

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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

Date: June 18, 2024

File No. H-24-38 Official Date Stamp:

RECEIVED
By reinhart at 7:42 am, Aug 30, 2024

APPLICANT NAME: Joshua Whitney

Address: 1336 LAKE PARKER DR
City: ODESSA State: FL Zip: 33556
Phone: 813-917-9041 Email: Josh19663814@gmail.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Donald R. Lacey, A.I.C.P.

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Boulevard
City: Brooksville State: FL Zip: 34601
Phone: (352) 848-3661 Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: [X] Yes [ ] No (if applicable provide name)

Contact Name: Richie Jones-President
Address: 15796 Oakcrest Circle City: Brooksville State: FL Zip: 34604

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00193187, 00193374, 00193418, 00193613, 00193622, 00193757, 00377363, 01777599, 01778909, 01788337, 193196, 00193294, 01126052, 00193392
2. SECTION 12, TOWNSHIP 23 South, RANGE 18 East
3. Current zoning classification: AR2 and R-1A
4. Desired zoning classification: PDP (MF)
5. Size of area covered by application: +/- 20 ACRES
6. Highway and street boundaries: North side of Powell Road, east and west of Gloucester Road
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [X] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, JOSHUA WHITNEY, OWNER, 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
[X] I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates, Inc and (representative, if applicable): Donald R. Lacey, A.I.C.P and/or Cliff Manuel, P.E. 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 18th day of June, 2024, by Joshua Whitney who is personally known to me or produced as identification.

Signature of Notary Public



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

Notary Seal/Stamp

## ZONING AND MASTER PLAN APPLICATION

JOSHUA WHITNEY, CRAIG GRUBER, HAROLD WERDER

PARCEL KEYS: OO193374, 00193418, 00193613, 00193622, 00193187, 1777599, 1778909, 377363, 1788337, 193757, 193196, 193294, 1126052, 193392

### GENERAL LOCATION

The subject site consists of approximately 20 acres lying within section/township/range 12/23/18 and 11/23/18. The general location is the north side of Powell Road, east and west of Gloucester Road inclusive of Blocks 1, 12, 13, 24 and 25 of Brooksville Terrace and Lot 5, Block EE of Tangerine Estates. Please refer to Figure 1 for the general location of the property. Ownership is in the names of Whitney, Werder and Gruber.

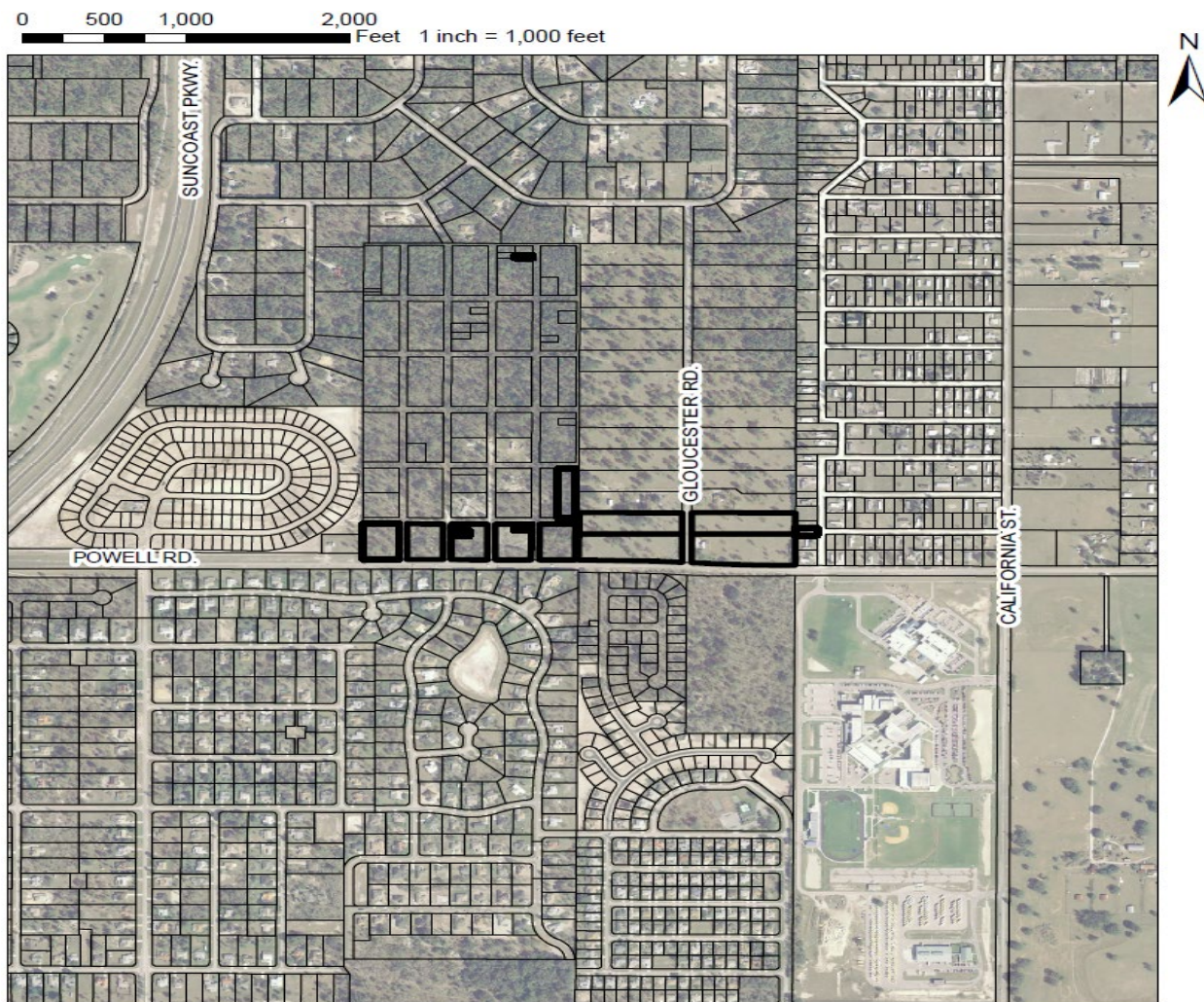


Figure 1 Whitney, Gruber, and Werder, Aerial, and General Location Map

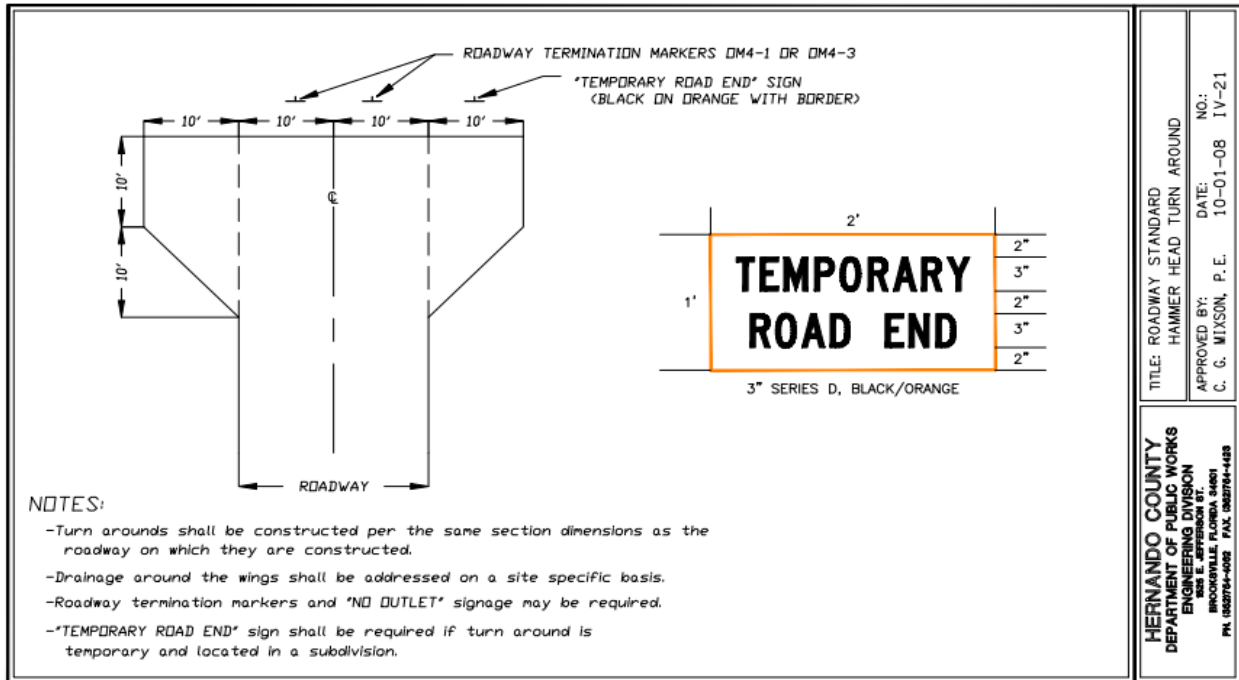
## REQUEST

The request is for approval of a master plan and zoning to change the current zoning from AR-2 (Agricultural Residential) to PDP/MF (Planned Development Project/Multifamily) to allow for the development of a 174 unit townhome community.

## PROJECT DESCRIPTION

The project is proposed as a 174 unit townhome project. Each unit will be sold fee simple on a separate lot with the units attached in groups of four (4) and six (6) units. The site consists of land on the east and west side of Gloucester Road, the entirety of Blocks 1, 12, 13, 24 and 25 of Brooksville Terrace and a portion of Block 2. Blocks 12 and 13 of Brooksville Terrace include small outparcels (parcel keys 193294, 1126052, and 193392) that are not shown in the name of the applicant. However, these parcels have recorded documents (ORB 1572, PG 575; ORB 1572, PG 574; and ORB 1468, PG 1163) which indicate adverse possession by Harold Werder and are in the process of being corrected through a quiet title action.

Brooksville Terrace includes a series of rights of ways publicly dedicated by the recorded subdivision plat that run north/south and perpendicular to Powell Road: Lady Bug Drive, Leopard Lane, Habitat Drive, Carnival Lane, and Atlas Drive. These rights of way are not currently constructed to County standard and will be improved to meet the Hernando County Facility Guidelines to serve as local residential streets for the development. Currently, all of these rights of way intersect with Powell Road which functions as an east/west County collector roadway. The project proposes to conceptually eliminate all of these connection points with the exception of Habitat Drive which will serve as one (1) of the three (3) accesses for the project. The remaining connections will be eliminated by constructing "Hammer Head" turnarounds for residents and emergency vehicles. This same design will be used for all other proposed north south residential streets within the project. However, please note that the number of access points to Powell Road from Brooksville Terrace may be increased or the location modified at the time of conditional plat based upon a traffic study and the review of the County Engineer.



East/west access will be provided by improving Corral Road, which is also a publicly dedicated right of way by the Brooksville Terrace subdivision plat, to meet the Hernando County Facility Design Guidelines. This right of way will also be extended as a local residential street to intersect with Gloucester Road and continue east to connect with Orlando Avenue in alignment with Schaffer Street within the Tangerine Estates Subdivision. The connection with Orlando Avenue can be designed as either a “full” or “emergency” access. These connections form the other accesses for the project.

A thirty (30) foot landscape buffer will be provided along Powell Road and Tangerine Estates Subdivision to the east. A ten (10) foot landscape buffer will be provided along the improved Corral Road and the eastward extension of the roadway and to the west.

Recreation will be provided in accordance with Section 26.75 of the Hernando Code of Ordinances.

## CURRENT LAND USE

The current Future Land Use Map designation on the property is Residential (R). Refer to Figure 2 for the land use designation on the property.

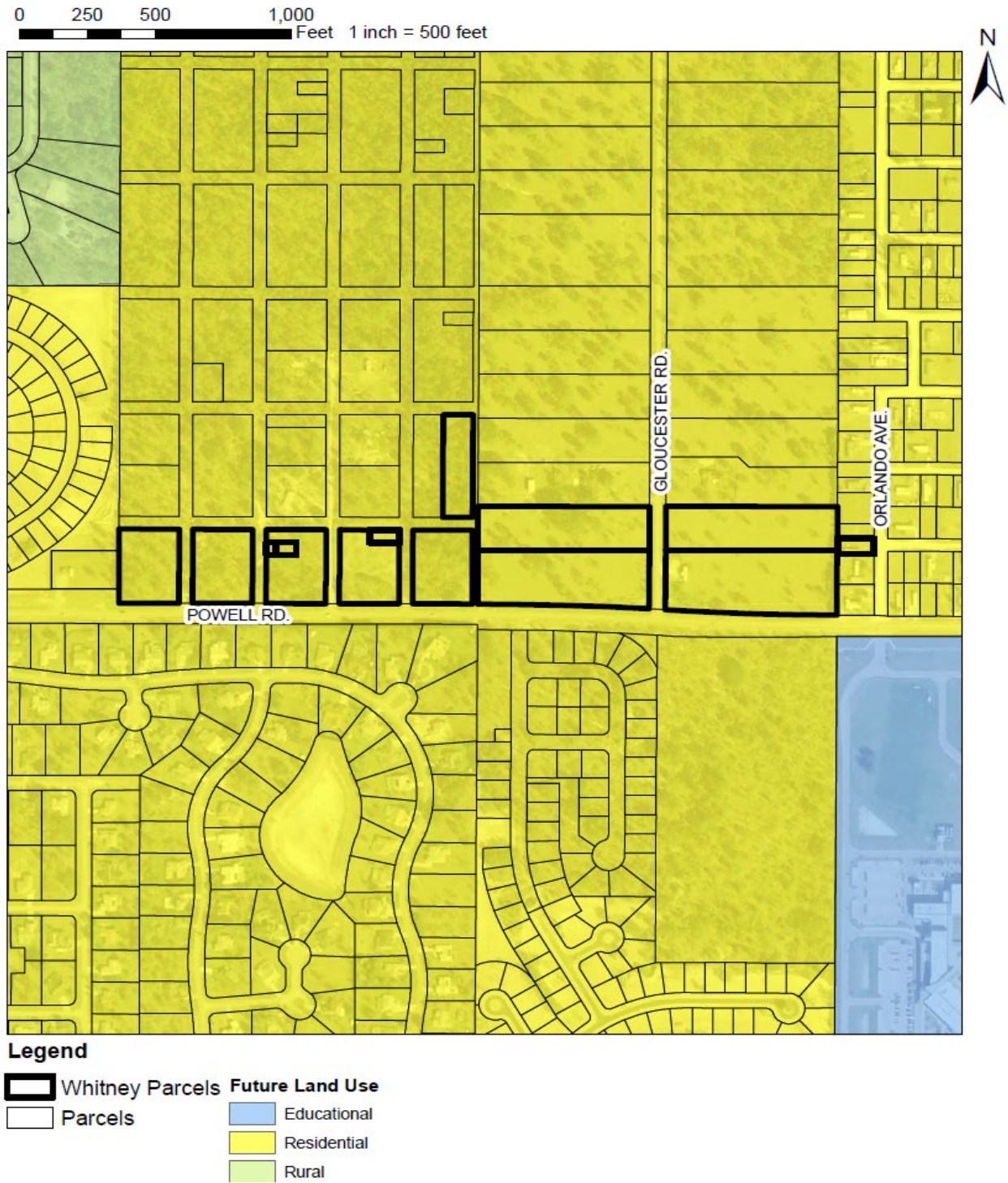


Figure 2 Whitney, Gruber, and Werder Future Land Use Map

## CURRENT ZONING

The current zoning on the property is Agricultural Residential 2 (AR-2). Refer to Figure 3 for the zoning designation on the property, with the exception of the lot in Tangerine Estates which is zoned R-1A.



Figure 3 Whitney, Gruber, and Werder Zoning Map

## SURROUNDING ZONING AND LAND USE

	Property Description	Zoning	FLU
<b>North</b>	Single-family/vacant platted lands	AR-2 (Agricultural Residential)	Residential
<b>South</b>	Single-family Subdivisions (Deerfield Estates, Springwood Estates), Chocachatti K-8	PDP/SF (Planned Development Project Single Family) and Agricultural (AG)	Residential and Public Facility (Educational)
<b>East</b>	Single-family and mobile homes (Tangerine Estates)	Single Family (R-1A)	Residential
<b>West</b>	Single-family Subdivision (Silver Ridge)	PDP/SF (Planned Development Project Single Family) and Agricultural (AG)	Residential

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The project is consistent with the overall intent and purpose of the Hernando County 2040 Comprehensive Plan. More specifically, the request is consistent with the following Goals, Objectives, and Strategies from the 2040 Plan.

### FUTURE LAND USE ELEMENT

#### Growth Strategy Implementation

**Strategy 1.01A(5):** Proposed development orders will be reviewed for overall consistency with the general intent of the Comprehensive Plan growth strategies. Consistency with each individual goal, objective or strategy is not required.

*Analysis:* The project is consistent with the overall intent of the Comprehensive Plan as evidenced by the specific citations provided.

**GOAL 1.04 – Future Land Use Map** Land use designations are intended to protect community character, discourage urban sprawl, promote economic growth and promote compatibility between uses. The Future Land Use Map shall be the guiding mechanism that directs development through general category locations, descriptions, densities and intensities of future land use.

**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.

*Analysis:* The site is located in the Residential Land Use Category on the Future Land Use Map which is the guiding mechanism to direct future growth and maximize the efficient use of infrastructure.

## **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(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.

*Analysis:* The site is in the Future Land Use Category which is designed to accommodate future growth in areas that can be served effectively by services and infrastructure. The site will be developed with townhomes which are categorized by Hernando County as Multifamily and is allowed in the Residential Category.

## **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.

*Analysis:* The site is located within the urbanized area and is close to employment centers at the Brooksville/Trampa Bay Regional Airport and Technology Center, services and shopping along State Road 50 and Spring Hill Drive. The development of the site is proposed as a Planned Development Project (PDP).

## **Land Use Compatibility**

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

*Analysis:* The proposed use of the site for townhomes is compatible with the surrounding uses including a K-8 Public School, the adjoining collector roadway (Powell Road) and single family development in the area.

## **Planned Development Projects and Standards**

**Objective 1.10D:** Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities,



innovative design, public benefits, or features that promote quality community design and land use compatibility.

*Analysis:* The project is proposed as a planned development which will allow design flexibility in terms of access, circulation, building placement, setbacks, and buffers.

## **HOUSING ELEMENT**

### **Housing Provision**

**Objective 4.01A:** Hernando County shall encourage the provision of adequate and affordable housing opportunities to accommodate the expected population.

**Strategy 4.01A(1):** Designate residential areas on the Future Land Use Map sufficient to support the projected population growth, and to provide a housing supply that allows for operation of the real estate market. Provide a variety of housing types and markets to choose from.

**Strategy 4.01A(2):** Provide within the Residential Category on the Future Land Use Map, a range of densities, lot sizes, setbacks, and a variety of housing types in locations convenient to the needs of various segments of the population.

*Analysis:* The development of the site with townhomes is consistent with the Housing Element Objectives and Strategies to provide for a variety of housing types with a range of densities, lot sizes and setbacks as well as providing an affordable housing supply at various price points.

## **DIMENSIONAL STANDARDS**

Perimeter Building Setbacks and Buffers:

Buffers: All buffers will be enhanced by existing vegetation, landscaping and/or a fence or wall.

North:	10 feet
South (Powell Road):	30 feet
East (Tangerine Estates):	20 Feet
West:	10 feet

Maximum Building Height: 45 feet or 3 stories

Number of Units and Density: 174 units (8.3 +/- Dwelling units/acre)

Minimum Lot Size: 2,000 square feet

Minimum Lot Width: 20 feet

Internal Building Setbacks:

Front:	25 feet
Side End Units:	5 feet
Sides Internal Units:	0 feet
Rear:	15 feet

## DEVIATION REQUESTS

*Appendix A, Article VIII (Planned Development Project), Section 1 (General Provisions for PDP'S)*

Powell Road setback: 35 feet (deviation from 75 feet)

*Appendix A, Article IV (Zoning District Regulations), Section 2 (Residential Districts) H (R-4 District)*

Lot Size: 2,000 square feet (deviation from 12,000 square feet)

Lot Width: 20 feet (deviation from 75 feet)

Minimum Street Frontage: 20 feet (deviation from 50 feet)

Internal Building Setbacks:        Sides 0/5 feet (deviation from 10 feet)

   Rear 15 feet (deviation from 20 feet)

*Justification:* Article VIII of Appendix A provides that the Planned Development District is intended for design flexibility and the governing body may allow deviations from the standard requirements in this regard. The project is proposed as a townhome development, the Code provides no standards or guidance for this product type, and the dimensional standard proposed as deviations are consistent with this product type. The perimeter setback deviation from Powell Road is a result of the small size and linear shape of the site making it difficult to provide a suitable area of development without this flexibility.

# SITE CHARACTERISTICS

## Topography

The site ranges in elevation from 65 MSL to 80 MSL. See Figure 4 for details.

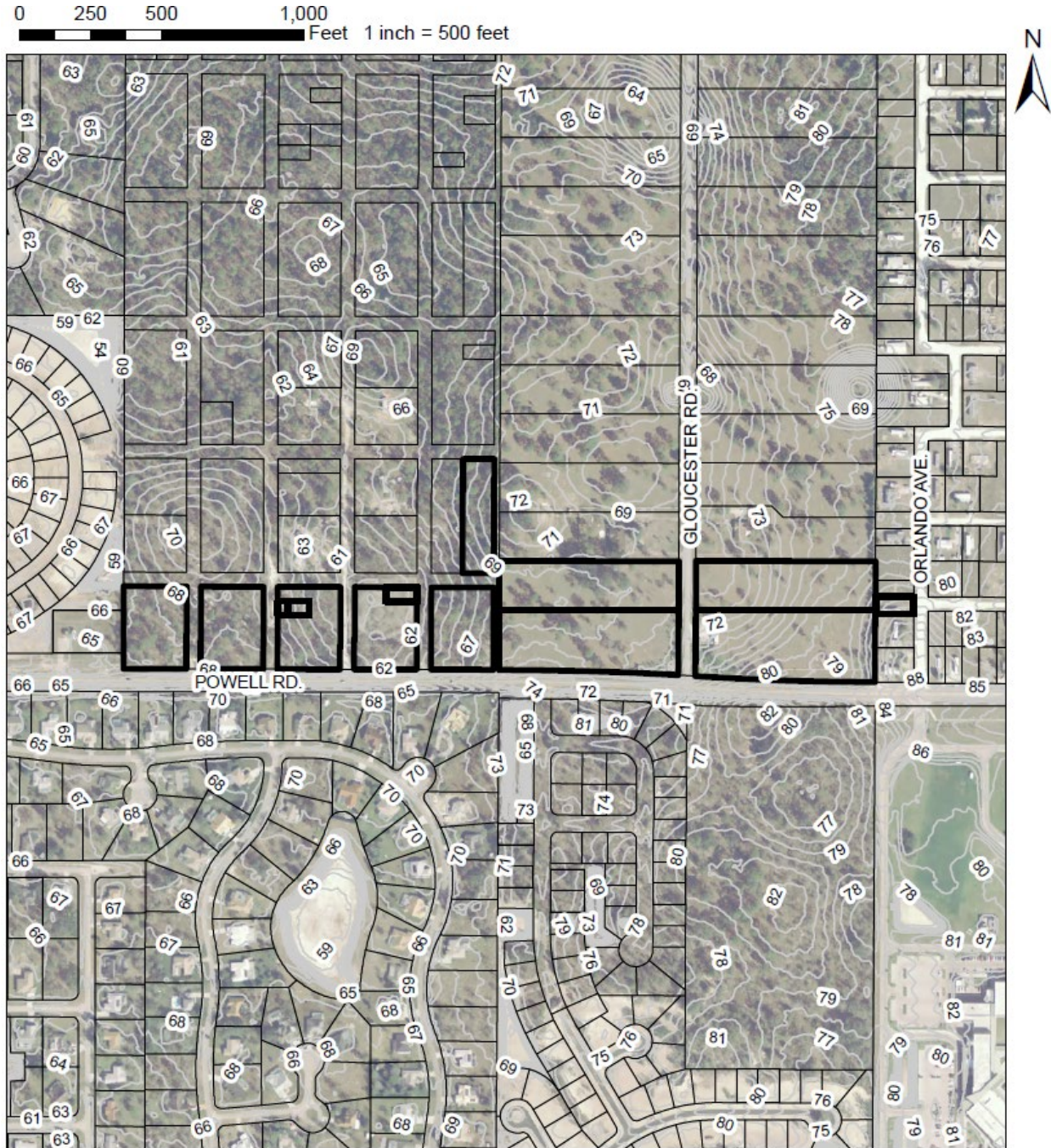


Figure 4 Whitney, Gruber, and Topographic Map

## Floodplain

The site is not located in a floodplain. See Figure 5 for details.

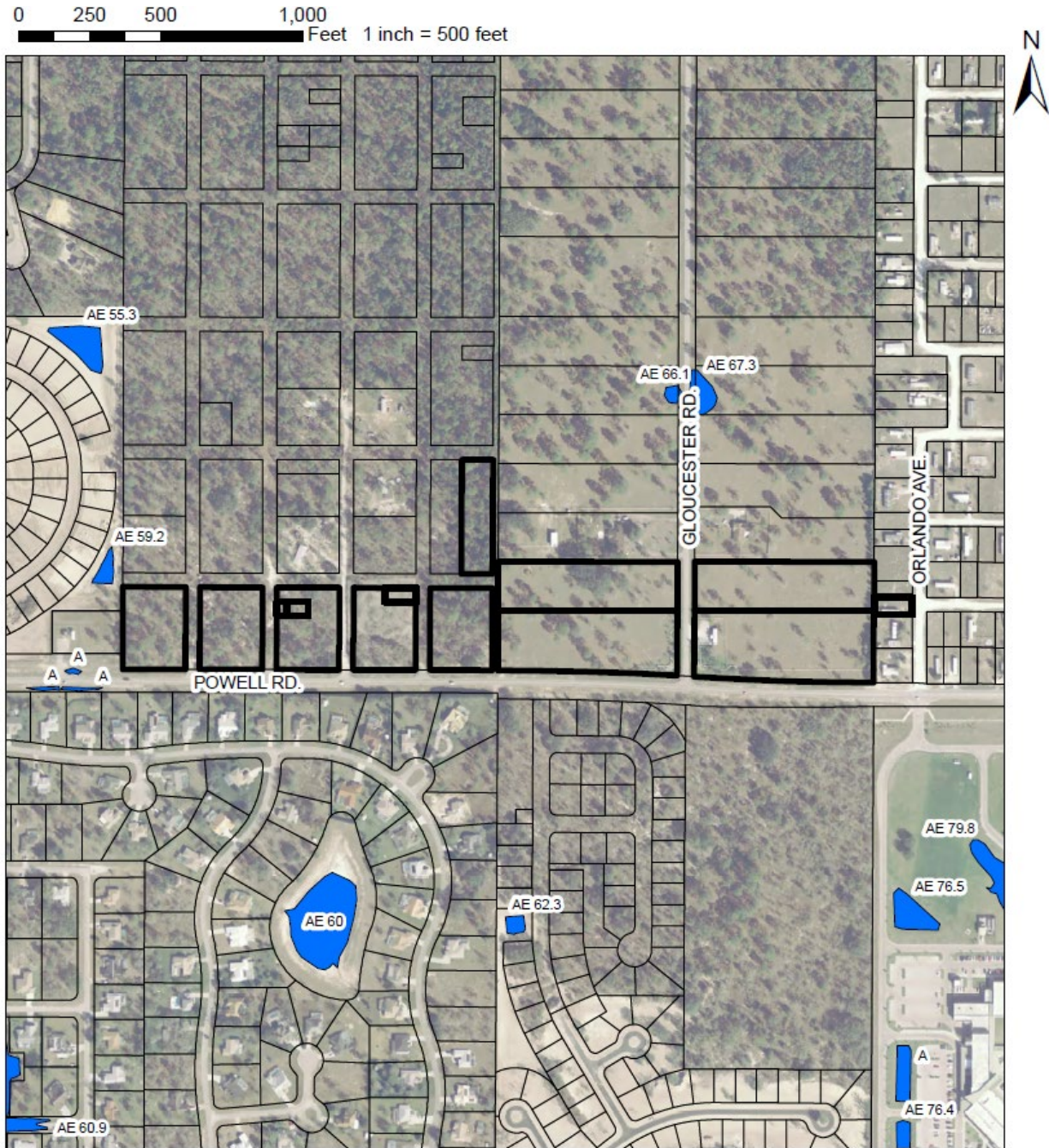
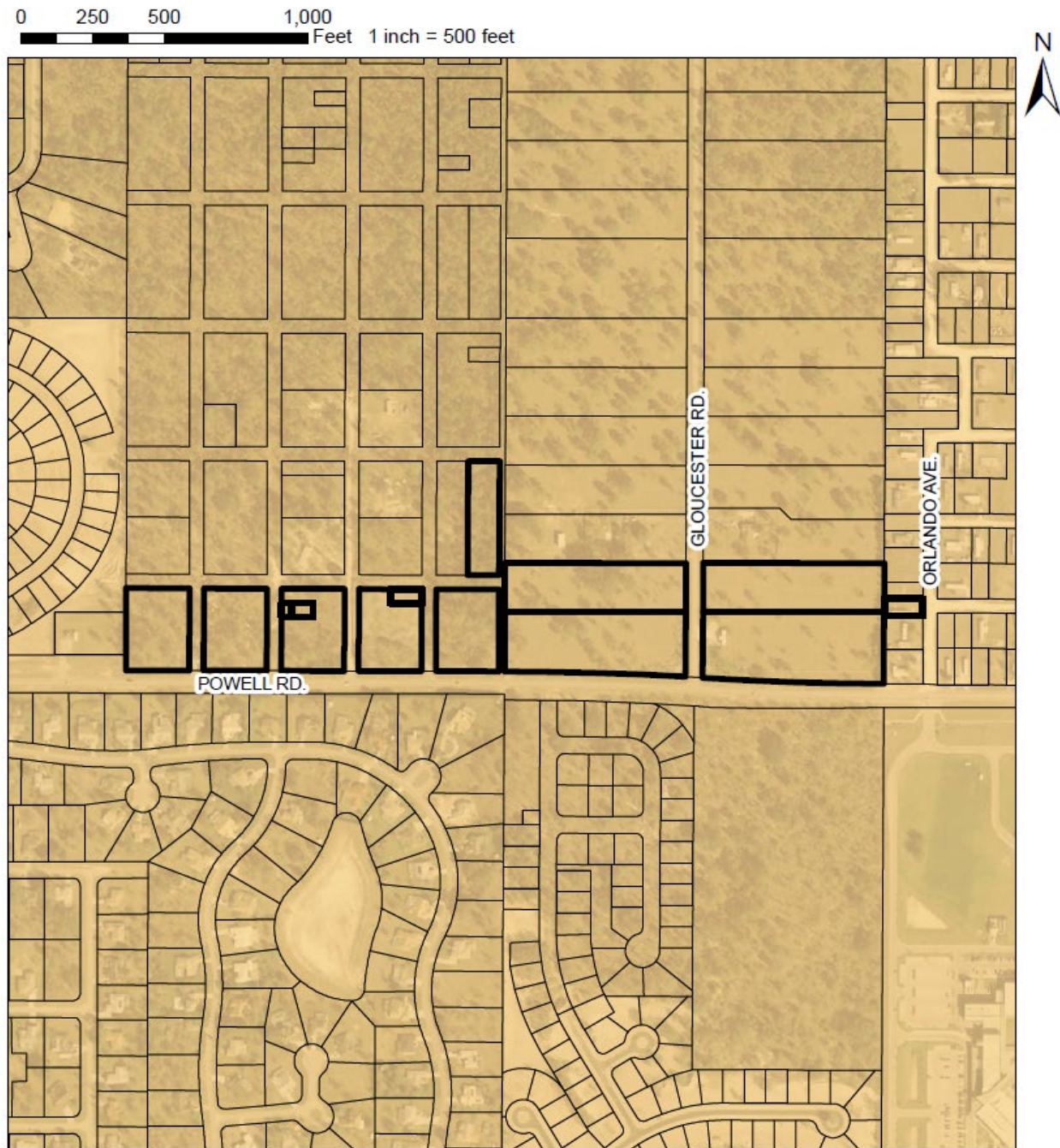


Figure 5 Whitney, Gruber, and Floodplain Map

## Soils

The soil type NIS Candler Fine Sand, 0 to 5 % slopes which are well drained. See Figure 6 for details.



### Legend

- |   |                 |   |
|---|-----------------|---|
|  | Whitney Parcels | <b>Soil Type</b>  |
|  | Parcels         |  CANDLER FINE SAND, 0-5 % SLOPES |

Figure 6 Whitney, Gruber, and Soils Map

## ENVIRONMENTAL

The site contains no significant environmental features.

## IMPACT TO PUBLIC FACILITIES

**Adequate Access:** The site has access to Powell Road, a two (2) lane collector roadway operating at an acceptable level of service. The project will have three (3) access points; (1) access to Gloucester Road which will provide access to Powell Road, (2) access to Powell Road from Habitat Drive which will be improved to County standards, (3) access to Orlando Avenue which can be designed as either a “full” or emergency connection. Gloucester at the intersection with Powell Road will be improved with a right turn lane for exiting traffic. Given the number of units proposed, the traffic impact of the project should be minor, and will be disbursed among the three (3) proposed access points. In addition, a traffic study will be required at the time of conditional plat.

However, please note that the number of access points to Powell Road from Brooksville Terrace may be increased or the location modified at the time of conditional plat based upon the traffic study and the review of the County Engineer.

**Water and Sewer:** The site will be served by Hernando County Utilities. The developer will make the necessary infrastructure improvements to provide service and 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.

**Schools:** The site is located in the Pine Grove Elementary School District, West Hernando Middle School District, and Nature Coast Technical High School District. Chocachatti K-8 is a magnet school. A finding of school capacity will be required at with conditional plat application.

**Police and Fire:** The site is served by the Hernando County Sheriff’s Office for police protection and Fire/Rescue Station 14.

**Drainage:** The site will comply with the requirements of Hernando County and the Southwest Florida Water Management District for stormwater and flood prevention.

**Recreation:** The Hernando County Parks and Recreation Department provides recreation service in the form of Community Parks, District Parks, and Preserves. The development will provide private amenities for project residents.