

Revised Narrative Osowaw Multi-family PDP (MF) and Conservation Zoning Amendment

1.0 Introduction

On June 25, 2024 Hernando County Board of County Commissioner denied the applicant's request to rezone 13.6 from Agricultural (AG) to Multi-Family Planned Development District (PDP (MF)) to allow a workforce/affordable housing development to include apartments and/or town-home residential up to a maximum of 125 dwelling units. The Parcel is located south of Osowaw Boulevard and west of Commercial Way (US Hwy 19).

The applicant met with Hernando County for a mediation on December 19, 2024 and the following revisions to the rezoning amendment and PDP(MF) Master Plan have been agreed to:

- Revise the Zoning amendment to include \pm 7.9 acres of Conservation (CV).
- Limit the PDP (MF) zoning to \pm 5.7 acres.
- Reduce the maximum units from 125 to 100 units.
- Reduce the multi-family buildings from 4 stories to a maximum of 3 stories with a 45' maximum height (allowed per the land development code).
- Addition of a Boulevard Entry feature in the Master Plan which entails a landscaped median that separates opposing traffic flows on the vehicular access point to the Property.
- A clubhouse must be located at or near the vehicular entrance to the Property to: (1) provide a shield from the majority of the parking area visible from Osowaw Boulevard; and (2) improve vehicular circulation within the parking area for emergency services and solid waste and recycling.
- Provide a 25' front (north) landscape buffer along Osowaw Boulevard (increased from 20').
- Provide a neighborhood park with a playground in the Master Plan.
- Maximum number of dwelling units per building: 50 (deviation from 12) [reduction from 60].
- The building orientation shall be substantially similar to the building orientation shown on the revised Master Plan.

2.0 Existing Conditions

Table 1: Existing Site Information

Parcel Key:	01695419
Parcel #:	R29 223 17 2608 0000 0031
Gross Acreage:	13.6 acres
Future Land Use Category:	Residential (Allows a density of up to 22 dwelling units/gross acre)
Existing Zoning:	Agricultural (AG)
Requested Zoning:	PDP(MF) \pm 5.7 acres, Conservation \pm 7.9 acres
Maximum Multi-family Units	100 Units
Proposed Density per Gross Acre	7.36 dwelling units/gross acre

2.1 Existing Future Land Use

The current Future Land Use Designation is Residential. The Residential Category allows primarily single-family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. The Gross Residential Density shall not exceed 22 DU/Ac.

The Residential Category includes zoning for multi-family housing generally averaging between 7.5 to 22 dwelling units an acre to provide a diversity of housing choices. According to the Comprehensive Plan Strategy 1.04B(5)(a), multi-family 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.

2.2 Existing Zoning

Currently, the Zoning designation for the subject site is Agricultural (AG) District. The AG District is designed to promote and encourage the conservation and utilization of agricultural land, as well as the preservation of the open character land. The AG District only allows for low density single-family residential and does not permit multi-family development.

2.3 Existing Site Conditions

The project Parcel is currently vacant. It is located to the south of Osowaw Boulevard. Osowaw Boulevard is a paved two-lane County collector roadway without sidewalks and approximately 112' right-of-way.

The Parcel is relatively flat with less than 5 feet of change in elevation. Wetlands are located on the southern and northwestern portions of the site with associated Floodplain Zone "AE". An Environmental Study was conducted on the site and has been submitted as part of this rezoning application package. There are approximately 9 acres of wetlands on the site with a net developable area of approximately 4.6 acres. There is no reported sinkhole activity on-site according to Hernando County Central GIS.

2.4 Adjacent Future Land Use and Zoning

The proposed Multi-Family Planned Development District [PDP (MF)] is compatible with the Future Land Use and Zoning of the surrounding Parcels.

The site located to the east and south along Commercial Way is zoned PDP (General Commercial). It is developed as a shopping center anchored by several tenants including Wal-Mart, JC Penny, Best Buy, Pet Smart, Aldi, and several other retailers. The decommissioned Hernando County sewage processing plant was located to the east of the Parcel and is now vacant land. There is a PDP(MF) allowing for 170 unit 3-story apartments with an approved gross density of 8.6 units per acre located to the southwest on Algood Road approved in November 2022.

The Parcels to the west are zoned PDP (GHC) and PDP (MH). There is a Church and the Forest Glen Retirement Village manufactured home community located adjacent to the west. The area located to the north is Conservation and is the Weekiwachee Preserve.

Table 2: Adjacent Future Land Use, Zoning, and Existing Uses

Direction	FLU Category	Zoning District	Existing Use
North	Conservation	Conservation	Weekiwachee Preserve
East	Commercial	PDP (GC)	Shopping Center
South	Commercial	PDP (GC), PDP(MF)	Shopping Center, 170 unit apartments
West	Residential	PDP (GHC), PDP (MH)	Church and Mobile Home Park

3.0 Proposed Development

This application requests a rezoning amendment from the AG District to Multi-Family Planned Development District [PDP (MF)] of 5.7 acres to allow for a workforce/affordable housing development and Conservation on the remaining 7.9 acres to preserve the natural land.

Proposed is an apartment and/or townhome development with a maximum of 100 dwelling units and associated amenities. The total site is approximately 13.6 acres with a maximum gross density of 7.36 dwelling units/acre. There is an estimate of 9 acres of wetlands located on the southern and northwestern portions of the Parcel.

A summary of the proposed development as part of this PDP (MF) application is shown in **Table 3** below.

Table 3: Proposed Development Area

Description	±Ac.	Dwelling Units (DU)
Gross Site Area	13.6 acres	
Estimated Wetlands	9 acres	
Net Developable Area	4.6 acres	
PDP(MF) Multi-family Zoning	5.7 acres	100 units
Conservation Zoning	7.9 acres	
Gross Density	13.6 acres	7.36 units/ gross acre

3.2 Workforce/Affordable Housing

The lack of workforce/ affordable housing options has reached crisis levels in Florida, especially impacting lower-income essential workers. Teachers, healthcare workers, police, hospitality staff, and other modest-income occupations are increasingly locked out of Florida's housing market. Without intervention, Florida risks losing these critical workforces that support its economy.

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Each new affordable unit created expands housing options for Florida's workforce and reduces competition for limited affordable rentals. By providing more supply, the affordability of units should gradually improve over time.

The proposed workforce/ affordable housing development is located adjacent to a commercial shopping center and within walking distance to a transit route. Locating workforce housing near job centers will also reduce transportation costs for workers. Living closer to their workplace provides financial relief while reducing commute times.

3.3 Consistency with the Comprehensive Plan

The proposed amendment to PDP(MF) is consistent with the Comprehensive Plan's Strategy 1.04B(5) and Strategy 1.04B(7) as follows:

Strategy 1.04B(5)

- (a) Proximity to existing or designated commercial areas, corridors, or employment centers;
 - The site is located in close proximity to the commercial shopping center to the east along Commercial Way/US 19. The proposed PDP (MF) and Conservation is also a good transitional use from the commercial to the east, and the church/mobile home park located to the west of the project site.
- (b) Direct or limited local access to arterial or collector roadways;
 - The site is located on and has direct access to Osowaw Boulevard which is a collector roadway.
- (c) Availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
 - The site is located in an area with appropriate infrastructure and services capacity including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and school facilities.
- (d) Protection of high quality environmentally sensitive resources or historic and archaeological resources;
 - The proposed development will preserve on-site wetlands with minimal impacts proposed. The development will also preserve environmental and archaeological resources found on the site. 7.9 acres will be rezoned to Conservation to preserve the environmentally sensitive land
- (e) The character and density of existing and approved residential development in the surrounding area.
 - A multi-family development will provide a good transitional use from the commercial to the east, and the church/mobile home park located to the west of the project site. The existing wetlands will be preserved immediately adjacent to the mobile home park which will preserve the character of the residential development.
 - There was a PDP(MF) approved in November 2022 allowing for 170 unit 3-story apartments with an approved gross density of 8.6 units per acre located to the south on Algood Road.

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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;
 - The proposed multi-family and conservation zoning serves as a transitional use between the large shopping center to the east located on US Highway 19 (Commercial Way), and the church/mobile home park located to the west of the project site. There is also a significant wetland area that will be preserved and act as an additional buffer from the multi-family to the mobile home park. This area will be rezoned to Conservation.
- (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.
 - The multi-family development will have direct access onto Osowaw Boulevard, which is a County collector roadway, and will not be accessible through the adjacent mobile home park.

3.4 Development Standards

The application package provides a PDP Master Plan which depicts the proposed multi-family development with a maximum of 100 dwelling units and associated amenities. The stormwater ponds will be designed along the west and south project boundary to function as an additional buffer to the adjacent residential neighborhood to west. The perimeter landscape buffers will comply with the Hernando County standards.

The proposed development standards are summarized below in **Table 4**.

Table 4: Development Standards

Principal Building Setback from Property Line	Front: 35' Side: 10' Rear: 20'
Perimeter Landscape Buffers	25' along Osowaw Blvd. 5' side/rear
Maximum Building Height	45' / 3-Stories
Maximum Building Coverage	45%

3.5 Utilities/Infrastructure

Utility service will be connected to Hernando County facilities located in the Osowaw Boulevard right-of-way. The utility lines include a 6" sanitary sewer force main and 8" potable water main. No significant impacts to infrastructure are anticipated and will be fully evaluated at the building permit review stage.

3.6 Wetlands and Open Space

There are approximately ± 7.9 acres of land that will be zoned to Conservation (CV) zoning that will preserve the onsite wetlands and natural lands within the conservation zoning area. Wetland setbacks and natural vegetation will meet all land development code requirements. An environmental analysis and wetland delineation is submitted as part of this rezoning application.

The proposed development will include a clubhouse, neighborhood park with playground and amenities that will be accessible to the residents through interconnected sidewalks. The development will meet the open space requirements of the Land Development Code regulations.

4.0 Proposed Deviations from Design Standards

In order to efficiently develop the site, the following deviations are requested:

Article IV, Section 2.G.4.(k) R-3 District Maximum number of dwelling units per building (12). The default allowed Zoning District for a PDP (Multi-family) project is the R-3 Residential District.

- This district has the above referenced limit to the number of 12 units per building. This is an antiquated standard in consideration of current market trends, and a maximum of 50 units/building is requested.