING

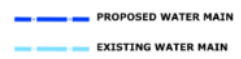
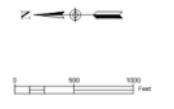
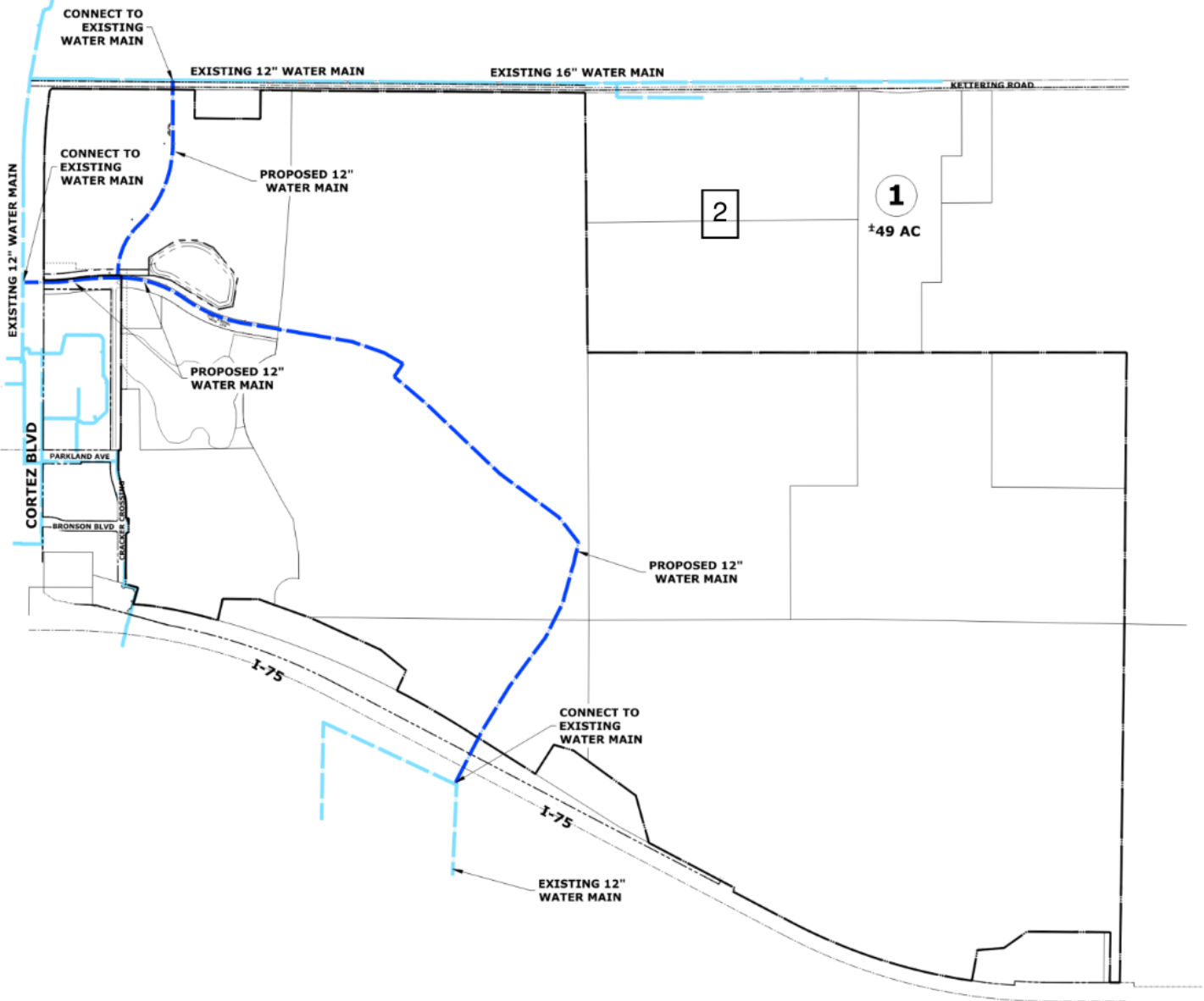
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DATE: REV: (REV. NO.)

SHEET
1

SCALE: DRAWING SIZE SHALL BE 24" x 36"

DATE: 2/10/26



- ① POTENTIAL SCHOOL SITE/GVT CENTER SITE(S)
- ② EXISTING WASTEWATER TREATMENT PLANT

EXHIBIT D
 GRAPHIC DEPICTION FOR THREE (3) POC'S FOR
 POTABLE WATER SERVICE AND RESERVED
 POTENTIAL SCHOOL/GOVERNMENT CENTER
 (SITES)

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Key Conditions

Utilities

- The Developer will enter into a Water and Sewer Service Agreement with the Hernando County Utilities Department (HCUD) pursuant to standard terms and conditions applicable within Hernando County; provided, however, that the service commitment shall be consistent with the Sunrise Development Agreement. The new development agreement also includes a commitment for a new potable water treatment site.

Schools

- A potential school site identified in the I-75/SR 50 facility analysis is still available adjacent to Sunrise C-PDP and remains committed under the new development agreement.

Government Center Site

- The previous commitment remains under the new development agreement.

Parks & Recreation

- 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 the required open space and neighborhood park acreage.