

Site Zoning and Land Use:

The site is currently zoned R-1B and is platted for 6 single-family lots (Insteada Replat; PB 46, Pages 41/42). Please refer to Appendix 1 of this Narrative. Please refer to Figure 2 for the site zoning.

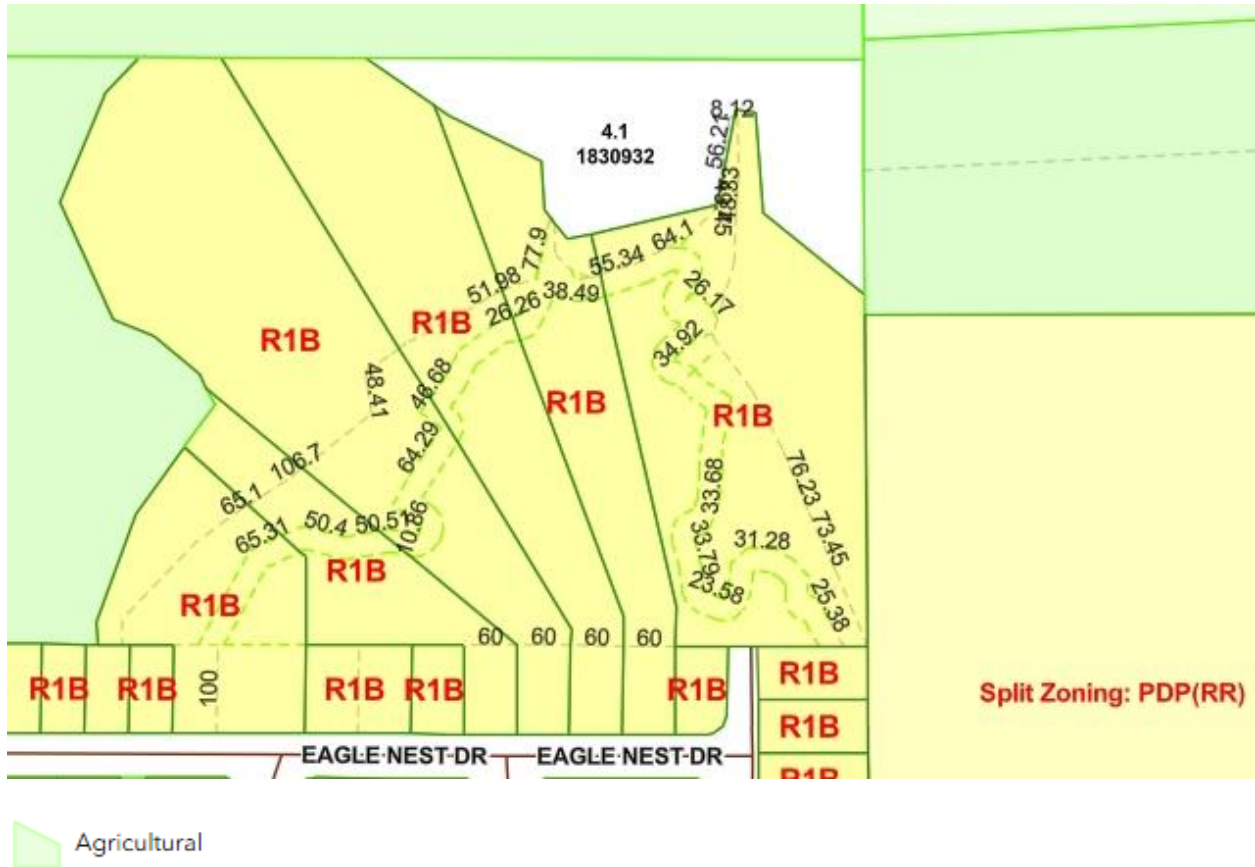


Figure 2. Parcel Keys 153078, 1411369, 153103, 1411378, 153112, 1411378- Zoning Map

The upland portions of the site are currently designated Residential and the jurisdictional/wetland areas on the site are currently designated Conservation on the Comprehensive Plan Future Land Use Map. Per the Comprehensive Plan Mapping Criteria the boundaries of the Conservation FLUM Category containing wetlands are interpreted to correspond with the wetland boundary as determined by the applicable agencies. Please refer to Figure 3 for the Future Land Use designations on the site.

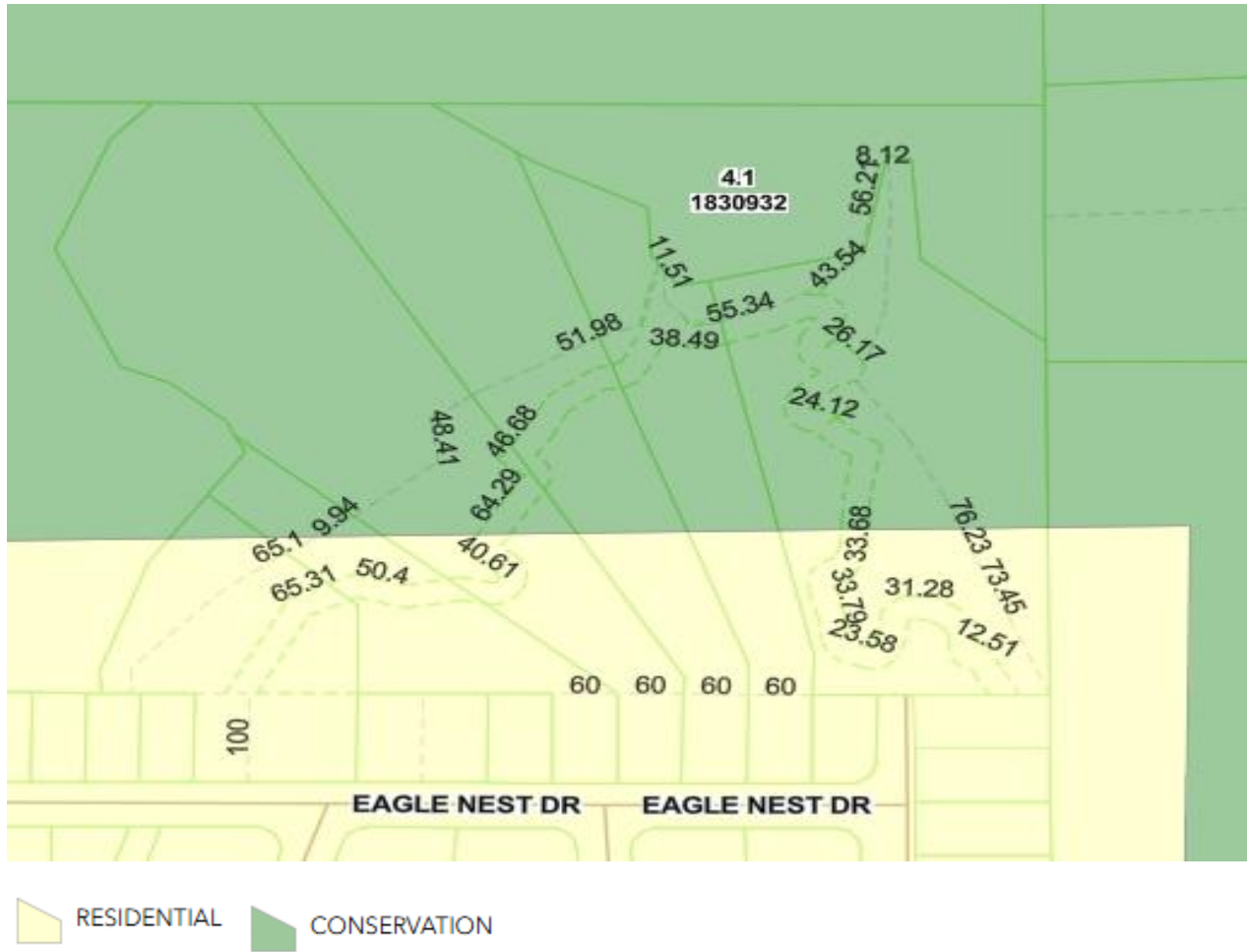


Figure 3. Parcel Keys 153078, 1411369, 153103, 1411378, 153112, 1411378- Future Land Use Map

The following table identifies adjacent zoning and the Comprehensive Plan’s future land use map designations.

	Zoning	FLU	Property Use
North	AG	Conservation	Minnow Creek
South	R 1B	Residential	Vacant lots and Single-Family Homes
East	PDP/RR	Residential and Conservation	Single-Family Home and Vacant
West	R 1B and AG	Residential	Minnow Creek and Single-Family Homes

Request:

The applicant is requesting a change in zoning from R 1B (Single-Family) to PDP/SF (Single-Family). The *PDP (Single-Family)* designation allows all permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, R-2 and R-1MH zoning districts which have been specifically designated or specified in the narrative or on the master plan. The applicant is proposing to develop two-family dwellings in addition to the already approved single-family dwellings permitted on the site. Both uses will follow the R-2 development standards which permits both single-family and two-family dwellings.

Project Description:

The site is currently zoned R-1B (Single-Family) and is platted/vested for six (6) single-family dwelling units (lots). The applicant proposes to develop up to twelve (12) two family dwelling units, one (1) two family structure on each of the platted lots.

A two-family dwelling may comprise of various layouts, either stacked or side by side and ownership styles may differ. The defining factor in a two-family dwelling is that it is a single structure containing two independent living units. Ownership is not the deciding factor in determining a two-family dwelling, meaning the owner may own the entire structure or each unit may have separate ownership which requires a legal split. In this instance the applicant acknowledges the requirement to replat one or more of the lots where ownership is a factor.

In addition, the applicant also retains the right to develop a single-family dwelling unit on one (1) or more of the existing platted lots under the R-2 designation. Therefore, the only

additional proposed use is for two family dwelling units (which may be separately owned as single-family attached villa or commonly owned by a single entity as a duplex).

Although platted at a density of .51 dwelling units per acre, the existing adjacent R 1B zoning allows for a minimum lot size of 7,500 square feet which equates to a density of over 5 dwelling units per acre (59 units on the upland portion of 11.8 acres). The maximum increase in density by allowing up to 12 dwelling units under the proposed PDP designation would permit .98 dwelling units per acre, a minimal and modest increase in density. Lot sizes range from .93 to 3.25 acres.

Comprehensive Plan:

The subject property is consistent with the following Goals, Objectives and Strategies of the Comprehensive Plan.

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...

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.

Analysis: The site is located in the Residential Category and is platted for six (6) single-family lots at a very low density. The PDP designation would also allow two family dwellings, also at a very low density, consistent with the current land use designation and related strategies. In addition, the referenced Strategy clearly acknowledges two family and zero lot line dwelling unit types under the single-family Category which indicates that ownership is not a deciding factor.

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.

Analysis: The adjacent R 1B zoning allows for densities in excess of 5 dwelling units per acre. In addition, the existing PDP/RR (Resort Residential) zoning to the east is vested for up to 42 resort units with ancillary commercial (see H 1962 and H 2043) and allows boat storage as an interim use. The six (6) additional units requested by the applicant is compatible with the adjacent zoning permissions and will have a minimal impact given the very low density and lot sizes.

Proposed Uses and Dimensional Standards:

Single-family and two-family dwellings under the R-2 District Standards

Dimensional Standards

Upland Buffer – 25 feet adjacent to Jurisdictional Line

Maximum number of units-12

Maximum Height-45 feet (deviation of 10 feet due to the flood elevation requirement for the finished floor which can add up to 10 feet to the necessary building height)

Minimum Setbacks

Front 20 feet (deviation from 25 feet)

Rear- 20 feet

Sides-7.5 feet (0 where each unit is side by side in one two family structure-deviation from 10)

Minimum Lot Width- 30 feet (deviation from 75 feet at the building line, and a deviation from 50 feet at the street line)

As to buffers, the property contains a significant jurisdictional wetland feature (Minnow Creek) that forms a natural buffer along the northern, western, and eastern boundaries of the site. As depicted in the Master Plan, an existing 25-foot upland buffer will be maintained adjacent to the jurisdictional line in compliance with applicable SWFWMD regulations. The property is currently a county approved 6-lot platted residential subdivision with no required internal buffers between homes or along the lot fronts adjacent to Eagle Nest Drive; this is consistent with the existing surrounding residential character and compatible with the surrounding area buffers and setback standards. Furthermore, all lots should be considered internal and part of the overall master plan. Article VIII (Planned Development Project), Section 1 (General Provisions) only requires buffers **external** to the PDP and only specifies buffers between multifamily and commercial uses that are adjacent to residential or agricultural uses. Given that there are no internal compatibility issues or land use conflicts an extra level of buffering is unnecessary.

Floodplain

The entire site is located in an AE zone, elevations 12 and 13, FIRM PANEL 12053C0144E, Effective Date 1/15/21. Development of dwelling units on the site will comply with the County floodplain management ordinance.

Soils

The site consist of native hydric soils with 2 to 5 feet imported well drained Candler sand. Please refer to Figure 5 for the soil types.

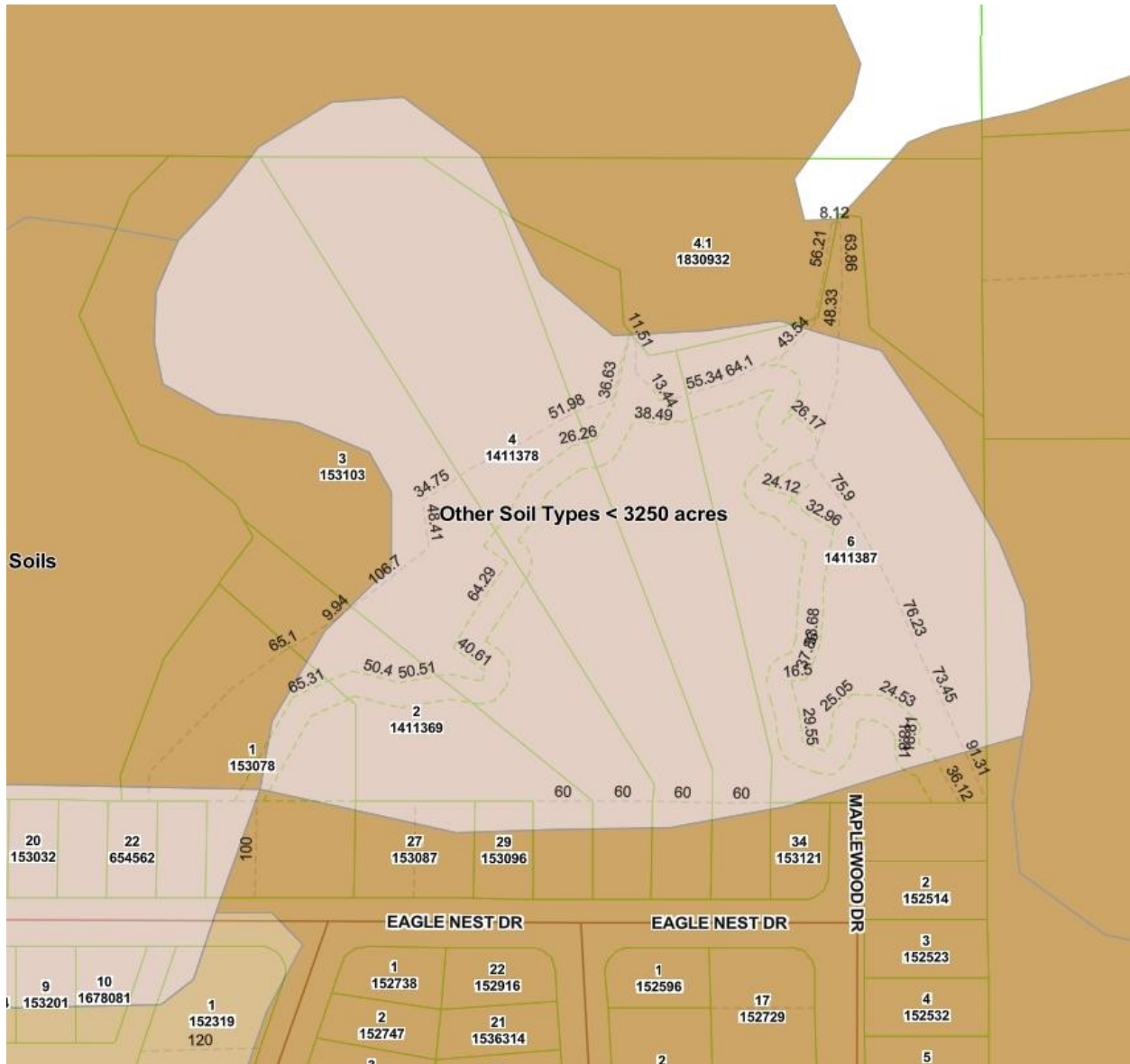


Figure 5. Parcel Keys 153078, 1411369, 153103, 1411378, 153112, 1411378- Soils Map

Site Environmental

The site is currently platted and developed in accordance with County requirements which includes the State approved high water line. Southwest Florida Water Management District (SWFWMD) jurisdictional line and a required 25-foot upland buffer is shown on the recorded plat.

Infrastructure

Adequate Access/Transportation

The site has access to Eagle Nest Drive and Maplewood Drive, two lane local roadways with a good level of service.

Utilities

The site is served by central water and sewer, provided by Hernando County.

Drainage

The stormwater management system has been designed and permitted as required by the Southwest Florida Water Management District (SWFWMD). Each dwelling unit structure will be constructed to meet the site drainage and flood plain requirements.

Parks

The proposed increase of 6 potential dwelling units will have a minimal impact upon park facilities; the development also has the added benefits associated with direct access to the Gulf for all related marine activities.

Schools

The proposed increase of 6 potential dwelling units will have a minimal impact upon school facilities. A school concurrency determination will be completed in accordance with student placement criteria as adopted by the Hernando County School District.

Deviations

As indicated in the Narrative. The justification for the deviations is a result of the irregular shaped lots due to the location of the jurisdictional line which meanders across the property and the need to maintain an upland buffer.

APPENDICES

APPENDIX 1
INSTEADA REPLAT

INSTEADA REPLAT

A SUBDIVISION OF A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST, HERNANDO COUNTY, FLORIDA AND A REPLAT OF INSTEADA, PLAT BOOK 38, PAGE(S) 40 AND 41 PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

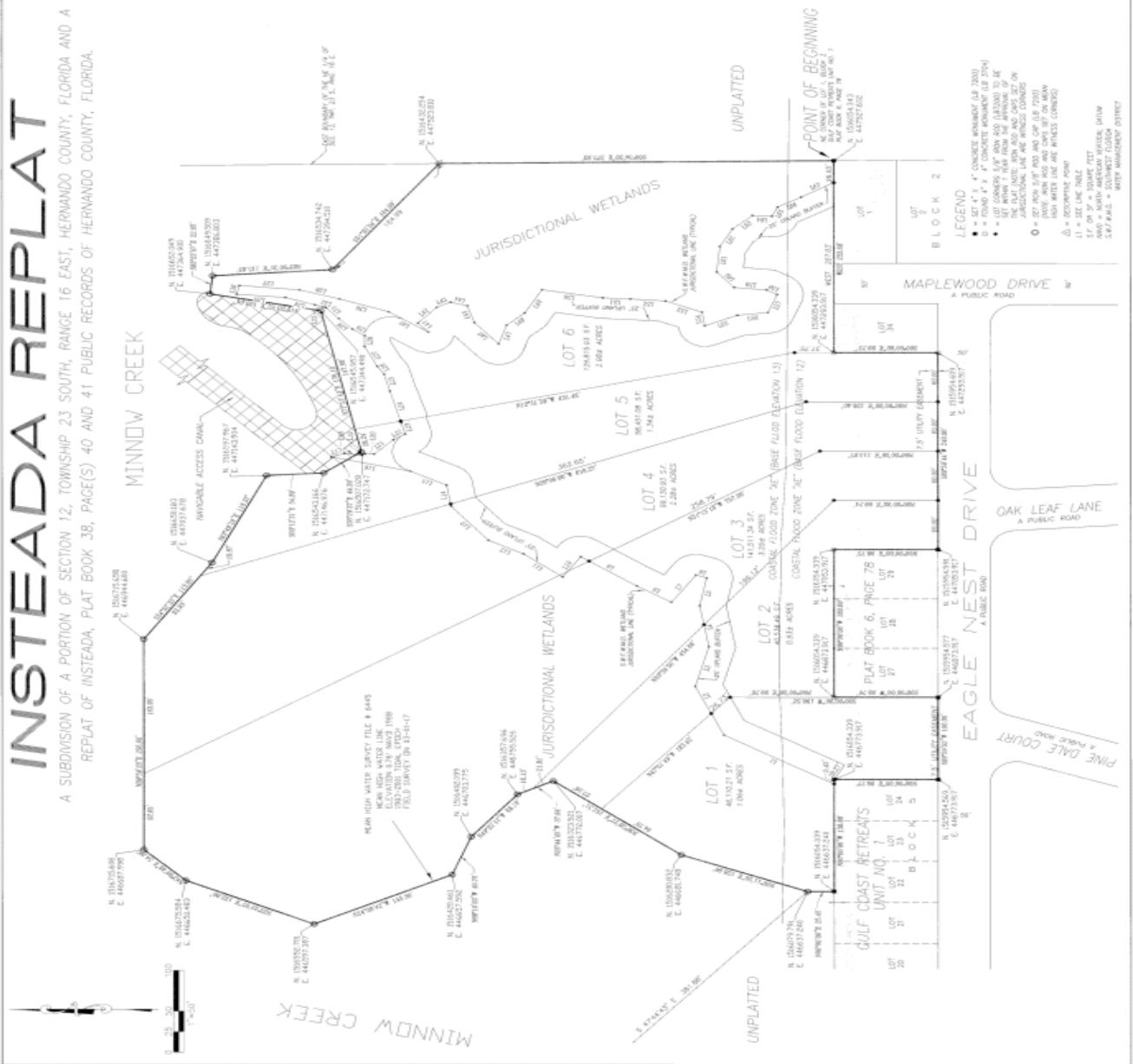
PLAT BOOK 40
PAGE 93

NOTES

THE BEARING SHOWN HEREON ARE BASED ON THE RECORDS PLAT OF GULF COAST RETREATS AND W. 1, WITH THE NORTH ASSUMED LINE HAVING A BEARING OF 440°10'00".

BEFORE ANY CONSTRUCTION, REPAIRS AND MAINTENANCE ACTIVITIES, THE OWNER SHALL OBTAIN THE NECESSARY PERMITS FROM THE HERNANDO COUNTY ENGINEERING DEPARTMENT AND THE HERNANDO COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE SAME.

THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE JURISDICTIONAL WETLANDS AND FOR THE PROTECTION OF THE ADJACENT WATERSHEDS. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ADJACENT WATERSHEDS AND FOR THE PROTECTION OF THE ADJACENT WATERSHEDS.



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 02°31'32"E	12.04	L25	S 04°22'07"W	46.97
L2	S 88°59'49"W	63.87	L26	N 03°03'02"E	11.87
L3	S 84°23'29"W	26.49	L27	N 02°31'32"E	12.04
L4	S 07°59'07"W	35.11	L28	N 03°03'02"E	11.87
L5	S 07°59'07"W	35.49	L29	N 03°03'02"E	11.87
L6	S 07°59'07"W	35.49	L30	N 03°03'02"E	11.87
L7	S 07°59'07"W	35.49	L31	N 03°03'02"E	11.87
L8	S 07°59'07"W	35.49	L32	N 03°03'02"E	11.87
L9	S 07°59'07"W	35.49	L33	N 03°03'02"E	11.87
L10	S 07°59'07"W	35.49	L34	N 03°03'02"E	11.87
L11	S 07°59'07"W	35.49	L35	N 03°03'02"E	11.87
L12	S 07°59'07"W	35.49	L36	N 03°03'02"E	11.87
L13	S 07°59'07"W	35.49	L37	N 03°03'02"E	11.87
L14	S 07°59'07"W	35.49	L38	N 03°03'02"E	11.87
L15	S 07°59'07"W	35.49	L39	N 03°03'02"E	11.87
L16	S 07°59'07"W	35.49	L40	N 03°03'02"E	11.87
L17	S 07°59'07"W	35.49	L41	N 03°03'02"E	11.87
L18	S 07°59'07"W	35.49	L42	N 03°03'02"E	11.87
L19	S 07°59'07"W	35.49	L43	N 03°03'02"E	11.87
L20	S 07°59'07"W	35.49	L44	N 03°03'02"E	11.87
L21	S 07°59'07"W	35.49	L45	N 03°03'02"E	11.87
L22	S 07°59'07"W	35.49	L46	N 03°03'02"E	11.87
L23	S 07°59'07"W	35.49	L47	N 03°03'02"E	11.87
L24	S 07°59'07"W	35.49	L48	N 03°03'02"E	11.87
L25	S 07°59'07"W	35.49	L49	N 03°03'02"E	11.87
L26	S 07°59'07"W	35.49	L50	N 03°03'02"E	11.87
L27	S 07°59'07"W	35.49	L51	N 03°03'02"E	11.87
L28	S 07°59'07"W	35.49	L52	N 03°03'02"E	11.87
L29	S 07°59'07"W	35.49	L53	N 03°03'02"E	11.87
L30	S 07°59'07"W	35.49	L54	N 03°03'02"E	11.87
L31	S 07°59'07"W	35.49	L55	N 03°03'02"E	11.87
L32	S 07°59'07"W	35.49	L56	N 03°03'02"E	11.87
L33	S 07°59'07"W	35.49	L57	N 03°03'02"E	11.87
L34	S 07°59'07"W	35.49	L58	N 03°03'02"E	11.87
L35	S 07°59'07"W	35.49	L59	N 03°03'02"E	11.87
L36	S 07°59'07"W	35.49	L60	N 03°03'02"E	11.87
L37	S 07°59'07"W	35.49	L61	N 03°03'02"E	11.87
L38	S 07°59'07"W	35.49	L62	N 03°03'02"E	11.87
L39	S 07°59'07"W	35.49	L63	N 03°03'02"E	11.87
L40	S 07°59'07"W	35.49	L64	N 03°03'02"E	11.87
L41	S 07°59'07"W	35.49	L65	N 03°03'02"E	11.87
L42	S 07°59'07"W	35.49	L66	N 03°03'02"E	11.87
L43	S 07°59'07"W	35.49	L67	N 03°03'02"E	11.87
L44	S 07°59'07"W	35.49	L68	N 03°03'02"E	11.87
L45	S 07°59'07"W	35.49	L69	N 03°03'02"E	11.87
L46	S 07°59'07"W	35.49	L70	N 03°03'02"E	11.87
L47	S 07°59'07"W	35.49	L71	N 03°03'02"E	11.87
L48	S 07°59'07"W	35.49	L72	N 03°03'02"E	11.87
L49	S 07°59'07"W	35.49	L73	N 03°03'02"E	11.87
L50	S 07°59'07"W	35.49	L74	N 03°03'02"E	11.87
L51	S 07°59'07"W	35.49	L75	N 03°03'02"E	11.87
L52	S 07°59'07"W	35.49	L76	N 03°03'02"E	11.87
L53	S 07°59'07"W	35.49	L77	N 03°03'02"E	11.87
L54	S 07°59'07"W	35.49	L78	N 03°03'02"E	11.87
L55	S 07°59'07"W	35.49	L79	N 03°03'02"E	11.87
L56	S 07°59'07"W	35.49	L80	N 03°03'02"E	11.87
L57	S 07°59'07"W	35.49	L81	N 03°03'02"E	11.87
L58	S 07°59'07"W	35.49	L82	N 03°03'02"E	11.87
L59	S 07°59'07"W	35.49	L83	N 03°03'02"E	11.87
L60	S 07°59'07"W	35.49	L84	N 03°03'02"E	11.87
L61	S 07°59'07"W	35.49	L85	N 03°03'02"E	11.87
L62	S 07°59'07"W	35.49	L86	N 03°03'02"E	11.87
L63	S 07°59'07"W	35.49	L87	N 03°03'02"E	11.87
L64	S 07°59'07"W	35.49	L88	N 03°03'02"E	11.87
L65	S 07°59'07"W	35.49	L89	N 03°03'02"E	11.87
L66	S 07°59'07"W	35.49	L90	N 03°03'02"E	11.87
L67	S 07°59'07"W	35.49	L91	N 03°03'02"E	11.87
L68	S 07°59'07"W	35.49	L92	N 03°03'02"E	11.87
L69	S 07°59'07"W	35.49	L93	N 03°03'02"E	11.87
L70	S 07°59'07"W	35.49	L94	N 03°03'02"E	11.87
L71	S 07°59'07"W	35.49	L95	N 03°03'02"E	11.87
L72	S 07°59'07"W	35.49	L96	N 03°03'02"E	11.87
L73	S 07°59'07"W	35.49	L97	N 03°03'02"E	11.87
L74	S 07°59'07"W	35.49	L98	N 03°03'02"E	11.87
L75	S 07°59'07"W	35.49	L99	N 03°03'02"E	11.87
L76	S 07°59'07"W	35.49	L100	N 03°03'02"E	11.87

PLAT PREPARED BY:
 COASTAL ENGINEERING ASSOCIATES, INC.
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SHEET 2 OF 2