Hernando County

Board of County Commissioners

John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

Land Use Meeting

Agenda

Tuesday, November 4, 2025 - 9:00 A.M.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT LISETTE GARDNER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FLORIDA 34604, (352) 754-4000, EXT. 20122. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

If a person decides to appeal any quasi-judicial decision made by the Hernando County Board of County Commissioners with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Public comment will be permitted during each agenda item to which Section 286.0114, Florida Statutes applies. Comment will be limited to matters on the meeting agenda time allotted for each speaker will be limited to three (3) minutes.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 A.M., AND ALL ITEMS CAN BE HEARD ANYTIME THEREAFTER.

UPCOMING MEETINGS:

The Board of County Commissioners' next regular meeting is scheduled for Tuesday, November 18, 2025, beginning at 9:00 A.M., in the John Law Ayers County Commission Chambers, Room 160.

A. CALL TO ORDER

1. Invocation
2. Pledge of Allegiance

B. APPROVAL OF AGENDA (Limited to Board and Staff)

C. CONSENT AGENDA

1. **16560** Release of Performance Bond and Acceptance of Maintenance Bond for Sherman Oaks Subdivision

2. **16577** Resolution No. 2025-147 Correction to Reflect Denial Finding on September 2, 2025, for Rezoning Petition Submitted by Casey Cane, Trustee for 6191 Lockhart Road Land Trust for Property Located on Lockhart Road (H2520)

3. **16424** School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and Rivard Development, LLC, for Trails at Rivard Subdivision

D. CORRESPONDENCE TO NOTE

16572 Notice of Conditional Use Permit Action Taken by Planning and Zoning Commissioner on October 13, 2025

E. PUBLIC HEARINGS

* Entry of Proof of Publication into the Record
* Poll Commissioners for Ex Parte Communications
* Administer Oath to All Persons Intending to Speak
* Adoption of Agenda Backup Materials into Evidence

DEVELOPMENT PLANNING SERVICES DIRECTOR OMAR DEPABLO

BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY

STANDARD

1. **16588** Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms for Property Located on Lake Lindsey Road (H2420)

2. **16428** Rezoning Petition Submitted by Gulf Key Rentals, LLC, for Property Located on Mariner Boulevard (H2524)

3. **16429** Rezoning Petition Submitted by Jason Osborne and Erica Cuevas for Property Located on Jacqueline Road (H2522)

4. **16595** Rezoning Petition Submitted by Mark Keschl of Meridien Development, LLC, on Behalf of Gary Haber, Evelyn Haber, Kenneth L. Haber, and Martha Haber for Property Located on Commercial Way (H2482)

5. **16430** Rezoning Petition Submitted by Thomas J. Merendino and Rebecca Powell for Property Located on Barnevelde Road (H2523)

LEGISLATIVE (BOARD SITTING AS THE LOCAL PLANNING AGENCY / BOARD OF COUNTY COMMISSIONERS)

6. **16437** First Public Hearing to Consider Ordinance Relating to Administrative Approval of Plats and Replats Pursuant to Florida Statute § 177.071

F. BOARD OF COUNTY COMMISSIONERS

1. Commissioner Jerry Campbell
2. Commissioner Steve Champion

3. Commissioner John Allocco
4. Commissioner Ryan Amsler
5. Chairman Brian Hawkins
6. County Attorney Jon Jouben
7. Development Services Planning Director Omar DePablo

G. ADJOURNMENT

Board of County Commissioners

AGENDA ITEM

Meeting: 11/04/2025
Department: Planning
Prepared By: William Hunt
Initiator: Omar DePablo
DOC ID: 16560
Legal Request Number:
Bid/Contract Number:

TITLE
Release of Performance Bond and Acceptance of Maintenance Bond for Sherman Oaks Subdivision

BRIEF OVERVIEW
Developer PPG Sherman Oaks, LLC is requesting to release the $1,786,579.75 Performance Bond for Sherman Oaks and enter the Maintenance Period for the Sherman Oaks project. PPG Sherman Oaks, LLC has met the conditions of the performance bond, and they have posted a Maintenance Bond in the amount of $357,315.95 for Sherman Oaks to secure the related subdivision.

FINANCIAL IMPACT
There are no budgetary impacts associated with the recommended action.

LEGAL NOTE
The Board has the authority to act on this matter pursuant to Chapter 26, Article II, Section 26-21 of the Hernando County Code of Ordinances, and Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board approve the release of the Performance Bond for Sherman Oaks and accept the Maintenance Bond from PPG Sherman Oaks, LLC in the amount of $357,315.95 for Sherman Oaks for a period of 18 months as required by County Ordinance.

REVIEW PROCESS

Omar DePablo	Escalated	10/08/2025 5:18 PM
KayMarie Griffith	Approved	10/09/2025 4:11 PM
Michelle Miller	Approved	10/14/2025 1:38 PM
Albert Bertram	Approved	10/15/2025 8:52 AM
Erin Dohren	Approved	10/15/2025 9:08 AM
Pamela Hare	Approved	10/15/2025 12:33 PM
Natasha Lopez Perez	Approved	10/16/2025 8:33 AM
Heidi Prouse	Approved	10/17/2025 12:11 PM
Toni Brady	Approved	10/22/2025 9:26 AM
Jeffrey Rogers	Approved	10/22/2025 11:15 AM
Colleen Conko	Approved	10/22/2025 11:20 AM

Bond Number: 100250015

PERFORMANCE BOND

BY THIS BOND, WE, PPG Sherman Oaks, LLC as Principal, and Merchants National Bonding, Inc., as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County," in the sum of One Million Seven Hundred Eighty-Six Thousand Five Hundred Seventy-Nine and 75/100 Dollars ($ 1,786,579.75) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Sherman Oaks Subdivision Project, and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to install all required, approved or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

(a) Shall in all respects comply with the terms and conditions of the approval of said plat, specifically including, but not limited to, the completion of all required, approved, or dedicated roads, drainage, sewer and water improvements, and/or other improvements which were installed in connection with the Project pursuant to the approved plans and specifications heretofore filed with or approved by the County, and in accordance with the ordinances and regulations of the County; and

(b) Shall complete all improvements within one (1) year after the final plat has received approval from the County through its Board of County Commissioners, unless a longer time for completion shall be allowed by said Board; and

(c) Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period; and

(d) Shall submit an appropriate maintenance guarantee as required by the County's Land Development Regulations; and

(e) County approval of subsections (a), (b), (c) and (d) shall be required before this Bond may be cancelled or released. Principal shall notify County thirty (30) days before cancellation and release.

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to complete the improvements in connection with the project within one (1) year after final plat approval by the Board of County Commissioners, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, PPG Sherman Oaks, LLC (Principal), shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 27th day of October, 20 23.

PPG Sherman Oaks, LLC
PRINCIPAL

Witness
Print Name: John Hottick

By:
Name:
Title: President

Merchants National Bonding, Inc.
Surety

Witness
Print Name: Kelsy Hoagland

By:
Name: Brook T. Smith
Title: Attorney-in-Fact

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Amy Smith; Barbara Duncan; Brook T Smith; Deborah S Neichter; Jacob Motto; James H Martin; James T Smith; Jason D Cromwell; Jennifer Edwards; Jill Kemp; Kelsy Hoagland; Leigh McCarthy; Lynnette Long; M Lacrosse; Raymond M Hundley; Susan Ritter; Theresa Hintzman; William O Walker

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 8th day of December , 2022 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 8th day of December 2022 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Kim Lee
Commission Number 702737
My Commission Expires
April 14, 2024

Kim Lee
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, William Warner, Jr., Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 27th day of October , 2023

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

William Warner Jr.
Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF PARI-MUTUEL WAGERING
2601 Blair Stone Road
Tallahassee, FL 32399-1037

FILE NUMBER 36219

AMOUNT PAID $40.00

INITIAL PIN 9448

APPROVAL DATE 12/15/2021

SMITH, BROOK T
2307 RIVER ROAD, SUITE 200
LOUISVILLE, KY 40206

STATE OF FLORIDA AC# 0113257
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

LIC NO. 2013747 12/15/2021

PMW PROFESSIONAL INDIVIDUAL
OCCUPATIONAL **(1021)**
SMITH, BROOK T

IS LICENSED UNDER THE PROVISIONS OF CH. 550 F.S.
EXPIRATION DATE: **JUNE 30, 2024**

DETACH HERE

MAINTENANCE BOND

BY THIS BOND WE, PPG Shermn Oaks LLC, as Principal, and Merchants National Bonding, Inc., as Surety, are bound to Hernando County, Florida, a political subdivision of the State of Florida, hereinafter "County", in the sum of ($ 357,315.95) for the payment of which we bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents:

WHEREAS, the above-named Principal has applied, or will apply, to the County for approval of a plat of a certain area of land within Hernando County, Florida, to be known as Sherman Oaks Subdivision (Project) and has agreed, or is required, as a condition to the approval of said plat by the County or pursuant to Land Development Regulations, to maintain all required, approved, or dedicated improvements, which improvements consist of, but are not necessarily limited to, roads, drainage, sewer and water lines, and all other improvements installed in connection with the Project; and,

WHEREAS, the approval of said plat by the County is further conditioned upon the furnishing of an adequate Surety Bond to the County pursuant to the County's Land Development Regulations.

NOW, THEREFORE, THE CONDITION OF THIS BOND is such that if the Principal:

A. Shall maintain all improvements within the project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period; and

B. During such maintenance period, shall provide any maintenance repairs required by the county to ensure the integrity of the improvements, as designed and constructed, is maintained, including but not limited to:

(1) Repair and/or replacement of pavement, culverts, catch basins, etc;

(2) Control of erosion, replacement of sod, removal of soil washed into the street or drainage system;

(3) Maintenance and/or replacement of regulatory signs and markings;

(4) Maintenance of sewer lines, force mains, lift stations and wastewater treatment plants if approved and maintenance of water plants and distribution systems; and

C. Shall reimburse the County or district for any and all repairs it might make to the systems during the maintenance period; and

D. Shall submit written requests for an inspection of all improvements to the County's Utilities and Public Works Departments, as applicable, at least sixty (60) days prior to the termination of the completion period;

then this obligation shall be void. Otherwise, it remains in full force and effect.

AND the said Surety, for value received, hereby stipulates and agrees that no change involving an extension of time, alterations, or additions to the terms of the improvements to be made hereunder, or in the plans, specifications and schedules covering the same, shall in any way affect the obligation of said Surety on this bond and the Surety does hereby waive notice of any such changes.

THIS BOND shall be for the use and benefit of the County if it should elect to proceed with said work upon the failure of the Principal to maintain the improvements in connection with the Project for a period of eighteen (18) months from the date established by the county for the beginning of the maintenance period, or any subsequent date provided through an agreement between the Principal and the County for an extension of time.

IT IS FURTHER understood that should Hernando County, Florida be required to institute legal proceedings in order to collect any funds under this bond, PPG Shermn Oaks LLC (Principal) shall be responsible for attorney's fees and court costs incurred by the County.

IN WITNESS THEREOF, the Principal and the Surety have caused these presents to be duly executed this 4 day of August, 2025 .

Witness

PPG Shermn Oaks LLC
PRINCIPAL

By: _____
Name: _____
Title: _____

Witness

Merchants National Bonding, Inc.
SURETY

By: _____
Name: Kyle F. Fuller
Title: Attorney-in-Fact & FL Resident Agent

MERCHANTS NATIONAL BONDING, INC. INCORPORATED -o- 2003

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Benjamin H French; Brenda Neill; Heather Hudgins; J E S Webb; K Wayne Walker; Kyle F Fuller; L Dale Waldorff; Rebekah F Sharp; Trava Ridlon; William S Neill

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and aut hority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 7th day of February , 2025 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 7th day of February 2025 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA

Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 24 day of September , 2025 .

MERCHANTS NATIONAL BONDING, INC. -o- 2003

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

Secretary

GENERAL CONSENT OF SURETY

Bond No.: 100250015

Principal: PPG Sherman Oaks, LLC

Obligee: Hernando County

Project Name: Sherman Oaks Subdivision

Contract Date:

Contract/Project No.:

The Merchants National Bonding, Inc. hereby consents to:
(Surety)

Correcting Principal from PPG Shermn Oaks LLC to PPG Sherman Oaks, LLC.

Nothing herein contained shall be held to vary, waive, alter, or extend any of the terms, conditions, agreements, or warranties of the above-mentioned bond or contract.

Signed and dated on 24 September 2025.

Merchants National Bonding, Inc.

PO Box 14498, Des Moines, IA 50306-3498

Surety

By: Ridlon

Trava Ridlon, Attorney-in-Fact & FL Resident Agent

Board of County Commissioners

AGENDA ITEM

Meeting: 11/04/2025
Department: County Attorney
Prepared By: Melissa Tartaglia
Initiator: Jon Jouben
DOC ID: 16577
Legal Request Number: 25-443-2
Bid/Contract Number:

TITLE
Resolution No. 2025-147 Correction to Reflect Denial Finding on September 2, 2025, for Rezoning Petition Submitted by Casey Cane, Trustee for 6191 Lockhart Road Land Trust for Property Located on Lockhart Road (H2520)

BRIEF OVERVIEW
At the September 2, 2025, Board meeting, the Board denied rezoning application H2520. Resolutions approving and denying H2520 had been drafted prior to the hearing. After rendering its decision, the Chairman signed the prepared resolution denying H2520; however, it did not contain the findings the Board actually made at the hearing.

A corrected Resolution 2025-147 is attached. After it is signed by the Chairman, it will supersede the one signed on September 2, 2025. Additionally, the corrected Resolution 2025-147 is *nunc pro tunc* to September 2, 2025.

FINANCIAL IMPACT
There is no financial impact.

LEGAL NOTE
The Board has the legal authority to approve correction of a prior resolution pursuant to Ch. 125, Fla. Stat.

RECOMMENDATION
It is recommended that the Board approve and authorize the Chairman's signature on the attached corrected Resolution 2025-147 so that Board's actual findings are reflected in the said resolution.

REVIEW PROCESS

Omar DePablo	Escalated	10/20/2025 5:19 PM
KayMarie Griffith	Approved	10/20/2025 5:40 PM
KayMarie Griffith	Approved	10/20/2025 5:42 PM
Michelle Miller	Approved	10/21/2025 9:17 AM
Pamela Hare	Approved	10/22/2025 10:24 AM
Melissa Tartaglia	Approved	10/22/2025 1:30 PM
Heidi Prouse	Approved	10/23/2025 11:24 AM
Toni Brady	Approved	10/24/2025 8:53 AM
Jeffrey Rogers	Approved	10/27/2025 6:13 AM
Colleen Conko	Approved	10/27/2025 12:08 PM

RESOLUTION NO. 2025 - 147

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Casey Cane, Trustee for 6191 Lockhart Road Land Trust

FILE NUMBER: H-25-20

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial)

GENERAL LOCATION: West side of Lockhart Road, approximately 680 feet south of Cortez Boulevard

PARCEL KEY NUMBERS: 386610

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is inconsistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE 2nd DAY OF September 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
fa
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

(SEAL)

By: _____
Brian Hawkins
Chairman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Michael Cowan
County Attorney's Office

CORRECTED RESOLUTION NO. 2025 - 147

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Casey Cane, Trustee for 6191 Lockhart Road Land Trust

FILE NUMBER: H-25-20

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial)

GENERAL LOCATION: West side of Lockhart Road, approximately 680 feet south of Cortez Boulevard

PARCEL KEY NUMBERS: 386610

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is compatible with the County's adopted Comprehensive Plan.

2. The Parcel's current zoning of AG (Agricultural) is also compatible with the County's adopted Comprehensive Plan.

3. The Parcel's current zoning of AG (Agricultural) is functioning as its future land use already and comports with precedent to maintain the character of the west side of Lockhart Rd.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163,

Florida Statutes. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. Denial of the request is consistent with the Comprehensive Plan and accomplishes a legitimate public purpose.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES Rezoning from AG (Agricultural) to C-2 (Highway Commercial) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

This Corrected Resolution 25-147 supersedes Resolution 25-147 that was adopted on September 2, 2025.

ADOPTED IN REGULAR SESSION THE ___DAY OF _____2025, *nunc pro tunc* to September 2, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Melissa Tartaglia
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 11/04/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16424
Legal Request Number: 2025-267
Bid/Contract Number:

TITLE
School Concurrency Proportionate Share Mitigation Agreement With The School Board of Hernando County, Florida, and Rivard Development, LLC, for Trails at Rivard Subdivision

BRIEF OVERVIEW
Rivard Development, LLC submitted an application for a Conditional Plat for Trails at Rivard Subdivision (Application No. 1500973) for 240 units to be constructed on Parcel Key No. 383374. The conditional plat was reviewed by various County agencies and found to be consistent with County standards.

During the School Board of Hernando County, Florida, review of the School Concurrency application, it was found that, based on the adopted Level of Service Standards, adequate school capacity for six (6) high school students projected to be generated by the development is not available within the school Concurrency Service Area(s) in which the Proposed Development is located nor within any contiguous school Concurrency Service Area(s). Additionally, adequate school capacity was found not to be in place or under actual construction within three (3) years after the Local Government's approval of the Proposed Development.

Hernando County, the School Board of Hernando County, and Rivard Development, LLC, must enter into the attached School Concurrency Proportionate Share Agreement to provide mitigation options to satisfy the deficit in available school capacity and allow the Certificate of Concurrency to be issued for the subject development.

FINANCIAL IMPACT
There is no financial impact associated with the subject agreement.

LEGAL NOTE
The Board may act on this matter pursuant with Chapter 125, Florida Statutes.

RECOMMENDATION
It is recommended that the Board approve and authorize the Chairman's signature on the attached Proportionate Share Mitigation Agreement for Trails at Rivard.

REVIEW PROCESS

Omar DePablo	Approved	09/26/2025 2:24 PM
Michelle Miller	Approved	09/29/2025 7:39 AM
Albert Bertram	Approved	09/29/2025 8:19 AM
Pamela Hare	Approved	09/30/2025 3:34 PM
Natasha Lopez Perez	Approved	09/30/2025 4:33 PM
Heidi Prouse	Approved	10/06/2025 1:29 PM
Toni Brady	Approved	10/07/2025 11:38 AM

Jeffrey Rogers	Approved	10/08/2025	6:09 AM
Colleen Conko	Approved	10/08/2025	9:50 AM

After recording return to:
Hernando County Public Schools
Attn: Facilities and Construction Department
8016 Mobley Road
Brooksville, Florida, 34601

SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

TRAILS AT RIVARD

THIS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT ("**Agreement**"), is made by and among **HERNANDO COUNTY,** a political subdivision of the State of Florida, whose address is 20 North Main St., Brooksville, Florida 34601, hereinafter referred to as **"Local Government"**; **THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA**, a body corporate of the State of Florida, hereinafter referred to as the "**School Board**", whose address is 919 North Broad St., Brooksville, FL 34601; and **RIVARD DEVELOPMENT, LLC,** hereinafter referred to as the "**Applicant**" whose address is **6601 Memorial Highway, Suite 223, Tampa, Florida 33615**; and

WHEREAS, Applicant is **THE FEE SIMPLE OWNER** of a **63.7** acre parcel of real property located in Hernando County and generally located at **the intersection of Old Oak Trail, Dog Leg Court, and Rivard Boulevard, also described as Hernando County Property Appraiser Key Number 383374** ("**Project Site**"), the complete legal description for which is attached hereto as EXHIBIT "A." The Project Site is illustrated with a map appearing in EXHIBIT "B"; and

WHEREAS, the **Applicant** has applied for master plan reactivation approval from the **Local Government** pursuant to Application No. **H-25-10** and to allow 240 dwelling units to be constructed on the Project Site ("**Proposed Development**"); and

WHEREAS, the **Local Government** has determined the Proposed Development is consistent with the future land use designation of its Comprehensive Plan and pertinent portions of the Comprehensive Plan; and

WHEREAS, the **Local Government** and School Board utilize data and methodologies contained in Florida Statutes, Department of Education, and the Hernando County Educational Facilities Impact Fee, as periodically updated; and

WHEREAS, the **Local Government** and the **School Board** have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards, as defined in the

Interlocal Agreement ("Standards" or "Level of Service" or "Level of Service Standards") and consistent with the terms of the current Interlocal Agreement for Public School Facility Planning between the School Board and the Local Governments, as may be amended from time to time (the "Interlocal Agreement") and the Local Government's public school facilities element, and capital improvement elements of the respective comprehensive plans; and

WHEREAS, at the adopted Level of Service Standards, adequate school capacity for six (6) students at the high school level projected to be generated by the development is not available within the school Concurrency Service Area(s) ("Concurrency Service Area(s)")shall have the meaning as set forth in the Interlocal Agreement) in which the Proposed Development is located; Proposed Development within any contiguous school Concurrency Service Area(s); and adequate school capacity will not be in place or under actual construction within three (3) years after the Local Government's approval of the Proposed Development; and

WHEREAS, authorizing these new residential dwelling units without the mitigation provided for in this Agreement would result in a failure of the Level of Service Standard for public school facilities in one or more applicable school Concurrency Service Area(s); and

WHEREAS, the parties agree that public school concurrency shall be satisfied by the **Applicant's** execution of this legally binding Agreement and payment of a mitigation amount proportionate to the demand for public school facilities to be created by these new residential dwelling units ("**Proportionate Share Mitigation**"); and

WHEREAS, it is the policy of the State of Florida that public educational facilities and services needed to support new residential development shall be available concurrently with the impact of such new residential development; and

WHEREAS, an appropriate mitigation option necessary to satisfy public school concurrency is payment of a Proportionate Share Mitigation for the Proposed Development, as more specifically described herein; and

WHEREAS, the **Local Government** has authority to issue a Certificate of Concurrency ("COC") for the Proposed Development contingent upon the payment of Proportionate Share Mitigation being guaranteed in an enforceable development agreement; and

WHEREAS, the **Applicant** is eligible for Educational Facilities Impact Fee credits for the payment of the Proportionate Share Mitigation for the Proposed Development in such amounts as are authorized by Hernando County Ordinance 2024-10, § IV (Ex. A).

NOW, THEREFORE, in consideration of the foregoing described Proportionate Share Mitigation, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. **INCORPORATION OF RECITALS:** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. **PARTIES:** The **Local Government**, the **School Board** and the **Applicant** shall be collectively referred to as the "parties."

3. **LEGALLY BINDING COMMITMENT:** This Agreement constitutes a legally binding commitment by the **Applicant** to provide Proportionate Share Mitigation for the deficiency of school capacity needed for the number and type of new residential dwelling units on the Project Site for the Proposed Development sought to be approved by the **Local Government**.

4. **DESCRIPTION OF DEVELOPMENT USES:** The Proposed Development shall be developed to include a maximum of **240 single-family residential dwelling units**. Construction of dwelling units within the Proposed Development is anticipated to begin in the year **2026,** and is anticipated to be complete in the year **2028**.

5. **PROPORTIONATE SHARE MITIGATION:**
   a. The **parties** agree the formula to calculate the total amount of the Proportionate Share Mitigation shall be: $p = (s - a) \times (c + (c \times f)$, where
      i. p = Proportionate Share Mitigation Amount, and
      ii. s = Students (by school type) that will be generated by the Proposed Development (by housing type), and
      iii. a = Available FISH capacity (by school type) or ***zero*** if no capacity is available, and
      iv. c = Total Facility Cost per Student Station for **high** school level, as published in the Educational Facilities Impact Fee Update Study adopted by the School Board and in effect at the time when the Proportionate Share Mitigation is accepted plus authorized ancillary facility costs per student, and
      v. f = Student Station Cost Adjustment Factor (indexed to 2022=100) for the year in which the Proportionate Share Mitigation is accepted, as published by the Florida Legislative Office of Economic and Demographic Research (EDR).

   b. The **parties** agree that the payment of a Proportionate Share Mitigation in the total amount of **TWO HUNDRED SIXTY-EIGHT THOUSAND THREE HUNDRED ELEVEN AND 00/100 DOLLARS ($268,311.00)** for the Proposed Development, is proportionate to the demand for public school facilities to be created by the actual development of the property and based on existing and actual school capacity deficit as determined pursuant to the Amended and Restated Interlocal Agreement.

6. **SCHOOL CONCURRENCY ANALYSIS:** Upon the final execution of this Agreement, the Superintendent shall provide the **Local Government** with a *Finding of Available School Capacity*, encumbering 33 elementary, 17 middle school, and 22 high school capacity for the Proposed Development.

7. **TIMING:** The execution of this Agreement shall be a condition of the Conditional Plat approval, Site Plan approval, or its functional equivalent. The payment of the Proportionate Share Mitigation in full shall occur at the time of, and shall be a condition of the final plat approval, or its functional equivalent for the Proposed Development, but in no event later than the issuance of the first building permit. This payment shall be made directly to the **School Board**.

8. **EDUCATIONAL FACILITIES IMPACT FEE CREDIT:**
   a. In accordance with Section 163.3180(6)(h)(2)(b) and 163.31801(5)(a), Florida Statutes, as consideration for the payment of the Proportionate Share Mitigation as described in Section 5 above, the **Parties** agree that the **School Board** shall provide the **Applicant** a credit on a dollar-for-dollar credit basis at fair market value, in the amount of **TWO HUNDRED SIXTY-EIGHT THOUSAND THREE HUNDRED ELEVEN AND 00/100 DOLLARS ($268,311.00)** toward Educational Facilities impact fees ("Impact Fee Credits") in the form of the Hernando County Educational Facilities Impact Fee Voucher attached hereto as Exhibit "C" (the "Voucher"). The number of units set forth in the Voucher will be based upon the rate of Impact Fees at the time of the Proportionate Share Mitigation payment and shall be rounded down to the nearest unit. In no event will the dollar amount of the Proportionate Share Mitigation exceed the dollar amount of the Impact Fees due for the Proposed Development.
      i. As an example, the Educational Impact Fee as of July 1, 2025, is $6,135.00 per single family home. Assuming the payment is in the amount of $350,000.00, it would result in a voucher for 57.04 single family home units, which would be rounded down to 57 units and the actual payment would be $349,695. If the impact fee rate is increased after the issuance of the Voucher, the Voucher would nevertheless be valued at 57 single family residential units. The same calculation method would apply to other housing types, such as multi-family.
   b. **Applicant** may assign the Voucher, in whole or in part, pursuant to Section 163.31801(10). To accomplish said transaction, the School Board shall, within thirty (30) days of receipt of a written request from the Applicant, reassign the Voucher in whole or in part, to any other development or parcel within the school district. Should, at any time, the total number of units set forth in the Proposed Development exceed the number of units set forth in Voucher(s) issued, the **Applicant** shall pay the then current impact fee amount for each unit above the total amount of units in the issued vouchers. The **Applicant** shall provide the Voucher(s) to the **Local Government** at the time of impact fee payment.

9. **SCHOOL CAPACITY IMPROVEMENT:** The **School Board** agrees to apply the Proportionate Share Mitigation contributed by the **Applicant** toward a school capacity improvement identified in its 5-year Educational Facilities Work Program and if no project has been identified, the **School Board** shall set aside the funds, and not spend same until an improvement has been identified which satisfies the demands created by the Development Proposal in accordance with this Agreement.

10. **IMPACT FEES.** The payment of Educational Facilities impact fees shall be the responsibility of the **Applicant** for each dwelling unit constructed on the Property and shall be due at the time of building permit issuance. The **Applicant's** payment of Educational Facilities impact fees shall be collected, transmitted, and reported in conformance with and according to the Educational Facilities Impact Fee Ordinance, and as set forth on EXHIBIT "D" attached hereto and incorporated herein by reference.

11. **TERMINATION.** This Agreement shall terminate, and **Applicant** shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the **School Board** agrees to an extension of this Agreement, if one of the following occurs:
    a. Upon final approval of the conditional plat, the developer shall have two (2) years to be granted construction plan approval. In no case shall the conditional plat be valid for more than five (5) years from the original date of approval; or
    b. Applicant fails to fully pay the Proportionate Share Mitigation Payment when due hereunder and such breach remains uncured for a period of thirty (30) days; or
    c. The **Applicant** fails to obtain at least one building permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the site plan, or its equivalent. In such case, unless for good cause shown by the **Applicant**, this Agreement shall be terminated and, other than capacity associated with a payment of Proportionate Share Mitigation, any encumbered or reserved school capacity shall be returned to its applicable capacity bank.
    d. The **Applicant** shall not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement prior to termination.

12. **NO GUARANTEE OF LAND USE/ZONING:** Nothing in the Agreement shall require the **Local Government** to approve any land use amendment or rezoning application associated with the Project Site.

13. **EFFECTIVE DATE:** This Agreement shall become effective immediately upon the occurrence of all the following:
    a. Signatory execution by the **Applicant**
    b. Adoption and approval of this Agreement by the **Local Government**;
    c. Adoption and approval of this Agreement by the **School Board**;
    d. The recordation of a fully executed original of this Agreement in the official records of Hernando County, Florida, at the expense of **Applicant**; and
    e. The expiration of any and all appeal periods for any challenge to the approval of this Agreement.

14. **TERM:** This Agreement shall automatically terminate and expire upon the first occurrence of any of the following:
    a. The full performance by all parties hereto of each and every one of their respective obligations arising under the terms of this Agreement.

b. The execution of a written agreement by all **parties**, or their successors in interest, providing for the cancellation and termination of this Agreement.
c. The expiration or termination of either the COC or permitted authorization of related horizontal or vertical construction.
d. Ten (10) years from the Effective Date.

15. **DEFAULT:** If any party to this Agreement materially defaults under the terms hereof, then the **Local Government or School Board** shall give the defaulting party thirty (30) days' notice and a right to cure such breach. Should the **Applicant** of the property described herein fail to timely cure a default in meeting their obligations set forth herein, the COC, issued based upon payment and/or performance hereunder, this Agreement shall be voided and the **Applicant** and the property described herein shall lose their right to school concurrency under this Agreement and their right to any Educational Facilities Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property site dependent upon such COC shall cease and no further permits shall be issued by the Local Government, until and unless the agreement is reinstated or the default is cured or capacity becomes available and a new COC is issued. Should the **Local Government** or the **School Board** fail to timely cure a default in meeting their obligations set forth herein, **Applicant** may seek any and all remedies available to it by law.

16. **VENUE; CHOICE OF LAW:** Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the jurisdiction of the Circuit Court of Hernando County, Florida, and shall be governed by the laws of the State of Florida.

17. **RELEASE.** Upon the performance of all obligations of all Parties hereto, the School Board and the Local Government shall release the Applicant from this Agreement, and the Applicant shall release the School Board and the Local Government from all future claims, costs or liabilities arising out of the provision of Proportionate Share Mitigation in accordance with this Agreement. These releases shall be recorded at the Applicant's expense in the Official Records of Hernando County, Florida, evidencing such performance.

18. **CAPTIONS AND PARAGRAPH HEADINGS:** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

19. **NO WAIVER:** No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

20. **EXHIBITS:** All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

21. **FURTHER ASSURANCES:** The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.

22. **AMENDMENTS:** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective, unless contained in a written document prepared with the same or similar formality as this Agreement and executed be all the parties to this Agreement.

23. **ASSIGNMENT:** This Agreement runs with the land. The **Applicant** may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property. Any such assignment shall be in writing and shall require the prior acknowledgement of all of the parties. At the election of the **School Board**, such acknowledgement may be conditioned upon the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the parties with a copy of the written assignment within ten (10) days of the date of execution of same.

24. **NO THIRD-PARTY BENEFICIARIES:** This Agreement is made for the sole benefit and protection of the parties, their successors and assigns, and no other persons shall have any right of action hereunder.

25. **COUNTERPARTS:** This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.

26. **RECORDING OF THIS AGREEMENT:** The **Applicant** shall record this Agreement, at its expense in the Hernando County Public Records. The Applicant shall provide a copy to the **Local Government** and the **School Board**.

27. **MERGER CLAUSE:** This Agreement sets forth the entire agreement among the parties, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the parties.

28. **SEVERABILITY:** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of this Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

29. **STATUTORY COMPLIANCE:** This Agreement satisfies the requirements for a binding Proportionate Share Mitigation Agreement in Section 163.3180(6)(h), Florida Statutes (2024), as amended from time to time.

30. **NOTICES:** Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for who it is intended at the place last specified, delivered via overnight mail signature required (FEDEX), or via electronic mail with delivery receipt provided. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the parties designate the following as the respective places for giving notice:

FOR HERNANDO COUNTY:	County Administrator 15470 Flight Path Dr. Brooksville, FL 34604
With a Copy to:	County Attorney Hernando County 20 North Main St., St. 463 Brooksville, FL 34601
FOR SCHOOL BOARD:	Superintendent Hernando County School District 919 North Broad Street Brooksville, FL 34601
With a Copy to:	School Board Attorney School Board of Hernando County 919 North Broad Street Brooksville, FL 34601
	Manager of Planning, Design & Construction Hernando County School District 8016 Mobley Road Brooksville, FL 34601
FOR APPLICANT:	Rivard Development, LLC 6601 Memorial Hwy, Ste. 223 Tampa, FL 33615
With a Copy to:	Kyle J. Benda, Esq. Benda Law 270 N. Broad St. Brooksville, FL 34601

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates above each signature:

SCHOOL DISTRICT

Signed, witnessed, executed, and acknowledged on this___day of_____, 2025.

WITNESSES:	**SCHOOL DISTRICT OF HERNANDO COUNTY, FLORIDA, a body corporate and politic existing under the laws of the State of Florida**
_____ Print Name:_____ Address_____ _____ _____ Print Name:_____ Address_____ _____	_____ Shannon Rodriguez Title: School Board Chair

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical present or ☐ online notarization, this _____day of _____, 202__, by_____
,_____

{AFFIX NOTARY STAMP}

Notary Public of Florida

_____
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known _____
OR Produced Identification _____
Type of Identification Produced_____

APPLICANT

Signed, witnessed, executed, and acknowledged on this 18th day of Sept, 2025

WITNESSES:

Print Name: Linda McCabe
Address 13411 Rain Owl Ave
Weeki Wachee, FL 34614

Print Name: Riley Jacoby
Address 3352 Fishway St
Spring Hill, FL 34606

APPLICANT:

By: _____

STUART R GLOVER
Print

_____
Title

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☒ physical present or ☐ online notarization, this 18th day of Sept, 2025, by Stuart, Glover.

{AFFIX NOTARY STAMP}

DIANE LUECKE
MY COMMISSION EXPIRES 04-02-2026
NOTARY PUBLIC
COMM. # HH 244378
STATE OF FLORIDA

Notary Public of Florida

Diane Luecke
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known X
OR Produced Identification _____
Type of Identification Produced _____

LOCAL GOVERNMENT

Signed, witnessed, executed, and acknowledged on this___day of_____, 20____.

HERNANDO COUNTY,
a political subdivision of the
State of Florida

ATTEST:

By: _____
Douglas A. Chorvat, Jr., Clerk

By: _____
_____, Chairman

WITNESSES:	**Approved as to form and legal sufficiency by County Attorney's Office with LR 25-267.**
_____ **Print Name:_____** **Address_____** _____ _____ **Print Name:_____** **Address_____** _____	

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☐ physical present or ☐ online notarization, this ___day of _____, 20___, by_____ as Chairman of the Hernando County Board of County Commissioners..

{AFFIX NOTARY STAMP}

Notary Public of Florida

_____
PRINT, TYPE OR STAMP NAME OF NOTARY

Personally known _____
OR Produced Identification _____
Type of Identification Produced_____

Exhibit "A"

Hernando County Property Appraiser Parcel Identification Number
R20 423 19 0000 0030 0000 and
Hernando County Property Appraiser Key Number
383374

32

3 pages - 27.00
Uncl - 25-445
25-472

3/2

Doc# 2006020663
Hernando County, Florida
03/09/2006 2:40PM
KAREN NICOLAI, Clerk

RECORDING FEES $ 27.00
DEED DOC STAMP $ 25,445.00
03/09/2006 Deputy Clk

OFFICIAL RECORDS
BK: 2215 PG: 1594

Prepared by and return to:
James N. Powell, Esquire
Powell, Carney, Gross, Maller & Ramsay, P.A.
One Progress Plaza Suite 1210
St. Petersburg, FL 33701
727-898-9011
File Number: **5794-6**

R

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of **February, 2006** between **The Trails at Rivard, LLC, a Florida limited liability company** whose post office address is **P.O. Box 429, St. Petersburg, FL 33731**, grantor, and **Rivard Development, LLC, a Florida limited liability company** whose post office address is **7627 Little Road, New Port Richey, FL 34654**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Hernando County, Florida** to-wit:

Commence at the Southwest corner of the Northwest 1/4 of Section 20, Township 23 South, Range 19 East, Hernando County, Florida; go thence S 00°07'20" W along the West line of said Section 20 1820.97 feet; thence East 1733.29 feet to a point on the South boundary and the POINT OF BEGINNING; continue thence along the South boundary East 1409.99 feet; thence North along the East boundary 3129.52 feet to a point on the North boundary; thence N 89°48'12" W 479.59 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 20; continue thence along the North boundary N 89°48'09" W 503.99 feet to the Easterly right-of-way of the C.S.X. Railroad; thence along said right-of-way S 52°11'02" W 271.69 feet; thence leaving said right-of-way S 37°48'58" E 156.92 feet to a point of curve; thence 172.49 feet along the arc of a curve concave to the Northeast, said curve having a central angle of 54°54'13" and a radius of 180.00 feet and a chord and bearing of 165.96 feet S 65°16'05" E; thence N 87°16'49" E 315.35 feet; thence S 89°12'14" E 166.39 feet to a point of curve; thence 157.08 feet along the arc of a curve concave to the Southwest, said curve having a central angle of 90°00'00", a radius of 100.00 feet and a chord and bearing of 141.42 feet S 44°12'14" E; thence S 00°47'46" W 55.65 feet to a point of curve; thence 191.98 feet along the arc of a curve concave to the Northeast, said curve having a central angle of 09°19'18", a radius of 1180.00 feet and a chord and bearing of 191.77 feet S 03°51'53" E; thence S 08°31'32" E 67.97 feet to a point of curve; thence 122.02 feet along the arc of a curve concave to the West, said curve having a central angle of 08°31'32", a radius of 820.00 feet and a chord and bearing of 121.90 feet S 04°15'46" E; thence South 70.00 feet to a point of curve; thence 38.51 feet along the arc of a curve concave to the Northwest, said curve having a central angle of 88°15'05", a radius of 25.00 feet and a chord and bearing of 34.81 feet S 44°07'33" W to a point of reverse curve; thence 119.88 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 07°56'27", a radius of 865.00 feet and a chord and bearing of 119.79 feet S 84°16'52" W; thence S 10°21'06" E 115.01 feet; thence 20.00 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 01°31'41", a radius of 750.00 feet and a chord and bearing of 20.00 feet S 79°38'54" W; thence N 10°21'06" W 169.10 feet; thence N 00°26'37" W 110.25 feet to a point of curve; thence 172.70 feet along the arc of a curve concave to the Southwest, said curve having a central angle of 54°58'19", a radius of 180.00 feet and a chord and bearing of 166.15 feet N 27°55'47" W to a point of compound curve; thence 427.68 feet along the arc of a curve concave to the Southwest, said curve having a central angle of 36°02'08", a radius of 680.00 feet and a chord and bearing of 420.66 feet N

DoubleTime®

73°26'00" W to a point of compound curve; thence 270.72 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 15°49'40", a radius of 980.00 feet and a chord and bearing of 269.86 feet S 80°38'06" W; thence S 72°43'16" W 360.58 feet to a point of curve; thence 342.18 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 33°48'08", a radius of 580.00 feet and a chord and bearing of 337.24 feet S 55°49'12" W to the most Northerly corner of Lot 98 of the TRAILS AT RIVARD, PHASES I, II & VI, record Plat as recorded in Plat Book 31, pages 3 through 6 of the Public Records of Hernando County, Florida; thence along the boundary of said Plat S 51°04'52" E 155.00 feet to a point on a curve on the Westerly right-of-way of Old Oak Trail; thence along said right-of-way and 63.32 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 08°32'10", a radius of 425.00 feet and a chord and bearing of 63.26 feet N 43°11'13" E; thence S 42°32'42" E 198.26 feet to a point on a curve; thence 216.21 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 42°02'26", a radius of 295.21 feet and a chord and bearing of 211.78 feet S 22°45'08" W; thence S 87°49'43" E 202.46 feet to the Easterly right-of-way of Dog Leg Court of said record Plat; thence 29.83 feet along the arc of a curve concave to the Northeast, said curve having a central angle of 13°40'16", a radius of 125.00 feet and a chord and bearing of 29.75 feet S 04°40'38" E; thence N 88°05'23" E 154.58 feet to a point on a curve; thence 14.85 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 34°02'42", a radius of 25.00 feet and a chord and bearing of 14.64 feet S 18°55'58" E; thence S 35°57'19" E 94.46 feet to a point of curve; thence 41.14 feet along the arc of a curve concave to the Northeast, said curve having a central angle of 94°16'51", a radius of 25.00 feet and a chord and bearing of 36.65 feet S 83°05'45" E; thence N 49°45'50" E 229.42 feet to a point of curve; thence 11.33 feet along the arc of a curve concave to the Northwest, said curve having a central angle of 25°58'16", a radius of 25.00 feet and a chord and bearing of 11.24 feet N 36°46'41" E; thence S 66°12'27" E 152.99 feet; thence N 49°45'50" E 27.87 feet; thence S 40°14'10" E 195.00 feet to the most Easterly corner of Lot 169 of said record Plat; thence leaving the boundary of said record Plat N 49°45'50" E 61.54 feet; thence N 54°45'50" E 230.52 feet to a point of curve; thence 43.68 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 25°01'42", a radius of 100.00 feet and a chord and bearing of 43.34 feet N 67°16'41" E; thence N 11°49'20" W 120.00 feet to a point on a curve; thence 20.00 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 01°39'39", a radius of 690.01 feet and a chord and bearing of 20.00 feet N 78°10'35" E; thence S 11°49'20" E 104.57 feet; thence East 16.94 feet to a point of curve; thence 125.33 feet along the arc of a curve concave to the West, said curve having a central angle of 143°37'14", a radius of 50.00 feet and a chord and bearing of 95.00 feet S 18°11'23" E; thence S 53°37'14" W 148.24 feet; thence S 33°05'14" W 183.18 feet to a point of curve; thence 500.27 feet along the arc of a curve concave to the Northeast, said curve having a central angle of 89°34'24", a radius of 320.00 feet and a chord and bearing of 450.86 feet S 11°41'58" E; thence S 56°29'10" E 46.44 feet to a point of curve; thence 98.54 feet along the arc of a curve concave to the Northeast, said curve having a central angle of 12°00'45", a radius of 470.00 feet and a chord and bearing of 98.36 feet S 62°29'33" E to a point of reverse curve; thence 119.55 feet along the arc of a curve concave to the Southwest, said curve having a central angle of 68°29'55", a radius of 100.00 feet and a chord and bearing of 112.56 feet S 34°14'55" E; thence South 102.87 feet to a point of curve; thence 34.61 feet along the arc of a curve concave to the Northwest, said curve having a central angle of 04°43'15", a radius of 420.00 feet and a chord and bearing of 34.60 feet S 02°21'37" W; thence S 04°43'15" W 188.99 feet to a point of curve; thence 64.27 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 04°43'15", a radius of 780.00 feet and a chord and bearing of 64.25 feet S 02°21'37" W; thence South 97.46 feet to a point of curve; thence 154.91 feet along the arc of a curve concave to the Northwest, said curve having a central angle of 88°45'31", a radius of 100.00 feet and a chord and bearing of 139.88 feet S 44°22'46" W; thence S 88°45'31" W 207.88 feet to a point of curve; thence 98.83 feet along the arc of a curve concave to the North, said curve having a central angle of 06°43'05", a radius of 842.91 feet and a chord and bearing of 98.78 feet N 87°52'56" W; thence N 84°31'23" W 151.02 feet to a point of curve; thence 294.59 feet along the arc of a curve concave to the Southeast, said curve having a central angle of 14°35'14", a radius of 1157.10 feet and a chord and bearing of 293.80 feet S 88°11'00" W; thence S 80°53'19" W 87.96 feet to a point on the Easterly boundary of the aforesaid TRAILS AT RIVARD record Plat; thence along said boundary S 85°19'59" W 65.60 feet to the Northeast corner of Lot 42 of said Plat; continue thence along said Plat boundary S 01°54'47" E 182.10 feet to a point on a curve; thence 55.87 feet along the arc of a curve concave to the North, said curve having a central angle of 03°52'48", a radius of 825.00 feet and a chord and bearing of 55.86 feet N 89°58'19" W;

OFFICIAL RECORDS
BK: 2215 PG: 1596

thence South 142.15 feet to the Southeast corner of Lot 41 of said Plat and the POINT OF BEGINNING.

Parcel Identification Number: R20-423-19-0000-0030-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

The Trails at Rivard, LLC, a Florida limited liability company

By: JJM Fund Management, LLC, a Delaware limited liability company, its Manager

By: _____
Jean G. Irwin, Manager

Witness Name: _____

Witness Name: _____

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 24th day of February, 2006 by Jean G. Irwin, Manager of JJM Fund Management, LLC, a Florida limited liability company, as Manager, on behalf of the corporation for The Trails at Rivard, LLC, a Florida limited liability company. She [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

LINDA C. JOHNSON
MY COMMISSION # DD 252383
EXPIRES: January 21, 2008
Bonded Thru Notary Public Underwriters

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit "B"

Map or Plan Identifying Property

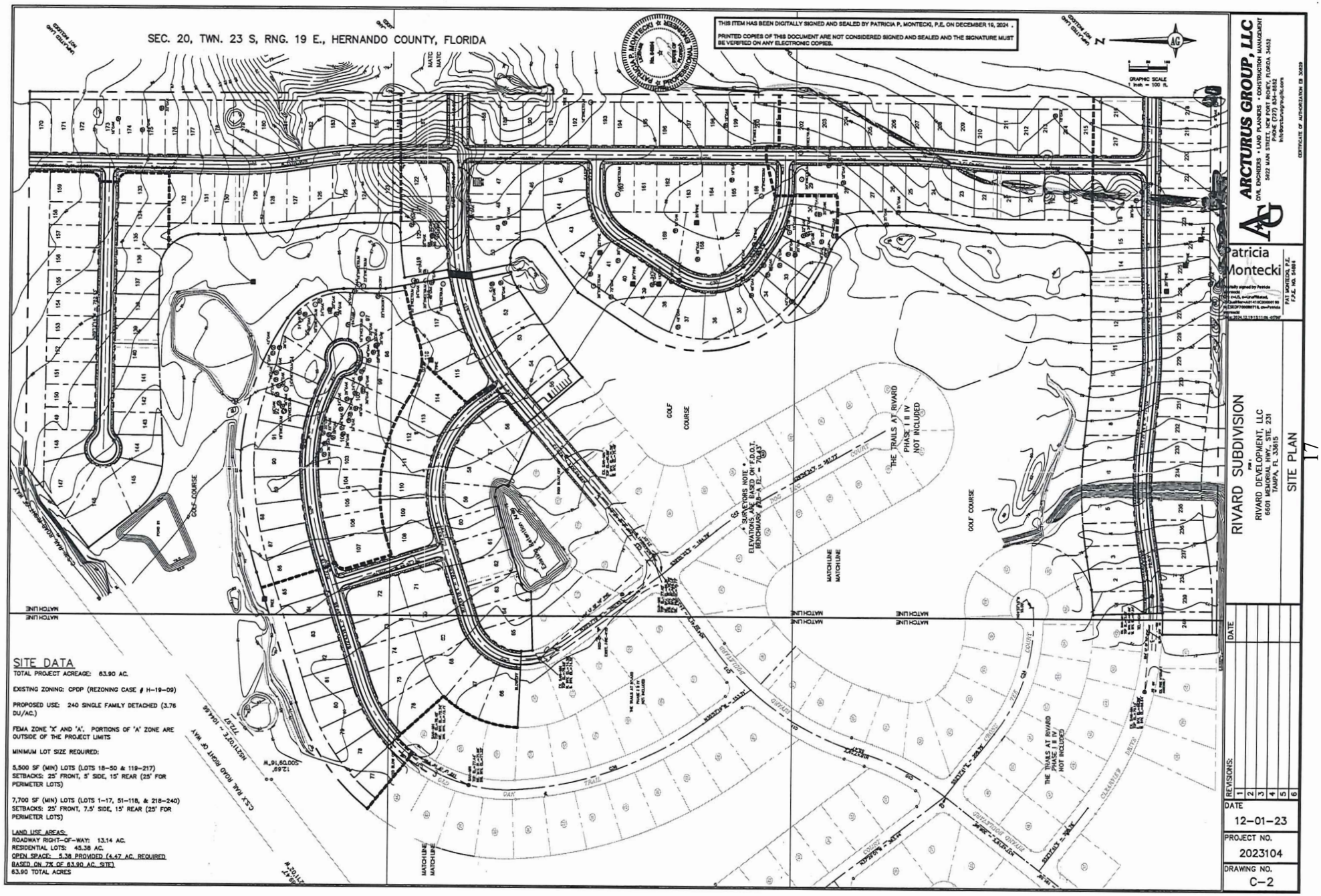

SEC. 20, TWN. 23 S, RNG. 19 E., HERNANDO COUNTY, FLORIDA
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON DECEMBER 18, 2024 .
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
GRAPHIC SCALE 1 inch = 100 ft.
GOLF COURSE
THE TRAILS AT RIVARD PHASE I II IV NOT INCLUDED
MATCHLINE
SITE DATA
TOTAL PROJECT ACREAGE: 63.90 AC.
EXISTING ZONING: CPDP (REZONING CASE # H-19-09)
PROPOSED USE: 240 SINGLE FAMILY DETACHED (3.76 DU/AC.)
FEMA ZONE 'X' AND 'A'. PORTIONS OF 'A' ZONE ARE OUTSIDE OF THE PROJECT LIMITS
MINIMUM LOT SIZE REQUIRED:
5,500 SF (MIN) LOTS (LOTS 18-50 & 119-217)
SETBACKS: 25' FRONT, 5' SIDE, 15' REAR (25' FOR PERIMETER LOTS)
7,700 SF (MIN) LOTS (LOTS 1-17, 51-118, & 218-240)
SETBACKS: 25' FRONT, 7.5' SIDE, 15' REAR (25' FOR PERIMETER LOTS)
LAND USE AREAS:
ROADWAY RIGHT-OF-WAY: 13.14 AC.
RESIDENTIAL LOTS: 45.38 AC.
OPEN SPACE: 5.38 PROVIDED (4.47 AC. REQUIRED BASED ON 7% OF 63.90 AC. SITE)
63.90 TOTAL ACRES
ARCTURUS GROUP, LLC
CIVIL ENGINEERS - LAND PLANNERS - CONSTRUCTION MANAGEMENT
5622 MAR STREET, TAMPA, FLORIDA 34652
PHONE (727) 835-8521
CERTIFICATE OF AUTHORIZATION EB 30339
Patricia Montecki
PATRICIA P. MONTECKI, P.E.
P.E. NO. 84964
RIVARD SUBDIVISION
RIVARD DEVELOPMENT, LLC
6601 MEMORIAL HWY., STE. 231
TAMPA, FL 33615
SITE PLAN
REVISIONS:
DATE
DATE 12-01-23
PROJECT NO. 2023104
DRAWING NO. C-2

Exhibit "C"

Hernando County School Board
Educational Facilities Impact Fee Credit Voucher
TRAILS AT RIVARD

1. Date of Finding of Available School Capacity: _____
   Number of dwelling units associated with application: _____
   Type of dwelling units associated with application: _____
2. Name of Developer/Applicant: _____
3. Address of Developer/Applicant: _____
4. Legal description of subject property: **See Exhibit "A" - Attachment 1.**
5. Subdivision or Master Development Plan name: _____
6. Local Government Development Application Number:

The undersigned School Board Official confirms that it has received from the Developer/Applicant named above, Proportionate Share Mitigation for **[elementary] [middle] [high]** school capacity on the ____ day of _____, 2025, as shown below.

The School Board Official gives notice to Local Government that the following sums should be credited towards the Educational Facilities Impact Fee obligations of the Developer/Applicant.

1. Date of Proportionate Share Payment	
2. Amount of Proportionate Share Payment	
3. Impact Fee per unit at Time of Proportionate Share Payment	
4. Impact Fee Credits issued (Line 2 divided by line 3.)	

By: _____

Print: _____

Title: _____

Impact Fee Credit Redemption Ledger

TRAILS AT RIVARD

Date Credits Redeemed	Available Credits	Credits Redeemed	Remaining Credits	County/City Staff Accepting Credits	Signature of County/City Staff Accepting Credits

Exhibit "D"

EDUCATIONAL FACILITIES IMPACT FEE

1. **Impact Fees Established.** The County has adopted the Hernando County Educational Facilities Impact Fee Ordinance (the "Impact Fee Ordinance"), codified at Chapter 23, Article III, of the Hernando County Code, to assure that new development which creates a need for educational facilities bears a proportionate share of the cost of capital expenditures necessary to provide the educational facilities necessitated by such development ("Impact Fee"). The Impact Fee amount is established pursuant to the Impact Fee Ordinance and is due and payable upon the issuance of a building permit by the respective Local Governments except as otherwise provided in the Impact Fee Ordinance.

2. **Collection of Impact Fees.** Each Local Government shall collect the Impact Fee for each building permit resulting in a new impact generated by ordinance or resolution. The ultimate calculation of the Impact Fee amount shall be based on the timing of the submittal of a complete building permit application, with the Impact Fee payable at the time of building permit issuance. The permitting Local Government shall be solely responsible for determining the amount of any Impact Fee due at the time of building permit issuance.

3. **Administrative Costs.** In accordance with the Florida Impact Fee Act, it is agreed by the Parties that the Local Governments may retain the actual costs incurred in collecting the Impact Fees. Each Local Government is responsible for providing for accounting and reporting of impact fee collections and expenditures and account for the revenues and expenditures of such impact fee in a separate accounting fund and providing same to the School Board on an annual basis.

4. **Remittance of Impact Fees.** The Local Governments shall remit the collected Impact Fees minus the administrative fee, as described above, to the School Board pursuant to Hernando County Code of Ordinance, Chapter 23, Article III, Section 23-71. as prescribed by Ordinance or Resolution. Remittance may be through wire transfer to the School Board, through check payable to the Hernando County School Board, or through other method mutually agreed to between the Local Government as payor and the School Board as payee.

5. **Reporting.** Each Local Government shall, in addition to the monthly transfer of the Impact Fees, remit to the School Board a report accounting for the total Impact Fees collected for the month and the administrative fees retained by the Local Government. The reports shall specify the dates the fees were paid, Parcel Identification Number, Impact Fee paid per parcel, total Impact Fee paid including allocations, applicant's name, property description, use code, and the financial payment history (including date of payment to the School Board and check number). Should no Impact Fees be

collected for the month, the Local Government shall report to the School Board that no Impact Fees are to be remitted because no Impact Fees were collected by the Local Government.

Board of County Commissioners

AGENDA ITEM

Meeting: 11/04/2025
Department: Administration
Prepared By: Colleen Conko
Initiator: Jeffrey Rogers
DOC ID: 16572
Legal Request Number:
Bid/Contract Number:

TITLE
Notice of Conditional Use Permit Action Taken by Planning and Zoning Commissioner on October 13, 2025

BRIEF OVERVIEW
Attached is memorandum from Development Services Planning Director Omar DePablo regarding a Conditional Use Permit action taken by the Planning and Zoning Commission (P&Z) on October 13, 2025. On that date, the P&Z voted for a conditional use permit for two (2) temporary structures for security and medical hardship, as petitioned by Robert and Tammy Thorne (CU2505).

According to Appendix A, Article V, Section 4F of the Hernando County Code of Ordinances, the Board, by a majority vote, may decide to review any conditional use decision rendered by the P&Z. The Board's decision to review must be made within thirty (30) days of the decision rendered by the P&Z. If at least a majority of the Board do not vote to review the P&Z decision within thirty (30) days, the P&Z decision shall be deemed final and subject only to review by circuit court.

FINANCIAL IMPACT
NA

LEGAL NOTE
NA

RECOMMENDATION
For informational purposes only; no action is required by the Board.

REVIEW PROCESS

Omar DePablo	Escalated	10/16/2025 5:18 PM
KayMarie Griffith	Approved	10/17/2025 10:30 AM
Pamela Hare	Approved	10/17/2025 11:25 AM
Natasha Lopez Perez	Approved	10/17/2025 1:01 PM
Heidi Prouse	Approved	10/17/2025 1:13 PM
Toni Brady	Approved	10/22/2025 9:25 AM
Jeffrey Rogers	Approved	10/22/2025 11:44 AM
Colleen Conko	Approved	10/22/2025 11:45 AM

October 13, 2025

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffrey Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director

SUBJECT: **Conditional Use Actions by the Planning and Zoning Commission on October 13, 2025**

For the Board's information, on October 13, 2025, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is the staff report and action of the P&Z on the Conditional Use Permit request at that scheduled public hearing.

A notification letter was sent on Wednesday, October 15, 2025, to inform the petitioner of the P&Z action. According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, November 12, 2025, (calculated from the date of the P&Z decision), the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, December 2, 2025, (calculated from the date of the P&Z decision). "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in the hearing. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing.

The Board may affirm, modify or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 13, 2025

APPLICANT: Robert and Tammie Thorne

FILE NUMBER: CU-25-05

REQUEST: Conditional Use Permit for Two Temporary Structures for Security and Medical Hardship

GENERAL LOCATION: Southwest corner of Phillips Road and Phillips Road, approximately 3500' southeast of its intersection with Benes Roush Road

PARCEL KEY NUMBER: 904908

APPLICANT'S REQUEST

The applicant is requesting a Conditional Use Permit for the provision of two Recreational Vehicles (RVs) due to losing their home in Hurricane Milton. One RV will be for a temporary security residence while the home is being built; the second RV is to provide a residence for aging in-laws due to medical hardship.

SITE CHARACTERISTICS

Site Size	4.4 acres	
Surrounding Zoning; Land Uses	North:	AG (Agricultural); Winery (SE15-03)
	South:	AG (Agricultural); Vacant
	East:	AG (Agricultural); Residential
	West:	AG (Agricultural); Vacant
Current Zoning:	AG (Agricultural)	
Future Land Use Map Designation:	Rural	

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater services are unavailable to this parcel. HCUD has no objection to the Conditional use to allow two Recreational Vehicles (RVs) on the parcel during the rebuild of the home, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The subject site is located at the Southwest corner of Phillips Road and Phillips Road, approximately 3500' southeast of its intersection with Benes Roush Road. The Department of Public Works reviewed the petitioner's request and identified no concerns.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG (Agricultural) District:

- Front:75'
- Side: 35'
- Rear:35'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Two Temporary Structures for Security and Medical Hardship 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. No attachments or other structures shall be erected on the property or attached to the Recreational Vehicles (RVs).

3. The proposed Recreational Vehicles (RVs) must meet the following minimum setbacks of the AG (Agricultural) District:
   Front: 75'
   Side: 35'
   Rear: 35'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

6. The Conditional Use Permit shall expire on October 13, 2027.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

PLANNING AND ZONING RECOMMENDATION:

On October 13, 2025, the Planning and Zoning Commission voted 5-0 to recommend approval of the Conditional Use Permit for Two Temporary Structures for Security and Medical Hardship 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. No attachments or other structures shall be erected on the property or attached to the Recreational Vehicles (RVs).

3. The proposed Recreational Vehicles (RVs) must meet the following minimum setbacks of the AG (Agricultural) District:
   Front: 75'
   Side: 35'
   Rear: 35'

4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

5. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.

6. The Conditional Use Permit shall expire on October 13, 2027.

TITLE

Rezoning Petition Submitted by Society Hill Capital Partners, LLC, on Behalf of Gold Dust Farms for Property Located on Lake Lindsey Road (H2420)

BRIEF OVERVIEW

Request:

Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station

General Location:

North side of Lake Lindsey Road, approximately 4,500 feet east of US Hwy 41

Public Hearing Postponement History:

- Planning & Zoning Commission: September 9, 2024
- Board of County Commissioners: October 22, 2024
- Planning & Zoning Commission: January 13, 2025
- Board of County Commissioners: February 25, 2025
- Planning & Zoning Commission: April 14, 2025 *(Postponed to Date Certain of August 11, 2025)*
- Board of County Commissioners June 3, 2025 *(Postponed to Date Certain of October 7, 2025)*
- Board of County Commissioners October 7, 2025 *(Postponed to Date Certain of November 4, 2025)*

Planning and Zoning Commission Action, August 11, 2025:

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to deny the petitioner's request for a Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with deviations and establish a PSFOD (Public Service Facility Overlay District) for the future construction of a fire station due to lack of substantive evidence identifying a public benefit and lack of compatibility with the surrounding community.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are

contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/Planned Development Project (Resort Residential) with deviations and establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station with deviations and performance conditions.

If the Board votes to deny the petition, a separate resolution will be prepared and presented at a future meeting for ratification.

REVIEW PROCESS

Omar DePablo	Approved	10/21/2025 9:14 AM
Michelle Miller	Approved	10/21/2025 9:19 AM
Erin Dohren	Approved	10/21/2025 9:26 AM
Pamela Hare	Approved	10/22/2025 2:58 PM
Natasha Lopez Perez	Approved	10/22/2025 3:12 PM
Heidi Prouse	Approved	10/23/2025 11:07 AM
Toni Brady	Approved	10/24/2025 8:56 AM
Jeffrey Rogers	Approved	10/24/2025 4:11 PM
Colleen Conko	Approved	10/24/2025 4:41 PM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: September 9, 2024 Board of County Commissioners: October 22, 2024 Planning & Zoning Commission: January 13, 2025 Board of County Commissioners: February 25, 2025 Planning & Zoning Commission: April 14, 2025 Board of County Commissioners June 3, 2025 Planning & Zoning Commission: August 11, 2025 Board of County Commissioners: October 7, 2025 Board of County Commissioners: November 4, 2025
APPLICANT:	Society Hill Capital Partners, LLC
FILE NUMBER:	H-24-20
REQUEST: **GENERAL**	Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station
LOCATION:	North side of Lake Lindsey Road, approximately 4,500’ east of US Hwy 41
PARCEL KEY NUMBERS:	337399, 338423, 1355893
PUBLIC INQUIRY WORKSHOP:	December 3, 2024

APPLICANT’S REQUEST:

The petitioner is requesting a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station to develop one (1) private golf courses with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 will be developed with a private golf club, complete with a golf course, clubhouse, 4–8-unit cottages owned by the Golf Club and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.) Onsite lodging for up to 68 guests. Several styles of lodging are being considered, including resort cottage dwellings, and bedroom units within the clubhouse. The lodging will be available only to members and their guests and will not be open to the public. Subdivision of residential lots is not being considered.

The clubhouse was proposed to be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road), central to the parcel and set back sufficiently from Lake Lindsey Road. The clubhouse will contain common space, recreation space and a Kitchen. The clubhouse and restaurant will be open only to members and will not be open to the public. The clubhouse and maintenance facility were proposed to not exceed 30,000 square feet. The proposed maintenance facility will be located on either parcel key 337399 or parcel key 1355893 and sufficiently setback from Lake Lindsey Road to shield from view.

The golf course will consist of an 18-hole course on the north side of Lake Lindsey Road. ~~A~~

Requested Deviations:

- Hernando County Land Development Regulations require all structures in the Resort Residential zoning districts to be on a central sewer system. Due to the rural nature of the subject site and no available sewer or water in the area, the petitioner is requesting that septic be permitted or the minimum requirements of the Hernando County Health Department.
- The applicant is requesting the Master Plan duration be extended from the County LDR PDP/Planned Development Project required 2 years to a maximum period of 5 years. Justification for the request are as follows:

    - Due to the nature of the project, a longer lead time will be required for the planning of the golf course

SITE CHARACTERISTICS:

Site Size	262.2 acres	
Surrounding Zoning; Land Uses	North:	AG; Undeveloped
	South:	AG; Undeveloped, Single Family
	East:	AG; Single Family
	West:	AG; Undeveloped
Current Zoning:	AG (Agricultural)	
Future Land Use Map Designation:	Rural	

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand, Flemington Fine Loamy, Arredondo Fine Sand, Sparr Fine Sand, Blichton Loamy Fine Sand and Micanopy Loamy Fine Sand.

Comments: Candler Fine Sand and Kendrick Fine Sands provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive floral 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.

Protection Features: There are no protection features (Wellhead Protection Areas (WHPAs) present on this parcel.

Hydrologic Features: There are two (2) isolated wetlands on the subject parcels (one in the north and another on the south). There are no hydrologic features Special Protection Areas (SPAs), sinkholes, karst sensitive areas, or wetlands) according to County records.

Flood Zone: C

Comments: The property has a natural drainage area associated with FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Golf Course Details: The proposed golf course shall be designed, constructed, certified, and managed in accordance with the Audubon International Signature Program for new golf courses or a similarly recognized golf course environmental certification program. Golf courses not so certified shall provide adequate documentation that the golf course meets or exceeds equivalent standards of such programs, including compliance monitoring. The following are equivalent minimum design and performance standards for new golf courses not certified by Audubon International:

a. Improve on-site natural habitats.
b. Identify, protect, and restore natural features.
c. Create wildlife corridors and wildlife habitat areas.
d. Utilize native species in landscaping.
e. Preserve native trees.
f. Create and enhance natural areas.
g. Remove exotic, nuisance and invasive plants.
h. Enhance wetland edges with aquatic plantings.
i. Create and preserve open spaces.
j. Minimize chemical use.
k. Minimize irrigation and irrigated areas.
l. Optimize organic fertilizers.
m. Minimize turf areas and provide natural "no-mow" areas.
n. Protect wetland hydrology and functions.

SCHOOL BOARD REVIEW:

The applicant is proposing a primarily resort residential, with limited transient residences. No subdivision is being considered. Schools will not be impacted by this project.

At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site. This will exempt the development from school concurrency requirements.

UTILITIES REVIEW:

The Hernando County Utilities Department has indicated that water and sewer service are not available to the subject site.

Comments: According to the petitioner's narrative, the proposed golf club/resort will be served by private well and septic unless an onsite alternative treatment system is required by the Department of Health. The Hernando County Utilities Department has no objection to this request.

ENGINEERING REVIEW:

The subject sites are located on the north and south side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41. The petitioner has indicated a single access to the north parcel which will contain the 18-hole golf course and clubhouse with amenities.

The County Engineer has reviewed the request and indicated the following:

- A Traffic Access Analysis along with a Queuing Analysis is required. A Traffic Signal Warrant Analysis will be required along with the Traffic Access Analysis. Refer to the Hernando County Facility Designs Guideline IV-18 and the Manual on Uniform Traffic Control Devices.
- Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
- Driveway(s), Parking and Layout will need to meet County Standards.

LAND USE REVIEW:

The petitioner is proposing two zoning districts to accommodate the golf course and resort units. County LDRs limit golf courses to PDP(REC)/ Planned Development Project (Recreation) and resort units to PDP(RR)/Planned Development Project (resort Residential). In addition, to set aside 5 acres for the construction of a future fire station, the petitioner is requesting to establish a Public Service Facility Overlay District (PSFOD).

Overall Project Requirements

Proposed Setbacks, Building Height:

Golf Course Setback: 50' from all property boundaries
Internal Building Setbacks: 10' between buildings
Building Height: 45' (Consistent with the current building height in the Agricultural District)

Proposed Perimeter Building Setbacks:

North:	50'
South:	50'
East:	50'
West:	50'
From Lake Lindsey ROW:	100'

Proposed Buffers:

Where adjacent to private property: 30' Vegetative Natural Buffer (supplemented where necessary)
Along Lake Lindsey ROW: 25' landscape buffer

Comments: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel Key 337399 (northern parcel), and adjacent to The Florida Audubon Society property on the West and South of parcel Key 338423. The petitioner has indicated no buffers will be provided in these areas.

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, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Comments: The subject site is in a rural area. On site lighting shall be designed to be Dark Sky Compliant as to preserve the night sky.

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.

Resort Residential Requirements

PDP (Resort Residential): All permitted uses and special exception uses allowed in the RR zoning district which have been specifically designated or specified in the narrative or on the master plan.

Permitted Uses in R-R Residential District:

(a) Resort dwellings.
(b) Single-family dwellings.
(c) Two-family dwellings.
(d) Multifamily dwellings containing up to twelve (12) dwelling units.
(e) Bed and breakfast establishments.
(f) Homes of six or fewer residents which meet the definition of a community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.

Special exception uses:

(a) Home occupation
(b) Lodging houses
(c) Boardinghouses
(d) Community centers
(e) Clubhouses
(f) Gift shops
(g) Recreational facilities
(h) Rental stores
(i) Restaurants

Comments: The petitioner has indicated On-site lodging for up to 68 guests, non-fee simple units which may vary in style from resort cottage dwellings, and/or bedroom units within the clubhouse. If approved, no permanent units shall be permitted.

Definition: Dwelling, resort: A single family, multi-family, or townhouse dwelling which is part of a resort development or project specifically designed and regulated under the Resort Residential (RR) District. These dwellings are leased or purchased, offered for lease or purchase or advertised for lease or purchase on a daily, weekly, monthly, or seasonal basis for tourist or resort usage. This definition does not apply to dwellings permitted in other residential zoning districts that are used as short-term vacation rentals specifically licensed and regulated by the State.

Minimum living area in R-R Residential District: The minimum living area of a single-family dwelling shall be nine hundred (900) square feet. The minimum living area for all other dwellings shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, garages, or terraces.

Comments: The petitioner has requested a deviation from the minimum dwelling unit area of 600 square feet to provide design flexibility based on the proposed unit types. Staff has reviewed the request and approves the deviation.

PDP Recreation Permitted uses

The Planned Development Project (REC) classification allows for the following uses if specifically identified in the master plan:

- Golf Courses • Miniature Golf Course
- Go-cart Tracks
- Tennis Complexes
- Baseball or golf driving ranges
- Bathing Beaches
- Swimming Facilities
- Picnic Grounds
- Amusements piers, mechanical riding devices, carnivals, circuses, animal displays, aquariums, menageries or exhibit museums
- Outdoor rifle, shotgun, pistol or archery ranges
- Natural Buffer areas
- All park districts, including private, mini park/tot lots, neighborhood, community and regional parks
- Recreational Airports
- Other outdoor uses of a recreational nature specifically approved by the Governing Body
- Private airstrips
- Clubhouses and restaurants as accessory use to a permitted use
- Pro Shops as accessory uses to a permitted use
- Concession stands accessory uses to a permitted use
- Zoological Gardens

Comments: The uses proposed for the Planned Development Project (Recreation) PDP(REC) area include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space. These activities are all permitted in the PDP(REC) district.

Public Service Facility Overlay District

The petitioner has requested to establish a Public Service Facility Overlay District (PSFOD) to set aside 5 acres for the construction of a future fire station on the site.

Permitted Uses
The following uses are permitted within a Public Service Facility Overlay District:

- Any use permitted in the underlying zoning district.
- Governmental uses and structures consistent with the PSF approval.
- Public service uses and structures consistent with the PSF approval.
- Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Comments: The proposed use is a government use and is consistent with the PSF approval and has been determined to be needed by the Hernando County Fire Rescue Department.

Special regulations:
The following special regulations apply to all Public Service Facility Overlay Districts

- No building, structure or use within a Public Service Facility Overlay District shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.
- No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

Comments: Upon construction of the fire station, Hernando County will ensure that the building is not placed within 50 feet of any residence or residentially zoned parcel. No odor or dust producing substance or use is proposed with the fire station.

Site Development Requirements:
All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The Board of County Commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and requires the approval of a deviation by the Board of County Commissioners.

Comments: The construction of the fire station will require a master plan revision to ensure that all appropriate setbacks, access, and buffering requirements are met for the use.

COMPREHENSIVE PLAN REVIEW

The subject site is within the Rural Land Use category according to the County's adopted Comprehensive Plan. The area is characterized by large agricultural parcels and conservation to the north, south and west.

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.

Rural Land Use 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 requested golf course requires PDP(REC)/ Planned Development Project (Recreation), an allowable use un the Rural Land Use Category. Furthermore, the petitioner's golf resort proposes approximately 68 PDP(RR)/Planned Development Project (Resort Residential) lodging units. The units are proposed as several lodging types, including resort cottage dwellings, and bedroom units within the clubhouse. The Rural Land Use category prohibits high density residential development and even though the overall subject site is 262.2 acres, no permanent residential dwelling units should be permitted and any future increase in resort units should require a master plan revision.

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.

Comments: The development is proposed as a CPDP (Combined Planned Development Project) to accommodate both the golf course and its amenities and the 68 resort dwelling units.

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multimodal 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.

Comments: Strict environmental considerations should be made as it pertains to the proposed golf courses and its proximity to conservation lands. Golf courses should be designed, constructed and maintained in accordance with the Audubon International

Signature Program (AISP) or its equivalent. A comprehensive Environmental Management Plan should be prepared for the golf courses based upon the principles of AISP with the objective of avoiding adverse environmental impacts and enhancing environmental benefits. An Environmental Management Plan (EMP) and Wildlife Management Habitat Plan (WHMP) should be conducted and reviewed/approved by the appropriate state and federal agencies as applicable. The EMP shall include an Integrated Pest Management Plan/Chemical Management Plan (IPMP/CMP) covering the Development's golf courses**.**

Infrastructure Services

GOAL 1.12 In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, the provision of adequate facilities shall be ensured for new development through a variety of mechanisms.

Strategy 1.12A(1)a: A level of service standard shall be adopted for facilities and services. These standards shall be used for the purpose of implementing impact fees and for issuing development orders and are as follows:

a. Fire Protection: Maintain or exceed an overall ISO (Insurance Service Office) rating of Class 2/2Y for Hernando County Fire District.

FINDINGS OF FACT

A rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station is appropriate based on the following:

1. The proposed deviation for the ability to utilize septic or an alternative method as approved by the Heath Department, is not considered adverse to the public interest.

2. The extended duration of the master plan from 2 years to 5 years is appropriate based on the proposed phasing of the development.

3. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all 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.

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 AG(Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) 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. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.

3. 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. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.

4. Minimum Perimeter Building Setbacks (Inclusive of Buffers):
    a. North: 100'
    b. South: 100'
    c. East: 100'
    d. West: 100'
    e. From Lake Lindsey ROW: 100'

5. Minimum Setbacks and Building Height:
    a. Golf Course Setback: 100' from all property boundaries
    b. Internal Building Setbacks: 20' between buildings
    c. Building Height: 45'

6. The petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses.

7. Onsite lighting shall be designed to be Dark Sky Compliant to preserve the night sky.

8. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.

9. A Traffic Access Analysis along with a Queuing Analysis shall be required. A Traffic Signal Warrant Analysis shall be required along with the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.

10. The area identified as Planned Development Project (Recreation) South of Lake Lindsey Road shall include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space.

11. The proposed Pedestrian Crossing shall be reviewed at the time of site plan approval. If a Traffic Signal and/or a pedestrian crossing signal is required, the cost of installation shall be at the expense of the developer.

12. The development shall be permitted to be served by septic unless an onsite alternative treatment system is required by the Department of Health.

13. Resort units will consist of eight (8) privately owned, operated and maintained buildings containing up to 8 units each together with four (4) additional units in the clubhouse.

14. No fee simple residential lots or permanent dwelling units intended for individual ownership shall be permitted, except for residential units constructed and owned by the Club for use by staff, management, or guests in connection with Club operations.

15. The Public Service Facility Overlay District sets aside 5 acres for the construction of a future fire station on the site. Prior to the construction of the station, a master plan revision shall be required to identify specific setbacks, access, and buffering requirements for the station.

16. At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site.

17. The master plan duration shall be extended to 5 years.

18. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon notification by the Planning Department of the rendition of the resolution and the Board of County Commissioners performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.

19. The Developer shall dedicate a 5-acre site south of Lake Lindsey Road to Hernando County for a future Fire Station, with deed transfer completed before the first phase of development or on a date mutually agreed upon by the County and Developer. The Fire Station site shall be generally located as indicated on the master plan with the exact final location determined by the County. The Fire Station site shall be designated PDP/PSF (Public Service Facility).

20. The area designated as PDP(Rec) south of Lake Lindsey Road, excluding the potential Fire Station site, shall include a five-year purchase option to a recognized organization or entity for conservation, whereas at the end of this term the property shall remain designated for outdoor recreation use for Club members, as outlined in the Narrative and on the Master Plan.

21. Approved Recreation uses shall be as indicated in the narrative and on the master plan.

22. The Master Plan PDD shall maintain a 100-foot wide defined "edge" around the development (with the exception of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined "edge" shall be protected through a conservation easement granted to an acceptable entity. Any change to the defined "edge" shall require a major modification to the master plan.

23. All on-site wetlands shall be protected by a conservation easement in favor of the County.

24. Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.

25. The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.

26. Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to deny the petitioner's request for a Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station due to lack of substantive evidence identifying a public benefit and lack of compatibility with the surrounding community.

BOCC ACTION – OCTOBER 7, 2025

At their regularly scheduled meeting on October 7, 2025, the Board of County Commissioners voted 4-0 to postpone the petitioner's request with the following conditions:

1. No further postponement requests shall be granted for the subject application.
2. All documents must be submitted to the Planning Division by October 14, 2025, for processing.

Subsequent to the BOCC Meeting on October 7, 2025, the petitioner met with staff to review the application. The Staff Recommendation has been revised as indicated below.

REVISED STAFF RECOMMENDATION FOR BOCC CONSIDERATION

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 AG(Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) 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. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.

3. 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. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.

4. Minimum Perimeter Building Setbacks (Inclusive of Buffers):
   a. North: 100'
   b. South: 100'
   c. East: 100'
   d. West: 100'
   e. From Lake Lindsey ROW: 100'

5. Minimum Setbacks and Building Height:
   f. Golf Course Setback: 100' from all property boundaries
   g. Internal Building Setbacks: 20' between buildings
   h. Building Height: 45'

6. The petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses.

7. Onsite lighting shall be designed to be Dark Sky Compliant to preserve the night sky.

8. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.

9. A Traffic Access Analysis along with a Queuing Analysis shall be required. A Traffic Signal Warrant Analysis shall be required along with the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.

10. The area identified as Planned Development Project (Recreation) South of Lake Lindsey Road shall include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space.

11. The development shall be permitted to be served by septic unless an onsite alternative treatment system is required by the Department of Health.

12. Resort units will consist of eight (8) privately owned, operated and maintained buildings containing up to 8 units each together with four (4) additional units in the clubhouse.

13. No fee simple residential lots or permanent dwelling units intended for individual ownership shall be permitted, except for units constructed and owned by the Club.

14. The Public Service Facility Overlay District sets aside 5 acres for the construction of a future fire station on the site.

15. At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site.

16. The master plan duration shall be extended to 5 years.

17. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon notification by the Planning Department of the rendition of the resolution and the Board of County Commissioners performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.

18. The Developer shall dedicate a 5-acre site south of Lake Lindsey Road to Hernando County for a future Fire Station, with deed transfer completed before the first phase of development or on a date mutually agreed upon by the County and Developer. The Fire Station site shall be generally located as indicated on the master plan with the exact final location determined by the County. The Fire Station site shall be designated PDP/PSF (Public Service Facility).

19. The area designated as PDP(Rec) south of Lake Lindsey Road, excluding the potential Fire Station site, shall include a five-year purchase option to a recognized organization or entity for conservation, whereas at the end of this term the property shall remain designated for outdoor recreation use for Club members, as outlined in the Narrative and on the Master Plan.

20. Approved Recreation uses shall be as indicated in the narrative and on the master plan.

21. The Master Plan PDD shall maintain a 100-foot wide defined “edge” around the development (with the exception of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined “edge” shall be protected through a conservation easement granted to an acceptable entity. Any change to the defined “edge” shall require a major modification to the master plan.

22. All on-site wetlands shall be protected by a conservation easement.

23. Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.

24. The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse, maintenance facility, and accessories buildings will not exceed 30,000 square feet (excluding cottages); the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.

25. Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-24-20 Official Date Stamp: Received MAR 6 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: 01/10/2024

APPLICANT NAME: Society Hill Capital Partners LLC
Address: 109 N. Brush Street, Suite 500
City: Tampa State: FL Zip: 33602
Phone: 813-363-8151 Email: jjw@societyhillcapital.com
Property owner's name: *(if not the applicant)* Joe Mason-Gold Dust Farms

REPRESENTATIVE/CONTACT NAME:
Company Name: Coastal Engineering
Address: 906 Candlelight Blvd.
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): 337399, 338423, 1355893
2. SECTION 29/20, TOWNSHIP 21, RANGE 20
3. Current zoning classification: Agricultural
4. Desired zoning classification: Combined PDP with PDP(REC) and PDP (Resort Residential)
5. Size of area covered by application: 292.2 acres
6. Highway and street boundaries: East of US 41 and North/South of Lake Lindey RD
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, Joe Mason-Gold Dust Farms, 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)*: Society Hill Capital Partners LLC and *(representative, if applicable)*: Coastal Engineering to submit an application for the described property.

Signature of Property Owner

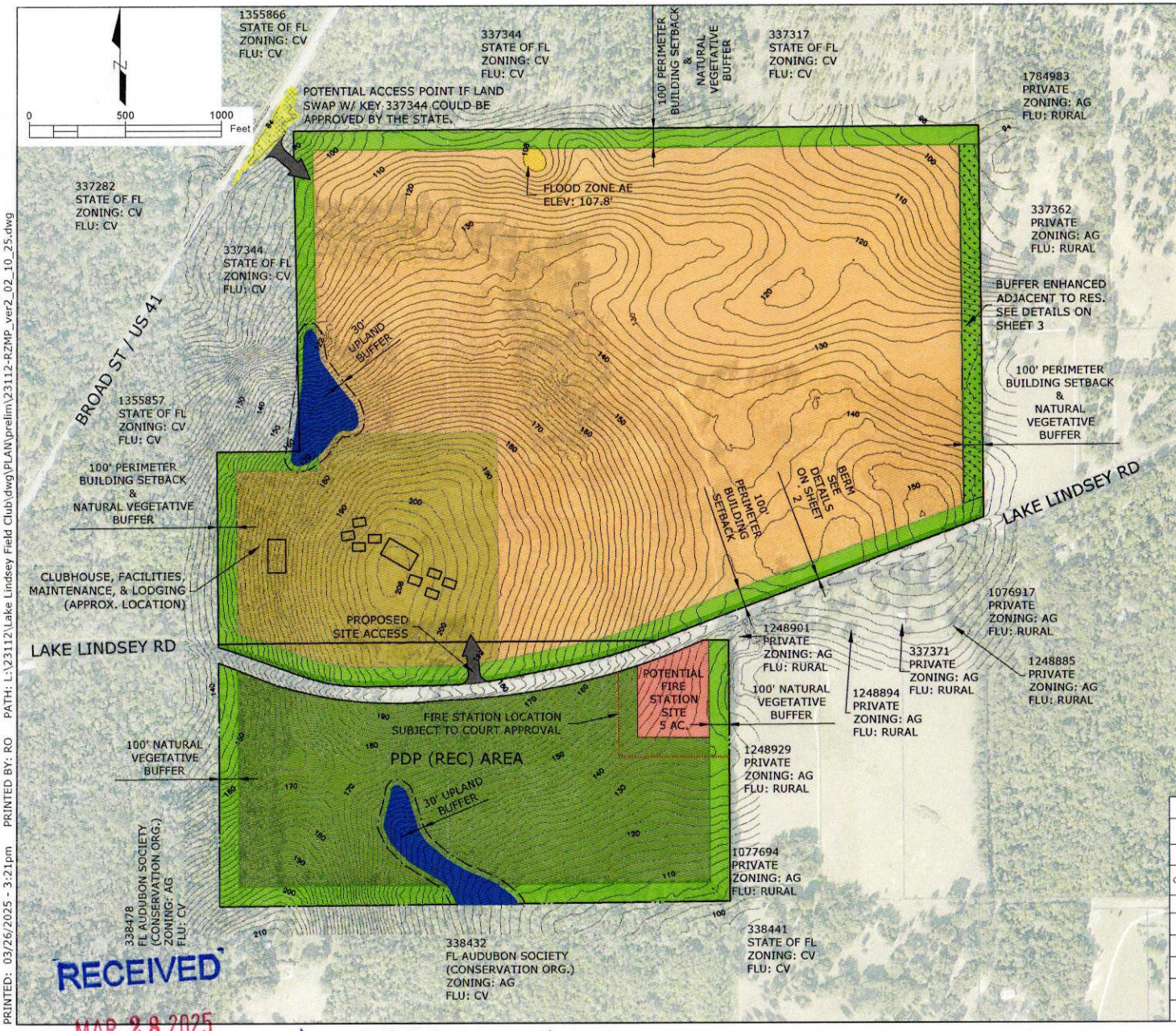
STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 5th day of March, 2024, by Joseph M. Mason, Jr. who is personally known to me or produced _____ as identification.

Christy S. Lucas
Signature of Notary Public

Notary Public State of Florida
Christy S Lucas
My Commission HH 436354
Expires 8/22/2027

Notary Seal/Stamp

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



LEGEND:

- CLUBHOUSE, LODGING, MAINTENANCE & FACILITIES
- GOLF COURSE & OPEN SPACE
- APPROXIMATE WETLAND LOCATION
- 100' WIDE NATURAL VEGETATIVE BUFFER
- 25' WIDE LANDSCAPED BERM
- FEMA FLOODPLAIN
- PDP (REC)
- POTENTIAL FIRE STATION SITE
- PROPOSED GOLF COURSE

SITE DATA:

PARCEL KEY #: 337399, 338423, 1355893
PROJECT AREA: 292.2 +/- AC.
OWNER: GOLD DUST FARMS
APPLICANT: SOCIETY HILL PARTNERS LLC
CURRENT ZONING: AGRICULTURAL (AG)
PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (CPDP) WITH PDP-REC, PDP-PSF, AND PDP RESORT RESIDENTIAL
FUTURE LAND USE MAP DESIGNATION: RURAL

PROPOSED BUFFERS:

25' WIDE BERM ALONG LAKE LINDSEY RD.

100' NATURAL VEGETATIVE BUFFER ALONG REMAINING PERIMETER, ENHANCED WHERE ADJACENT TO RESIDENTIAL DEVELOPMENT

PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):

100' ALONG LAKE LINDSEY RD.

NORTH:	100'
EAST:	100'
WEST:	100'
SOUTH:	100'
FIRE STATION:	150'

INTERNAL BUILDING SETBACKS

MIN. 20' BETWEEN BUILDINGS
MAXIMUM BUILDING HEIGHT: 45'
GOLF COURSE SETBACK: 100' FROM ALL PROPERTY BOUNDARIES

UTILITIES:

A. WATER AND SEWER: ON-SITE UTILITIES
B. ELECTRIC: WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE
C. TELEPHONE: BELLSOUTH
D. FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:

ARREDONDO FINE SAND, BLICHTON LOAMY FINE SAND, CANDLER FINE SAND, FLEMINGTON FINE SANDY LOAM, KENDRICK FINE SAND, MICANOPY LOAMY FINE SAND, SPARR FINE SAND

NOTES:

1. THE MAINTENANCE FACILITY WILL MEET ALL REQUIRED PERIMETER SETBACKS AND BE LOCATED AT AN OPTIMUM LOCATION CONSISTENT WITH FINAL GOLF COURSE LAYOUT
2. THE PROPOSED MAINTENANCE ENTRANCE WILL TAKE ACCESS FROM EITHER THE MAIN ENTRANCE OR A SEPARATE ACCESS DRIVE.

LAND USE TABLE

LAND USE	ACRES	ENTITLEMENTS	# OF HOLES
LODGING	34.3	8 BUILDINGS / 64 UNITS	
CLUBHOUSE & FACILITIES		30,000 SF FOR CLUBHOUSE & 4 UNITS PLUS FACILITIES	
MAINTENANCE		MAINTENANCE BLDG.	
BUFFERS	43.6		
GOLF COURSE & OPEN SPACE	160.7		18
PDP (REC)	48.6		
FIRE STATION SITE	5.0		
TOTALS	±292.2		18

ZONING MASTER PLAN

LAKE LINDSEY FIELD CLUB

Coastal Engineering Consultants, Inc. Surveying Environmental Construction Management
engineering | surveying | environmental
3888 Centralpoint Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax: (352) 799-8359
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, CONSISTING OF THE DRAWINGS, IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF COASTAL ENGINEERING CONSULTANTS, INC. IT IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REVISION

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

SHEET 1

JOB No. 23112

PRINTED: 03/26/2025 - 3:21pm PRINTED BY: RO PATH: L:\23112\Lake Lindsey Field Club\dwg\PLAN\prelim\23112-RZMP_ver2_02_10_25.dwg

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MAR 28 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

H21420 Rev. Master Plan

SOCIETY HILL CAPITAL PARTNERS-LAKE LINDSEY FIELD CLUB/GOLD DUST FARMS

Public Information Workshop at Chinsegut Hill Conference Center

December 3, 2024, 5:30pm

The meeting commenced at 5:35 PM, with Cliff Manuel, President of Coastal Engineering Associates, as the presenter. Attendees included Ford Manuel from Coastal Engineering Associates, Justin Wilson from Society Hill Capital Partners, and Joe Mason, the property owner and Darryl Johnston client attorney.

Questions/Notes

1. How does this development benefit us?
    - ***Coastal response: The developer will provide a project edge with naturally vegetated buffers and a comprehensive plan compatible with recreation improvements that will enhance the property, which is currently being used for silviculture operations.***
2. Who is the Owner of the property?
    - ***Coastal response: Gold Dust Farms is the property owner.***
3. What is your part in this? Is anyone here from the board?
    - ***Coastal response: Coastal Engineering was contracted by Society Hill Capital Partners to provide Surveying, Land Use Planning, and Entitlements services. While Board members typically do not attend, one Planning & Zoning (P&Z) member is present today.***
4. Why would you consider putting something in the middle of nowhere?
    - ***Coastal response: The adopted Hernando County Comprehensive plan allows for recreation on this private property; the developer would like to build a private recreational golf course, for members only, in a reclusive area.***

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H24600

966 Candlelight Blvd, Brooksville, FL 34601 • Phone: (352) 796-9423
https://www.coastal-engineering.com/

5. What does the water study say about lowering the water table?
    - ***Coastal response: Hydrological Testing will be performed on the site to support SWFWMD Water Use Permitting requirements during final design and permitting for the proposed golf course.***
    - ***The golf course will use an estimated <u>68,488</u> gallons of water per day for irrigation purposes. The irrigation water will be a combination of permitted groundwater withdrawal and stormwater capture from the developed site in a common wet retention pond. The estimated amount is approximately 30% lower than typical golf courses in the Southeastern United States, as estimated by the USGA.***

6. Water supply.
    - ***Coastal response: Potable and irrigation water will be supplied by private wells regulated by SWFWMD, FDEP and Hernando County.***

7. Chemicals into the aquifer.
    - ***Coastal response: The Course will implement Integrated Pest Management (IPM) strategies to minimize chemical use by applying pesticides only when necessary and selecting lower-toxicity products using the Environmental Impact Quotient (EIQ) framework. Additionally, the course employs stormwater management techniques such as vegetative buffer zones, retention ponds, and bioswales to capture and filter runoff, preventing fertilizers and pesticides from leaching into groundwater. By utilizing slow-release fertilizers, organic matter recycling, and maintaining high-permeability soils, the course significantly reduces nutrient runoff, ensuring that chemicals do not compromise the Floridan aquifer consistent with FDEP AND SWFWMD regulations.***

8. Do you have additional slides to present?
    - ***Coastal response: No, just slides associated with the project.***

9. Traffic impact?
    - ***Coastal response: The private club will have minimal impact on road capacity for CR 476 and/or U.S. 41. The Zoning Performance Conditions will require a Traffic Analysis to be completed and submitted to the County Engineer for Review and Approval.***

10. Are the [golf club] members allowed guests?
    - ***Coastal response: Yes, the private members will be allowed to bring guests.***

11. Has SWFWMD done a water study to determine the aquifer levels?
    - ***Coastal response: SWFWMD has studied the Floridan aquifer and published significant documentation for water use and water conservation that will be used for our final golf course design; the following link can be used to access some of this valuable documentation.***
    - ***https://www.swfwmd.state.fl.us/resources/plans-reports/general-reports***
        - ***A printed copy can be requested at: 32Tinfo@watermatters.org Suggested citation: Ferguson, J. F.; 2024, Southwest Florida Water Management District, 2023 Estimated Water Use Report: Southwest Florida Water Management District, 210 p.***

12. If wells are put in, then our wells will start to go dry.
    - ***Coastal response: SWFWMD will require the developer to permit and monitor the proposed groundwater withdrawal to make sure the related drawdown will not create unanticipated impacts to adjacent wells.***

13. Where will the rainwater run?
    - ***Coastal response: The post development rainwater will be stored in new onsite retention ponds which have been designed to also provide irrigation water.***

14. Why do you need to sell to someone from Tampa?
    - ***Coastal response: The Hernando County private landowner has the right to sell their land to people from Tampa and develop the property for private recreational purposes.***

15. Septic systems?

- ***Coastal response: The project will utilize aerobic treatment unit (ATU) septic systems designed to effectively remove nitrates in compliance with state and local regulatory requirements. These systems introduce oxygen to enhance the breakdown of waste, significantly reducing nitrogen levels before effluent reaches the drain field. Nitrate removal technology will be incorporated to ensure environmental protection and groundwater quality preservation.***

16. Will you consider "plant" rescues?

- ***Coastal response: We will assess and analyze the site prior to development to identify key environmental areas and trees that should be preserved within the design. If certain vegetation cannot remain in place, we will evaluate the feasibility of a plant rescue effort, considering relocation options for native trees and beneficial plants where practical and sustainable.***

17. EMS response times.

- ***Coastal response: The Fire Chief expressed confidence in the department's ability to provide support for this area and noted that the project would not adversely impact their response times in the area. Additionally, the local fire station is being evaluated for potential expansion or relocation. To assist with this effort, we will dedicate 5 acres to the County as a potential site for a new fire station; the proposed location is shown on the Master Plan.***

18. Is SWFWMD part of the zoning decision?

- ***Coastal response: SWFWMD is not directly involved in the county zoning application; the county does require the developer to obtain all necessary regulatory permits prior to construction and this requirement will be memorialized in the Zoning Performance Conditions.***

19. Why does the entrance need to be on Lake Lindsey?
    - ***Coastal response: Currently there is no other option for the members or guests to enter the property. We are exploring other potential access points (i.e. at US 41), but this alternate access is subject to a land swap with the State and FDOT approval.***

20. Buffers?
    - ***Coastal response: Yes, 100' buffers are being proposed. The buffers will be enhanced where they are adjacent to residential properties.***

21. Is there a Tax benefit to County?
    - ***Coastal response: Yes, the recreational property will pay taxes to Hernando County.***

22. A concern was expressed about sinkholes.
    - ***Coastal response: Sinkhole activity in the Brooksville Clay Ridge area is much less prevalent than in Spring Hill. Geotechnical testing for development areas will be completed with construction plan approvals.***

23. How many employees will they have?
    - ***Coastal response: There are forty (40) estimated employees, with a potential of 15 full-time seasonal employees.***

24. Is there a limit on the number of guests a member may bring?
    - ***Coastal response: The members can bring guests; the exact number will be monitored by the club in order to maintain quality accommodation(s) for each guest. . It is anticipated that all guests will be accompanied by a member while on the property. Total overnight accommodation(s) will provide sleeping arrangements for up to 68 members/guests with an estimated 10,000 plays per year; it is noted that a typical golf course would accommodate about 3 times more plays a year than the estimated number of plays proposed for this private member golf course.***

25. How long is the grow in period for the golf course?
    - ***Coastal response: The golf course grow in period will take 6 to 7 months.***

26. Will pond liners be used to collect/store stormwater runoff?
    - ***Coastal response: The design of the stormwater ponds is still in progress; however, it is anticipated that one or more stormwater/irrigation ponds will be lined to enhance water retention. Lining these ponds will facilitate stormwater collection and storage, supplementing irrigation wells and reducing reliance on external water sources. This aligns with the project's sustainable water management strategy, which includes retention ponds, bio-swales, and vegetative buffers to improve stormwater quality and maximize resource efficiency.***

27. Will there be a place to fish or hunt with this golf course.
    - ***Coastal response: No fishing or hunting is planned on the golf course. Private member only hunting is contemplated on the parcel south of Lake Lindsey Road, as depicted on the Master Plan as PDP (Rec).***

28. What happens to the land if the golf course club fails?
    - ***Coastal response: The property owner would have the right to seek other uses for the property consistent with Florida Statutes and the Hernando County adopted comprehensive plan. Any changes that are not consistent with this Approved Zoning will have to go back to P&Z and BOCC.***

H24-20

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HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

LAKE LINDSEY FIELD CLUB
AMENDED REZONING APPLICATION NARRATIVE
PARCEL KEY NO. 337399, 338423, 1355893

Figure 1. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Aerial & Location Map

General:

The subject property, consisting of approximately 292.2 acres, lies within the Sections: 29/20, Township: 21, Range: 20 and is located on the North and South side of Lake Lindsey Road, East of Broad ST (US 41). The property is identified by the Hernando County Property Appraiser (HCPA) as parcel key numbers 337399, 338423, 1355893.

Site Characteristics:

The site is an open pasture consisting primarily of grassland and planted pines for future harvest with a small portion heavily forested; the environmental portion of this narrative will provide additional site information on the proposed areas that will be preserved.

Request:

The request is to change the current zoning from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) Planned Development Resort Residential (PDP/RR) and Planned Development Public Service Facility Overlay (PDP/PSF) classifications.

Current Land Use and Comprehensive Plan Consistency:

The Site is currently designated Rural on the Hernando County 2040 Comprehensive Plan Future Land Use Map. (Figure 2)

The Comprehensive Plan contains the following Objective which summarizes the uses allowed in the Rural Category:

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.

Analysis: Recreational uses are allowed in the Rural Category. Minor public facilities (fire station) are allowed in all land use categories.

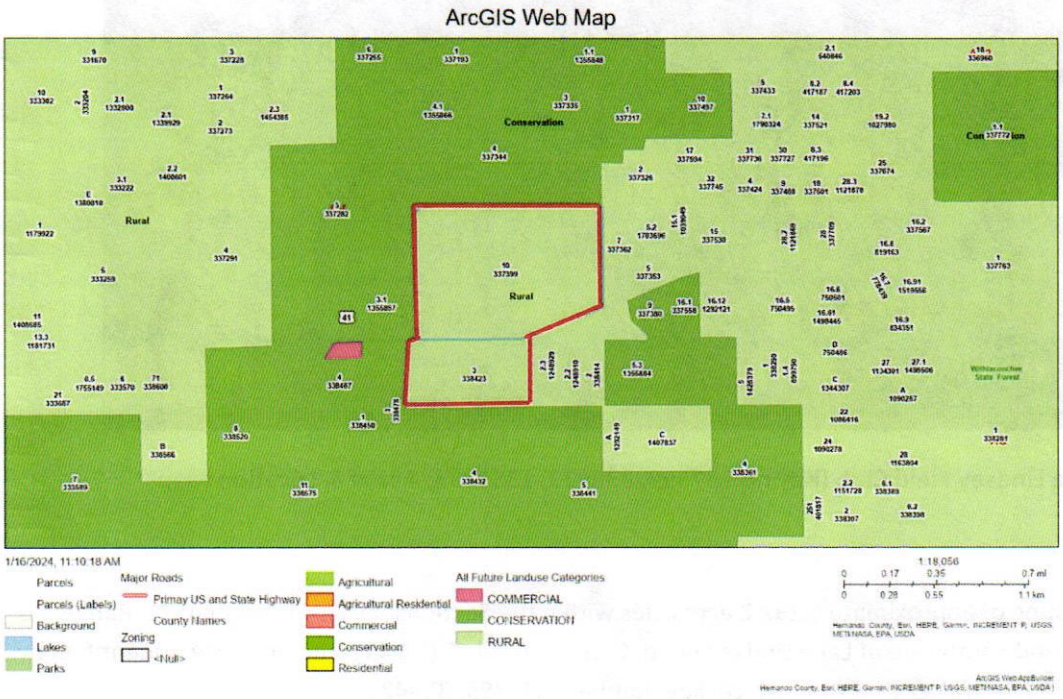


Figure 2. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Comprehensive Future Land Use Map

Current Zoning:

The site is currently zoned Agricultural. (Figure 3)

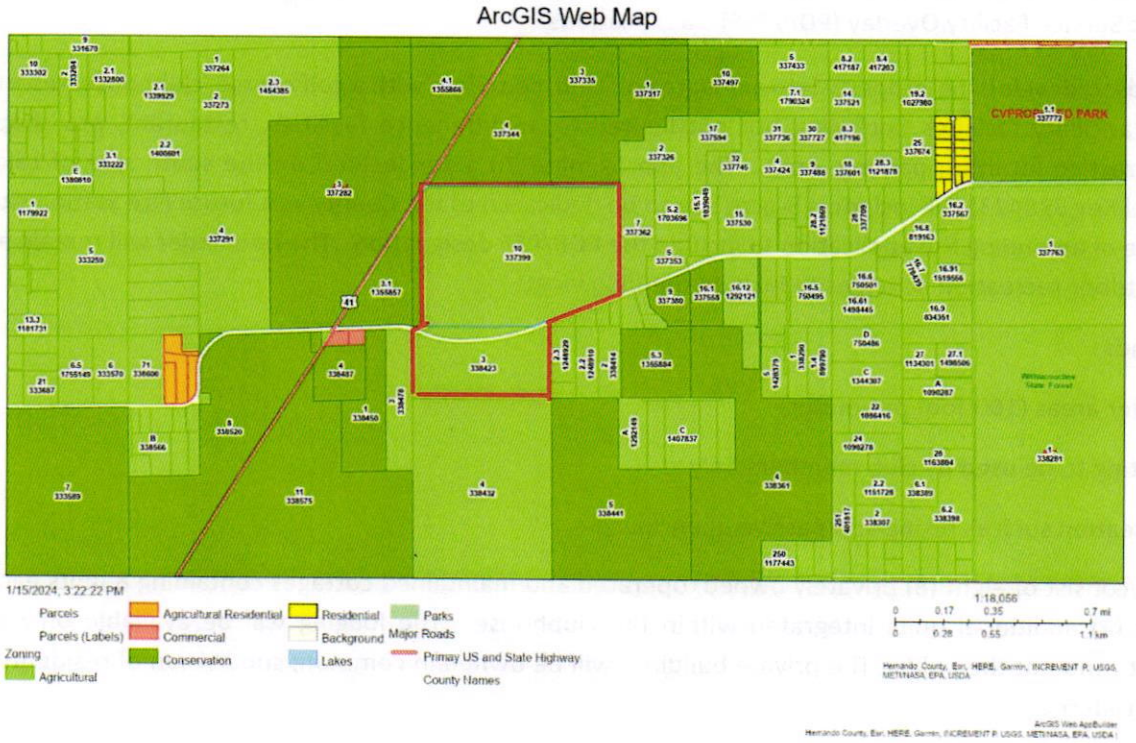


Figure 3. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Current Zoning Map

Surrounding Zoning and Land Use:

The following table identifies the zoning classifications and Comprehensive Plan Future Land Use Map designations for surrounding properties.

	Property Description	ZONING	FLUM
North	Withlacoochee State Forest	Conservation	Conservation
South	Florida Audubon Society Lake Lindsey Road	Agricultural	Conservation
East	Acreage/Pasture/Single Family	Agricultural	Rural
West	Withlacoochee State Forest Florida Audubon Society	Agricultural/Conservation	Conservation

Summary Request:

The applicant is requesting a zoning change from Agricultural (AG) to Combined Planned Development (CPDP) with Planned Development Recreation (PDP/REC) Planned Development Resort Residential (PDP/RR) and Planned Development Public Service Facility Overlay (PDP/PSF) classifications.

The applicant intends to develop the property into a private golf club, complete with a golf course, clubhouse, resort-style cottages and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, parking, etc.). The approximate 70 acres located on the south side of Lake Lindsey Road (Parcel Key 338423) will include a 5-acre site to be dedicated to the County as a future Fire Station site which is the purpose of amending the application to include the PDP/PSF designation. The remainder will remain as open space with outdoor recreation activities to include the following:

- Picnic grounds
- Natural buffer areas (100-foot perimeter)
- Private hunting to be used by club members only
- Passive recreation such as hiking and passive open space

On-site lodging will consist of eight (8) privately owned, operated and maintained cottages containing 8 units each together with four (4) additional units integrated within the clubhouse. The lodging will be available only to members and guests and not the public. The private buildings will be owned in common; subdivision of residential lots is not being considered.

The clubhouse and maintenance area will be located on parcel key 337399 in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will include lodging, meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc. Lighting will be by full or semi-cutoff fixtures and be designed to be Dark Sky compliant.

The golf course will be private, open to members only, and will consist of an 18-hole course on the North side of Lake Lindsey Road (Parcel Key 337399). The golf course is anticipated to be maintained to Audubon International Signature Program or equivalent.

Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer; a potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry.

Setbacks, Buffers, and Building Height:

Golf Course Setback – 100' from all property boundaries

Perimeter Building Setbacks
North: 100'
South: 100'
East: 100'
West: 100'
From Lake Lindsey ROW: 100'

Internal Building Setbacks: 20' between buildings

Fire Station Site Setbacks:

Lake Lindsey Road:	75'
East:	150' (includes 100-foot natural buffer)
South:	35'
West:	20'

Buffers: As depicted on proposed Master Plan include the follow specific characteristics:

1.) Adjacent to private property: One hundred foot (100') Natural Vegetative Buffer enhanced where necessary with landscaping to provide a visual screen.

2.) Adjacent to public property: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel key 337399, and adjacent to The Florida Audubon Society property on the West and South of parcel key 338423; buffers in these areas will consist of 100 feet of natural vegetation.

3.) Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height to create a sound and visual buffer for the private golf course facility.

Maximum Building Height: 45' (Consistent with the current building height in the Agricultural District)

Development Schedule: The 18-hole golf course, maintenance facility clubhouse, cottages and ancillary facilities are anticipated to be complete in three years.

Proposed public road access Improvements:

Proposed access improvements along Lake Lindsey Road and/or US 41 as approved by the County Engineer, FDOT and the State of Florida or FWC (AHJ) will be completed for the private golf club, passive recreation site and public fire station.

Environmental:

A preliminary environmental site visit was conducted on February 23, 2024. The results of the site visit are listed below:

- The subject property is vacant and undeveloped.
- Most of the property has been logged within the recent past and much of the property has been planted with pine seedlings.
- The remaining dominant trees species consist of live oak, laurel oak and sweetgum.
- The groundcover is made up of bare soil, various pasture grasses, ruderal vegetation, and Cogan grass (invasive).
- Trees 18-inch DBH and greater are confirmed on the property.
- Forested wetlands were detected on the northern parcel and the southern parcel.
- Gopher tortoise burrows are present.
- No other federal or state-listed species were detected.

Topography

The subject parcel contains significant topographic relief, with ranges from approximately 210' MSL to around 110' along the northern and southeastern portion of the property; the high point is in the southwest quadrant of parcel key 337399.

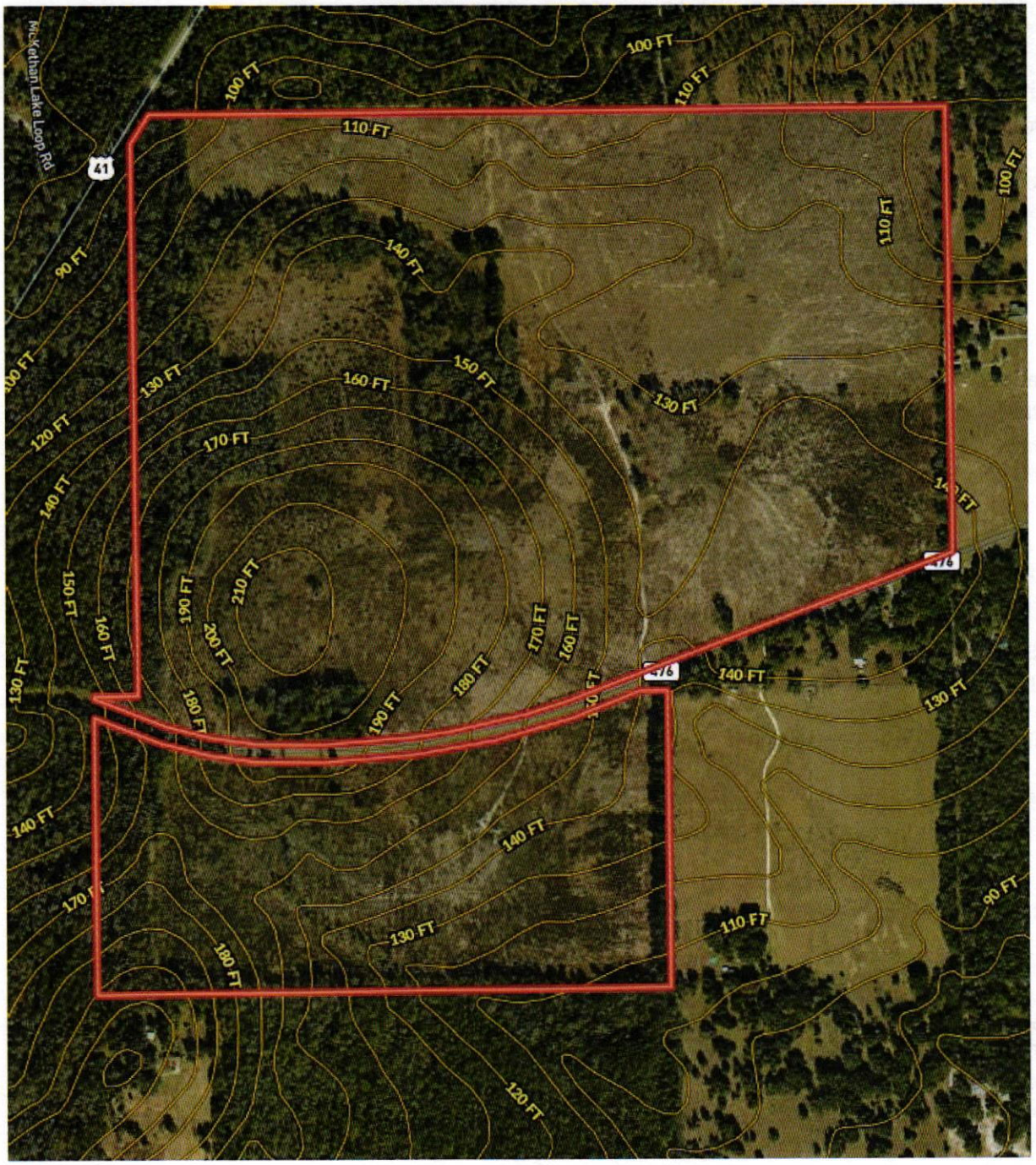


Figure 4. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) , Topography Map

Floodplain

According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0089D, effective date February 2, 2012, most of the property lies in Zone X, an area of minimal flood hazard. There is a small depression in the north/central portion of the property located in Zone AE, 107.8 elevation specified. Additionally, there is a miniscule part of the far northwest portion of the property in Zone AE, 84.7 elevation specified. (Figure 5)

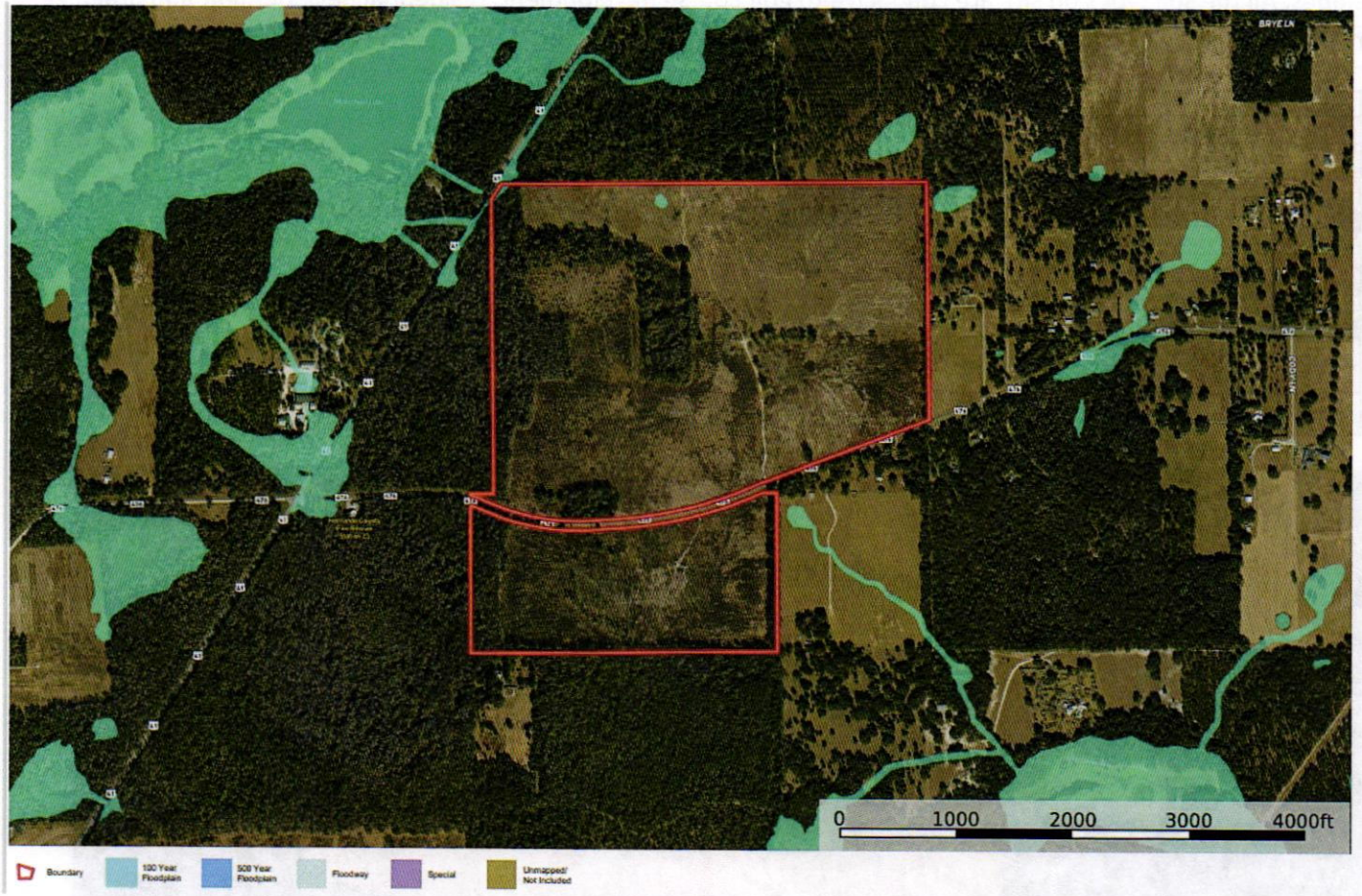


Figure 5. Lake Lindsey Field Club (Key no.337399, 338423, 1355893), Floodplain Map

Soils

The soil types located on the subject property consists of 23.3% Candler fine sand, 0 to 5 percent slopes, 20.9% Flemington fine loamy sand, 2 to 5 percent slopes, 20.6% Arredondo fine sand, 0 to 5 percent slopes, 12.1% Kendrick fine sand, 0 to 5 percent slopes, 5.9% Sparr fine sand, 0 to 5 percent slopes, 4.1% Flemington fine loamy sand, 8 to 12 percent slopes, 4.1% Blichton loamy fine sand, 2 to 5 percent slopes, 3.8% Arredondo fine sand, 5 to 8 percent slopes, 2.7% Candler fine sand, 5 to 8 percent slopes, and 2.5% Micanopy loamy fine sand, 2 to 5 percent slopes. All the soil types on site are conducive to golf course development, residential development and drainage retention.

SOIL CODE	SOIL DESCRIPTION	ACRES	%
14	Candler fine sand, 0 to 5 percent slopes	68.11	23.27
21	Flemington fine sandy loam, 2 to 5 percent slopes	61.27	20.93
6	Arredondo fine sand, 0 to 5 percent slopes	60.14	20.55
29	Kendrick fine sand, 0 to 5 percent slopes	35.29	12.06
47	Sparr fine sand, 0 to 5 percent slopes	17.37	5.93
22	Flemington fine sandy loam, 8 to 12 percent slopes	12.13	4.14
12	Blichton loamy fine sand, 2 to 5 percent slopes	11.88	4.06
7	Arredondo fine sand, 5 to 8 percent slopes	11.09	3.79
15	Candler fine sand, 5 to 8 percent slopes	7.98	2.73
34	Micanopy loamy fine sand, 2 to 5 percent slopes	7.39	2.52
TOTALS		292.65(*)	100%

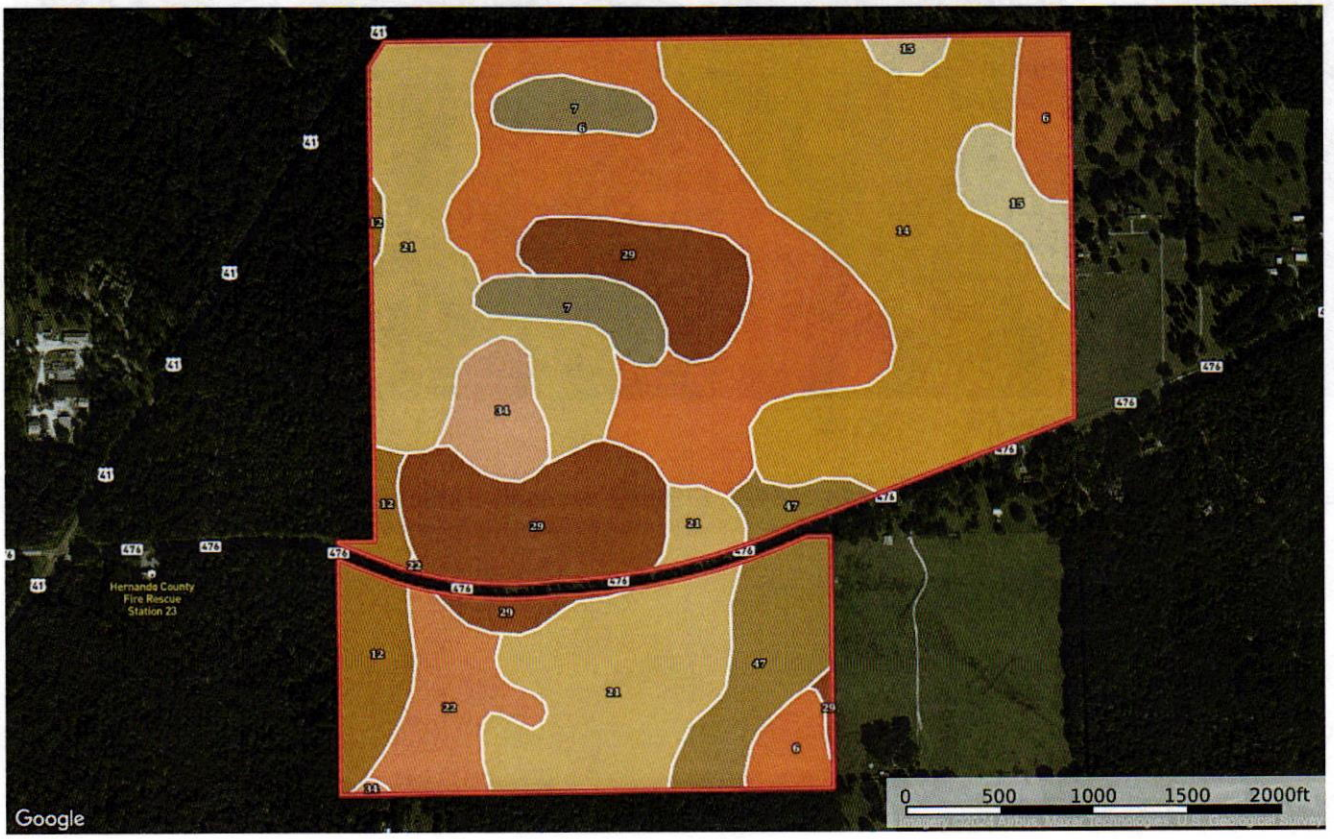


Figure 6. Lake Lindsey Field Club (Key no.337399, 338423, 1355893) Soil Map

Public Facility Impacts:

Utilities:

Public potable water and sanitary sewer service are not available to the site. Service will be by private well and septic tank unless an onsite alternative treatment system is required/approved by the Department of Health.

Solid Waste:

Solid waste generation will be minimal, and pick-up will be by a County authorized private hauler.

Drainage:

Onsite existing and proposed drainage areas will be privately constructed, operated and maintained by the **Lake Lindsey Field Club;** drainage will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Parks:

The **Lake Lindsey Field Club will construct all onsite recreation facilities with n**o impact upon the County park system.

Schools:

The **Lake Lindsey Field Club** will not generate any students and therefor have no impact on the Hernando County School District.

Roads:

The site has access to Lake Lindsey Road, a two-lane rural collector roadway, with an excellent level of service. Any required right-of-way in accordance with the adopted Hernando County Facility Design Guidelines and adopted thoroughfare plan will be reserved for future use and/or purchase. If required by the County Engineer, a traffic impact study will be completed at the time of design and engineering. If approved by the State of Florida, a secondary access to US 41 will be designed and permitted in accordance with FDOT requirements.

Proposed Deviations:

Duration of Master Plan - Article VIII. Section 1. O.

The applicant is requesting one county standard deviation to extend the Master Plan duration from two (2) years to a period of 5 years; the justification for this request includes the following:

1.) Due to the nature of the project, a long lead time will be required for the master planning, design and permitting of the golf course and ancillary facilities.
2.) Proposed improvements will be constructed with private funding generated by the Lake Lindsey Field Club through club membership.

H-24-20

H-24-20 STAFF REPORT ADENDUM

HEARINGS:	Planning & Zoning Commission: September 9, 2024 Board of County Commissioners: October 22, 2024 Planning & Zoning Commission: January 13, 2025 Board of County Commissioners: February 25, 2025 Planning & Zoning Commission: April 14, 2025
APPLICANT:	Society Hill Capital Partners, LLC
FILE NUMBER:	H-24-20
UPDATED REQUEST:	Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation), PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with Deviations
GENERAL LOCATION:	North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41
PARCEL KEY NUMBERS:	337399, 338423, 1355893
PUBLIC INQUIREY WORKSHOP:	December 3, 2024

RECEIVED
MAR 28 2025
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION

APPLICANT'S REVISED REQUEST:

The petitioner is requesting a revised request to develop a private golf course with associated amenities and resort style lodging with a deviation to extend the duration of the Master Plan from 2 years to a maximum period of 5 years.

The petitioner is requesting a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation), PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with Deviations in order to develop one (1) private golf course with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 will be developed with a private golf club, complete with a golf course, clubhouse, 4-to-8-unit cottages owned by the Golf Club and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.). On-site lodging is anticipated for up to 68 guests. Several styles of lodging are being considered, including resort cottage dwellings, and bedroom units within the clubhouse. The lodging will be available only to members and their guests and will not be open to the general public. Subdivision of residential lots is not being considered.

The clubhouse will be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road) central to the parcel and will be setback sufficiently from Lake Lindsey Road. The clubhouse will contain common space, recreation space and a kitchen. The clubhouse and kitchen will be open only to members and will not be open to the public. The clubhouse and maintenance facility will not exceed 30,000 square feet. The proposed maintenance facility will be located on either parcel key 337399 or parcel key 1355893 and will be sufficiently setback from Lake Lindsey Road to shield from view.

The golf course will consist of an 18-hole course on the North side of Lake Lindsey. Any proposed crossing will be designed and constructed in accordance with the requirements of the County Engineer (pedestrian signal lighting, pavement markings, warning signage, etc.).

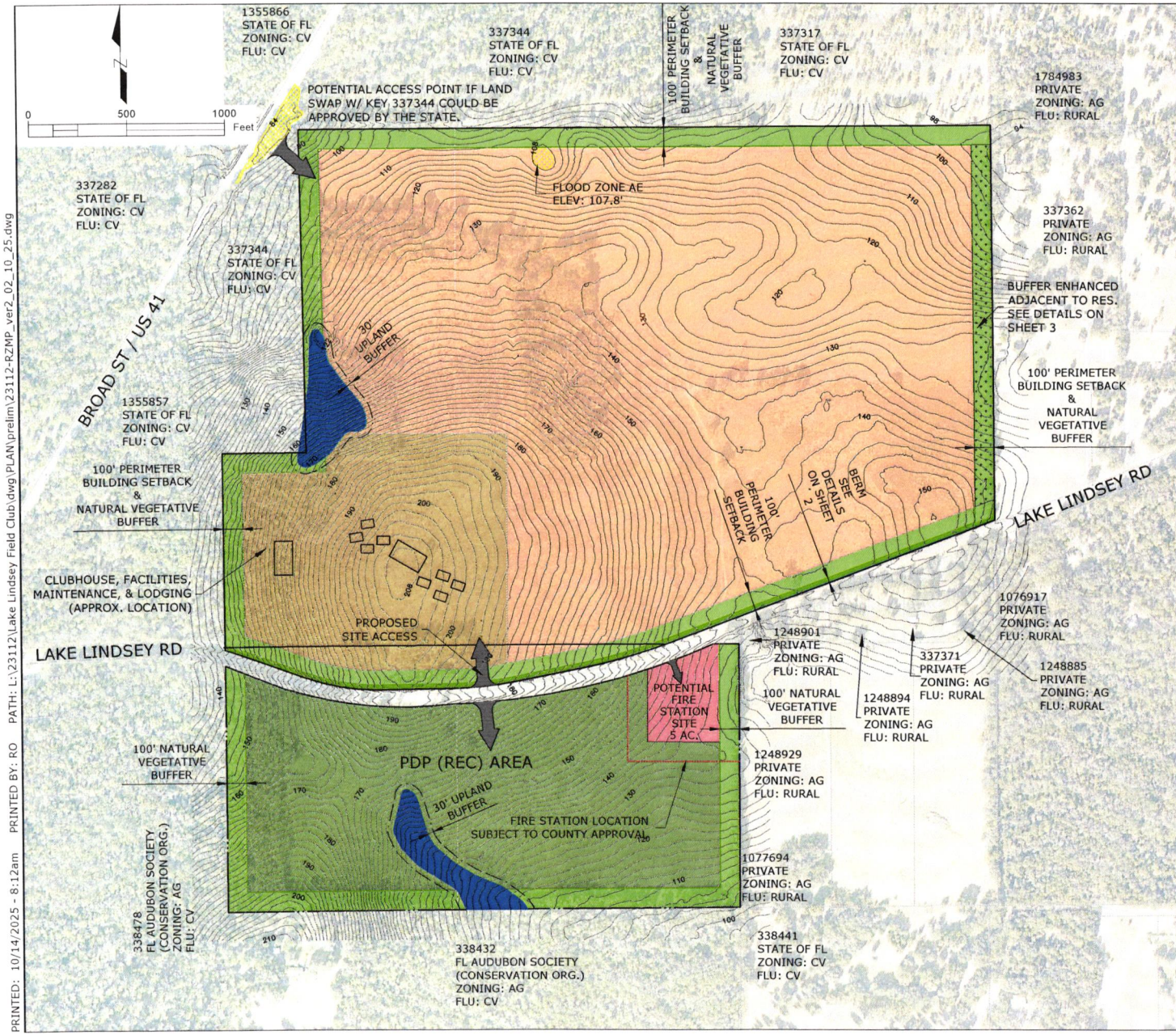
The following changes have been made to the Master Plan and narrative:

- The approximate 70 acres located on the south side of Lake Lindsey Road (Parcel Key 338423) will include a 5-acre site to be dedicated to the County as a future Fire Station site which is the purpose of amending the application to include the PDP/PSF designation. The final location to be determined by the County.
- The remainder of the south side of Lake Lindsey Road will remain as open space with outdoor recreation activities to include the following: Picnic grounds, Natural buffer areas (100-foot perimeter), Private hunting to be used by club members only, Passive recreation such as hiking and passive open space.

- The south side of Lake Lindsey Road, with the exception of the Fire Station site, will include a 5 year purchase option by an acceptable conservation entity; should the entity not purchase the property the area will remain as outdoor recreation for Club members as indicated.
- On-site lodging will consist of eight (8) privately owned, operated and maintained buildings containing 8 units each together with four (4) additional units in the clubhouse. The lodging will be available only to members and guests and not the general public. The private buildings will be owned in common; subdivision of residential lots is not being considered.
- The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.
- Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.
- The golf course will be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent. Consistent with AISP strategies.
- The development will maintain a100 foot wide defined "edge" around the development (exclusive of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined "edge" shall be protected through a conservation easement granted to an acceptable entity which shall include a third-party right of enforcement in favor of the County pursuant to Section 704.06(8), Florida Statutes. Any change to the defined "edge" shall require a major modification to the master plan.

- All on-site wetlands will be protected through the use of a conservation easement.
- The perimeter and golf course setbacks will be 100 feet.
- Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.
- The Fire Station site will maintain a 150 foot setback from the east property line inclusive of the 100 foot buffer and a 75 foot setback from Lake Lindsey Road. Internal setbacks will be 35feet to the south and 20 feet to the west.
- A pedestrian crossing of Lake Lindsey Road will not be required, however if the developer desires to have pedestrian access to the recreational space on the south side of Lake Lindsey Road the crossing will meet all requirements of the County Engineer and be the sole cost of the developer.
- Onsite lighting shall be designed to be Dark Sky Compliant or Similar to preserve the night sky; specifically, the petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses

Ford Manuel
General Manager
Coastal Engineering Associates, Inc.



LEGEND:

- CLUBHOUSE, LODGING, MAINTENANCE & FACILITIES
- GOLF COURSE & OPEN SPACE
- APPROXIMATE WETLAND LOCATION
- 100' WIDE NATURAL VEGETATIVE BUFFER
- 25' WIDE LANDSCAPED BERM
- FEMA FLOODPLAIN
- PDP (REC)
- POTENTIAL FIRE STATION SITE
- PROPOSED GOLF COURSE

SITE DATA:

PARCEL KEY #: 337399, 338423, 1355893
PROJECT AREA: 292.2 +/- AC.
OWNER: GOLD DUST FARMS
APPLICANT: SOCIETY HILL PARTNERS LLC
CURRENT ZONING: AGRICULTURAL (AG)
PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (CPDP) WITH PDP-REC, PDP-PSF, AND PDP RESORT RESIDENTIAL
FUTURE LAND USE MAP DESIGNATION: RURAL

PROPOSED BUFFERS:

25' WIDE BERM ALONG LAKE LINDSEY RD.

100' NATURAL VEGETATIVE BUFFER ALONG REMAINING PERIMETER, ENHANCED WHERE ADJACENT TO RESIDENTIAL DEVELOPMENT

PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):

100' ALONG LAKE LINDSEY RD.

NORTH:	100'
EAST:	100'
WEST:	100'
SOUTH:	100'
FIRE STATION:	150'

INTERNAL BUILDING SETBACKS

MIN. 20' BETWEEN BUILDINGS
MAXIMUM BUILDING HEIGHT: 45'
GOLF COURSE SETBACK: 100' FROM ALL PROPERTY BOUNDARIES

UTILITIES:

A. WATER AND SEWER: ON-SITE UTILITIES
B. ELECTRIC: WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE
C. TELEPHONE: BELLSOUTH
D. FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:

ARREDONDO FINE SAND, BLICHTON LOAMY FINE SAND, CANDLER FINE SAND, FLEMINGTON FINE SANDY LOAM, KENDRICK FINE SAND, MICANOPY LOAMY FINE SAND, SPARR FINE SAND

NOTES:

1. THE MAINTENANCE FACILITY WILL MEET ALL REQUIRED PERIMETER SETBACKS AND BE LOCATED AT AN OPTIMUM LOCATION CONSISTENT WITH FINAL GOLF COURSE LAYOUT
2. THE PROPOSED MAINTENANCE ENTRANCE WILL TAKE ACCESS FROM EITHER THE MAIN ENTRANCE OR A SEPARATE ACCESS DRIVE.

LAND USE TABLE

LAND USE	ACRES	ENTITLEMENTS	# OF HOLES
LODGING	34.3	8 BUILDINGS / 64 UNITS	
CLUBHOUSE & FACILITIES		30,000 SF FOR CLUBHOUSE & 4 UNITS PLUS FACILITIES	
MAINTENANCE		MAINTENANCE BLDG.	
BUFFERS	43.6		
GOLF COURSE & OPEN SPACE	160.7		18
PDP (REC)	48.6		
FIRE STATION SITE	5.0		
TOTALS	±292.2		18

ZONING MASTER PLAN

LAKE LINDSEY GOLF CLUB (GOLD DUST FARMS)

Coastal Engineering Associates, Inc.
Engineering
Planning
Surveying
Environmental
Landscape Architecture
Construction Management
1660 Candelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 790-6359
EB-0000142

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

SHEET 1

JOB No. 23112

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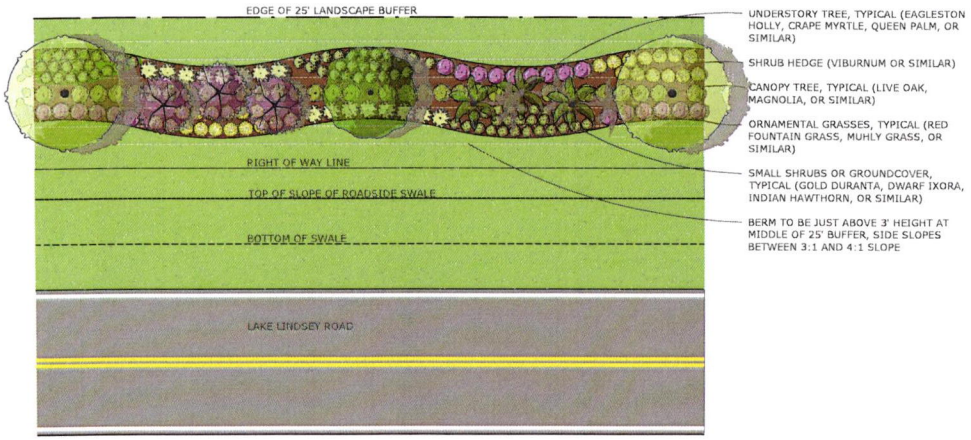
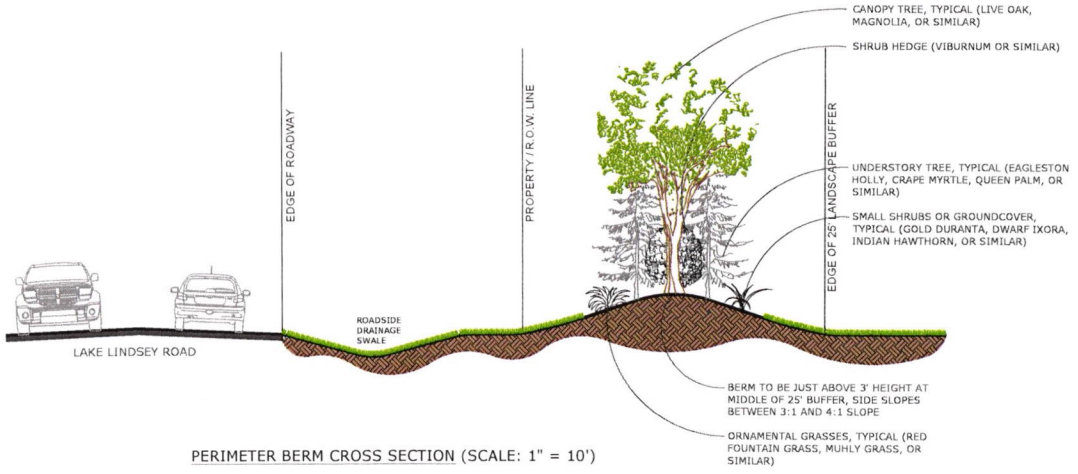


PERIMETER BERM PLAN VIEW (SCALE: 1' = 20')

PERIMETER BERM PERSPECTIVE



PERIMETER BERM CROSS SECTION (SCALE: 1" = 10')

PERIMETER BERM PERSPECTIVE

BUFFER ALONG LAKE LINDSEY ROAD DETAILS

LAKE LINDSEY GOLF CLUB (GOLD DUST FARMS)

Coastal
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc
966 Candlelight Boulevard · Brooksville · Florida 34601
(352) 796-9423 · FAX (352) 796-3359
EB-0000142

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

SHEET 2

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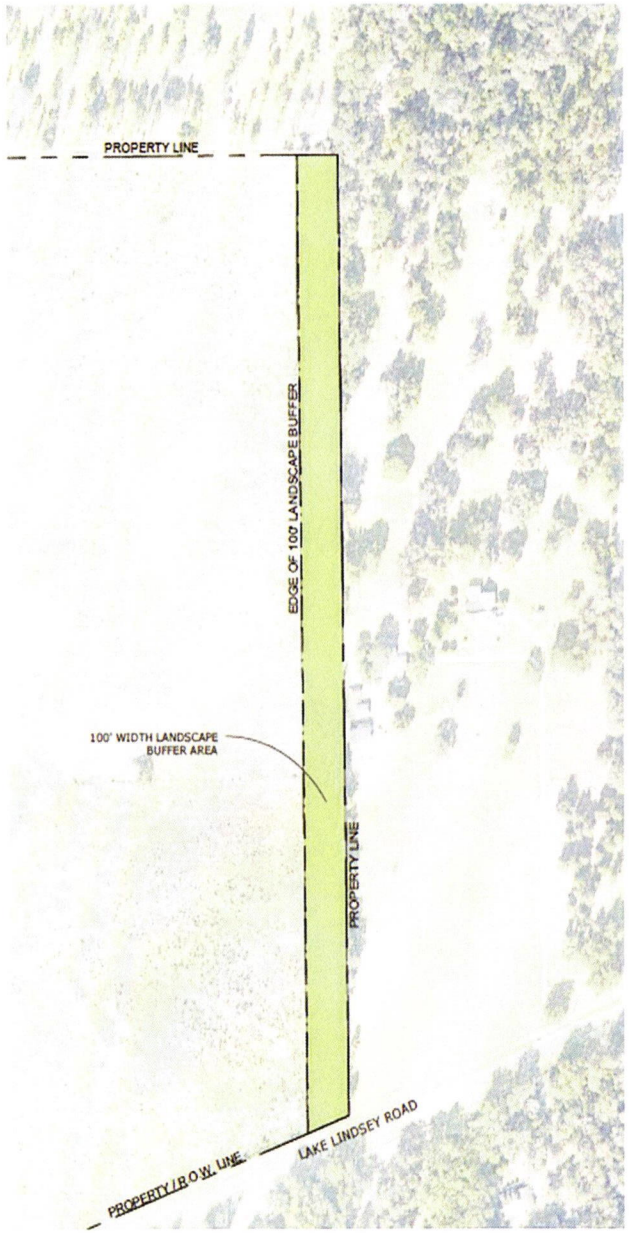
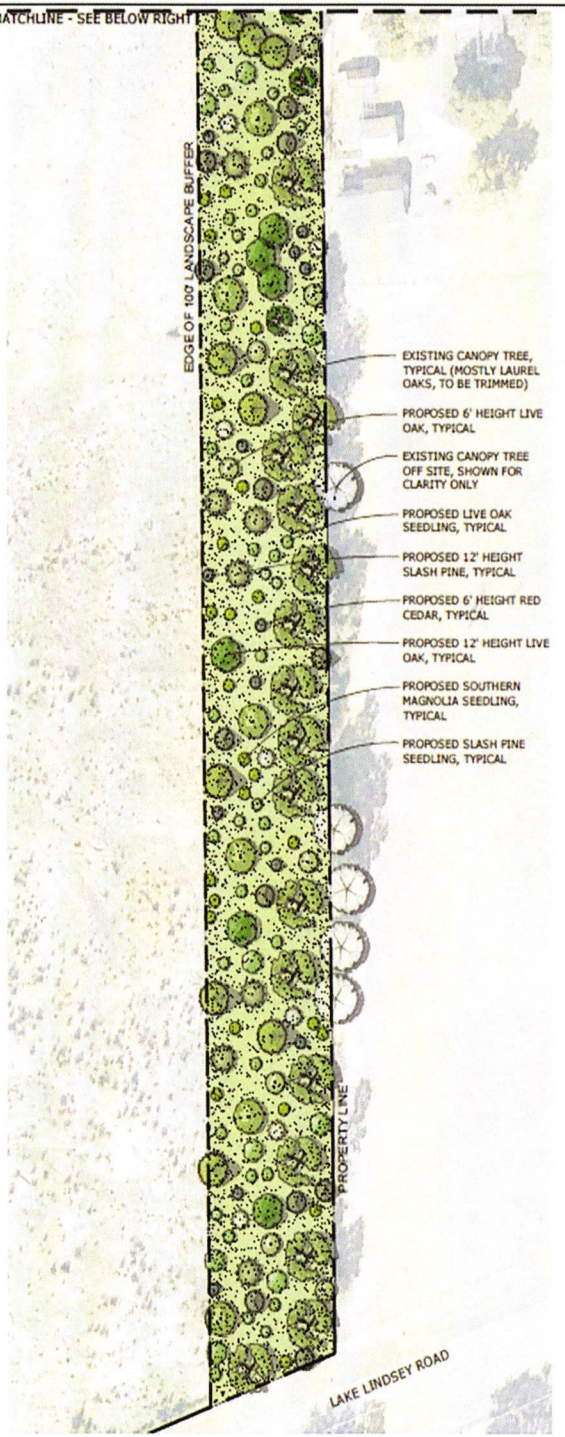
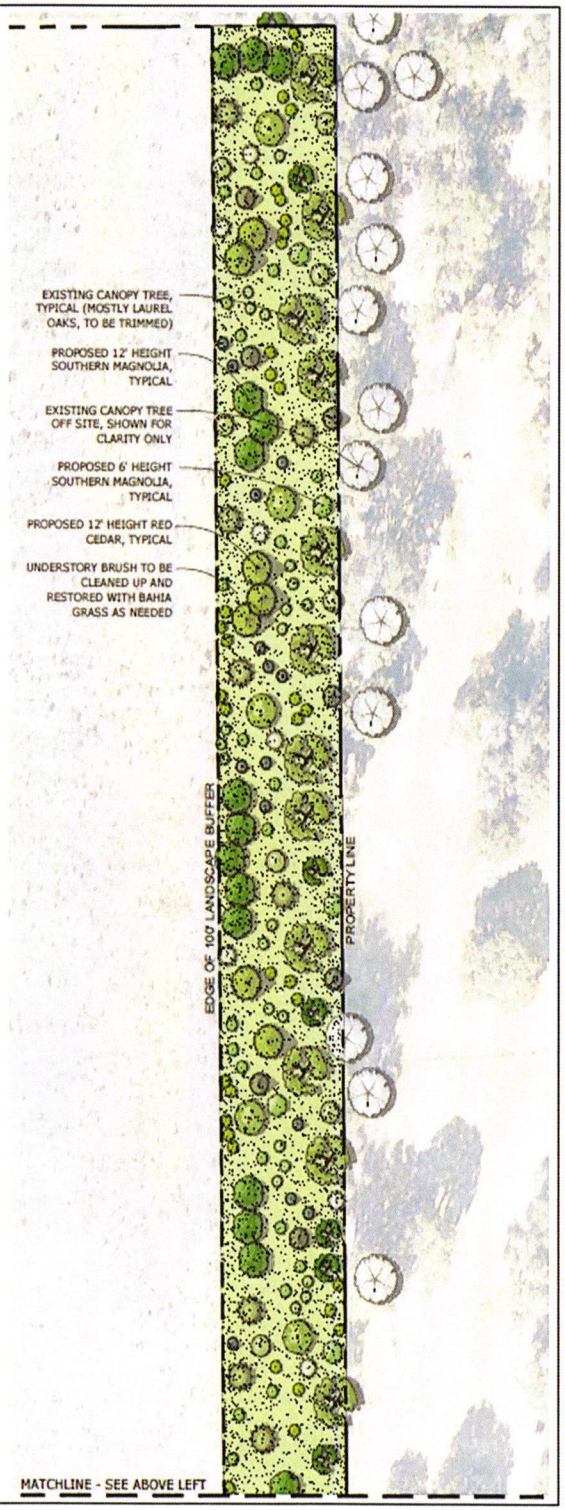


EASTERN BOUNDARY BUFFER AREA (SCALE: 1" = 300')



EASTERN BOUNDARY SCHEMATIC LANDSCAPE DESIGN
(SCALE: 1" = 100')



EASTERN PROPERTY BUFFER DETAILS

LAKE LINDSEY GOLF CLUB (GOLD DUST FARMS)

Coastal

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SHEET 3

23112

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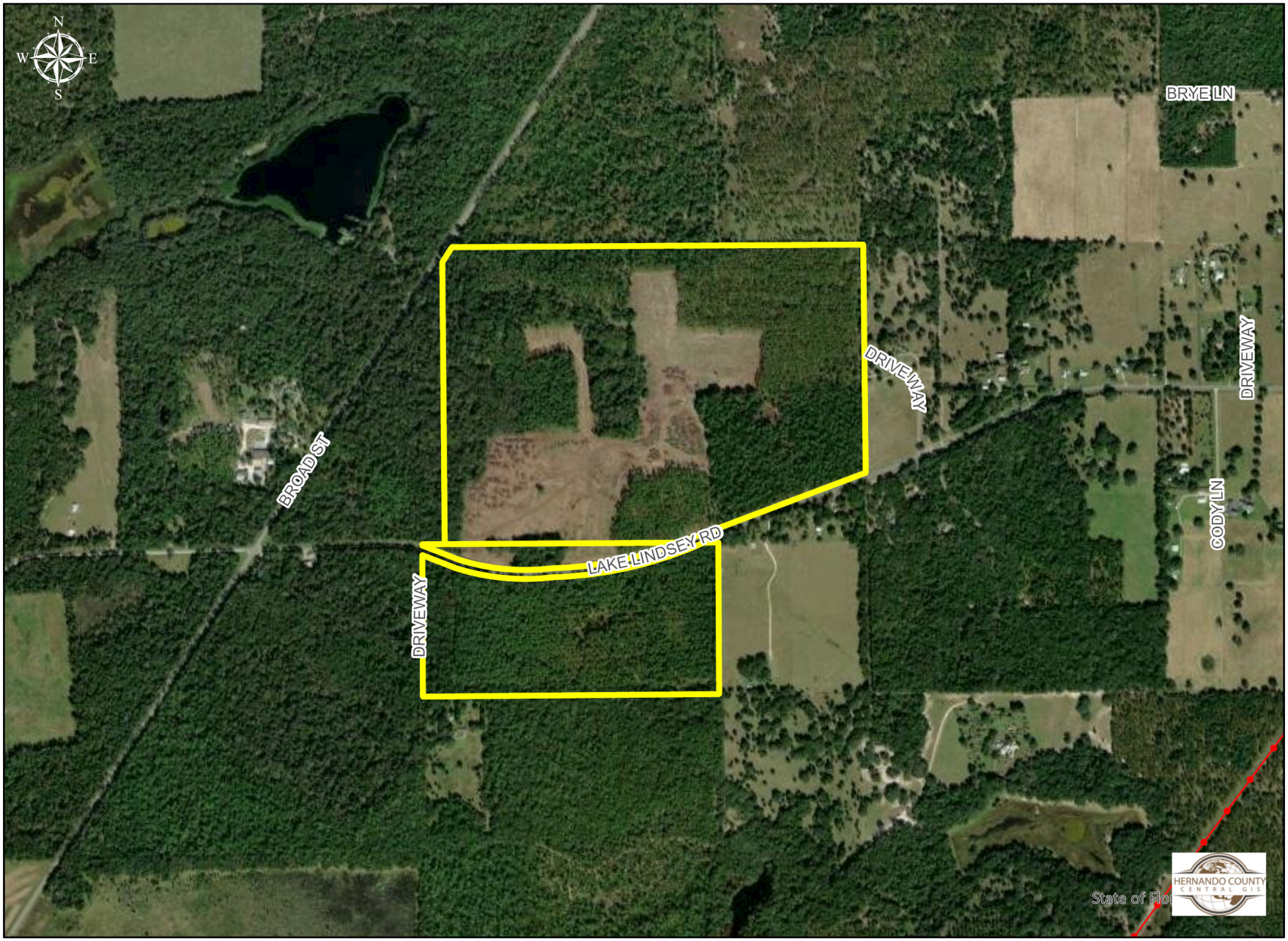
H-24-20

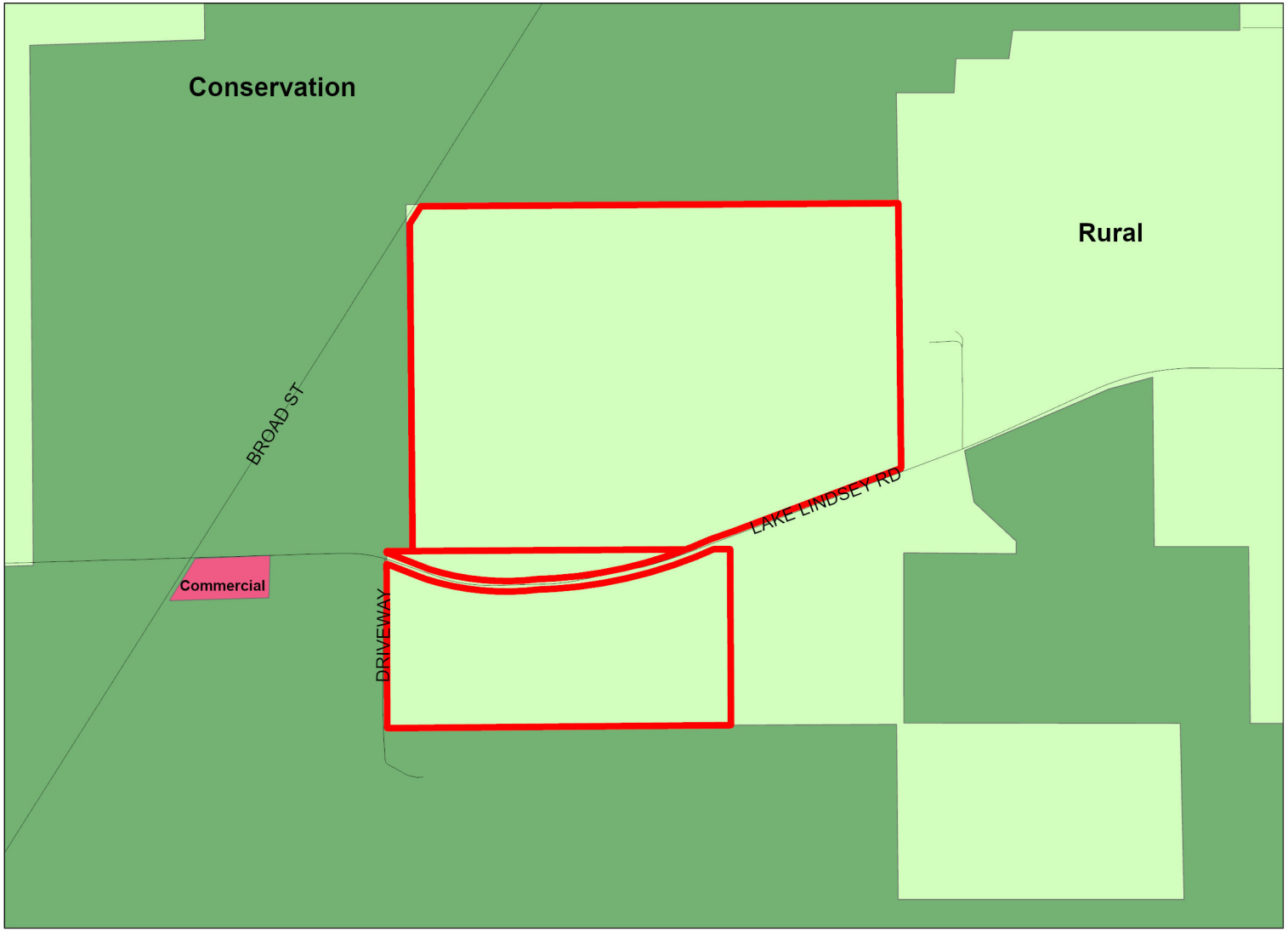
Photo date: 2023

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-24-20
Version Date: 12/09/2022



H-24-20
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

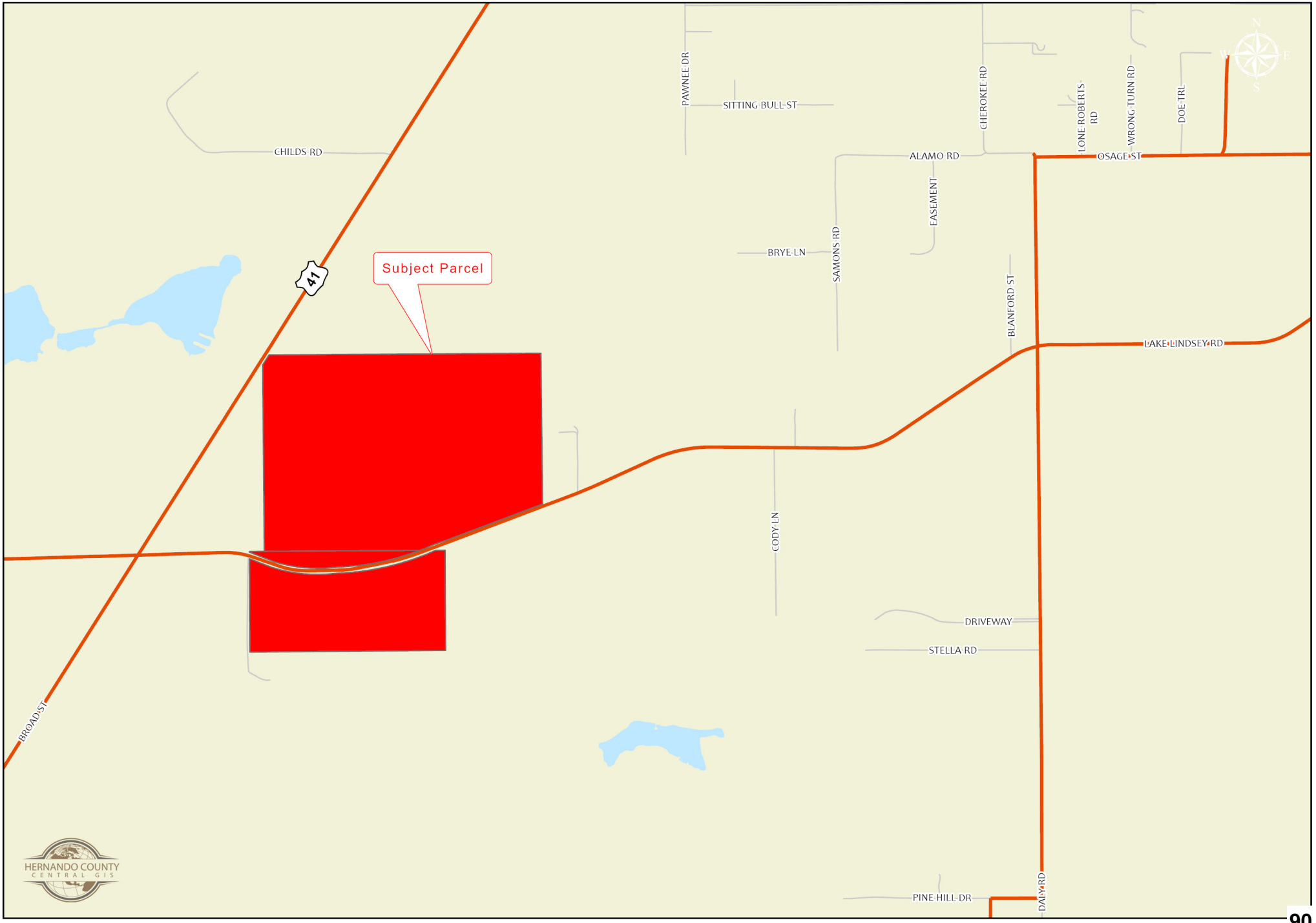
N W E S

Date of mapping: 05/31/2024

HERNANDO COUNTY CENTRAL GIS

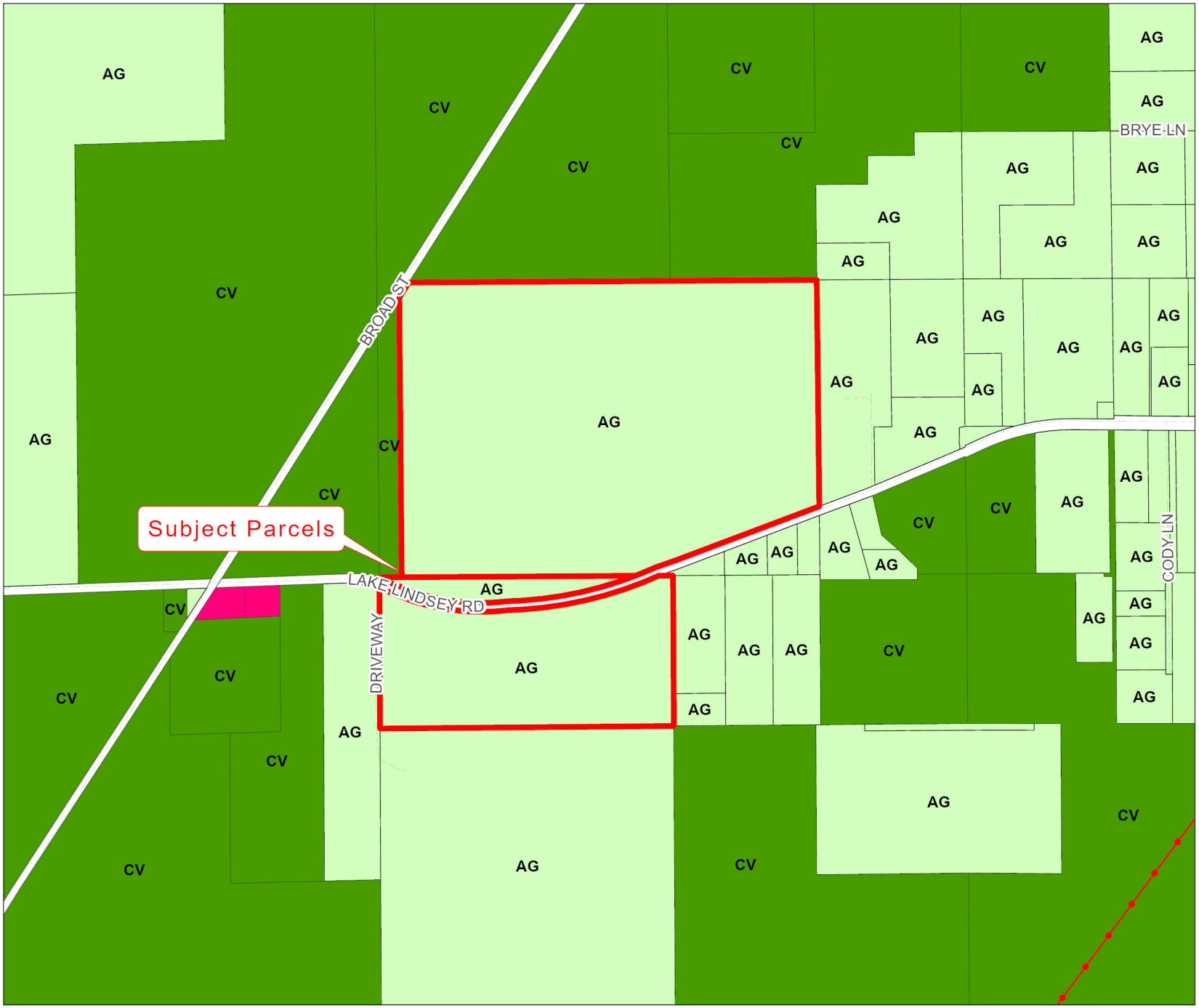
H-24-20 AREA MAP

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-24-20

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.

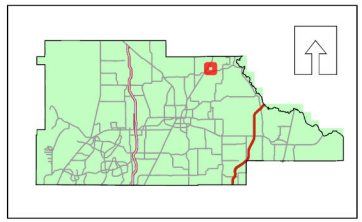


HERNANDO COUNTY
CENTRAL GIS

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: 05/31/2024

0 0.1 0.2 0.4 0.6 0.8 Miles

VERIFIED DECLARATION OF
JOSEPH M. MASON, JR., AS MANAGING PARTNER OF
GOLD DUST FARMS, A FLORIDA GENERAL PARTNERSHIP

The undersigned, JOSEPH M. MASON, JR. (the "**Declarant**") under penalty of perjury, declares, deposes, and says:

1. Gold Dust Farms, a Florida general partnership ("**Gold Dust Farms**" and/or the "**Partnership**"), was formed pursuant to that certain *Gold Dust Farms General Partnership Agreement* dated effective as of August 31, 1987 (the "**Partnership Agreement**").

2. Pursuant to Paragraph 8., of the Partnership Agreement, the undersigned, Joseph M. Mason, Jr., was designated as, and continues to be, the Managing Partner of Gold Dust Farms.

3. As its Managing Partner, the undersigned had, and continues to have, full and complete authority to sign, on behalf of the Partnership, the *Hernando County Zoning Amendment Petition* (the "**Petition**") filed by Society Hill Capital Partners LLC, Hernando County Department of Development Services File Nº H-24-20, both confirming ownership by Partnership of the lands subject to the Petition, and authorizing the filing of the Petition.

4. A true and correct copy both of the first page of the Partnership Agreement, confirming the formation of Gold Dust Farms, and of Page 5 thereof, confirming the designation of the undersigned as the Managing Partner of Gold Dust Farms, are attached hereto, with irrelevant and proprietary information redacted therefrom.

5. The averments of this Verified Declaration are made based upon the personal knowledge of Declarant.

VERIFICATION

The undersigned, JOSEPH M. MASON, JR. (the "**Declarant**"), on September 12, 2025, does HEREBY DECLARE, pursuant to §92.525(1)(b), *Fla. Stat.*, and under penalties of perjury, that the Declarant has read the foregoing *Verified Declaration of Joseph M. Mason, Jr., as Managing Partner of Gold Dust Farms, a Florida General Partnership*, and verifies that the facts stated therein are true, to the best of the Declarant's knowledge and belief.

JOSEPH M. MASON, JR., Declarant
101 South Main Street
Brooksville, Florida 34601-3336

JMM/csl\GDF091025-DEC.wpd

GOLD DUST FARMS GENERAL PARTNERSHIP AGREEMENT

This is a General Partnership Agreement (the "Agreement") dated as of the 31st day of August, 1987, among those persons who become signatories to a duly executed counterpart of this Agreement.

1. Formation, Name and Office.

A. Formation. The signatories to the Agreement organize a General Partnership (the "Partnership") under the Uniform Partnership Act of the State of Florida (the "Act"). The rights and obligations of the Partners will be determined by the Act, except as otherwise provided in the Agreement.

B. Name. The Partnership shall operate under the name of Gold Dust Farms.

C. Office. The office of the Partnership shall be located at 101 South Main Street, Brooksville, Florida 34601, or at such other place as shall be determined by the Executive Committee from time to time.

2. Term. The Partnership shall commence on August 31, 1987, and shall continue until terminated as provided in this Agreement.

3. Principal Business. The principal business of the Partnership will be the owning, developing, operating, leasing and otherwise dealing with real and personal property of any kind or description. In this connection, the Partnership may engage in any and all other activities as may be necessary, incidental or convenient to carry out the principal business of the Partnership.

4. Partners. The names and addresses of the Partners are listed on Exhibit A to this Agreement. Further, the Partners are divided into Groups One, Two and Three for purposes of selections of members of the Executive Committee, and such groups are reflected in Exhibit A.

8. Powers and Duties of the Partners.

A. Managing Partner. The day-to-day affairs of the Partnership shall be handled by the Managing Partner, Joseph M. Mason, Jr. If at any time Joseph M. Mason, Jr. is unable or unwilling to serve as Managing Partner, the successor Managing Partner shall be the individual appointed by the Executive Committee.

B. Removal of Managing Partner. The Executive Committee may remove the Managing Partner at any time. In such event, the successor Managing Partner shall be the person appointed by the Executive Committee.

C. Record Keeping. The Managing Partner shall keep or cause to be kept full records of each transaction of the Partnership and shall maintain such records in the manner set forth in paragraph 11.

D. Bank Accounts. The Managing Partner shall cause the funds of the Partnership to be deposited in one or more of such bank accounts as he shall designate and withdrawals in the day-to-day affairs of the Partnership shall be made upon his signature, or upon such other signature as the Executive Committee shall authorize.

E. Liability of the Managing Partner. The Managing Partner shall not be liable to the Partnership or to any Partner for any mistake or error in judgment or for any act or omission believed in good faith to be within the scope of authority conferred by this Agreement. The Managing Partner shall be liable only for acts and/or omissions involving intentional wrongdoing.

F. Compensation. The Managing Partner shall receive no compensation for his services, but shall be reimbursed by the Partnership for out-of-pocket expenses incurred on behalf of the Partnership.

JOSEPH M. MASON, JR.*

* ALSO ADMITTED IN:
THE DISTRICT OF COLUMBIA

LAW OFFICES OF
MCGEE & MASON
PROFESSIONAL ASSOCIATION
101 SOUTH MAIN STREET
POST OFFICE BOX 1900
BROOKSVILLE, FLORIDA 34605-1900
TELEPHONE: (352) 796-0795
FACSIMILE: (352) 796-0235
WRITER'S DIRECT E-MAIL ADDRESS:
JOEMASON@MCGEEMASONLAW.COM

RICHARD E. MCGEE, SR.
(1916 - 2005)

PLEASE REPLY TO
POST OFFICE BOX

October 1, 2025

Florida Department of State
Division of Corporations
2415 Monroe Street, Suite 810
Tallahassee, Florida 32303-4112

Via UPS Overnight

Re: Gold Dust Farms, an unregistered Florida General Partnership

Gentlemen:

Enclosed you will find a fully executed *Partnership Registration Statement* and *Cover Letter* for Gold Dust Farms, a heretofore unregistered Florida General Partnership. Please file the same to complete the registration of the partnership with your office.

Also enclosed is a fully executed *Statement of Partnership Authority* and *Cover Letter* for filing with regard to Gold Dust Farms. Since the *Partnership Registration Statement* must be filed prior to the filing of the *Statement of Partnership Authority*, please clock-stamp the *Statement of Partnership Authority* at least one minute after clock-stamping the *Partnership Registration Statement*.

Please provide us with a certified copy both of the *Partnership Registration Statement* and of the *Statement of Partnership Authority*. Further, please provide us with a *Certificate of Status* for the Partnership Registration.

In addition, please find our check for your fee regarding the above-referenced matters. The check is in the amount of $188.75, and covers the $50.00 charge for the *Partnership Registration Statement*, the $25.00 charge for the *Statement of Partnership Authority*, the $52.50 charge for each of the certified copies of those documents, and the $8.75 charge for the *Certificate of Status*.

Please forward the certified copies and Certificate of Status to me at Post Office Box 1900, Brooksville, Florida 34605-1900. In the meantime, if you have any questions regarding this matter, or if you need any further information regarding the same, please let me know.

Very sincerely yours,

JOSEPH M. MASON, JR.

JMM/lls\GDF100125.P-LTRSS.wpd
Enclosures (3)

GP

(For Office Use Only)

COVER LETTER

TO: Reinstatement Section
Division of Corporations

SUBJECT: Gold Dust Farms, a Florida General Partnership
(Name of Partnership)

The enclosed Partnership Registration Statement and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Joseph M. Mason, Jr., Managing Partner
(Name of Person)

McGee & Mason, P.A.
(Firm/Company)

Post Office Box 1900
(Address)

Brooksville, Florida 34605-1900
(City/State and Zip Code)

For further information concerning this matter, please call:

Joseph M. Mason, Jr. at (352) 796-0795
(Name of Person) (Area Code & Daytime Telephone Number)

Mailing Address:
Reinstatement Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Reinstatement Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

PARTNERSHIP REGISTRATION STATEMENT

1. Gold Dust Farms, a Florida General Partnership
(Name of Partnership)

2. Florida/Hernando County
(State/County of Formation)

3. 59-2878709
(FEI Number)

4. 101 South Main Street, Brooksville, Florida 34601-3336
(Street Address of Chief Executive Office)

5.

101 South Main Street, Brooksville, Florida 34601-3336
(Street Address of Principal Office in Florida, if applicable)

6. In accordance with s. 620.8105(1)(c)(1 & 2), Florida Statutes, required partner information is provided in one of the following options:

☐ Attached is a list of the names and mailing addresses of ALL partners and Florida Registration Numbers, if other than individuals, **or:**

☒ The name and street address of the agent in Florida who shall maintain a list of the names and addresses of all partners:

NAME & FLORIDA STREET ADDRESS OF FLORIDA AGENT	**IF OTHER THAN INDIVIDUAL, FLORIDA REGISTRATION NUMBER**
Joseph M. Mason, Jr., Managing Partner	
101 South Main Street	
Brooksville, Florida 34601-3336	

If any of the partners are other than individuals, its entity name and Florida Registration Number must be listed below:

Partner Entity Name	Florida Document Number

7. Effective date, if other than the date of filing: _____.
(Effective date cannot be prior to the date of filing nor more than 90 days after the date of filing.)

NOTE: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

The execution of this statement constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

We are aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, F.S.

Signed this 1st day of October, 2025.

Signatures of TWO Partners: _____

_____

Typed or printed names of partners signing above: Joseph M. Mason, Jr.

Robert A. Buckner

Filing Fee:	$50.00
Certified copy:	$52.50 (optional)
Certificate of Status:	$ 8.75 (optional)

Division of Corporations P.O. Box 6327 Tallahassee, FL 32314

GP

(For Office Use Only)

COVER LETTER

TO: Reinstatement Section
Division of Corporations

SUBJECT: Gold Dust Farms, a Florida General Partnership
(Name of Partnership)

DOCUMENT NUMBER: _____

The enclosed Statement of Partnership Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Joseph M. Mason, Jr., Managing Partner
(Name of Person)

McGee & Mason, P.A.
(Firm/Company)

Post Office Box 1900
(Address)

Brooksville, Florida 34605-1900
(City/State and Zip Code)

For further information concerning this matter, please call:

Joseph M. Mason, Jr. at (352) 796-0795
(Name of Person) (Area Code & Daytime Telephone Number)

Mailing Address:
Reinstatement Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Reinstatment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

CR2E072 (6/17)

STATEMENT OF PARTNERSHIP AUTHORITY

Pursuant to section 620.8303, Florida Statutes, this partnership submits the following statement of partnership authority:

(Note: A statement of partnership authority cannot be filed with the Florida Department of State unless a partnership registration was previously filed and is of record with this office.)

FIRST: The name of the partnership is: Gold Dust Farms, a Florida General Partnership

SECOND: The partnership was registered with the Florida Department of State on TBD and assigned registration number GP TBD .

THIRD: The names and addresses of the partners authorized to execute an instrument transferring real property held in the name of the partnership are:

Joseph M. Mason, Jr.	101 South Main Street, Brooksville, Florida 34601-3336
Robert A. Buckner	101 South Main Street, Brooksville, Florida 34601-3336
James H. Kimbrough, Jr.	101 South Main Street, Brooksville, Florida 34601-3336
John Thomas Bronson	101 South Main Street, Brooksville, Florida 34601-3336

(Please list additional partners on attachment, if necessary)

FOURTH: If applicable, state or include the authority, or limitations on the authority, of any of the partners to enter into other transactions on behalf of the partnership, and any other matter:

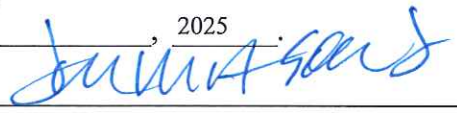
Names and addresses of Partners:	**Statement of Authority or Limitation of Authority:**
Joseph M. Mason, Jr. (same address as above)	Any one (1) of the listed Partners is authorized to
Robert A. Buckner (same address as above)	execute all documents relating to use, development,
James H. Kimbrough, Jr. (same address as above)	and/or transfer of the Partnership's property,
John Thomas Bronson (same address as above)	provided, however, execution by Messrs. Mason,
	either Buckner or Kimbrough, and Bronson is
	required for the instrument of title transfer.

(Please list additional partners on attachment, if applicable.)

FIFTH: Effective date, if other than the date of filing: _____.
(Effective date cannot be prior to the date of filing nor more than 90 days after the date of filing.)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

The execution of this statement constitutes an affirmation under the penalties of perjury that the facts stated herein are true.

I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, F.S.
Signed this 1st day of OCTOBER, 2025.

Signatures of a partner or authorized person: 

Typed or printed name of person signing above: Joseph M. Mason, Jr., Managing Partner

NOTE: A FILED STATEMENT OF PARTNERSHIP AUTHORITY IS CANCELED FIVE YEARS AFTER THE DATE ON WHICH THIS STATEMENT, OR THE MOST RECENT AMENDMENT, WAS FILED WITH THE DEPARTMENT OF STATE.

Filing Fee:	$25.00
Certified copy:	$52.50 (optional)
Certificate of Status:	$ 8.75 (optional)

Division of Corporations P.O. Box 6327 Tallahassee, FL 32314

History of
Gold Dust Farms

The Gold Dust Farms property has been owned by the Hale/McKethan family for almost 150 years. The aggregation of what became approximately 650 acres began in 1883 when the property now known as Gold Dust Farms, together with other properties, was acquired by John Joseph "J.J." Hale from the Estate of John F. Baker, whose other Hernando County holdings became Florida Rock Industries. It should be noted that there are high quality rock reserves on the property.

That portion of the Hale properties now known as Gold Dust Farms was cultivated into citrus groves, including tangerines, grapefruit, and oranges. The hard freezes of the late 1890s devastated the groves, along with much of the other citrus industry in Hernando County.

The groves were replanted, but the experience dissuaded the Hale family from cultivating the remainder of their property. They continued to hold the property in its undisturbed condition.

J.J. Hale was married to Dorothy Brooks "Dolly" Ederington, a daughter of Francis Higgins "Frank" Ederington and Precious Ann Nevitt Ederington. Upon their deaths the property devolved to their three children, Clarence, Hugh, and Mary Alice. Eventually, Clarence and Hugh deeded their interest in the property to their sister, who by then had married William M. McKethan.

The McKethan family continued to operate citrus groves on the Gold Dust Farms property, through several freezes and replantings. The remainder of the property was left undisturbed.

Upon the death of Will McKethan, the family made the final decision that the remainder of the Hale/McKethan family holdings would not be cultivated into citrus groves, or otherwise developed. In order to preserve the pristine nature of the property, Alice Hale McKethan, in 1936, conveyed the approximately 350 undeveloped acres to the United States Department of Agriculture, which later conveyed it to the State of Florida. That property included the lake now known as McKethan Lake, on the west side of US-41.

The approximately 300 cultivated acres known as Gold Dust Farms was continued in citrus production until the hard freezes of the early 1980s. Those freezes essentially killed the Hernando County citrus industry, including the Gold Dust Farms groves.

After the freezes of the early 1980s, Gold Dust Farms was planted in pine trees, which have been periodically harvested. The last harvest occurred in 2023, with replanting beginning in 2024.

Gold Dust Farms partnership is now owned by second and third generation descendants of Alice Hale McKethan, as its partners. The family has continued the tradition of being responsible stewards of the property, using it for timber management and recreational hunting, in a manner that does not adversely affect the area in which it is located, much less the surrounding properties.

Over the years, the family has had ample opportunity to sell the property for development into small rural lots, or to do so itself, but has resisted that temptation. However, in recent years, the partnership has grown to twenty-one (21) partners, and continues to grow with each passing generation. As a result, the family recently has considered either selling, or itself developing, the property for conversion to small rural lot single-family residences.

Fortunately, in 2024 the family was approached by Justin Wilson with a proposal to purchase the property for use as a high-end limited membership national golf club, without any single-family residential development. After considering that proposal, it was the family's belief that a golf course, with only limited private lodging overnight accommodations, for members only, is a much better alternative for the property than would be the development of 50 to 100 single-family residential lots, and the offer was accepted.

JMM/lls\GDF100725-History.rev2.wpd

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF HERNANDO

Before me, the undersigned authority, personally appeared **JOSEPH M. MASON, JR.**, hereinafter referred to as **AFFIANT**, who, after being duly sworn, deposed and said as follows:

1. GOLD DUST FARMS, a Florida general partnership (**GOLD DUST FARMS**), is a general partnership that has not filed a *Partnership Registration Statement*, under §620.8105, *Fla. Stat.*, with the Florida Department of State, Division of Corporations (also known as Sunbiz).

2. Pursuant to the *Gold Dust Farms General Partnership Agreement*, AFFIANT is the managing partner of GOLD DUST FARMS, with full authority to execute documents on its behalf.

3. In that regard, AFFIANT, as managing partner of GOLD DUST FARMS, has executed, for GOLD DUST FARMS as the applicant, the *Hernando County Zoning Amendment Petition* to which a copy of this *Affidavit* is attached.

FURTHER AFFIANT SAYETH NAUGHT.

By:_____
JOSEPH M. MASON, JR., Affiant, individually and as the Managing Partner of Gold Dust Farms
Date Signed: March 04, 2024

STATE OF FLORIDA
COUNTY OF HERNANDO

BEFORE ME, the undersigned authority, on March 04, 2024, personally appeared JOSEPH M. MASON, JR., who, after being duly sworn, verified that: he is the Managing General Partner for GOLD DUST FARMS; he has read and signed the above *Affidavit*, both individually, and as the said Managing Partner; the allegations thereof are true and correct to the best of his information, belief, and knowledge. Said person is either (X) personally known to me, or (___) has produced identification satisfactory to me (if said person produced identification, same is described as follows: _____.

My Commission Number
and its Expiration Date is:

Notary Public State of Florida
Susan J Cribbs
My Commission HH 414503
Expires 7/20/2027

_____
(Print name) Susan J. Cribbs
Notary Public, State of Florida

JMM/lls\GOL030424-AFF.wpd

FLORIDA DEPARTMENT of STATE DIVISION OF CORPORATIONS

DIVISION of CORPORATIONS
an official State of Florida website

Return to Detail Screen

Filing History

GP2500000489 STATEMENT OF AUTHORITY PAGES: 1
FILED DATE: 10/03/2025
EXPIRATION DATE: 10/03/2030

Return to Detail Screen

Florida Department of State, Division of Corporations

FLORIDA DEPARTMENT of STATE DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

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Partner Information

Name & Address	FEI/EIN Number	Charter Number
MASON JR, JOSEPH M 101 SOUTH MAIN STREET BROOKSVILLE, FL 346013336	NONE	NONE
BUCKNER, ROBERT A 101 SOUTH MAIN STREET BROOKSVILLE, FL 346013336	NONE	NONE
KIMBROUGH JR, JAMES H 101 SOUTH MAIN STREET BROOKSVILLE, FL 346013336	NONE	NONE

Return to Detail Screen

Partnership Detail

General Partnership Name

GOLD DUST FARMS, A FLORIDA GENERAL PARTNERSHIP

Principal Address

101 SOUTH MAIN STREET
BROOKSVILLE, FL 346013336
Change Date: NONE

Filing Information

Document Number	GP2500000490
FEI/EIN Number	592878709
File Date	10/03/2025
State	FL
Total Pages	2
Pages in Original Filing	1
Current Partners	3
Cancellation Date	NONE
Status	ACTIVE
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

Registered Agent

MASON JOSEPH M
101 SOUTH MAIN STREET
BROOKSVILLE, FL 346013336

Document Images

GP2500000490 -- No image available
GP2500000489 -- No image available

Previous on List | Next on List | Return to List

Filing History | No Authority Info | Partner Info | No Name History

Partnership Name Search

Submit

Florida Department of State, Division of Corporations

LETTER OF AUTHORIZATION

Michelle Miller
Hernando County Planning Dept.
1653 Blaise Dr.
Brooksville, Fl. 34601

RE: Society Hill Capital Partners LLC
Rezoning – File No.: H-24-20

Dear Ms. Miller:

Please allow this to serve as a Letter of Authorization for Darryl W. Johnston, Esq., of Johnston Law Group, P.A., to represent Society Hill Capital Partners LLC in the application for rezoning in File No. H-24-20.

By:_____
Justin Wilson, as Manager

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument of sworn to and subscribed before me this 16th day October, 2025 by Justin Wilson, as manager, who is personally known to me.

Notary Public State of Florida
Cheney Hedrick
My Commission
HH 219319
Exp. 1/23/2026

_____
NOTARY PUBLIC

November 4, 2025

Hernando County
Board of County Commissioners

Hernando County Case No: H-24-20

Project Name: Lake Lindsey Golf Club (AKA Gold Dust Farms)

Developer/Owner: Society Hill Capital Partners, LLC

Coastal Engineering Associates Inc.

Application Overview

Request:	Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station.
Site Area:	292.2 Acres M.O.L.
General Location:	North side of Lake Lindsey Road, approximately 4,500’ east of US Hwy 41
Finding of Facts:	Staff found the proposed use is consistent with the County’s adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.

Aerial Image

Future Land Use

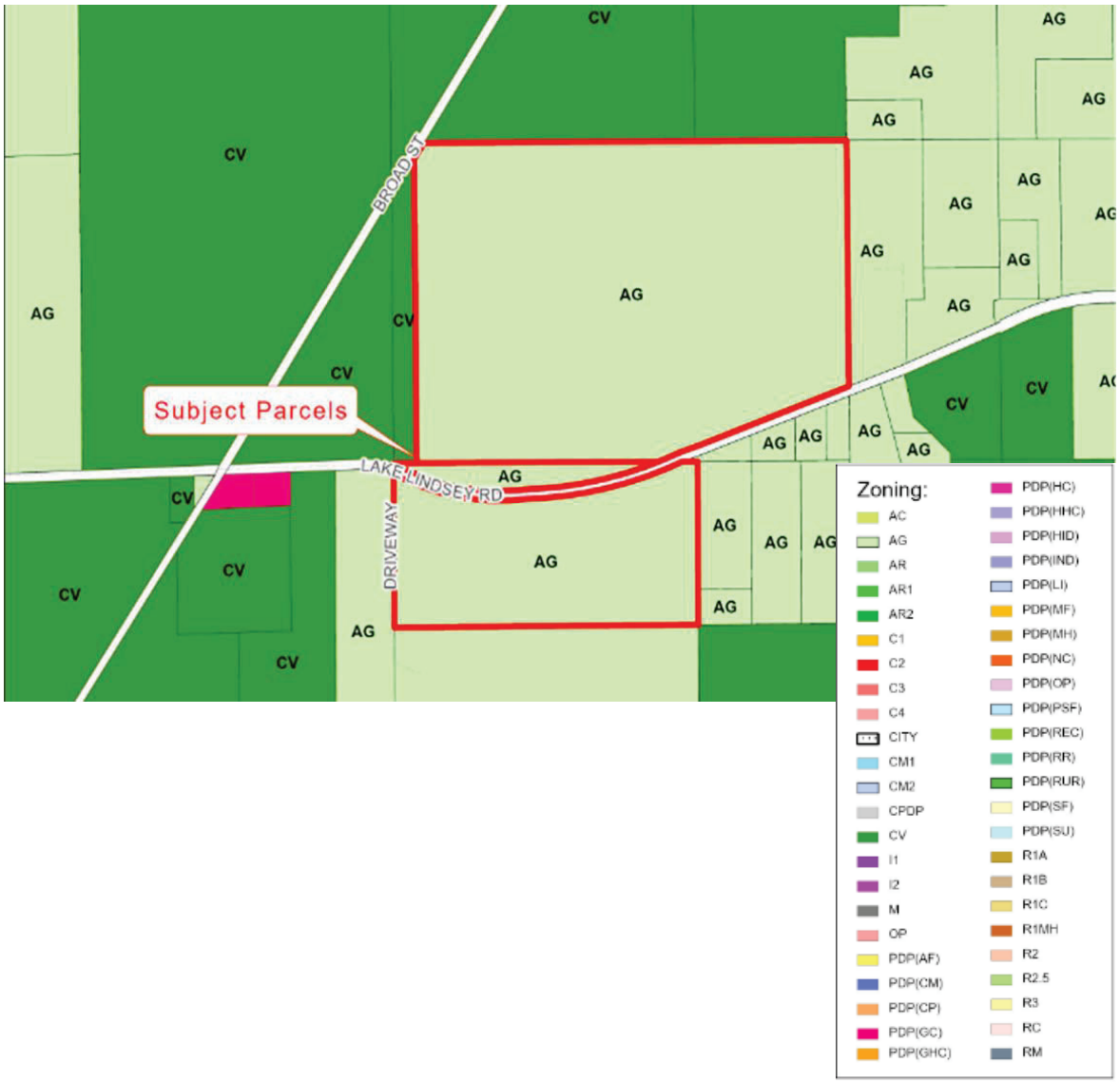
- The Future Land Use Map designates the property under the **Rural Category.**
- **Objective 1.04C** allows rural-character uses such as agriculture, recreation, agritourism, and low-density residential within the Rural Land Use Category.
- The Rural Category allows Recreation as a consistent land use.
- The requested golf course requires PDP(REC)/Planned Development Project (Recreation), an allowable use under the Rural Land Use Category.

Comprehensive Plan Consistency

Staff found the proposed use is consistent with the County's adopted Comprehensive Plan

Zoning Consistency

- Planned Development/Recreation zoning allows Golf Courses.
- Resort Style golf courses generally include transient short term accommodations accessory to the golf course.
- Planned Development /Resort Residential includes Recreation and Resort style housing as allowable uses through the Planned Development process.



Notable Changes

Fire Station Designation

- 5-acre site on the south side of Lake Lindsey Road designated for future County fire station.

South Side of Lake Lindsey Rd

- Picnic grounds
- 100-foot natural buffer
- Private hunting (members only)
- Passive recreation (e.g., hiking)
- 5-year purchase option granted to acceptable conservation entity

On-Site Lodging

- Eight (8) private buildings with 8 units each + 4 units in clubhouse
- Lodging available to members and guests only; no public access
- No subdivision of residential lots proposed

Clubhouse & Maintenance Facility

- Clubhouse ~10,000 to 15,000 SF
  - Meeting rooms, recreation areas, kitchen , and pro-shop
- Clubhouse open to members only
- Maintenance area may include cart barn, storage, pole barn, etc.

Access

- Primary access from Lake Lindsey Road (design pending County Engineer).
- Potential secondary access to US 41/Broad Street (dependent on land swap or Easement with State Division of Forestry and FWC approval).

- **Golf Course**
  - 18-Hole Course - Removed additional 12 holes South of Lake Lindsey
- **Defined “Edge” & Conservation**
  - 100-ft wide defined “edge” surrounding the development (except Lake Lindsey Rd).
  - Edge to remain passive recreation/open space and protected by conservation easement with third-party enforcement per F.S. 704.06(8).
  - Any changes require major Master Plan amendment
- **Environmental Commitments**
  - All on-site wetlands protected via conservation easement
  - 100-ft setbacks for perimeter and golf course
  - Vegetated berm along Lake Lindsey Rd: minimum 6 ft tall, 25 ft wide
- **Pedestrian Crossing**
  - Not required, but if constructed, must meet all County Engineer specs and be developer-funded.
- **Lighting**
  - Dark Sky Compliant fixtures

Misconceptions About the Proposed Project

Buildings vs Units –

- The Proposed Project will contain **8 residential buildings (Houses),** a Clubhouse, A Maintenance Building and small structures supporting golf and the Clubhouse.

- There are **Not 68 Buildings**. 68 Units are made up of Eight Bed Buildings (Similar to House without all of the Bonus Rooms) and Four bedrooms located in the Clubhouse.

Not "Spot Zoning" or "Urban Sprawl"

- **Functionally Related Use:** The golf course is an open space / recreational amenity that is compatible with the rural character and surrounding conservation lands.
  It is not a disconnected subdivision. **It is not a subdivision at all**

- **No Leap-Frog Infrastructure:** No Urban Sprawl with Private Well and Septic
  There is no requirement to extend urban services far beyond existing facilities.

- **A BY-RIGHT alternative (1 unit per 10 acres) which would result in ~30 scattered rural homes spread across the same tract**, with higher traffic per dwelling and less open space preservation.
  That pattern would be closer to "sprawl" than a single, integrated golf and open space design.

Size of Clubhouse & Related Facilities

- **Not 30,000 SF.** Anticipated to be approximately 10,000 to 15,000 SF. 30,000 SF is the anticipated amount of SF associated with the Clubhouse and associated buildings.

  ie: Clubhouse + Maintenance + Comfort Station, etc…

Benefits to the Community

- **Fire Station Site Donation** – Dedicated land to support essential public safety infrastructure.
- **Increased Tax Base** – Future landowners will contribute property taxes (no longer under agricultural exemption).
- **Preservation of Property** without residential subdivision.
- **Option to Purchase Property South of Lake Lindsey -** option granted to acceptable conservation entity
- **Job Creation** – Expected to hire ~40 full-time equivalent employees from Brooksville and Hernando County surrounding area.
- **Chinsegut Hill** - Donation to Chinsegut Hill for the renovation and modern update of cottages.
- **Youth Caddie Program** – Local students gain mentorship, work experience, and scholarship opportunities.
- **Support for Local Businesses** – Members and visitors dine at area restaurants and utilize nearby services.
- **Food Supply** - The course will support local vendors for food provisioning (beef, vegetables, cookies, etc.).
- **Public Safety Support** – Off-duty opportunities for Sheriff's Office and Fire Department personnel.
- **Hill Top Classic Charity Tournament** – Annual member/guest event with proceeds donated to local ch

Coastal Engineering Associates Inc.

Community

Per the County APO

10 Private Property Owners within 500 LF

- Excludes Florida Audubon and Forestry
- 3 of 10 Property Owners do not have a Brooksville Address listed as their primary Address

21 Private Property Owners within 1,500 LF

- Excludes Florida Audubon, Forestry, Florida A & M University, FDOT
- 7 of 21 Property Owners do not have a Brooksville Address listed as their primary Address

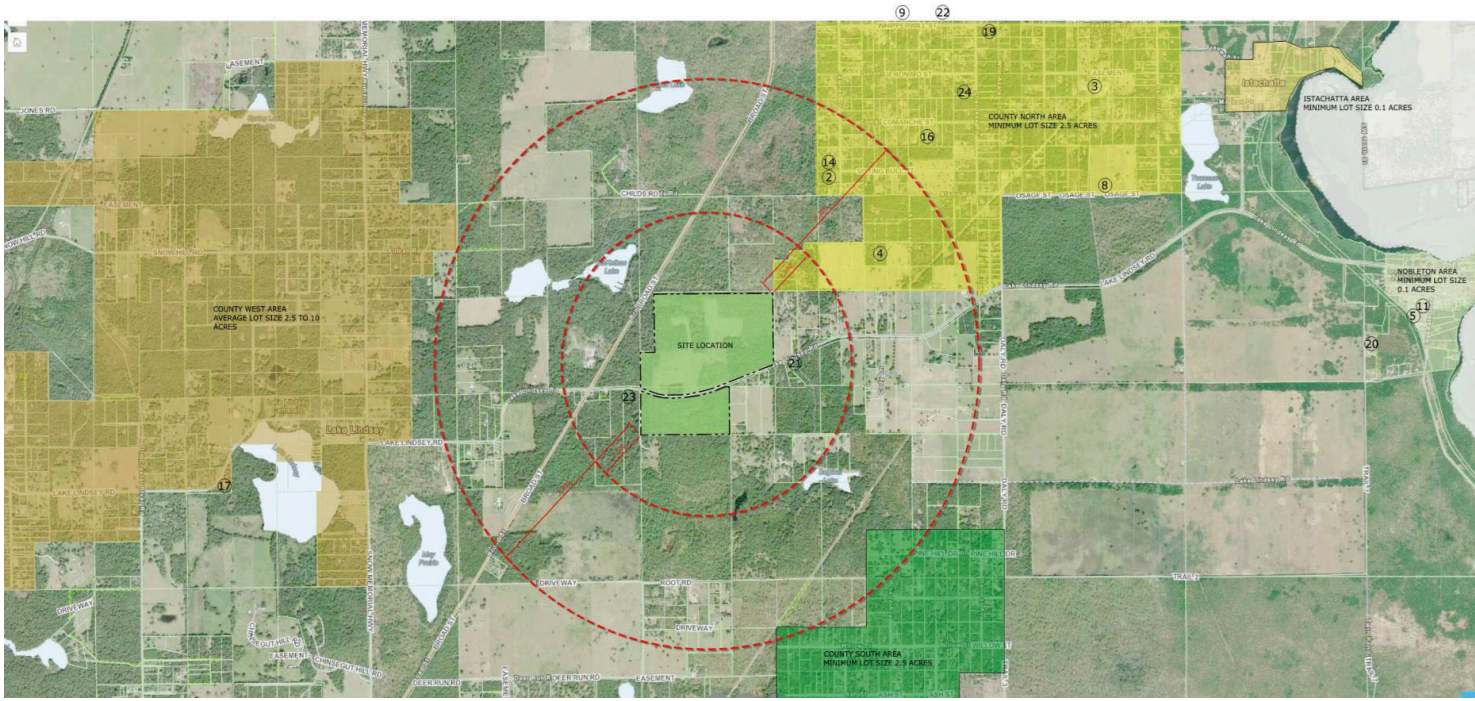
Per Public Comments

Approximately 25 People spoke at the P&Z about this project

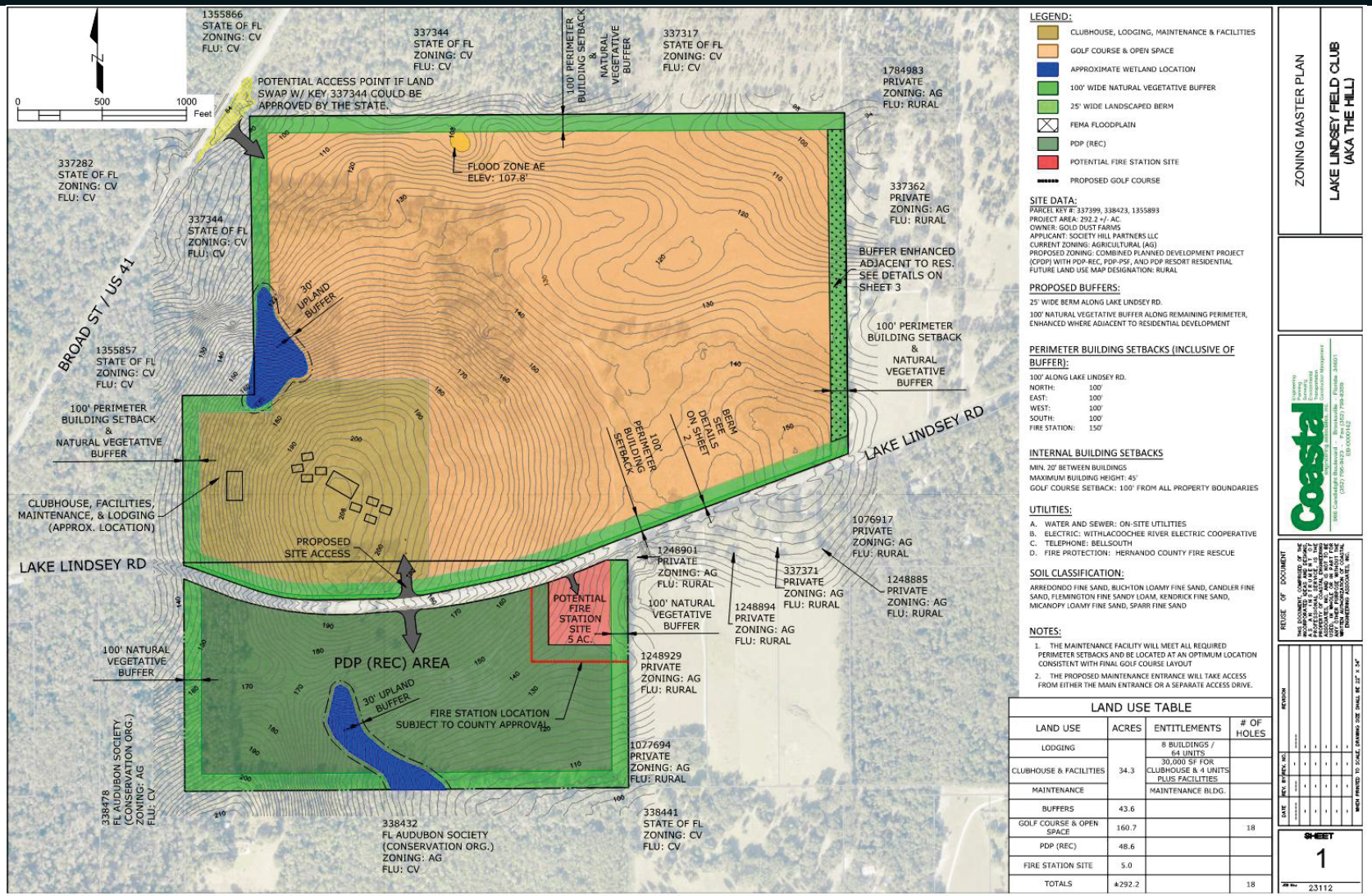
5 of 25 live within 5,280 LF of the Proposed Golf Club

HERNANDO COUNTY RESIDENTS THAT SPOKE TO THE PLANNING AND ZONING COMMISSION ON AUGUST 11, 2025	ADDRESS	LOCATION ON MAP
CAROL ECKENROTH		1 (NOT ON MAP)
LINDA MOREHOUSE	16025 PAWNEE DRIVE, BROOKSVILLE, FL 34601	2
CAROLYN YAKIMO-ALVELO	27106 COLASSA ROAD, BROOKSVILLE, FL 34601	3
CHRISTOPHER LEWIS	25550 BRYE LANE, BROOKSVILLE, FL 34601	4
DEBBIE EBERLE	29026 FIELDBROOK ST, NOBLETON, FL 34661	5
LISA HAMMOND	9133 BUNTING ROAD, WEEKI WACHEE, FL 34613	6 (NOT ON MAP)
MARY ANN HANCOCK-SHAW	606 MOLINE STREET, BROOKSVILLE, FL 34601	7 (NOT ON MAP)
DIANE BEDARD	27087 OSAGE COURT, BROOKSVILLE, FL 34601	8
KIMBERLY BELANGER	26077 WHIPPERWILL STREET, BROOKSVILLE, FL 34601	9
MICHAEL BELANGER	26077 WHIPPERWILL STREET, BROOKSVILLE, FL 34601	9
MATTHEW POLLARD		10 (NOT ON MAP)
VICTOR GUERRA	29060 FRIAR STREET, NOBLETON, FL 34661	11
NANCY EDWARDS	12344 CORVETTE LANE, WEEKI WATCHEE, FL 34614	12 (NOT ON MAP)

HERNANDO COUNTY RESIDENTS THAT SPOKE TO THE PLANNING AND ZONING COMMISSION ON AUGUST 11, 2025	ADDRESS	LOCATION ON MAP
JANET GRABOWSKI	11288 SAGAMORE STREET, SPRING HILL, FL 34609	13 (NOT ON MAP)
ROXANNA BUSH	16061 PAWNEE DRIVE, BROOKSVILLE, FL 34601	14
ROBERT MORGAN	1066 ARLANIE ROAD, BROOKSVILLE, FL 34604	15 (NOT ON MAP)
GARY BENJAMIN	26102 COMANCHE ST, BROOKSVILLE, FL 34601	16
BRYAN GREEN	22014 LAKE LINDSEY RD, BROOKSVILLE, FL 34601	17
CHARLES LEE	ADDRESS NOT GIVEN OR FOUND	18 (NOT ON MAP)
PATRICIA ZIRHUT	16388 CHEROKEE ROAD, BROOKSVILLE, FL 34601	19
CARMEN GUZMAN	15040 LUCILLES SHADY LN, NOBLETON, FL 34661	20
CAROL GREEN	25308 LAKE LINDSEY RD, BROOKSVILLE, FL 34601	21
BARRIE CHENA	26165 WHIPPERWILL ST, BROOKSVILLE, FL 34601	22
CHRISTINE ANDERBERG		23
PATRICIA SHOREY	16267 CHEROKEE ROAD, BROOKSVILLE, FL 34601	24



Master Plan



LEGEND:

- CLUBHOUSE, LODGING, MAINTENANCE & FACILITIES
- GOLF COURSE & OPEN SPACE
- APPROXIMATE WETLAND LOCATION
- 100' WIDE NATURAL VEGETATIVE BUFFER
- 25' WIDE LANDSCAPED BERM
- FEMA FLOODPLAIN
- PDP (REC)
- POTENTIAL FIRE STATION SITE
- PROPOSED GOLF COURSE

SITE DATA:
PARCEL KEY #: 337399, 338423, 1355893
PROJECT AREA: 292.2 +/- AC
OWNER: GOLD DUST FARMS
APPLICANT: SOCIETY HILL PARTNERS LLC
CURRENT ZONING: AGRICULTURAL (AG)
PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (CPDP) WITH PDP-REC, PDP-PSF, AND PDP RESORT RESIDENTIAL
FUTURE LAND USE MAP DESIGNATION: RURAL

PROPOSED BUFFERS:

25' WIDE BERM ALONG LAKE LINDSEY RD.

100' NATURAL VEGETATIVE BUFFER ALONG REMAINING PERIMETER, ENHANCED WHERE ADJACENT TO RESIDENTIAL DEVELOPMENT

PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):

100' ALONG LAKE LINDSEY RD.

NORTH:	100'
EAST:	100'
WEST:	100'
SOUTH:	100'
FIRE STATION:	150'

INTERNAL BUILDING SETBACKS

MIN. 20' BETWEEN BUILDINGS
MAXIMUM BUILDING HEIGHT: 45'
GOLF COURSE SETBACK: 100' FROM ALL PROPERTY BOUNDARIES

UTILITIES:

A. WATER AND SEWER: ON-SITE UTILITIES
B. ELECTRIC: WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE
C. TELEPHONE: BELLSOUTH
D. FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:

ARREDONDO FINE SAND, BLICHTON LOAMY FINE SAND, CANDLER FINE SAND, FLEMINGTON FINE SANDY LOAM, KENDRICK FINE SAND, MICANOPY LOAMY FINE SAND, SPARR FINE SAND

NOTES:

1. THE MAINTENANCE FACILITY WILL MEET ALL REQUIRED PERIMETER SETBACKS AND BE LOCATED AT AN OPTIMUM LOCATION CONSISTENT WITH FINAL GOLF COURSE LAYOUT
2. THE PROPOSED MAINTENANCE ENTRANCE WILL TAKE ACCESS FROM EITHER THE MAIN ENTRANCE OR A SEPARATE ACCESS DRIVE.

LAND USE TABLE

LAND USE	ACRES	ENTITLEMENTS	# OF HOLES
LODGING	34.3	8 BUILDINGS / 64 UNITS	
CLUBHOUSE & FACILITIES		30,000 SF FOR CLUBHOUSE & 4 UNITS PLUS FACILITIES	
MAINTENANCE		MAINTENANCE BLDG.	
BUFFERS	43.6		
GOLF COURSE & OPEN SPACE	160.7		18
PDP (REC)	48.6		
FIRE STATION SITE	5.0		
TOTALS	±292.2		18

ZONING MASTER PLAN

LAKE LINDSEY FIELD CLUB (AKA THE HILL)

Coastal Engineering Consultants, Inc. Engineering Planning Surveying Transportation Development
1888 Candlelight Blvd. Brooksville, Florida 34601
(352) 796-9423 - Fax (352) 799-8289
EB 0000142

REUSE OF DOCUMENT

This document, comprises of the acquisition, sole and exclusive property rights of the professional services rendered by the engineer. Reuse of this document in whole or part for any purpose without the written authorization of Coastal Engineering Associates, Inc. is prohibited.

DATE	REV. BY/REV. NO.	REVISION
-	-	-

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

SHEET
1

23112

Eastern Buffer Adjacent to Residential

EASTERN BOUNDARY BUFFER AREA (SCALE: 1" = 300')

Buffer Planting Plan Prepared by NRPS Foresters

Purpose

- Establish a visual buffer between the proposed golf course and neighboring properties
- Enhance wildlife habitat along the eastern property line

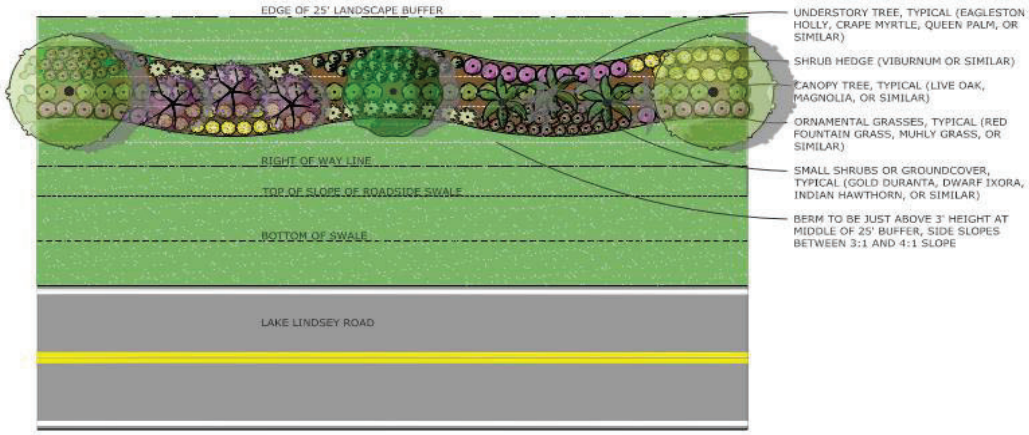
Existing Conditions

- Mature laurel oak trees form a continuous line on the eastern boundary
- Other species include live oak, pignut hickory, red cedar, longleaf pine, and black cherry
- Wider southern section (~50') contains trees on both sides of the boundary
- Interior includes natural and planted regeneration, including slash pine saplings

Recommendations

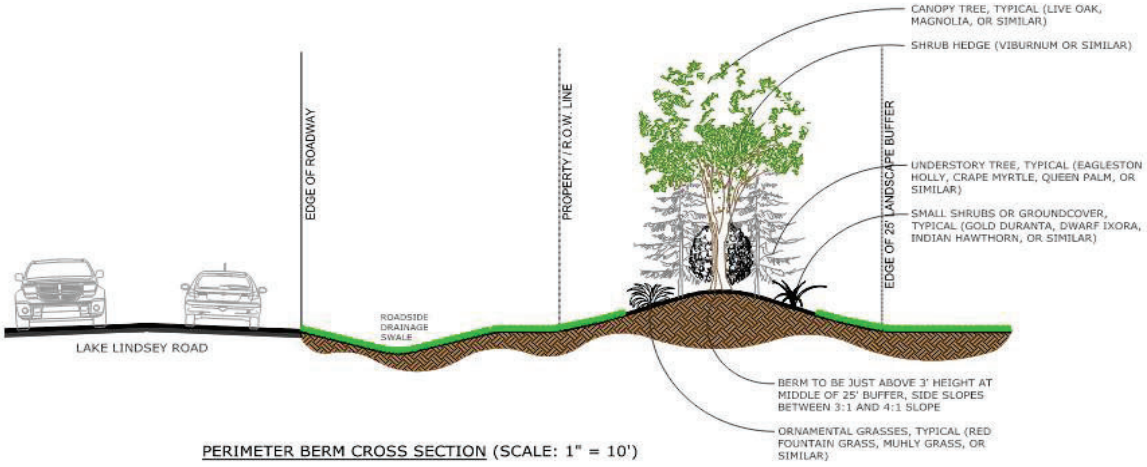
- Retain mature tree line; prune for health and structure
- Within 100' west of the property line:
  - Flag desirable young trees
  - Remove others using herbicide or mechanical methods
- Augment buffer with native species:
  - Live oak, longleaf/slash pine, red cedar, southern magnolia
  - Use tubelings, potted specimens, and B&B trees (10'+) once irrigation is available
- Plant evergreen and tardily deciduous trees for year-round coverage
- Seed or plant native understory species for biodiversity and wildlife value

Lake Lindsey Road Buffer

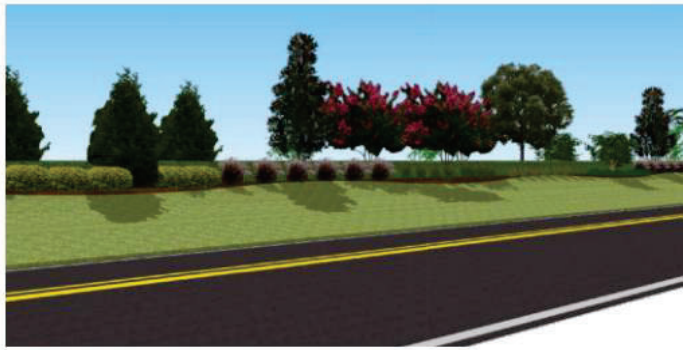


PERIMETER BERM PLAN VIEW (SCALE: 1' = 20')

PERIMETER BERM PERSPECTIVE



PERIMETER BERM CROSS SECTION (SCALE: 1" = 10')



PERIMETER BERM PERSPECTIVE

Club Facts

- Lake Lindsey Field Club will be a not-for-profit, member owned golf club with membership by invitation only.
- The club operates from mid-September to mid-June. The club functions as a private lodge and there are no private homes on the property.
- Amenities include a Clubhouse with a bar and dining area, men's and women's locker rooms, and a fitness room.
- The lodges each having eight guest rooms and large gathering rooms.
- ~300 total members
- It is expected that the majority of members are "national" and will fly in a few times a year to be picked up at the airport and not generate much traffic.
- 10,000 rounds of golf annually expected
- Average private course is close to 25,000 – 30,000 annual rounds
- ~40 full-time equivalent employees expected
- ~15 seasonal employees

Traffic

Lake Lindsey Golf Course – Operations & Traffic Summary

Private, Invitation-Only Club

- No public tee times, tournaments, or large group outings
- Limited daily play; match play format only

Low Traffic Generation

- ~10,000 rounds/year (vs. ~30,000 at public courses)
- Most members are out-of-state; use airport shuttles
- Typical visit = 2–3 days, reducing daily trip volume

Staffing & Operations

- 40 full-time + 15 seasonal employees
- Operates mid-September to mid-June
- Closed during summer months

TABLE 1

ESTIMATED PROJECT TRIP GENERATION (1)

Scenario	Land Use	ITE Land Use Code	Size	Daily Trip Ends	AM Peak Hour Trip Ends			PM Peak Hour Trip Ends		
					In	Out	Total	In	Out	Total
Proposed	Resort	330	68 Beds	152 (2)	8	3	11	6	8	14
Proposed	Golf Course	430	18 Holes	182 (3)	8	2	10	9	8	17
			Total	334	16	5	21	15	16	31
Approved	Single Family	210	30 DU's	333	6	19	25	20	12	32

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) Hotel trips reduced to account for type of facility - 0.5.
(3) Golf trips were reduced based on the estimated number of rounds per year. 10,000/30,000 = 0.33.

[No Title]

Structures

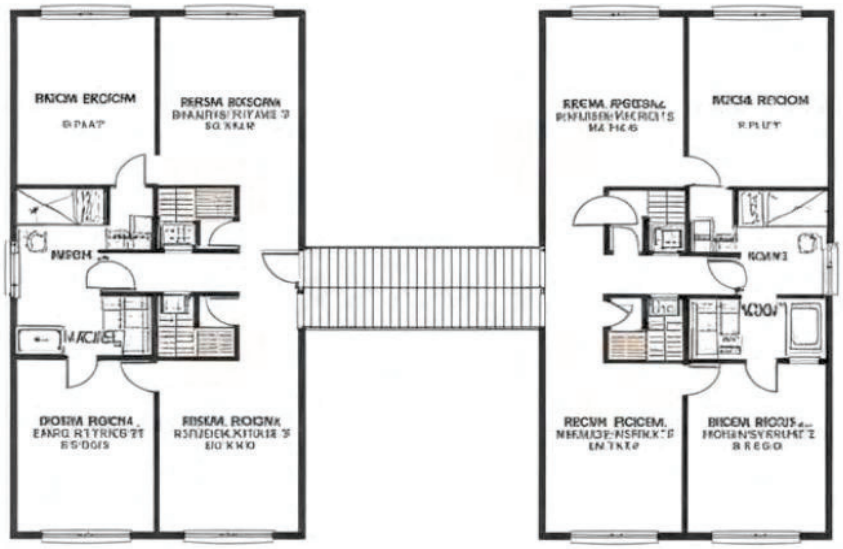
Clubhouse & Maintenance Facility

- Clubhouse approx. ~10,000 to 15,000 SF to include Meeting rooms, recreation areas, kitchen, and pro-shop
- Clubhouse open to members only
- Maintenance area may include cart barn, storage, pole barn, etc.
  - Planned to be generally located near clubhouse North of Lake Lindsey Rd

Unit Example

On-Site Lodging

- Eight (8) private buildings/houses with 8 beds each + 4 beds in clubhouse
- Lodging available to members and guests only; no public access
- No subdivision of residential lots proposed



Greener Golf Initiative - Meadows

Benefits of Meadow Integration

•**Land (292 Acres Total) –** The master plan includes **5 acres** reserved for a future fire station, 30 acres for clubhouse, cottages, and maintenance areas, and approximately 140 acres of managed golf turf. The remaining ~117 Acres will be comprised of 63 acres for active recreation and 54 acres will be preserved as natural vegetation and enhanced meadow areas featuring wild grasses and native flowers, forming the backbone of the site's low-intensity landscape.

•**Pollinator Habitat Creation –** Non-turf meadow zones will support Monarchs in the Rough and beekeeping programs, establishing connected habitats of milkweed, native grasses, and wildflowers for pollinators and other beneficial species.

•**Improved Turf Health –** Meadow placement around fairways increases airflow and sunlight exposure, reducing turf disease pressure and chemical inputs.

•**Soil & Water Benefits –** Deep-rooted grasses that enhance nutrient cycling and promote healthy soils. This can lead to improved water infiltration and reduced runoff and soil erosion, which can be particularly important for maintaining healthy turf on golf courses

•**Ecological & Community Value –** The integrated use of meadows demonstrates environmental stewardship, balances recreation with habitat restoration, and supports Audubon Cooperative Sanctuary Program goals.

Greener Golf Initiative – Biodiversity, Habitat & Wildlife Management

BEEKEEPING PROGRAM – INTEGRATION WITH GOLF COURSE LANDSCAPE

- Beehives can be established in **non-turf zones** such as meadow areas, natural buffers, or along course perimeters.
- Supports the **Audubon Cooperative Sanctuary** goals by enhancing habitat diversity and pollination.
- Healthy bee activity improves vegetation in **roughs, meadows, and native plant zones**, promoting ecological balance.

Course Integration & Safety

- Locating hives in **low-traffic maintenance areas** keeps bees safe and minimizes golfer interaction.
- Managed colonies reduce the risk of wild hives nesting in irrigation boxes or tree cavities.
- Incorporates beekeeping into the **overall landscape management plan** as a natural component of course ecology.

Course-Produced Honey

- Honey from on-site hives can be branded as a **unique product of the golf course environment**.
- Can be used for member gifts, pro shop sales, or marketing the course's **"sustainable by design"** approach.

Greener Golf Initiative – Water Usage

Commitment to state-of-the-art irrigation management

Significant Water Reduction

- Projected 48% reduction in total irrigation demand compared to regional golf course averages.
- Achieved by reducing irrigated acreage in non-play areas (roughs, landscaped zones).

Smart Technology & Precision Control

- Use of soil-moisture sensors, in-ground meters, and automated controls to irrigate only when and where needed.
- Prevents overwatering, minimizes runoff, and promotes healthier turfgrass.

Sustainable Resource Leadership

- Demonstrates responsible water stewardship and meets community expectations for conservation.
- Positions the Golf Club as a regional model for sustainable golf course design and operation.

TurfRad Moisture Mapping: Using water-saving devices such as moisture meters and in-ground sensors to measure and report soil moisture levels, enabling precise irrigation decisions that minimize water waste and ensure efficient use of resources.

Prizm Zoysia: An innovative turfgrass variety specifically bred for enhanced drought tolerance, allowing it to maintain optimal health and appearance with significantly reduced water requirements.

Reduced Turfgrass Areas: Reduce irrigated acreage in non-play areas such as roughs and landscaped zones.

Drainage & Stormwater Management

- **Compared to past property uses as a Citrus Farm and Planting and Harvesting Timber, the Golf Club's emphasis on sustainability offers the potential for fewer adverse water quality impacts. The significant increase in turfgrass, trees, and other vegetation compared to the site's current state will improve stormwater retention, reduce soil erosion, and filter runoff more effectively. Stormwater management will be a key focus of the golf course's design, with planned features such as bio-swales, vegetative buffers, retention ponds, and rain gardens. Notably, captured stormwater can be reused for irrigation, further enhancing resource efficiency and reducing reliance on external water sources.**
- **Design a pond with liner and vegetative buffers** to both treat stormwater and store it for irrigation use.
- **Select plants using IFAS trait-based tools**, targeting stability, habitat, and pollutant uptake across shoreline zones.
- **Use harvested stormwater responsibly**—balance irrigation benefits with proper nutrient and water management to avoid runoff or oversaturation.
- **Reduces groundwater withdrawals.**

Design & Permitting

Engineered liner (e.g., HDPE, clay, or composite) prevents infiltration and protects groundwater.

Designed per **Florida stormwater regulations** (F.A.C. Chapter 62-330).

Must meet **ERP (Environmental Resource Permit)** requirements via **SWFWMD** or **FDEP**.

Include sediment forebays and low-flow outlets to promote water quality.

Coastal Engineering Associates Inc.

Greener Golf Initiative – Sustainable Chemical Usage

Chemical use, including fertilizers and pesticides, is one of the most closely scrutinized aspects of golf course management.

Nutrient Management Plan – Refines fertilizer applications to prevent overuse and minimize nutrient runoff. Achieved by reducing irrigated acreage in non-play areas (roughs, landscaped zones).

- **Sustainable Fertility Practices** – Use slow-release or organic fertilizers, establish buffer zones, and repurpose on-site organic waste. Prevents overwatering, minimizes runoff, and promotes healthier turfgrass.
- **Integrated Pest Management (IPM)** – Prioritizes monitoring and prevention to reduce reliance on chemical controls. Positions the Golf Club as a regional model for sustainable golf course design and operation.
- **Environmental Tracking** – Utilize Cornell's EIQ framework and threshold-based applications to guide safe, data-driven pesticide use.

John Deer GPS Precision Sprayer: Utilizes advanced satellite technology and mobile RTK (real-time kinematic) navigation down to accuracy levels of 2.5cm to ensure the reliability of boundary maps and allow users to create spray coverage maps, which also eliminates overlaps and increases productivity.

What is the Conventional Reduced Risk Pesticide Program?

Managed by the EPA's Office of Pesticide Programs, this initiative expedites approval of pesticides that pose lower risk to human health and the environment. Promote safer, commercially viable alternatives to traditional pesticides such as neurotoxins, carcinogens, and groundwater contaminants. Supports integrated pest management (IPM) and environmentally responsible turf maintenance.– Reduces potential impacts on pollinators, wildlife, and water quality.

Sewer

Option 1: Aerobic Treatment Units (ATUs)

- Individual or clustered **advanced septic systems** using **aerobic treatment** to reduce BOD, TSS, and nitrogen.
- Can serve individual units or small clusters via shared drain fields.

Option 2: Wastewater Package Plant

- Small-scale **centralized treatment facility** permitted by **FDEP**.
- Ideal for clustered density or sites with unsuitable soils for onsite systems.

Requires:

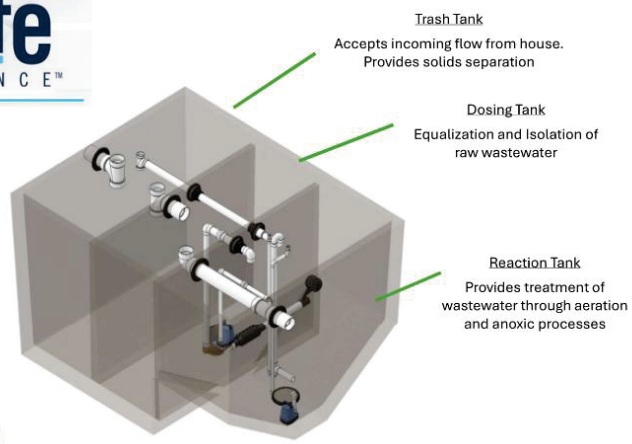
- **FDEP Domestic Wastewater Permit**
- **Florida-licensed PE design**
- **Certified Operator**, sampling, and DEP compliance reporting

Option 3: Distributed (Decentralized) Sewer

Low-pressure or STEP system with **grinder or septic tank effluent pumps** at each unit.

Reduces onsite treatment footprint while enabling centralized oversight.

OnSyte PERFORMANCE™



Coastal Engineering Associates Inc.

Portable Water Supply

Public Water via Well – FDEP Compliant

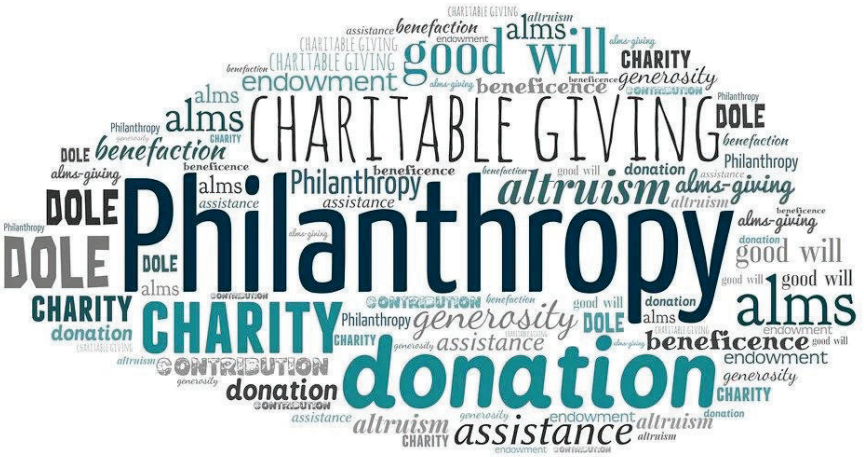
Community Public Water System regulated by FDEP (≥15 connections or 25 residents).

- Requires **FDEP construction permit** (F.A.C. Chapters 62-524, 62-532, 62-555).
- Design must include well, treatment, storage, distribution, and disinfection.
- Must retain a **Florida-licensed PE** and a **Certified Water Operator**.
- Submit plans, source water tests, and monitoring/disinfection strategy to FDEP.
- Post-construction: FDEP clearance required before operation.
- Ongoing sampling and compliance reporting required per FDEP schedule.

Coastal Engineering Associates Inc.

The Philanthropic Foundation

The Hill Club Charitable Fund, Inc. will be a 501(c)(3) not-for-profit private charitable foundation, established for the benefit of the staff, caddies, and surrounding Hernando County community. The Foundation provides members and guests the opportunity to give back to the people that have made a difference in our club and local community. A donation to the foundation is an investment in the long-term success of The Hill. As a private charitable foundation, all donations are tax-deductible for charitable giving, currently up to 30% of the donors annual adjusted gross income (AGI).



The foundation is driven to reward deserving club employees with scholarships and to give back to any worthwhile cause in the local community including but not limited to Hernando County Fire & Rescue, Hernando County Sheriff's Office and afford local charities to apply for financial support. The Hilltop Classic will be the flagship event for our fundraising efforts. Participants will receive access to one of what is expected to be the top-ranked private clubs in the country, and they will have the opportunity to give back to something that is bigger than themselves.

Dark Sky

Dark Sky Approved Lighting for Private Golf Course Development

As part of our commitment to environmental stewardship and responsible development, our golf course will feature Dark Sky Approved Lighting. This lighting system is designed to minimize light pollution and its impact on the surrounding environment, particularly the natural nocturnal ecosystems. By using lighting fixtures that are specifically engineered to reduce glare, light trespass, and skyglow, we ensure that our golf course remains compatible with the principles of sustainable development and energy efficiency.

Implementing Dark Sky Approved Lighting aligns with our broader goal of preserving the natural beauty and nighttime sky visibility in the area, creating a safer, more enjoyable experience for golfers while minimizing disruption to local wildlife. The low-impact lighting also supports our participation in the Audubon Cooperative Sanctuary Program for Golf Courses, further enhancing our course's environmental performance.

DarkSky

DARKSKY APPROVED
Reduces light pollution
Certified by DarkSky.org

Questions?

Audubon FLORIDA

April 11, 2025

1101 Audubon Way
Maitland, Florida 32751
Cell (407) 620-5178
chlee2@earthlink.net

To: Hernando County Planning & Zoning Commission

RE: Rezoning Petition Submitted by Society Hill Capital Partner LLC (H-24-20)

(Please include this in the record of the April 14th Planning and Zoning Commission)

These comments are based upon the most recent Master Plan revision submitted by the applicant received by Hernando County Development Services on March 28, 2025.

Audubon Florida, Florida Audubon Society, Inc reiterates its position regarding this rezoning stated in our testimony at the September 9, 2024 meeting of the Commission. In sum, we believe that the project is substantially out of character with the existing land uses that surround it, which include the Withlacoochee State Forest, large lot rural homesteads, and the Florida Audubon Society's Ahhochee Hill Sanctuary. Conversion of these lands historically in forestry to a golf course does not "(fit) development harmoniously into the existing natural environment…" (See: Ord. No. 72-3, Art. II, § 5, 4-28-72)

The 292.2 acres of property that are the subject of the proposed rezoning are essentially a "hole in the doughnut" within the Florida Wildlife Corridor (See 259.1055, Florida Statutes).

The most compatible use for the property would be retention in private forestry, or even more appropriately, retention in forestry under a conservation easement purchased by the State of Florida under the Rural and Family Lands Protection Program (See: Section 570.70, Florida Statutes, and Chapter 5I-7, Florida Administrative Code).

Recent Master Plan Changes

The revised Master Plan for the project received by Hernando County from the applicant on March 28, 2025 does make substantial and important improvements in the project from an environmental standpoint. The following changes are notable:

1. Inclusion of a 100' building setback and natural vegetative buffer on all project boundaries;

2. Reduction of the golf course component of the project to one 18 hole golf course located entirely north of Lake Lindsey Rd.

3. The number of resort guest rooms is reduced from 120 to 68. Lodging would be in 8 cabin type buildings, and 4 rooms in the clubhouse.

4. Utilization of the approximate 70+- acres south of Lake Lindsey Rd. For a potential fire station replacement site (5 acres) with the remainder used for picnic grounds, natural buffer area, private hunting by club members only, passive recreation such as hiking and passive open space.

5. Inclusion of a potential access point to Highway US 41 from the northwest corner of the project north of Lake Lindsey Rd.

6. Specification of “Dark Sky Compliant” lighting throughout the project.

In the event that this project is approved, our primary position stated at the September 9, 2024 Planning & Zoning Commission hearing notwithstanding, we believe that the following additional components of design are essential:

A. The property south of Lake Lindsey Road should be placed under a perpetual conservation easement, permitting only the uses specified in the modified master plan (see #4 above) along with continued forest management.

B. The property south of Lake Lindsey Road should be restored in managed longleaf pine habitat. Member only hunting should be restricted to archery and shotgun only.

C. The 100’ Perimeter setbacks/buffer around the entire project boundary should be planted in longleaf pine and other species that prevail in adjacent state forest lands.

D. The potential access point to Highway US 41 should become the primary entrance to the private club facility if access rights can be obtained from the state. While a gated entrance intended for maintenance uses only to Lake Lindsey Rd. may be acceptable, general member, employee, and guest access should not occur through a Lake Lindsey Road access point. Any land exchange with the state/Florida Forest Service should be significantly leveraged in favor of a substantial expansion of state forest land or conservation easements proximate to this part of the Withlacoochee State Forest. Deeding a portion of the land in the applicant’s possession within the project boundary, in fee or easement to the state, including reforestation of such land to appropriate state forest conditions with an emphasis on longleaf pine habitat is recommended.

Sincerely,

Charles Lee
Director of Advocacy

From: Planning Resource Object
To: Danielle Nigro
Subject: FW: Opposition to Society Hill Rezoning Proposal H-24-20
Date: Monday, April 14, 2025 9:12:47 AM

From: Hernando Chapter Florida Native Plant Society <hcfnps@gmail.com>
Sent: Monday, April 14, 2025 8:00 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Society Hill Rezoning Proposal H-24-20

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SUBJECT: Opposition to Society Hill Rezoning Proposal H-24-20

Dear Planning and Zoning members,

On behalf of the Hernando Chapter of the Florida Native Plant Society (the Chapter), I am writing to express our serious concerns regarding the Society Hill Rezoning Proposal H-24-20 and its potential impacts on sensitive plant communities and rare plant species. Our Chapter, a non-profit founded in 1998, is dedicated to the preservation, conservation, and restoration of native plants and native plant communities in Hernando County.

Impact on Native Plant Communities

The proposed development borders the Headquarters Tract of the Withlacoochee State Forest, which contains a variety of plant communities—most notably, the Upland Hardwood Forest. This forest type is increasingly rare in Hernando County, having been historically threatened by clearing, invasive species, and other disturbances. The Florida Natural Areas Inventory (FNAI) has identified the Upland Hardwood Forest within the Headquarters Tract as an *exemplary* natural community (FNAI Report).

This forest is particularly vulnerable to changes in hydrology. According to the United States Golf Association, golf courses in the Southeast use an average of **2.4 acre-feet** (over **782,000 gallons**) of water per irrigated acre annually (USGA report). Although the petitioner plans to use reclaimed water, Florida DEP data shows reclaimed water systems typically meet only **47%** of irrigation demand (FDEP report). This implies more than **1.1 acre-feet per acre** may still be withdrawn from the Floridan Aquifer.

The Upland Hardwood Forest requires consistent soil moisture, especially during the growing season. Reducing aquifer levels could tip the balance of this mesic habitat toward drier (xeric) conditions. This would threaten uncommon species found there, such as *Sapindus marginatus* (soapberry) and *Ostrya virginiana* (eastern hophornbeam), which are not well represented elsewhere in Hernando County.

Rare and Endangered Plant Species

At the public comment meeting at Chinsegut Hill on December 3, a Chapter representative shared that a federally endangered plant—*Cooley's water-willow* (*Justicia cooleyi*)—had

been observed on the proposed site. The Chapter urges that a thorough, expert-led survey be conducted **before** any rezoning is approved. If rare or endangered species are confirmed, plant rescue efforts should be organized prior to site disturbance.

We understand the petitioner may include such a survey as part of the development proposal. To ensure scientific rigor and impartiality, we recommend the developer consult the Florida Natural Areas Inventory (FNAI website) for potential assistance or recommendations for qualified botanists. The Hernando Chapter is also willing to support any authorized plant rescue operations, bringing local expertise and commitment to conservation.

Conclusion

This rezoning proposal poses significant ecological risks to one of Hernando County's most valuable and vulnerable natural assets. We respectfully request that Planning and Zoning give full consideration to these concerns before approving any changes to the land use designation.

Thank you for your time and attention to this matter.

Sincerely,

Renee Holcomb

President, Hernando Chapter
Florida Native Plant Society

--

Hernando Chapter of the Florida Native Plant Society, www.hcfnps.org, hcfnps@gmail.com

Robin Reinhart

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, January 8, 2025 8:20 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose this project. We do not need another golf course or housing development. And we certainly do not need to destroy anymore of our wildlife's habitats.
You may put my email on the public record.

Thank you,
Stacy Hatcher

Robin Reinhart

From: jim wise <jimwise12@hotmail.com>
Sent: Sunday, January 12, 2025 8:56 PM
To: Planning Resource Object
Subject: Opposed to H-24-20

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to express my concerns over the proposed Society Hill Capital Partners plans to rezone the area near the intersection of 41 and 476. This agricultural area should remain agricultural until future plans to upgrade the infrastructure is in place. The roads are not conducive to added traffic and as a nearby resident on a potable water well for the village of Lake Lindsey, we are concerned about the water usage from groundwater to support a golf course and additional housing. We as nearby residents cannot afford to redrill wells to find adequate water supplies as our wells may run dry. Our pockets are limited and our future plans of retirement lie in the existing plan when I purchased my property to retire in. I'm getting too old to "start over" and have my perfectly good plan in place. This will effect my future plans. I would like to remain humble and retire in peace without added traffic, expenses related to the water supply and safety/security of the dwelling I currently reside in in the Village of Lake Lindsey.
Thank you for reading this and expressing my thoughts to others.
Sincerely
Jim Wise

Robin Reinhart

From: Jodi <jwittd@aol.com>
Sent: Sunday, January 12, 2025 6:24 PM
To: Planning Resource Object
Subject: Disapproval H24-20 Society Hill Capital Lake Lindsey Rd.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am emailing the board as I will not be able to make it to the Planning & Zoning hearing Monday January 13th at 9am due to scheduling conflicts. I ask that you strongly consider rejecting the rezoning request of Society Hill Capital Partners project on Lake Lindsey Rd, H24-20 and I would like to ask you to include this email in the official agenda packet.

This project entails 2 golf courses, clubhouse and restaurant and on-site resort style residential dwellings for 120 guests. Located approx 4500ft east of US 41 on Lake Lindsey Road, adjacent to the Withlacoochee State Forest.

It includes 262 acres currently zoned AG (agricultural) with proposed zoning of CPDP (Combined Planned Development), PDPREC (Recreation) and PDPRR (Resort Residential).

This project is not supported by current comp plan and zoning and a change in zoning should not be allowed. Florida including Hernando County is a mess; pollution, depleted vital resources, failing & dated infrastructure, service worker shortages, threatened keystone wildlife species and habitat, major inland flooding issues due to dams and structures being utilized for water conservation efforts, etc.

Please deny this request and protect rural Hernando County, its residents, wildlife, existing remaining healthy ecosystems, habitat, and vital resources. Thank you so much for your time and consideration.

Sincerely,

Jodi Brantley

From:	Planning Resource Object
To:	Danielle Nigro
Subject:	FW: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Date:	Wednesday, January 29, 2025 3:51:39 PM
Attachments:	Development takes a toll on Florida's precious springs _ NPR.html how-much-water-does-golf-use.pdf Nat GEO Article.pdf Letter to BOCC PNZ.docx Developement Springs.pdf

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From: Sandra Jones <sandyjonesrn@gmail.com>
Sent: Wednesday, January 29, 2025 1:11 PM
To: Steve Champion <SChampion@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 29, 2025
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Attention:
Hernando County Board of County Commission SChampion@HernandoCounty.us
Planning and Zoning Commission planning@co.hernando.fl.us

Good day,
My name is Sandra Jones, my husband Timothy and I reside at 25115 Evaline Street, Brooksville, FL 34601. We purchased our home in Hernando County in 2020 in anticipation of retirement in 2024. We did an extensive search all over the State of Florida for a place to retire having lived in South Florida my entire life. What set Brooksville apart from any other area was the natural beauty of the rolling hills landscape along with the wildlife and wide-open spaces. We even felt Brooksville was safe for our daughter to live alone until we moved here full time.
Homestead and South Miami Dade were once peaceful just like Brooksville until the traffic, noise, and daily life became unbearable to live. The county commission allowed developers to build on every empty lot and destroyed what was once beautiful farmland. As a citizen of Hernando County, we are now faced with similar challenges and ask you to be prudent and selective regarding requested zoning changes on agricultural land. Hernando County will benefit from decisions for smart growth that will affect current and future generations to come.
The zoning request from Society Hill Capital Partner LLC, does not match the current land use. I did a simple statistical analysis of the property owners within 1000 feet of the proposed golf course community that were invited to the public information workshop. More than 45 people attended however, I was out of town and therefore unable to attend and only had hearsay as to what was discussed and/or agreed upon.

Property Owner(s)	**Address**	**Parcel Size**	**Notes**
Barry, Thomas and Linda	25260 Lake Lindsey Road	2.5 acres	
Bodiford, Alice, Ryan & Robert	25307 Lake Lindsey Road	10.4 acres	
Bodiford, Robert & Tiffany	25259 and 25263 Lake Lindsey	27.0 acres	Property is not owned by

	Road		Nancy Gronda
Hall, Udell & Nancy	O Lake Lindsey Road	2.5 acres	Pastureland
Hall, Udell & Nancy	O Lake Lindsey Road	13.0 acres	Pastureland
King, Kristina	25066 Lake Lindsey Rd	2.9 acres	
Ness, Frida	25250 Lake Lindsey Rd	5.2 acres	
Palmer, Debra	25270 Lake Lindsey Rd	2.5 acres	
Renz, Scott & Cindy	25180 Lake Lindsey Rd	2.5 acres	
Vance Oma	0 Lake Lindsey Rd	11.3 acres	Pastureland
Vance Oma	0 Lake Lindsey Rd	1.3 acres	Pastureland

Mean: 7.37 acres
Median 2.9 acres
Mode 2.5 acres
Maximum 27.0 acres
Range 25.7 acres
***Other Properties on the list are owned by the State of Florida, Audubon Society, Hernando Fire and FAMU. These are not personal property.

My husband and I frequently hike through Chinsegut, Croom trails as well as the Perry Oldenberg WEA and we encounter many wildlife such as deer, owls, wild turkeys, sandhill cranes, and gopher tortoises. The threat risk to these animals has not been mentioned regarding the proposed property usage. Also, there are many best practice questions that should be asked prior to approval of the zoning changes as per a 2021 article titled *Land-use and Energy Practices on US Golf Courses*. I have highlighted and commented throughout the article and have attached a copy of this report for your review.
I will also point to another article regarding water usage. Even though city water is not accessible to the requested land use, it is well known that golf courses use A LOT of water. The average 18-hole golf course in the Southeast region alone irrigates 29 inches/acre; however, only 12% use recycled water according to a 2012 article titled, *Golf's Use of Water* which I have also attached for review. All this water comes from the same Floridan aquifer that the citizens of Hernando County need for personal use as well as farms, equine and agricultural business owners who need water to sustain their livelihood. A 2020 article from National Geographic titled, *The Floridan aquifer: Why one of our rainiest states is worried about water*. They cite freshwater levels will continue to fall which lead to saltwater intrusion and thereby contaminating our usable drinking water.
There are so many reasons not to allow another golf course in Hernando County. This proposed business venture will not benefit the citizens who live and pay taxes here 365 days/year. The wealthy who use the golf course will not contribute to the well-being of our residents. This project only profits the developer and not the wonderful people of Hernando County. Society Hill's website states they are *a boutique real estate capital advisory firm specializing in the placement of capital within the commercial real estate sector and a steadfast dedication to hands on asset management*. All they care about is increasing the wealth of their constituents and then move on to the next property. Please understand that once a precedent is set, others will soon follow. I respectfully object to this zoning request. Please ensure this letter and any attachments are placed in the official record.

Sincerely,
Timothy and Sandra Jones

2511 Evaline Street
Brooksville, FL 34601
786-295-7509

Robin Reinhart

From: Kim Winker <kimwinker@yahoo.com>
Sent: Friday, January 10, 2025 11:16 AM
To: Planning Resource Object
Subject: Opposition to H2420 Society Hill Project

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hernando County Planning & Zoning Department,

I am writing to express my strong opposition to the proposed project H2420 Society Hill, which will be considered on January 13th. I request that this email be included in the public record for this matter.

The development proposal for two golf courses, a clubhouse, a restaurant, and resort-style residential dwellings for 120 guests is concerning. This project is proposed for an area that is currently agricultural and forest land and is home to abundant wildlife that serves as an essential ecological corridor.

Allowing this type of large-scale development would:

1. Disrupt the natural habitat for wildlife.
2. Increase traffic and infrastructure demands in a rural area not designed to accommodate such activity.
3. Set a concerning precedent for further urbanization of agricultural and conservation lands.

Preserving the character of this area is critical not only for its residents but also for the broader environmental health of our region. Once we lose our natural spaces, they cannot be replaced.

I urge the Commission to deny this application and prioritize the preservation of Hernando County's rural and natural heritage.

Thank you for considering my concerns.

Sincerely,

Kim Winker

Mossy Oak Court, Brooksville

Robin Reinhart

From: Michelle Curtis <mmcurtis53@gmail.com>
Sent: Wednesday, January 8, 2025 7:40 PM
To: Planning Resource Object
Subject: Ref: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm asking you to include this email into the public record.

I'm writing this email in OPPOSITION of H2420 Society Hill. Florida has more golf resorts than we need and the way ya'll are selling off all this land there will not be any green area left for the wild life that need it. Hernando County doesn't need another golf course let alone one that is so EXCLUSIVE that only the wealthy from around the country will be flying in to use. Crowding our roads and polluting our county with their planes which again will ruin our wildlife and our waters. Look into the MANY golf courses in Florida that are out of business and REBUILD those back‼

THIS TIME I HOPE YOU LISTEN TO THE PEOPLE OF *THIS* COUNTY AND *NOT* APPROVE THIS BACAUSE NOBODY WANTS IT‼

Sincerely,
Michelle Curtis
10157 Gamewell Street
Spring Hill, FL 34608

Robin Reinhart

From: machon keith <machonkeith@gmail.com>
Sent: Wednesday, January 8, 2025 8:25 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to share my concern over the proposed golf course on Lake Lindsay Road. This area is situated next to a state forest in rural Hernando County, it is home to a rich diversity of wildlife. Building a new golf course here would severely interfere with the local ecosystem and increase the number of traffic accidents, endangering both animals and people. Further, the citizens of our community chose this place to reside precisely due to its peaceful, rural nature and proximity to natural landscapes, away from the hustle and bustle of urban life. The planned golf course will undeniably disrupt this serenity.

Moreover, it is worth noting that many golf courses in this county have been unsuccessful in the past and there's another one nearby that was gifted ample land by the state. Hence, another golf course is not only unnecessary but a potential financial liability for our community. Stop the needless destruction of our natural resources and preserve the charm of Hernando County. Let's prioritize our community's needs and environment over unwanted development.

Thank you for your attention to this matter I would like this email to be included in the public record.

Robin Reinhart

From: TRAVIS EVANS <travisdevans@gmail.com>
Sent: Thursday, January 9, 2025 10:50 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I am a tax paying property owner in Hernando county.
I would like to officially go on record as being against any zoning change to the property referenced in the subject line of this email.
The proposed rezoning request goes against the wishes of many local residents, myself included, and is not a good change for the rural area of our county.

Sincerely,
Travis Evans

Robin Reinhart

From: Claudia Amsler <camsler36@gmail.com>
Sent: Friday, September 6, 2024 2:56 PM
To: Planning Resource Object
Subject: Golf Resort at Lake Lindsey

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a 20 year resident of Hernando County, I ask that you not change the Zoning for this project on Lake Lindsey Road.This is not the place to put a Golf Resort. Closer to more poulated areas would be preferable. Lake Lindsey is one of the few still rural areas in Hernando County and should stay that way. I moved here because it was a rural county. If you start rezoning this area it will go by the way of Ridge Manor very quickly. Please do what we resident's want. Keep as much Agricultural Areas as possible and don't rezone this!! Claudia Amsler, 16309 Sacramento Ave. Brooksville.

Robin Reinhart

From: Tony smith <tonyalvelo@yahoo.com>
Sent: Thursday, January 9, 2025 1:37 PM
To: Planning Resource Object
Subject: H24-20 Opposition

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing in opposition H24-20, the Society Hill Capital Partners project, for the rezoning of 292.2 acres for two golf courses, resort, clubhouse, restaurant, and on-site resort-style residential dwellings for 120-plus guests. The infrastructure on the 2-lane Lake Lindsey Road is incompatible with the additional traffic that a 120-room golf course resort would bring to this agriculturally zoned area. Many fatal accidents and close calls have occurred at the intersection of Lake Lindsey and 41 and additional traffic would make the situation worse.

Additionally, the small fire station at the southeast corner of Lake Lindsey and 41 does not have an ambulance. Therefore, residents must wait until an ambulance can be dispatched from another area. A resort in this area, with precious resources going to invitation-only guests (which Hernando County residents cannot even utilize), would prove very detrimental to the health and safety of our residents.

I urge the P&Z Committee to consider the safety of Hernando County residents and recommend denial of this request to the BOCC. Please include my email in the official agenda packet.

Thank you,

Andre Alvelo,
Brooksville

Robin Reinhart

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, January 8, 2025 8:20 PM
To: Planning Resource Object
Subject: H2420 Society Hill

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I oppose this project. We do not need another golf course or housing development. And we certainly do not need to destroy anymore of our wildlife's habitats.
You may put my email on the public record.

Thank you,
Stacy Hatcher

Robin Reinhart

From: jim wise <jimwise12@hotmail.com>
Sent: Sunday, January 12, 2025 8:56 PM
To: Planning Resource Object
Subject: Opposed to H-24-20

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to express my concerns over the proposed Society Hill Capital Partners plans to rezone the area near the intersection of 41 and 476. This agricultural area should remain agricultural until future plans to upgrade the infrastructure is in place. The roads are not conducive to added traffic and as a nearby resident on a potable water well for the village of Lake Lindsey, we are concerned about the water usage from groundwater to support a golf course and additional housing. We as nearby residents cannot afford to redrill wells to find adequate water supplies as our wells may run dry. Our pockets are limited and our future plans of retirement lie in the existing plan when I purchased my property to retire in. I'm getting too old to "start over" and have my perfectly good plan in place. This will effect my future plans. I would like to remain humble and retire in peace without added traffic, expenses related to the water supply and safety/security of the dwelling I currently reside in in the Village of Lake Lindsey.
Thank you for reading this and expressing my thoughts to others.
Sincerely
Jim Wise

Robin Reinhart

From: Jodi <jwittd@aol.com>
Sent: Sunday, January 12, 2025 6:24 PM
To: Planning Resource Object
Subject: Disapproval H24-20 Society Hill Capital Lake Lindsey Rd.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am emailing the board as I will not be able to make it to the Planning & Zoning hearing Monday January 13th at 9am due to scheduling conflicts. I ask that you strongly consider rejecting the rezoning request of Society Hill Capital Partners project on Lake Lindsey Rd, H24-20 and I would like to ask you to include this email in the official agenda packet.

This project entails 2 golf courses, clubhouse and restaurant and on-site resort style residential dwellings for 120 guests. Located approx 4500ft east of US 41 on Lake Lindsey Road, adjacent to the Withlacoochee State Forest.

It includes 262 acres currently zoned AG (agricultural) with proposed zoning of CPDP (Combined Planned Development), PDPREC (Recreation) and PDPRR (Resort Residential).

This project is not supported by current comp plan and zoning and a change in zoning should not be allowed. Florida including Hernando County is a mess; pollution, depleted vital resources, failing & dated infrastructure, service worker shortages, threatened keystone wildlife species and habitat, major inland flooding issues due to dams and structures being utilized for water conservation efforts, etc.

Please deny this request and protect rural Hernando County, its residents, wildlife, existing remaining healthy ecosystems, habitat, and vital resources. Thank you so much for your time and consideration.

Sincerely,

Jodi Brantley

From: Planning Resource Object
To: Danielle Nigro
Subject: FW: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Date: Wednesday, January 29, 2025 3:51:39 PM
Attachments: Development takes a toll on Florida's precious springs _ NPR.html
how-much-water-does-golf-use.pdf
Nat GEO Article.pdf
Letter to BOCC PNZ.docx
Developement Springs.pdf

From: Sandra Jones <sandyjonesrn@gmail.com>
Sent: Wednesday, January 29, 2025 1:11 PM
To: Steve Champion <SChampion@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 29, 2025
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Attention:
Hernando County Board of County Commission SChampion@HernandoCounty.us
Planning and Zoning Commission planning@co.hernando.fl.us

Good day,
My name is Sandra Jones, my husband Timothy and I reside at 25115 Evaline Street, Brooksville, FL 34601. We purchased our home in Hernando County in 2020 in anticipation of retirement in 2024. We did an extensive search all over the State of Florida for a place to retire having lived in South Florida my entire life. What set Brooksville apart from any other area was the natural beauty of the rolling hills landscape along with the wildlife and wide-open spaces. We even felt Brooksville was safe for our daughter to live alone until we moved here full time.
Homestead and South Miami Dade were once peaceful just like Brooksville until the traffic, noise, and daily life became unbearable to live. The county commission allowed developers to build on every empty lot and destroyed what was once beautiful farmland. As a citizen of Hernando County, we are now faced with similar challenges and ask you to be prudent and selective regarding requested zoning changes on agricultural land. Hernando County will benefit from decisions for smart growth that will affect current and future generations to come.
The zoning request from Society Hill Capital Partner LLC, does not match the current land use. I did a simple statistical analysis of the property owners within 1000 feet of the proposed golf course community that were invited to the public information workshop. More than 45 people attended however, I was out of town and therefore unable to attend and only had hearsay as to what was discussed and/or agreed upon.

Property Owner(s)	**Address**	**Parcel Size**	**Notes**
Barry, Thomas and Linda	25260 Lake Lindsey Road	2.5 acres	
Bodiford, Alice, Ryan & Robert	25307 Lake Lindsey Road	10.4 acres	
Bodiford, Robert & Tiffany	25259 and 25263 Lake Lindsey	27.0 acres	Property is not owned by

	Road		Nancy Gronda
Hall, Udell & Nancy	O Lake Lindsey Road	2.5 acres	Pastureland
Hall, Udell & Nancy	O Lake Lindsey Road	13.0 acres	Pastureland
King, Kristina	25066 Lake Lindsey Rd	2.9 acres	
Ness, Frida	25250 Lake Lindsey Rd	5.2 acres	
Palmer, Debra	25270 Lake Lindsey Rd	2.5 acres	
Renz, Scott & Cindy	25180 Lake Lindsey Rd	2.5 acres	
Vance Oma	0 Lake Lindsey Rd	11.3 acres	Pastureland
Vance Oma	0 Lake Lindsey Rd	1.3 acres	Pastureland

Mean: 7.37 acres
Median 2.9 acres
Mode 2.5 acres
Maximum 27.0 acres
Range 25.7 acres
***Other Properties on the list are owned by the State of Florida, Audubon Society, Hernando Fire and FAMU. These are not personal property.

My husband and I frequently hike through Chinsegut, Croom trails as well as the Perry Oldenberg WEA and we encounter many wildlife such as deer, owls, wild turkeys, sandhill cranes, and gopher tortoises. The threat risk to these animals has not been mentioned regarding the proposed property usage. Also, there are many best practice questions that should be asked prior to approval of the zoning changes as per a 2021 article titled *Land-use and Energy Practices on US Golf Courses*. I have highlighted and commented throughout the article and have attached a copy of this report for your review.
I will also point to another article regarding water usage. Even though city water is not accessible to the requested land use, it is well known that golf courses use A LOT of water. The average 18-hole golf course in the Southeast region alone irrigates 29 inches/acre; however, only 12% use recycled water according to a 2012 article titled, *Golf's Use of Water* which I have also attached for review. All this water comes from the same Floridan aquifer that the citizens of Hernando County need for personal use as well as farms, equine and agricultural business owners who need water to sustain their livelihood. A 2020 article from National Geographic titled, *The Floridan aquifer: Why one of our rainiest states is worried about water*. They cite freshwater levels will continue to fall which lead to saltwater intrusion and thereby contaminating our usable drinking water.
There are so many reasons not to allow another golf course in Hernando County. This proposed business venture will not benefit the citizens who live and pay taxes here 365 days/year. The wealthy who use the golf course will not contribute to the well-being of our residents. This project only profits the developer and not the wonderful people of Hernando County. Society Hill's website states they are *a boutique real estate capital advisory firm specializing in the placement of capital within the commercial real estate sector and a steadfast dedication to hands on asset management*. All they care about is increasing the wealth of their constituents and then move on to the next property. Please understand that once a precedent is set, others will soon follow. I respectfully object to this zoning request. Please ensure this letter and any attachments are placed in the official record.

Sincerely,
Timothy and Sandra Jones

2511 Evaline Street
Brooksville, FL 34601
786-295-7509

Robin Reinhart

From: Kim Winker <kimwinker@yahoo.com>
Sent: Friday, January 10, 2025 11:16 AM
To: Planning Resource Object
Subject: Opposition to H2420 Society Hill Project

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Dear Hernando County Planning & Zoning Department,

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The development proposal for two golf courses, a clubhouse, a restaurant, and resort-style residential dwellings for 120 guests is concerning. This project is proposed for an area that is currently agricultural and forest land and is home to abundant wildlife that serves as an essential ecological corridor.

Allowing this type of large-scale development would:

1. Disrupt the natural habitat for wildlife.
2. Increase traffic and infrastructure demands in a rural area not designed to accommodate such activity.
3. Set a concerning precedent for further urbanization of agricultural and conservation lands.

Preserving the character of this area is critical not only for its residents but also for the broader environmental health of our region. Once we lose our natural spaces, they cannot be replaced.

I urge the Commission to deny this application and prioritize the preservation of Hernando County's rural and natural heritage.

Thank you for considering my concerns.

Sincerely,

Kim Winker

Mossy Oak Court, Brooksville

Robin Reinhart

From: Michelle Curtis <mmcurtis53@gmail.com>
Sent: Wednesday, January 8, 2025 7:40 PM
To: Planning Resource Object
Subject: Ref: H2420 Society Hill

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THIS TIME I HOPE YOU LISTEN TO THE PEOPLE OF *THIS* COUNTY AND *NOT* APPROVE THIS BACAUSE NOBODY WANTS IT‼

Sincerely,
Michelle Curtis
10157 Gamewell Street
Spring Hill, FL 34608

Robin Reinhart

From: machon keith <machonkeith@gmail.com>
Sent: Wednesday, January 8, 2025 8:25 PM
To: Planning Resource Object
Subject: H2420 Society Hill

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I am writing to share my concern over the proposed golf course on Lake Lindsay Road. This area is situated next to a state forest in rural Hernando County, it is home to a rich diversity of wildlife. Building a new golf course here would severely interfere with the local ecosystem and increase the number of traffic accidents, endangering both animals and people. Further, the citizens of our community chose this place to reside precisely due to its peaceful, rural nature and proximity to natural landscapes, away from the hustle and bustle of urban life. The planned golf course will undeniably disrupt this serenity.

Moreover, it is worth noting that many golf courses in this county have been unsuccessful in the past and there's another one nearby that was gifted ample land by the state. Hence, another golf course is not only unnecessary but a potential financial liability for our community. Stop the needless destruction of our natural resources and preserve the charm of Hernando County. Let's prioritize our community's needs and environment over unwanted development.

Thank you for your attention to this matter I would like this email to be included in the public record.

Robin Reinhart

From: TRAVIS EVANS <travisdevans@gmail.com>
Sent: Thursday, January 9, 2025 10:50 PM
To: Planning Resource Object
Subject: H2420 Society Hill

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To whom it may concern

I am a tax paying property owner in Hernando county.
I would like to officially go on record as being against any zoning change to the property referenced in the subject line of this email.
The proposed rezoning request goes against the wishes of many local residents, myself included, and is not a good change for the rural area of our county.

Sincerely,
Travis Evans

Robin Reinhart

From: Claudia Amsler <camsler36@gmail.com>
Sent: Friday, September 6, 2024 2:56 PM
To: Planning Resource Object
Subject: Golf Resort at Lake Lindsey

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As a 20 year resident of Hernando County, I ask that you not change the Zoning for this project on Lake Lindsey Road.This is not the place to put a Golf Resort. Closer to more poulated areas would be preferable. Lake Lindsey is one of the few still rural areas in Hernando County and should stay that way. I moved here because it was a rural county. If you start rezoning this area it will go by the way of Ridge Manor very quickly. Please do what we resident's want. Keep as much Agricultural Areas as possible and don't rezone this!! Claudia Amsler, 16309 Sacramento Ave. Brooksville.

Robin Reinhart

From: Tony smith <tonyalvelo@yahoo.com>
Sent: Thursday, January 9, 2025 1:37 PM
To: Planning Resource Object
Subject: H24-20 Opposition

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I am writing in opposition H24-20, the Society Hill Capital Partners project, for the rezoning of 292.2 acres for two golf courses, resort, clubhouse, restaurant, and on-site resort-style residential dwellings for 120-plus guests. The infrastructure on the 2-lane Lake Lindsey Road is incompatible with the additional traffic that a 120-room golf course resort would bring to this agriculturally zoned area. Many fatal accidents and close calls have occurred at the intersection of Lake Lindsey and 41 and additional traffic would make the situation worse.

Additionally, the small fire station at the southeast corner of Lake Lindsey and 41 does not have an ambulance. Therefore, residents must wait until an ambulance can be dispatched from another area. A resort in this area, with precious resources going to invitation-only guests (which Hernando County residents cannot even utilize), would prove very detrimental to the health and safety of our residents.

I urge the P&Z Committee to consider the safety of Hernando County residents and recommend denial of this request to the BOCC. Please include my email in the official agenda packet.

Thank you,

Andre Alvelo,
Brooksville

From: Michelle Miller
To: Victoria Via
Subject: FW: BOCC 11/4/2025 Meeting Documentation
Date: Wednesday, October 8, 2025 9:59:55 AM
Attachments: JAMA Publication.pdf

Michelle L. Miller, M.S. | Senior Planner
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Cell: 352-442-7448
Email: mlmiller@hernandocounty.us
Website: http://www.hernandocounty.us
Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

"Believe in yourselves. Dream. Try. Do Good." – Mr. Feeny

For **Subdivision Intake Submittals**, please email SubdivisionIntake@hernandocounty.us. For resubmittals, please reference the permit number and subdivision name in the subject line.

To schedule a **zoning inspection**, please email ZoningInspections@hernandocounty.us. Indicate the permit # and project name in the subject line.

From: cyakimo <cyakimo@gmail.com>
Sent: Wednesday, October 8, 2025 9:58 AM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: BOCC 11/4/2025 Meeting Documentation

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michelle,

Please confirm that you have received the attached Journal of the American Medical Association (JAMA) article relating to Parkinson's Disease and golf courses. I will appreciate it if you would add it to the documentation presented to the BOCC and to the public for the November 4th meeting.

Thank you,

Carol Yakimo-Alvelo

JAMA Network Open

Original Investigation | Neurology

Proximity to Golf Courses and Risk of Parkinson Disease

Brittany Krzyzanowski, PhD; Aidan F. Mullan, MA; E. Ray Dorsey, MD; Sai Shivani Chirag, MS; Pierpaolo Turcano, MD; Emanuele Camerucci, MD; James H. Bower, MD; Rodolfo Savica, MD, PhD

Abstract

IMPORTANCE The role of pesticide exposure from golf courses in Parkinson disease (PD) risk remains unclear.

OBJECTIVE To assess whether proximity to golf courses is associated with increased PD risk and to use information on groundwater vulnerability and municipal well locations to investigate drinking water contamination as a potential route of exposure.

DESIGN, SETTING, AND PARTICIPANTS This case-control study included patients with incident PD and matched controls from the Rochester Epidemiology Project from 1991 to 2015. Data were analyzed between June and August 2024.

EXPOSURES Distance to golf courses, living in water service areas with a golf course, living in water service areas in vulnerable groundwater regions, living in water service areas with shallow municipal wells, and living in water service areas with a municipal well on a golf course.

MAIN OUTCOME AND MEASURES Risk of incident PD. All models adjusted for age, sex, race and ethnicity, year of index, median household income, and urban or rural category.

RESULTS A total of 419 incident PD cases were identified (median [IQR] age, 73 [65-80] years; 257 male [61.3%]) with 5113 matched controls (median [IQR] age, 72 [65-79] years; 3043 male [59.5%]; 4504 White [88.1%]). After adjusting for patient demographics and neighborhood characteristics, living within 1 mile of a golf course was associated with 126% increased odds of developing PD compared with individuals living more than 6 miles away from a golf course (adjusted odds ratio [aOR], 2.26; 95% CI, 1.09-4.70). Individuals living within water service areas with a golf course had nearly double the odds of PD compared with individuals in water service areas without golf courses (aOR, 1.96; 95% CI, 1.20-3.23) and 49% greater odds compared with individuals with private wells (aOR, 1.49; 95% CI, 1.05-2.13). Additionally, individuals living in water service areas with a golf course in vulnerable groundwater regions had 82% greater odds of developing PD compared with those in nonvulnerable groundwater regions (aOR, 1.82; 95% CI, 1.09-3.03).

CONCLUSIONS AND RELEVANCE In this population-based case-control study, the greatest risk of PD was found within 1 to 3 miles of a golf course and risk generally decreased with distance. Associations with the largest effect sizes were in water service areas with a golf course and in vulnerable ground water regions.

JAMA Network Open. 2025;8(5):e259198. doi:10.1001/jamanetworkopen.2025.9198

Key Points

Question Does living within proximity to a golf course affect the risk of Parkinson disease (PD)?

Findings This case-control study found the greatest risk of PD within 1 to 3 miles of a golf course, and that this risk generally decreased with distance. Effect sizes were largest in water service areas with a golf course in vulnerable groundwater regions.

Meaning These findings suggest that pesticides applied to golf courses may play a role in the incidence PD for nearby residents.

+ Supplemental content

Author affiliations and article information are listed at the end of this article.

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Downloaded from jamanetwork.com by guest on 10/08/2025

Introduction

Parkinson disease (PD) is a neurodegenerative disease likely caused by a complex interaction between environmental factors[1-3] and genetic predisposition.[4-6] Among the environmental risk factors, pesticide exposure has been linked to increased risk of PD.[7-12] Golf courses are often treated with pesticides to maintain the aesthetic standards for putting greens and fairways,[13] and in the US, pesticide application to golf courses can be up to 15 times higher compared with countries in Europe.[14] One report anecdotally implicated proximity to golf courses as a risk factor for PD.[15] Furthermore, pesticides applied to golf courses can leach into the groundwater and contaminate drinking water.[16,17]

Despite the possible risks, research on pesticide exposure from golf courses and PD remains sparce. For this reason, we conducted a population-based study using data from the Rochester Epidemiology Project (REP) medical records–linkage system to explore the association between incident PD and proximity to 139 golf courses within a 16 119 square mile multicounty study region in southern Minnesota and Western Wisconsin. We hypothesized that individuals with addresses history in proximity to golf courses would have greater risk of incident PD compared with those who lived further away. Additionally, we hypothesized that we would observe greater risk of PD in individuals living within water service areas: (1) with a golf course, (2) on vulnerable groundwater regions, or (3) with shallow municipal wells.

Methods

A review waiver and exemption of informed consent was granted by the Mayo Clinic institutional reviewer board, and use of medical records had Minnesota research authorization. Results conform to Strengthening the Reporting of Observational Studies in Epidemiology (STROBE) reporting guideline.

Assessment of Parkinson Disease

We identified patients with PD in Olmstead County from 1991 to 2015 using codes from the *International Classification of Diseases, Ninth Revision (ICD-9)* (332.0, 333.0, 331.82) and *International Statistical Classification of Diseases and Related Health Problems, Tenth Revision (ICD-10)* (G20, G21, G23.1, G23.2, G31.83) within the REP medical records–linkage system.[18] The medical records of all patients identified by *ICD* codes were reviewed by a movement disorder specialist (R.S.) to confirm the diagnosis and determine date of motor symptom onset. Both motor and cognitive symptoms were reviewed during diagnosis,[18] and concordance between clinical and pathological diagnoses was confirmed in a subset of patients who underwent brain autopsy.[19] Although PD cases were required to be living in Olmsted County at symptom onset, they were not required to have lived in Olmsted County before that date. Controls were identified from the 27-county REP study region in Minnesota and Wisconsin.[20] Controls were matched to PD cases on sex and age at index date (date of PD symptom onset for the matched case) using a 20:1 match because we expected controls to have less residency information compared with PD cases given the prodromal period and the arbitrary nature of the index date. All controls were required to not have any *ICD* codes for PD prior to the index date or up to 5 years following.

Proximity to Golf Courses

Data on golf course locations in 2013 were collected from Esri Business Analyst[21] for 139 golf courses within the 27-county REP study region. We included golf courses beyond the perimeter of the study area so that we could calculate accurate distance values for those living at the edge of our study region. Golf course center points were converted to polygon boundaries outlining the course using manual digitization and satellite imagery in ArcPro version 10.0 (Environmental Systems Research Institute) (**Figure 1**). The distance in miles to the edge of the nearest golf course specific to each PD

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patient and control was identified based on the latitude and longitude of their home address of residency (eFigure 1 in Supplement 1). The home address 2 or 3 years prior to PD symptom onset (for individuals with PD) or index date (controls) was used to calculate distance to allow for a delay between potential environmental exposure and the development of PD motor symptoms.

Water Service Area, Groundwater Vulnerability, and Municipal Wells

Data on 224 water service areas in our 27-county REP study area were collected from the US Geological Survey. Water service area data were categorized as either service areas where tap water comes from (1) groundwater resources, (2) surface water resources, or (3) private wells, wherein everyone living within the same water service area is often distributed water from the same shared or community drinking water resource (groundwater or surface water) and everyone outside of water service areas gets their drinking water from private wells. Water service areas were also categorized as either containing a golf course or not containing a golf course. Additionally, we also obtained high resolution data on groundwater vulnerability for the state of Minnesota from the Minnesota Department of Agriculture wherein groundwater vulnerability was defined as regions with coarse textured soils, shallow bedrock, or karst geology. Groundwater vulnerability is relevant to drinking water sourced from groundwater and private wells. We assigned water service areas as being either within a vulnerable groundwater region or within a nonvulnerable groundwater region (eFigure 2 in Supplement 1). Finally, we obtained data on the locations of 711 municipal wells in southeastern Minnesota from the Minnesota Geospatial Information Office and assigned water service areas as having either no municipal wells on golf courses or at least 1 municipal well on a golf course; and water service areas containing deep municipal wells (100 ft or deeper) or at least 1 shallow municipal well (less than 100 ft deep).

Statistical Analysis

In our case-control study, we modeled the exposure (distance to nearest golf course) as a continuous variable (in miles). The association between risk of PD and proximity to nearest golf course was evaluated using piecewise linear splines to account for differences in the association at closer or farther distances.[22] The placement of an intersection knot between linear splines was determined

Figure 1. Overhead Satellite Image of Golf Course Map With Polygon Boundaries

Golf course center points were converted to polygon boundaries outlining the course using manual digitization and satellite imagery for the year 2022 from ESRI, Maxar, and Earthstar Geographics. Imagery from Esri, Maxar, Earthstar Geographics, and the GIS User Community, 2024.

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using bootstrap resampling[23] optimized on the out-of-bag area under the receiver operating characteristics (ROC) curve. Candidate knots were considered at all half-mile intervals. Additionally, we also modeled the distance to the nearest golf course as a categorical variable (less than 1, 1 to 2, 2 to 3, 3 to 6, and over 6 miles) to allow our results to be more easily compared with other studies.

Logistic regression was used with PD as the outcome and distance to nearest golf course as the exposure variable, adjusting for age, sex, race, ethnicity, year of index, block group–level median household income in 2010,[24] residency Rural Urban Commuting Area (RUCA) from 2010,[25] and health care utilization. RUCA designation was categorized as urban (coded as 1), suburban (2 to 6), and rural (7 to 10). Health care utilization prior to the index date was defined as the mean number of days per year with at least *ICD-9* or *ICD-10* code recorded in the medical record, averaged over the 5 years prior to the index date. Results were reported as adjusted odds ratios (aORs) with 95% CIs. Secondary analysis evaluated the association between water service area characteristics and risk of developing PD. The primary water service area characteristics were type of water service area (groundwater with a golf course, groundwater without a golf course, and private well), groundwater vulnerability (vulnerable groundwater with a golf course, vulnerable groundwater without a golf course, nonvulnerable groundwater with a golf course, and nonvulnerable groundwater without a golf course), minimum well depth in the water service area (shallow [less than 100 ft] or deep [100 ft or deeper]), and location of municipal wells (at least 1 well on a golf course vs no wells on a golf course). As a sensitivity analysis, we repeated our analysis after stratifying by RUCA (comparing our results with results of those living in urban areas). A secondary sensitivity analysis was performed which restricted to controls selected from Olmstead County. Analysis was conducted with R version 4.2.2 (R Project for Statistical Computing). All tests were 2-sided with a threshold of significance of $P < .05$.

Results

Characteristics of Incident Cases

There were 450 incident cases of PD from Olmsted County identified from 1991 to 2015 with 9000 controls matched by age and sex. After excluding PD cases and controls for incomplete residency data prior to the index date (6.9% of cases and 39.0% of controls), there were 419 individuals with PD (median [IQR] age at diagnosis, 73 [65-80] years; 257 male [61.3%]) and 5113 controls (median [IQR] age at index, 72 [65-79] years; 3043 male [59.5%]) included for analysis (**Table 1**). Although all PD cases had an Olmstead County address at the time of symptom onset, address history data revealed PD cases with previous addresses in 22 of the 27 counties in the study region. The median (IQR) number of addresses recorded in the medical record was 1 (1-2) and the median (IQR) time lived at these addresses was 18.5 (6.0-43.1) years, suggesting that our population was relatively stable in terms of their mobility.

Risk of Parkinson Disease

The proximity to the nearest golf course prior to the index date was a median (IQR) distance of 1.72 (1.21-2.27) miles among individuals with PD and 1.98 (1.19-4.28) miles among controls (Wilcoxon rank-sum, $P < .001$). When modeled linearly, the odds for PD decreased by 9% (aOR, 0.91; 95% CI, 0.85-0.98) for every 1-mile increase in distance from a golf course up to 18 miles. The nonlinear association between odds of PD and proximity to a golf course is shown in **Figure 2**. The odds of PD were relatively constant within close proximity to a golf course and decreased linearly as distance increased; individuals living farther from a golf course had reduced odds of PD, decreasing relative to the distance from the nearest golf course. This was characterized by using linear splines with a regression knot optimized at 3 miles. The odds of PD were not associated with distance from the nearest golf course for those with a pre-index address within 3 miles (per-mile increase: aOR, 0.98; 95% CI, 0.84-1.11) whereas for those farther than 3 miles from a golf course, each additional mile farther from a golf course reduced the odds of PD by 13% (per-mile increase: aOR, 0.87; 95% CI, 0.77-0.98). A likelihood ratio test comparing the spline model with a linear model favored the nonlinear

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spline for modeling risk of PD ($P < .001$). There was also positive association between living in proximity to golf course and risk of PD when proximity was modeled as a categorical variable, wherein living within 1 mile of a golf course was associated with 126% increased odds of PD compared with those living farther than 6 miles away from a golf course (aOR, 2.26; 95% CI, 1.09-4.70) (**Table 2**). There was a modest dose response wherein the odds of PD increased by 198% at 1 to 2 miles (aOR, 2.98; 95% CI, 1.46-6.06), 121% at 2 to 3 miles (aOR, 2.21; 95% CI, 1.06-4.59), and 92% at 3 to 6 miles (aOR, 1.92; 95% CI, 0.91-4.04) when compared with those living farther than 6 miles away. Our fully adjusted model demonstrated good model fit (Hosmer-Lemeshow $P = .12$) and very good calibration (Brier score = 0.060) (eFigure 3 in Supplement 1). As a sensitivity analysis, we also repeated our primary analysis after stratifying by RUCA and found that the association between proximity to golf course and PD were stronger in urban areas (eTable 1 in Supplement 1). In our secondary sensitivity analysis, in which we used controls selected from Olmstead County, we found that results remained consistent (eTables 2-3 in Supplement 1).

Individuals getting their tap water from groundwater water service areas with a golf course had nearly doubled odds of PD compared with individuals getting tap water from groundwater water service areas without golf courses (aOR, 1.96; 95% CI, 1.20-3.23) and 49% greater odds of PD compared with individuals getting drinking water from private wells (aOR, 1.49; 95% CI, 1.05-2.13) (**Table 3**). Our analysis using data on groundwater vulnerability revealed that individuals getting their

Table 1. Characteristics of Incident Parkinson Disease (PD) Cases and Controls

Characteristics	Individuals, No. (%)	
	PD cases (n = 419)	Controls (n = 5113)
Age at index, median (IQR), y	73 (65-80)	72 (65-79)
Sex		
Female	162 (38.7)	2070 (40.5)
Male	257 (61.3)	3043 (59.5)
Race		
American Indian or Alaskan Native	1 (0.2)	9 (0.2)
Asian	6 (1.4)	54 (1.1)
Black or African American	5 (1.2)	29 (0.6)
Hawaiian or Pacific Islander	1 (0.2)	1 (<0.1)
White	403 (96.2)	4504 (88.1)
Other[a] or multiple races	5 (0.7)	77 (1.3)
Unknown or did not disclose	0	449 (8.9)
Ethnicity		
Hispanic or Latino	7 (1.7)	46 (0.9)
Not Hispanic or Latino	412 (83)	4621 (90.4)
Unknown or did not disclose	0	446 (8.7)
Median household income, median (IQR), thousands $	63.4 (51.4-83.4)	55.6 (46.2-68.0)
RUCA classification		
Urban	337 (80.4)	1557 (30.5)
Suburban	77 (18.4)	2329 (45.6)
Rural	5 (1.2)	1227 (24.0)
Water source		
Groundwater	363 (86.6)	3913 (76.5)
Surface water	0	56 (1.1)
Private well water	56 (13.4)	1144 (22.4)
Pre-index health care utilization, median (IQR), d	8.4 (4.0-15.1)	0.6 (0.0-4.8)
Distance to nearest golf course, median (IQR), miles	1.72 (1.21-2.27)	1.98 (1.19-4.28)

Abbreviation: RUCA, Rural Urban Commuting Area.

[a] Other was reported directly in medical record and not otherwise defined.

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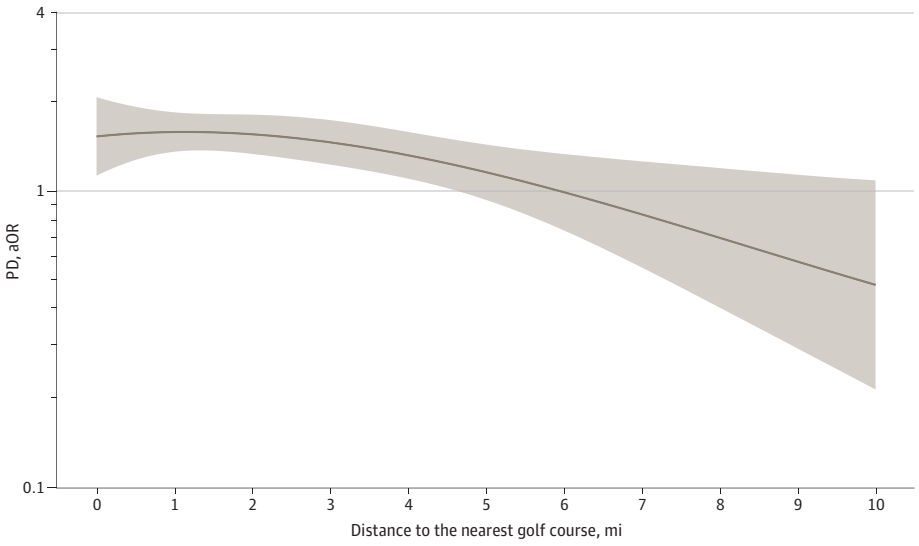
tap water from water service areas with a golf course in vulnerable groundwater regions had 82% greater odds of PD compared with those in nonvulnerable water service areas with a golf course (aOR, 1.82; 95% CI, 1.09-3.03) and 92% greater odds of PD compared with individuals living in water service areas without a golf course (aOR, 1.92; 95% CI, 1.06-3.45) (Table 3). Additionally, after adding an adjustment for proximity to golf course (as a categorical variable), individuals in vulnerable water service areas had nearly twice the odds for PD compared with individuals getting water from nonvulnerable service areas (aOR, 1.99; 95% CI, 1.30-3.04; *P* = .001). Similar results were found when adjusting for proximity to golf course as linear splines (vulnerable water: aOR, 2.02; 95% CI, 1.33-3.09; *P* = .001). Finally, our analysis of municipal wells revealed no association between PD risk and living in water service areas with a shallow municipal well (aOR, 0.63; 95% CI, 0.24-1.64) or with a municipal well on a golf course (aOR, 0.56; 95% CI, 0.21-1.50) (eTable 4 in Supplement 1).

Figure 2. Nonlinear Association Between Odds of Parkinson Disease (PD) and Proximity to a Golf Course



Cubic spline fit for the relative risk of Parkinson Disease by proximity to nearest golf course, adjusted for age, sex, race, ethnicity, median household income, rural or urban classification, and health care utilization. aOR indicates adjusted odds ratio; shaded areas represent 95% CIs.

Table 2. Association Between Proximity to Golf Courses and Risk of Parkinson Disease (PD) Compared With Those Living Farthest Away in the 27-County Rochester Epidemiology Project Study Region

Proximity to golf course, miles	All patients, No. (%)[a]		Adjusted for patient demographics[b]		Further adjusted for region characteristics[b]		Further adjusted for vulnerable groundwater[c]	
	PD (n = 419)	Controls (n = 5113)	aOR (95% CI)	*P* value	aOR (95% CI)	*P* value	aOR (95% CI)	*P* value
Categorical								
>6	9 (1.1)	807 (98.9)	1 [Reference]	NA	1 [Reference]	NA	1 [Reference]	NA
<1	78 (7.3)	987 (92.7)	7.23 (3.60-14.51)	<.001	2.26 (1.09-4.70)	.03	2.43 (1.16-5.09)	.02
1-2	207 (11.4)	1605 (88.6)	12.38 (6.31-24.27)	<.001	2.98 (1.46-6.06)	.003	2.62 (1.28-5.39)	.01
2-3	82 (9.3)	801 (90.7)	9.53 (4.75-19.12)	<.001	2.21 (1.06-4.59)	.03	2.06 (0.97-4.35)	.06
3-6	43 (4.5)	913 (95.5)	4.38 (2.12-9.04)	<.001	1.92 (0.91-4.04)	.09	2.01 (0.96-4.21)	.07
Cubic splines								
0-3[d]	367 (9.8)	3393 (90.2)	1.05 (0.92-1.19)	.49	0.98 (0.84-1.11)	.63	0.97 (0.77-1.22)	.79
>3[e]	52 (2.9)	1720 (97.1)	0.62 (0.54-0.71)	<.001	0.87 (0.77-0.98)	.03	0.87 (0.77-0.99)	.03

Abbreviations: aOR, adjusted odds ratio; NA, not applicable.

[a] Percentages were calculated row-wise.

[b] Demographic variables included age, sex, race, and ethnicity. Region characteristics included median household income, Rural Urban Commuting Area classification, and health care utilization.

[c] Excludes populations outside of Minnesota.

[d] aORs for 0-3 miles represent the change in odds for PD per 1-mile increase in distance to a golf course within 3 miles.

[e] aORs for more than 3 miles represent the change in odds for PD per 1-mile increase in distance to a golf course beyond 3 miles.

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Discussion

In this population-based case-control study, living close to a golf course was associated with an increased risk of developing PD. We observed that risk of developing PD was greatest for those living within 1 to 3 miles of a golf course and that the risk of PD generally decreased with increasing distance from a golf course. We also found that individuals getting their drinking water from water service areas with a golf course had nearly double the odds of PD compared with individuals getting drinking water from water service areas without a golf course. Additionally, the largest effect sizes were for the association of living within a water service area with a golf course in a vulnerable groundwater region.

For years pesticides including organophosphates,[26] chlorpyrifos,[27] methylchlorophenoxypropionic acid (MCPP),[28] 2,4-dichlorophenoxyacetic acid (2,4-D),[28] maneb,[28] and organochlorines,[29] known to be associated with the development of PD, have been used to treat golf courses. Some studies have identified a link between golf courses and increased risk of adverse health outcomes.[26,30,31] Pesticides such as paraquat and rotenone have been shown to induce Parkinson-like neurodegeneration in the substantia nigra, primarily through mechanisms involving oxidative stress, mitochondrial dysfunction, and dopaminergic neuron apoptosis.[10,32] However, despite the biological plausibility, very few studies have explored the role of pesticide exposure from golf courses on risk of PD. One study of golf course superintendents found a pattern of pesticide related cancers with a small portion of participants (2 individuals) developing PD.[30] Another report provided anecdotal evidence of the possible role of golf courses in the development of PD, finding that 19 of 26 patients with PD in a study cohort lived within 2 miles of a golf course.[15]

In our study, after adjusting for socioeconomic and demographic characteristics, the risk of PD was greatest near golf courses. However, there was no difference in PD risk within 3 miles and decreasing levels of risk beyond 3 miles. One possible explanation for the lack of an association within 3 miles was a possible ceiling effect at the higher levels of exposure. Another possible explanation was that exposure may occur through the consumption of a shared, contaminated, groundwater resource in a water service area. Groundwater collected from municipal wells is sent to a water tower where it is treated, pressurized, stored, and distributed to all the residents within the water service area. In our study, 90% of individuals living within 3 miles of a golf course also lived within the

Table 3. Association Between Living Within a Water Service Area With and Without Golf Courses on Vulnerable and Nonvulnerable Groundwater Regions and Risk of Parkinson Disease (PD) in Southern Minnesota

	All patients, No. (%)[a,b]		Adjusted for patient demographics[c,b]		Further adjusted for region characteristics[c,b]	
Water service area type	PD patients (n = 418)	Controls (n = 3996)	aOR (95% CI)	*P* value	aOR (95% CI)	*P* value
Groundwater with golf course[d]	342 (13.3)	2227 (86.7)	1 [Reference]	NA	1 [Reference]	NA
Groundwater without golf course	20 (2.1)	948 (97.9)	0.13 (0.08-0.20)	<.001	0.51 (0.31-0.83)	.01
Private well	56 (6.4)	821 (93.6)	0.41 (0.31-0.55)	<.001	0.67 (0.47-0.95)	.02
Groundwater vulnerability						
Total, No.	362	3175	NA	NA	NA	NA
Vulnerable groundwater with golf course	319 (16.4)	1629 (83.6)	1 [Reference]	NA	1 [Reference]	NA
Vulnerable groundwater with no golf course	14 (2.8)	484 (97.2)	0.14 (0.08-0.23)	<.001	0.74 (0.43-1.27)	.28
Nonvulnerable groundwater with golf course	23 (3.7)	598 (96.3)	0.18 (0.12-0.29)	<.001	0.55 (0.33-0.92)	.02
Nonvulnerable groundwater with no golf course	6 (1.3)	464 (98.7)	0.10 (0.06-0.16)	<.001	0.52 (0.29-0.94)	.03

Abbreviations: aOR, adjusted odds ratio; NA, not applicable.

[a] Percentages were calculated row-wise.

[b] Excludes populations outside of Minnesota.

[c] Demographics included age, sex, race, and ethnicity. Region characteristics included median household income, Rural Urban Commuting Area classification, and health care utilization.

[d] aORs are reported using the exposed group as the reference in this table and reported for the exposed group in the text (inverse).

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boundaries of a water service area serviced with groundwater. Thus, individuals living within the same water service area usually rely on a shared groundwater resource and would therefore receive the same exposure. Nevertheless, we acknowledge that the complexity of the water distribution process varies from city to city and therefore it is possible that not all individuals within the same water service area share the same water resource (eg, in the case of a water service area with multiple water towers). Our study area reflects rural, suburban, and relatively slow-growing major metropolitan cores; thus, we expect the water distribution process to be less complex compared with that of faster growing cities.

Several studies have provided evidence of the ability for pesticides applied to golf courses to leach into the ground and contaminate drinking water supplies.[16,17,33,34] For instance, 1 study[16] found that the groundwater under 4 different golf courses in Cape Cod was contaminated with 7 different pesticides, including chlorpyrifos and 2,4-D among others. In this study, 1 pesticide was present in the drinking water at levels more than 200 times greater than the health guidance level. In our study, 77.3% of our patient population (86.6% of cases and 76.5% of controls) lived in water service areas that relied on groundwater resources.

Airborne exposure to pesticides may also drive the relationship between PD risk and proximity to golf courses. In our study, we found that the association between proximity to golf course and PD remained (for those living within 1 to 2 miles) after adjusting for groundwater vulnerability. Moreover, we found larger effect sizes for the association between distance to golf course and PD risk in the urban areas, and thus we speculate that greater city density surrounding golf courses in urban areas may lead to higher levels of airborne pollutant exposure for the nearby residences. Taken together, our study complements, and expands on, the limited research on golf courses as a risk factor for PD and further suggests that both vulnerable drinking water and airborne pollutant exposure may contribute to risk for developing PD near golf courses. Public health policies to reduce the risk of groundwater contamination and airborne exposure from pesticides on golf courses may help reduce risk of PD in nearby neighborhoods.

Strengths and Limitations

Our study has several strengths. First, we used population-based incidence data, which allows us to better answer questions of PD etiology. Second, rather than relying on *ICD* codes alone, all identified cases were screened by a movement disorder specialist to confirm the onset and diagnosis of PD. Third, our study used address-level data to assign exposure, which provides more accurate distance-to-exposure values compared with studies using less precise location information (eg, zip code centers). Fourth, we digitized and screened our golf course data manually to confirm the correct placement of the golf course boundaries in 2013. Fifth, we integrated data on water service areas, which enabled us to determine whether an individual received drinking water from a groundwater resource, surface water, or a private well.

Our study also has limitations. Our population-based dataset had a limited geographical extent. However, the REP captures data from patients for all health systems within our study area, making it a comprehensive population-based dataset.[20] Our study was limited in that the population is predominantly White given the demographics of the study region and therefore might limit the generalizability of our results. However, our REP data well replicates other PD-exposure relationships found in diverse cohorts such as the US Medicare population.[1] Additionally, we acknowledge that requiring PD cases to have an Olmsted County residence at the time of diagnosis is a limitation in our study design. Despite this constraint, our sensitivity analysis, which used controls selected from Olmstead County, provided consistent results. We did not have information on occupational history, thus results may be vulnerable to exposure misclassification errors (ie, for patients who spend more time at locations other than their home address). Our study did not consider other relevant PD risk factors (eg, head trauma, genetic predisposition). Due to the long prodromal period of PD,[35] we obtained data on golf course locations for the earliest possible year of data available (2013). Although this year of exposure data provided a minimal exposure window, we speculate that most of the golf

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courses identified in our study existed for many years prior to 2013. Notably, given the long prodromal period of PD, our study uses distance as a proxy to estimate exposure to pesticides occurring many decades ago, which may not reflect the same pesticides applied on these golf courses in recent years. Nevertheless, even if golf courses were present decades earlier, our results were based on home address information 2 to 3 years prior to symptom onset, which does not capture the complete prodromal period. Our population was relatively stable, living at their address for approximately 6 to over 43 years. We were unable to extend address history back further than 3 years because residency data becomes more incomplete the further we move back in time due to lack of interaction with the health care system.

Conclusions

This population-based case-control study provides evidence in support of an association between living within proximity to golf courses and the risk of developing PD. Shorter distances from golf courses were associated with an increased risk of PD compared with those living farther away. Associations with the largest increase in odds was found in individuals living within water service areas with a golf course and in vulnerable ground water regions.

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Author Contributions: Dr Krzyzanowski and Mr Mullan had full access to all of the data in the study and take responsibility for the integrity of the data and the accuracy of the data analysis.

Concept and design: Krzyzanowski, Mullan, Dorsey, Turcano, Savica.

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Critical review of the manuscript for important intellectual content: All authors.

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Supervision: Turcano, Camerucci, Bower, Savica.

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SUPPLEMENT 1.

eTable 1. Sensitivity Analysis for RUCA

eTable 2. Differences Between Olmsted and Non-Olmsted Controls

eTable 3. Primary Analysis With Olmsted Controls

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eTable 4. Association Between Minimum Municipal Well Depth Within a Water Service Area (WSA) and Risk of Parkinson Disease and Association Between Presence of Municipal Well on a Golf Course and Risk of Parkinson Disease in the 27-County Rochester Epidemiology Project Study Area
eFigure 1. A Contour Map Showing the Distance in Miles to the Edge of the Nearest Golf Course in Southeast Minnesota and Northwest Wisconsin
eFigure 2. A Map of Water Service Areas and Golf Courses on Vulnerable and Non-Vulnerable Ground Water
eFigure 3. Standard Calibration Plot for Predicting Risk of PD Using Categorical Proximity to Golf Course, Patient Demographics, and Region Characteristics (Brier Score 0.060)

SUPPLEMENT 2.
Data Sharing Statement

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SIERRA CLUB FLORIDA CHAPTER | Adventure Coast Group

October 25, 2025

Hernando County Commission
Attn: Planning Department
Via email to: planning@hernandocounty.us>
Cc: Omarpablo@hernandocounty.us

Re: Comments on H-24-20 Society Hill Capital Partners LLC Hearing Nov. 4th

Dear Commissioners:
Joe Mason's proposed planned development with a golf course and residential resort of 68 units on 262 acres of land on Lake Lindsey Road is located on forested land bordered on three sides by the Withlacoochee State Park Headquarters Tract and on the third by Audubon's Ahochee Hill Sanctuary. It is part of a large greenway containing valuable upland hardwood forest with many sensitive plant communities and rare plant species.

On behalf of the members and supporters of Sierra Club Adventure Coast Group, we oppose the application based on the unsustainable cumulative impacts to the ecology, water resources, and local community at this rural location. We respectfully request that you deny this inappropriate development of such valuable land that provides habitat for so many species. It would be a perfect candidate for purchase as conservation land through the Florida Forever Program. We urge the county to pursue this alternative to help ensure that Hernando remains rural in critical areas such as this.

The Hernando Planning & Zoning Commission denied it after a contentious community workshop where neighbors made it clear they wanted the area to remain forested. Concerned residents showed up again for your Oct. 7th hearing, only to watch the matter continued.

Comments filed by the Hernando Native Plant Society concluded that the proposal poses significant ecological risks to one of Hernando County's most valuable and vulnerable assets of sensitive plant communities and rare plant species. Hernando Audubon Society objects to the project that borders their Ahochee Hill Sanctuary.

Residents object to the impact on the rural character of the area. The impact on local wells by the golf course that can use up to 65 million gallons of water annually or more and may cause the neighbors' wells to run dry. There is no connection to county water or sewer in the area, so if the developer puts in septic, it will add to the nutrient loading that the FDEP Basin Action Management Plans are seeking to reduce in Hernando and the loss of forested land will reduce groundwater recharge now provided by this land. Traffic created is another big concern. Hernando is experiencing rapid development that is changing the rural nature of the county.

Thank you for your consideration.

DeeVon

DeeVon Quirolo
Chair

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Society Hill Capital Partners, LLC on behalf of Gold Dust Farms, a Florida General Partnership

FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station

GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41

PARCEL KEY NUMBERS: 00337399, 00338423, 01355893

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____ By: _____

Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

TITLE

Rezoning Petition Submitted by Gulf Key Rentals, LLC, for Property Located on Mariner Boulevard (H2524)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional)

General Location:
Northeast corner of Mariner Boulevard and Springwood Road

Parcel Key Number:
843822

Summary of Applicant's Request:
The petitioner is requesting to rezone the subject property from PDP(SF) - Planned Development Project (Single Family) to PDP(OP) - Planned Development Project (Office Professional) to allow for the establishment of a dietitian office. The proposed business will operate within the existing 1,003-square-foot structure located on the parcel. The office will employ approximately two (2) staff members and is expected to serve between four (4) and six (6) patients per week, by appointment only.

Planning and Zoning Commission Acton:
On September 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) with performance conditions.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from PDP(SF)/ Planned

development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) with performance conditions.

REVIEW PROCESS

Omar DePablo	Escalated	09/19/2025 2:35 PM
KayMarie Griffith	Approved	09/19/2025 9:34 PM
Michelle Miller	Approved	09/22/2025 9:26 AM
Albert Bertram	Approved	09/22/2025 9:29 AM
Pamela Hare	Approved	09/23/2025 3:37 PM
Natasha Lopez Perez	Approved	09/23/2025 4:51 PM
Heidi Prouse	Approved	09/23/2025 5:54 PM
Toni Brady	Approved	09/24/2025 7:24 AM
Jeffrey Rogers	Approved	10/03/2025 10:58 PM
Colleen Conko	Approved	10/06/2025 10:44 AM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

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:

APPLICANT NAME: GULF KEY RENTALS LLC
Address:
City: 5346 MARINER BLVD, SPRING HILL State: FL Zip: 34609
Phone: 352-585-8326 Email: THEPERMITTECH@GMAIL.COM
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:
Company Name: The Permit Tech Inc- Lisa Wilson
Address:
City: P O BOX 15133 BROOKSVILLE State: FL Zip: 34604
Phone: 352-585-8326 Email: THEPERMITTECH@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): KEY # 00843822 / PARCEL #R32 323 17 5182 1843 0240
2. SECTION 05 ,TOWNSHIP 23 ,RANGE 18
3. Current zoning classification: PDP (SF)
4. Desired zoning classification: PDP-OP
5. Size of area covered by application: 0.24 acre
6. Highway and street boundaries: SPRINGWOOD RD AND MARINER 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, LISA A. MEJIA, 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)*: THE PERMIT TECH - LISA WILSON
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 23rd day of July, 2025, by Lisa A. Mejia who is personally known to me or produced X as identification.

Signature of Notary Public Tiffany L Mancini

Notary Public State of Florida
Tiffany L Mancini
My Commission HH 503533
Expires 3/13/2028
Notary Seal/Stamp

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

The Permit TECH

PO Box 15133
Brooksville, FL 34604
(352) 585-8326
thepermittech@gmail.com

NARRATIVE

Thursday, May 15, 2025

To: Hernando County Planning and Zoning Dept

Re: Lisa Mejia- Gulf Key Rentals, LLC- Re-Zone Request

5346 Mariner Blvd

The property (key # 843822) is currently zoned PDP (SF). The property owner would like to operate as a Dietitian Office. We are respectfully requesting a change of zoning to PDP-OP per the County's suggestion to allow for the property owner to use this property as she intended. In looking at the area surrounding this property, there are several commercial properties in the vicinity, including a Care Home Facility located 5311 Mariner Blvd just across the street from this property. The property owner predicts approx. (2) Employees with 4-6 Patients weekly by appointment only.

Please contact me at 352-585-8326 or at thepermittech@gmail.com if there are any questions or concerns. Thank you.

SEC 05 TWP 23 S. RNG 18 E. SCALE 1"=30'

NOTES

1.) NUMBERS SHOWN IN PARENTHESIS INDICATE ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL.

2.) UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.

3.) THE PROPERTY SHOWN HEREON MY BE SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. THE REQUIREMENTS OF SAID RULES REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.

4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.

5.) PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.

6.) PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.

7.) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.

8.) ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.

9.) THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.

10.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.

11.) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

12.) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.

13.) BEARING MERIDIAN ESTABLISHED FROM THE SOUTHERLY LOT BOUNDARY LINE IN REFERENCE TO DATA SHOWN ON PLAT AS N81°04'48"W.

LEGEND

- O SET 1/2" IRON ROD (NO. L.B. 8340)
- ● FOUND IRON ROD (SIZE AND NO. AS NOTED)
- ⊙ FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- ⌧ FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- ⌧ SET DISK (1-1/4" NO. L.B. 8340 UNLESS OTHERWISE NOTED)
- ■ FOUND CONC. MONUMENT (4"X4" UNLESS OTHERWISE NOTED)
- ⌧ FOUND NAIL
- ⊗ FOUND "X" CUT
- △ SET WOODEN HUB
- N NOT TO SCALE
- ⊕ FIBERGLASS LIGHT POLE
- ○ WOOD POWER POLE

N

DJT

SCALE IN FEET

0 30

ABBREVIATIONS

F=FIELD
P=PLATTED
M=MEASURED
D=DESCRIBED
C=CALCULATED
NO.=NUMBER
SEC.=SECTION
TWP.=TOWNSHIP
RNG.=RANGE
COR=CORNER
BRNG.=BEARING
TYP.=TYPICAL
CT. = COURT
AVE.=AVENUE
DR.=DRIVE
ST.=STREET
LA.=LANE
CIR.=CIRCLE

STY.=STORY
FL.=FLOOR
EL.=ELEVATION
RES.=RESIDENCE
GAR.=GARAGE
COV.=COVERED
BLDG.=BUILDING
COL.=COLUMN
CONC.=CONCRETE
C.B.=CONCRETE BLOCK
C.L.F.=CHAIN LINK FENCE
B.M.=BENCHMARK
ENC.=ENCROACHMENT
BDRY.=BOUNDARY
WD.FM.=WOOD FRAME
BLVD.=BOULEVARD
T/R=TELE COM RISER
G/W=GUY WIRE
W/M=WATER METER
P/R=PHONE RISER
C/R=CABLE RISER

PG.=PAGE
P.B.=PLAT BOOK
APP.=APPROXIMATE
N/N=NO NUMBER
W/C=WITNESS CORNER
C/L=CLOSURE LINE
R/P=REFERENCE POINT
R/W=RIGHT-OF-WAY
M/S=METAL SHED
C/S=CONCRETE SLAB
C/W=CONCRETE WALK
C/D=CONCRETE DRIVE
W/F=WOOD FENCE
S/P=SCREEN PORCH
A/C=AIR CONDITIONING
℄=CENTERLINE
C/C=CONCRETE CURB
V/V=VERIZON VAULT
CTV=CABLE T.V. RISER
E/V=ELECTRIC VAULT
A/D=ASPHALT DRIVE
W/M=WATER METER

POR. = PORTION
P.C.=POINT OF CURVATURE
P.I.=POINT OF INTERSECTION
P.O.B.=POINT OF BEGINNING
P.R.M.=PERMANENT REFERENCE MONUMENT
P.C.P.=PERMANENT CONTROL POINT
F.F.E.=LOWEST FLOOR ELEVATION
O.R.BK.=OFFICIAL RECORD BOOK
L.S.=LAND SURVEYOR
L.B.=LAND SURVEYOR BUSINESS
L.U.E.M.=LINE USED FOR BEARING MERIDIAN
P.S.M.=PROFESSIONAL SURVEYOR AND MAPPER
C/C=CONCRETE CURB
O.H.P.L.=OVER HEAD POWER LINE
W/PP=WOOD POWER POLE
E/LR=EDGE OF LIME ROCK ROAD
E/C=ELECTRIC CONDUIT
H.Y.D.=FIRE HYDRANT
W&W/F=WOOD & WIRE FENCE
C.M.P.=CORRUGATED METAL PIPE
E/T=ELECTRIC TRANSFORMER
C/LP=CONCRETE LIGHT POLE
M.H.=SANITARY MAN HOLE

CURVE DATA:

NO.: (C1)
RADIUS: 330.00' (P)
ARC: 15.64' (P)
CHORD: 15.64'
CHORD BEARING: N79°43'23"E

NO.: (C2)
RADIUS: 25.00' (P)
ARC: 40.49' (P)
CHORD: 36.21'
CHORD BEARING: N34°40'27"W

NO.: (C3)
RADIUS: 1150.00' (P)
ARC: 105.92' (P)
CHORD: 105.88'
CHORD BEARING: N14°21'45"E

DESCRIPTION:

LOT 24, BLOCK 1843, OF A REPLAT OF PORTIONS OF SPRING HILL UNITS 18, 19 AND 20 AND A SECOND REPLAT OF SPRING HILL UNITS 18 AND 19, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 17, PAGES 29 THROUGH 34, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

BOUNDARY SURVEY

DJT LAND SURVEYING LLC (L.B.8340)
PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM
8017 FOLKSTONE STREET BROOKSVILLE, FL. 34613

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0169 C COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

SENT TO AND CERTIFIED FOR:

GULF KEY RENTALS LLC

CREW CHIEF: D.J.T. NOTES FILED: SUB-FILE

DRAWN BY:	K.W.B.
CHECKED BY:	D.J.T.
DATE:	04/17/25
ORDER NO.	25-127
MAP NO.	B-25336

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE	UPDATES AND/OR REVISIONS

CERTIFICATION

DONALD J. TRUCKENBROD LICENSE NUMBER 6505 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by DONALD J TRUCKENBROD
Date: 2025.04.23 07:31:45 -04'00'

DONALD J. TRUCKENBROD P.S.M. NO. 6505
NOT VALID WITHOUT DIGITAL SEAL

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Gulf Key Rentals LLC

FILE NUMBER: H-25-24

REQUEST: Rezoning from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional)

GENERAL LOCATION: Northeast corner of Mariner Boulevard and Springwood Road

PARCEL KEY NUMBER(S): 843822

APPLICANT'S REQUEST

The petitioner is requesting to rezone the subject property from PDP(SF) Planned Development Project (Single Family) to PDP(OP) Planned Development Project (Office Professional) to allow for the establishment of a dietitian office. The proposed business will operate within the existing 1,003-square-foot structure located on the parcel. The office will employ approximately two (2) staff members and is expected to serve between four (4) and six (6) patients per week, by appointment only.

SITE CHARACTERISTICS

Site Size: 0.2 acres

Surrounding Zoning; Land Uses:

North:	PDP(SF)/ Planned Development Project (Single Family)
South:	PDP(SF)/ Planned Development Project (Single Family)
East:	PDP(SF)/ Planned Development Project (Single Family)
West:	PDP(SF)/ Planned Development Project (Single Family)

Current Zoning: PDP(SF) Planned Development Project (Single Family)

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD currently supplies water and wastewater service to this parcel.
- HCUD has no objection to the zoning change from PDP (Single Family) to C-2 (Commercial) to operate a dietitian office on this parcel.
- HCUD will convert this existing residential account to a commercial account after Board of County Commissioners approval of the zoning change.
- Installation of a backflow prevention assembly will be required once the account is zoned commercial.

ENGINEERING REVIEW

The subject site is on Northeast corner of Mariner Boulevard and Springwood Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.
- Provide commercial parking to include Handicap parking space with appropriate signs and markings.
- Provide sidewalk connectivity from building to sidewalk(s) along Mariner Blvd.

LAND USE REVIEW

The subject property is in the Spring Hill – 2nd Replat Subdivision and is currently designated PDP(SF)/ Planned Development Project (Single Family). The surrounding properties have been developed as PDP(SF)/ Planned Development Project (Single Family) homes.

Setbacks:

- Mariner Boulevard: 25'
- Springwood Road: 25'
- Side: 10'
- Rear: 20'

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.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Parking:
County Land Development Regulations require a minimum of Three and a half (3.5) parking spaces per One Thousand (1,000) square feet of gross floor area. The petitioner is using an existing building with a total of One Thousand and Three (1,003) square feet. This would require a minimum of Four (4) parking spaces.

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.

Future Land Use Element, 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 use may also be allowed.

Comments: The subject site is located within the Residential Land Use category. The uses requested through this application are consistent with the Comprehensive Plan, Future Land Use Element strategies for the commercial classification.

FINDINGS OF FACT
The rezoning request from PDP(SF) to PDP(OP) is appropriate due to the following findings of fact:

1. The subject parcel is currently zoned as PDP(SF)/ Planned Development Project (Single Family)
2. The proposed PDP(OP)/ Planned Development Project (Office Professional) zone is compatible with surrounding zoning districts.
3. Residential Protection Standards, as necessary, will apply to the subject site at the time of site 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 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 PDP(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) 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 be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. Installation of a backflow prevention assembly shall be required once the account is zoned commercial.

4. The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.

5. Provide commercial parking to include Handicap parking space with appropriate signs and markings.

6. Provide sidewalk connectivity from building to sidewalk(s) along Mariner Blvd.

7. <u>Existing Building Setbacks</u>
   - Mariner Boulevard: 25'
   - Springwood Road: 25'
   - Side: 10'
   - Rear: 20'

8. 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.

9. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

10. Parking requirements are calculated for a Dietitian Office at a rate of Three and a half (3.5) spaces per One Thousand (1,000) Square feet of gross floor area. This will require Four (4) parking spaces.

11. 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.

12. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued

PLANNING AND ZONING COMMISSION RECOMMENDATION

On September 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) 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 be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. Installation of a backflow prevention assembly shall be required once the account is zoned commercial.

4. The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.

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12. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued

SEC 05 TWP 23 S. RNG 18 E. SCALE 1"=30'

NOTES

1.) NUMBERS SHOWN IN PARENTHESIS INDICATE ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL.

2.) UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.

3.) THE PROPERTY SHOWN HEREON MY BE SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. THE REQUIREMENTS OF SAID RULES REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.

4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.

5.) PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.

6.) PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.

7.) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.

8.) ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.

9.) THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.

10.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.

11.) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

12.) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.

13.) BEARING MERIDIAN ESTABLISHED FROM THE SOUTHERLY LOT BOUNDARY LINE IN REFERENCE TO DATA SHOWN ON PLAT AS N81°04'48"W.

LEGEND

- ○ SET 1/2" IRON ROD (NO. L.B. 8340)
- ● FOUND IRON ROD (SIZE AND NO. AS NOTED)
- ⊙ FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- ⊠ FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- ⊠ SET DISK (1-1/4" NO. L.B. 8340 UNLESS OTHERWISE NOTED)
- ■ FOUND CONC. MONUMENT (4"X4" UNLESS OTHERWISE NOTED)
- ⁄ FOUND NAIL
- ⊗ FOUND "X" CUT
- △ SET WOODEN HUB
- ⁄ NOT TO SCALE
- FIBERGLASS LIGHT POLE
- ○ WOOD POWER POLE

N

DJT

SCALE IN FEET

0 30

ABBREVIATIONS

F=FIELD
P=PLATTED
M=MEASURED
D=DESCRIBED
C=CALCULATED
NO.=NUMBER
SEC.=SECTION
TWP.=TOWNSHIP
RNG.=RANGE
COR=CORNER
BRNG.=BEARING
TYP.=TYPICAL
CT. = COURT
AVE.=AVENUE
DR.=DRIVE
ST.=STREET
LA.=LANE
CIR.=CIRCLE

STY.=STORY
FL.=FLOOR
EL.=ELEVATION
RES.=RESIDENCE
GAR.=GARAGE
COV.=COVERED
BLDG.=BUILDING
COL.=COLUMN
CONC.=CONCRETE
C.B.=CONCRETE BLOCK
C.L.F.=CHAIN LINK FENCE
B.M.=BENCHMARK
ENC.=ENCROACHMENT
BDRY.=BOUNDARY
WD.FM.=WOOD FRAME
BLVD.=BOULEVARD
T/R=TELE COM RISER
G/W=GUY WIRE
W/M=WATER METER
P/R=PHONE RISER
C/R=CABLE RISER

PG.=PAGE
P.B.=PLAT BOOK
APP.=APPROXIMATE
N/N=NO NUMBER
W/C=WITNESS CORNER
C/L=CLOSURE LINE
R/P=REFERENCE POINT
R/W=RIGHT-OF-WAY
M/S=METAL SHED
C/S=CONCRETE SLAB
C/W=CONCRETE WALK
C/D=CONCRETE DRIVE
W/F=WOOD FENCE
S/P=SCREEN PORCH
A/C=AIR CONDITIONING
℄=CENTERLINE
C/C=CONCRETE CURB
V/V=VERIZON VAULT
CTV=CABLE T.V. RISER
E/V=ELECTRIC VAULT
A/D=ASPHALT DRIVE
W/M=WATER METER

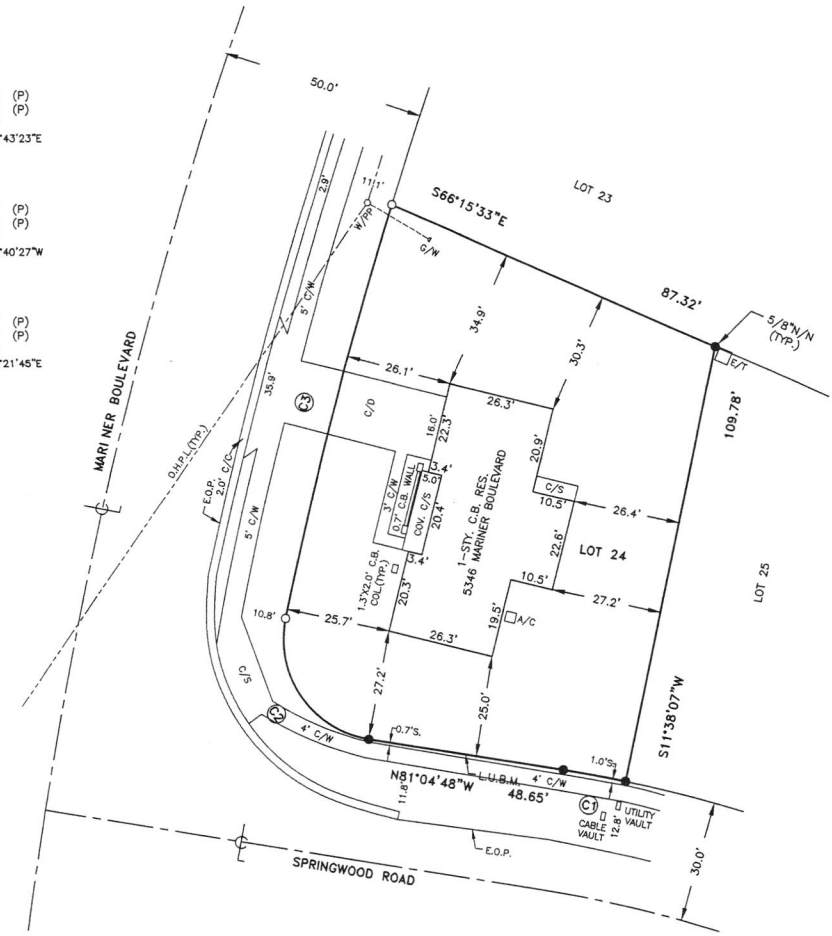
POR. = PORTION
P.C.=POINT OF CURVATURE
P.I.=POINT OF INTERSECTION
P.O.B.=POINT OF BEGINNING
P.R.M.=PERMANENT REFERENCE MOMUMENT
P.C.P.=PERMANENT CONTROL POINT
F.F.E.=LOWEST FLOOR ELEVATION
O.R.BK.=OFFICIAL RECORD BOOK
L.S.=LAND SURVEYOR
L.B.=LAND SURVEYOR BUSINESS
L.U.B.M.=LINE USED FOR BEARING MERIDIAN
P.S.M.=PROFESSIONAL SURVEYOR AND MAPPER
C/C=CONCRETE CURB
O.H.P.L.=OVER HEAD POWER LINE
W/PP=WOOD POWER POLE
E/LR=EDGE OF LIME ROCK ROAD
E/C=ELECTRIC CONDUIT
H.Y.D.=FIRE HYDRANT
W&W/F=WOOD & WIRE FENCE
C.M.P.=CORRUGATED METAL PIPE
E/T=ELECTRIC TRANSFORMER
C/LP=CONCRETE LIGHT POLE
M.H.=SANITARY MAN HOLE

CURVE DATA:

NO.: C1
RADIUS: 330.00' (P)
ARC: 15.64' (P)
CHORD: 15.64'
CHORD BEARING: N79°43'23"E

NO.: C2
RADIUS: 25.00' (P)
ARC: 40.49' (P)
CHORD: 36.21'
CHORD BEARING: N34°40'27"W

NO.: C3
RADIUS: 1150.00' (P)
ARC: 105.92' (P)
CHORD: 105.88'
CHORD BEARING: N14°21'45"E



DESCRIPTION:

LOT 24, BLOCK 1843, OF A REPLAT OF PORTIONS OF SPRING HILL UNITS 18, 19 AND 20 AND A SECOND REPLAT OF SPRING HILL UNITS 18 AND 19, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 17, PAGES 29 THROUGH 34, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

BOUNDARY SURVEY

DJT LAND SURVEYING LLC (L.B.8340)
PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM
8017 FOLKSTONE STREET BROOKSVILLE, FL. 34613

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0169 C COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

SENT TO AND CERTIFIED FOR:

GULF KEY RENTALS LLC

CREW CHIEF: D.J.T. NOTES FILED: SUB-FILE

DRAWN BY:	K.W.B.
CHECKED BY:	D.J.T.
DATE:	04/17/25
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CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE	UPDATES AND/OR REVISIONS

CERTIFICATION

DONALD J TRUCKENBROD LICENSE NUMBER 6505 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by DONALD J TRUCKENBROD
Date: 2025.04.23 07:31:45 -04'00'

DONALD J. TRUCKENBROD P.S.M. NO. 6505
NOT VALID WITHOUT DIGITAL SEAL

H-25-24

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.

H-25-24

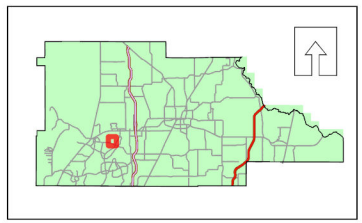
This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

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: 06/19/2025

0 0.01 0.03 0.05 0.08 0.1 Miles

H-25-24 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.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-24
Version Date: 12/09/2022

H-25-24
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: 06/19/2025

HERNANDO COUNTY CENTRAL GIS

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: **GULF KEY RENTALS LLC**

FILE NUMBER: H-25-24

REQUEST: Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional)

GENERAL LOCATION: Northeast corner of Mariner Boulevard and Springwood Road

PARCEL KEY NUMBERS: 00843822

REQUEST: Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Meeting: 11/04/2025
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 16429
Legal Request Number: 2025-492-1
Bid/Contract Number:

TITLE

Rezoning Petition Submitted by Jason Osborne and Erica Cuevas for Property Located on Jacqueline Road (H2522)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)

General Location:
North side of Jacqueline Road, approximately 624' east of Weeping Willow Street

Parcel Key:
999771, 1248539, 999762

Summary Applicant's Request:
The petitioner's request is to rezone the subject property to AG, (Agricultural) from PDP(MF) Planned Development Project (Multifamily) to bring the mobile home on the site into conformance and to have a hobby farm.

The property is surrounded by AR-2 (Agricultural Residential - 2) and Multi Family lots as part of a previous rezoning request, of which many properties have sold and new owners have requested rezoning back to AR-2. Staff believes AR2 (Agricultural Residential-2) is the proper zoning and will allow for the mobile home and the hobby farm.

Planning and Zoning Commission Action:
On September 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt and approved the Chairman’s signature on the attached resolution approving the petitioner’s request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

REVIEW PROCESS

Omar DePablo	Escalated	09/19/2025 2:44 PM
KayMarie Griffith	Approved	09/19/2025 9:39 PM
Michelle Miller	Approved	09/22/2025 9:30 AM
Albert Bertram	Approved	09/22/2025 9:34 AM
Pamela Hare	Approved	09/23/2025 3:41 PM
Natasha Lopez Perez	Approved	09/23/2025 4:51 PM
Heidi Prouse	Approved	09/23/2025 5:56 PM
Toni Brady	Approved	09/24/2025 7:24 AM
Jeffrey Rogers	Approved	10/03/2025 11:00 PM
Colleen Conko	Approved	10/06/2025 10:51 AM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-22 Official Date Stamp:

RECEIVED
MAY 09 2025
HERNANDO COUNTY ZONING

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: 5/9/25

APPLICANT NAME: Jason Osborne + Erica Cuevas
Address: 12491 Jacqueline Rd
City: Brooksville State: FL Zip: 34613
Phone: 352-428-2803 Email: ecuevas0407@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:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 999771, 1248359, 999762
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: Multi-family
4. Desired zoning classification: Agricultural
5. Size of area covered by application:
6. Highway and street boundaries:
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: none)

PROPERTY OWNER AFFIDIVAT

I, Jason Osborne + Erica Cuevas, 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.

Erica Cuevas Jason Osborne
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 2nd day of May, 20 25, by Erica Cuevas, Jason Osborne who is ☐ personally known to me or ☒ produced FLDL as identification.

Signature of Notary Public

ROSEANNE SANCHEZ
MY COMMISSION # HH 447497
EXPIRES: September 25, 2027

Notary Seal/Stamp

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

Hobby Farm Narrative:

I. Proposal

1.1.

We are looking to add two sheds/barns to our property to start our Hobby Farm.

1.2.

One would be for our goats/donkey that we plan on having on the property and another would be for chickens and rabbits. The space would also be used to start a vegetable/herb/fruit garden.

1.3.

We are looking to be used for personal satisfaction, self-sufficiency, and enjoying a rural lifestyle rather than generating a primary source of income. They offer opportunities for recreation, therapeutic benefits, growing food, and potentially earning extra income.

II. Farm Description

2.1.

Our property size is 4.8 acres and located at 12491 Jacqueline Road Brooksville, FL 34613

2.2.

Current Land Use: We have one Mobile home structure on the property being used as a dwelling.

2.3.

Proposed Hobby Farm Activities would including raising livestock, growing food, learning skills and development.

2.3.1.

Livestock Description: We plan to have about 12 meat chickens, a couple goats, and about 12 rabbits.

2.3.2.

Vegetable/Flower Gardens: We are looking to structure an area about 50 feet from the back lot to host, but not limited to, consider growing easy-to-manage vegetables like tomatoes, green beans, lettuce, carrots, bell peppers, jalapenos, and potatoes. For flowers, zinnias, lavender, hydrangeas, wildflowers, and sunflowers. For Herbs, mint, rosemary, parsley, cilantro, and basil.

2.3.3.

Other Activities: composting and/or raising small animals.

2.4.

Proposed Structures: We want a couple shed/barns to build a chicken coop in, but also contain other animals like rabbits, goats, small cattle, vegetables, and agricultural equipment.

III. Addressing Potential Concerns

3.1.

Noise: We will help to reduce noise levels with the use of screening such as earthen berms, fences, vegetation and structures. We will also maintain the property using low-noise equipment.

3.2.

Odor: We will minimize odor by proper composting, using biofilters, and strategically placing buildings and manure storage areas to minimize odor dispersal.

3.3.

Traffic: As most of these will be far in the back of the property, with fencing and homing structures there will be no traffic concerns.

3.4.

Water Management: Proper water management for this plan will be through efficient irrigation systems, rainwater harvesting, and adapting to seasonal changes. Prioritizing practices like drip irrigation and soaker hoses, which deliver water directly to the roots, can significantly reduce water waste.

IV. Environmental Considerations

4.1.

Impact on Neighbors: We understand that in doing this we could have a large neighbor impact. To control this, we will be informing neighbors about activities like construction, machinery use, or events that can help them understand the farm's operations and address potential concerns early on. We will also be maintaining a clean and well-maintained property, planting buffer strips, and being mindful of noise, outlined above.

4.2.

Soil and Water Conservation: We will be No-Till farming, cover cropping, mulching, composing, and crop rotation.

V. Legal and Regulatory Compliance

5.1.

Zoning Regulations: We confirm our understanding of local zoning regulations will ensure that this complies with any/all.

VI. Conclusion

6.1.

We are committed to a responsible and sustainable hobby farm operation that benefits the community and the environment.

6.2.

We are willing to collaborate with the relevant authorities to ensure compliance with regulations.

6.3.

We thank you for your time and consideration.

VII. Supporting Documents

7.1.

Please see attached for any supporting documents, such as site plans, photographs of the property, or relevant permits.

Structure information

To be added: Barn/detach garage Size Description: 25x40 structures with walls 9 feet high with a peak of 13 feet.

Currently: There is only one current residential use on the property. There is also a 12/20 shed on the property being used for storage of household and mechanical items.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Jason Osborne and Erica Cuevas

FILE NUMBER: H-25-22

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)

GENERAL LOCATION: North side of Jacqueline Road, approximately 624' east of Weeping Willow Street

PARCEL KEY NUMBER(S): 999771, 1248539, 999762

APPLICANT'S REQUEST

The petitioner's request is to rezone the subject property to AG, (Agricultural) from PDP(MF) Planned Development Project (Multifamily) to bring the mobile home on the site into conformance and to have a hobby farm. The property is surrounded by AR-2 (Agricultural Residential – 2) and the remaining Multi Family lots. Staff believes AR2 (Agricultural Residential-2) is the proper zoning and will allow for the mobile home and the hobby farm.

SITE CHARACTERISTICS

Site Size: 4.8 acres

Surrounding Zoning; Land Uses:
North: AR2, single family residential uses
South: AR2, C1 residential and commercial uses
East: AR2, PDP(MF); single-family residential uses
West AR2, PDP(MF); single-family residential uses

Current Zoning: PDP(MF) Planned Development Project (Multifamily)

Future Land Use Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater are not available to these parcels. HCUD has no objection to the requested zoning change from residential to agriculture to allow a hobby farm.

ENGINEERING REVIEW
The County Engineer has reviewed the petitioner's request and indicated no comments or concerns as long as the Hobby Farm remains private and is not going to be commercial in nature. If the farm were to become open to the public, commercial improvements would be required.

Comments: The petitioner has indicated the Hobby Farm will not be open to the public.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential) Building Setbacks:
Setbacks:

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

The AR-2 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
ii. Mobile homes

COMPREHENSIVE PLAN REVIEW
Property Rights Element

Objective 12.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.

Strategy 12.02A(2): Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished.

FINDINGS OF FACT

The rezoning from PDP(MF) Planned Development Project (Multifamily) to AR2 (Agricultural Residential-2) is appropriate based on the following findings of fact:

- The subject site has existing property rights as evidenced by the approved mobile home permit on the site.
- The request is consistent with the Comprehensive Plan and is compatible with the development patterns along Jacqueline Road.

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 PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

PLANNING AND ZONING COMMISSION ACTION

On September 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).

BOUNDARY SURVEY

LEGAL DESCRIPTION:
PARCEL 1:
THE WEST 165 FEET OF THE NORTH 264 FEET OF LOT 18, BLOCK D, POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 20, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; LESS THE SOUTH 12 FEET THEREOF TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS/EGRESS OVER AND ACROSS OF THE SOUTH 396 FEET OF THE EAST 213 FEET OF SAID LOT 18.
PARCEL 2:
LOT 18, BLOCK D, POTTERFIELD GARDEN ACRES, AS PER PLAT THEREPF RECORDED IN PLAT BOOK 5, PAGE 20, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; LESS THE WEST 110 FEET OF THE SOUTH 396 FEET THEREOF AND LESS THE WEST 165 FEET OF THE NORTH 254 FEET THEREOF.
PARCEL 3:
THE WEST 110 FEET OF THE SOUTH 396 FEET OF LOT 18, BLOCK D, POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 20, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; LESS RIGHT-OF-WAY AS SHOWN IN O.R. BOOK 854, PAGE 814, OF SAID PUBLIC RECORDS.

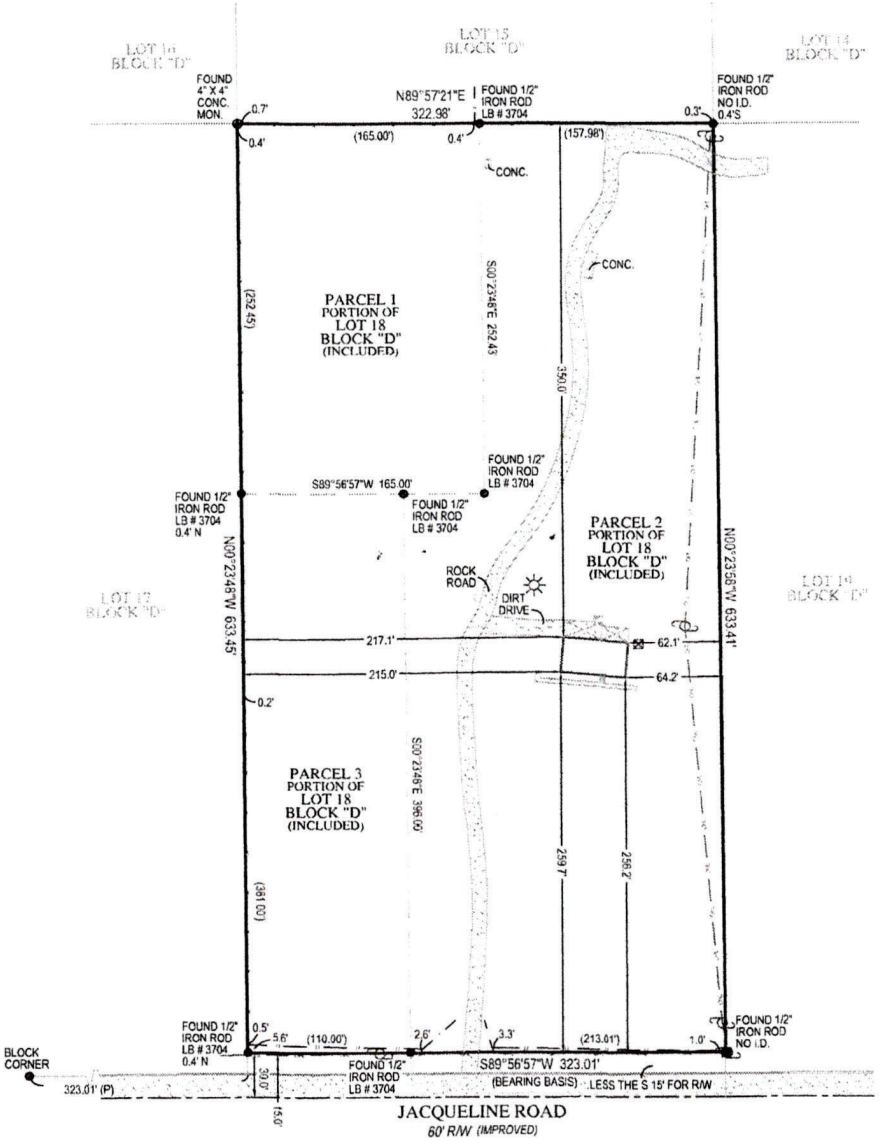
CERTIFIED TO:
CAPSTONE TITLE LLC;

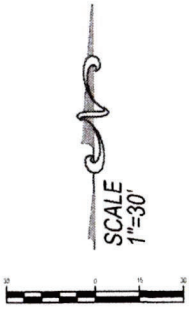
COMMUNITY NUMBER: 120110
PANEL: 0167 SUFFIX: D
F.I.R.M. DATE:
FLOOD ZONE: X

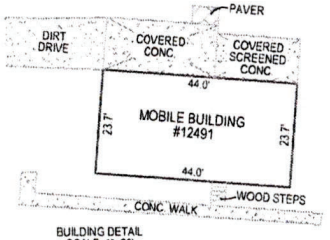
FIELD WORK: 01/14/2025

PROPERTY ADDRESS:
12491 JACQUELINE ROAD,
BROOKSVILLE, FL 34613

SURVEY NUMBER: 669750
CLIENT FILE NUMBER:







BUILDING DETAIL
SCALE: 1"=20'

GENERAL NOTES:
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) THE INTENDED USE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS NOTED HEREON ARE IN FEET AND DECIMALS REFERENCED TO NGVD 1929
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION ITS SCOPE IS LIMITED TO THE DEFICIENCIES NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE, TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM UNAUTHORIZED USE OF THIS SURVEY.
10) GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

LB #7593
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4307
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net
TARGET SURVEYING, LLC

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F.EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

= CATCH BASIN; = CENTERLINE ROAD; = COVERED AREA; = EXISTING ELEVATION; = HYDRANT; = MANHOLE; = METAL FENCE; = MISC. FENCE; = PROPERTY CORNER; = UTILITY BOX; = UTILITY POLE; = WATER METER; = WELL; = WOOD FENCE

SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

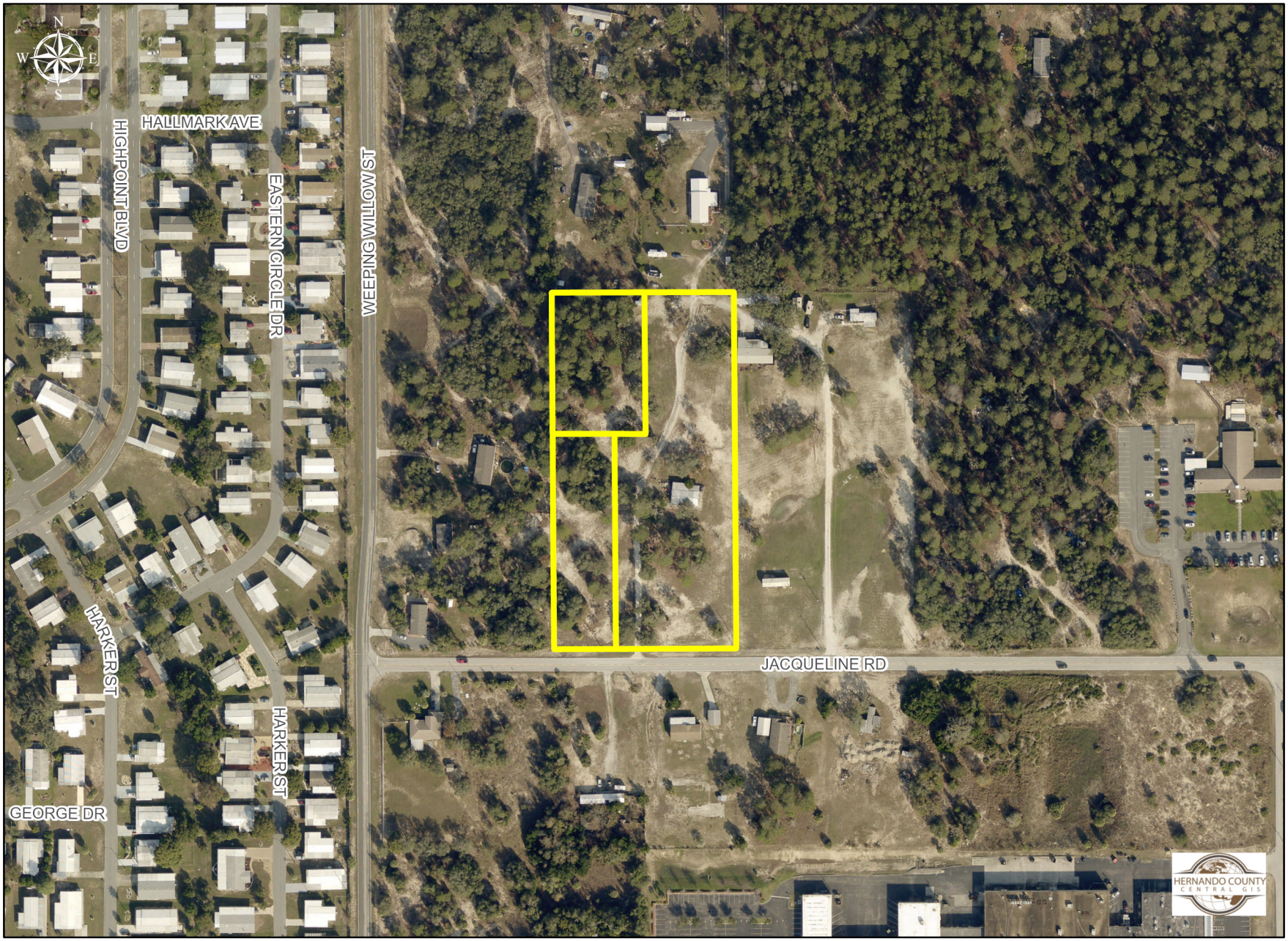
(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5593 DAVID G CUTLER

H-25-22

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.



0 0.02 0.04 0.08 0.12 0.16
Miles

H-25-22

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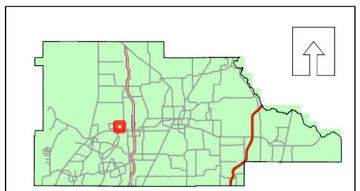
HERNANDO COUNTY CENTRAL GIS

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

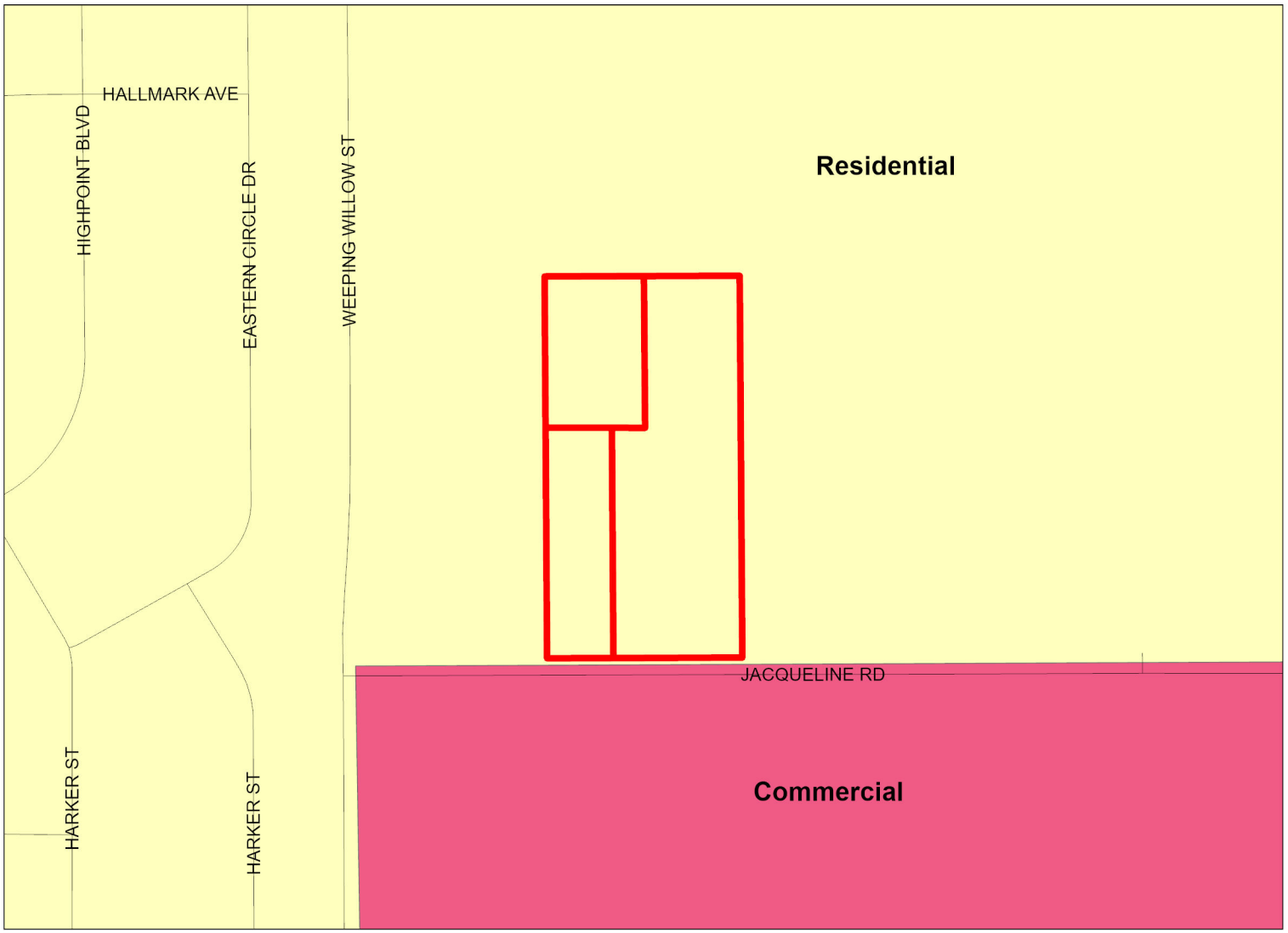


Hernando County Planning Department
Project date: 06/19/2025

0 0.02 0.04 0.08 0.12 0.16 Miles

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-22
Version Date: 12/09/2022



H-25-22
FLU Riverine District
Regional Commercial

FLU

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

0 0.02 0.04 0.08 0.12 0.16 Miles

N
W E
S

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.

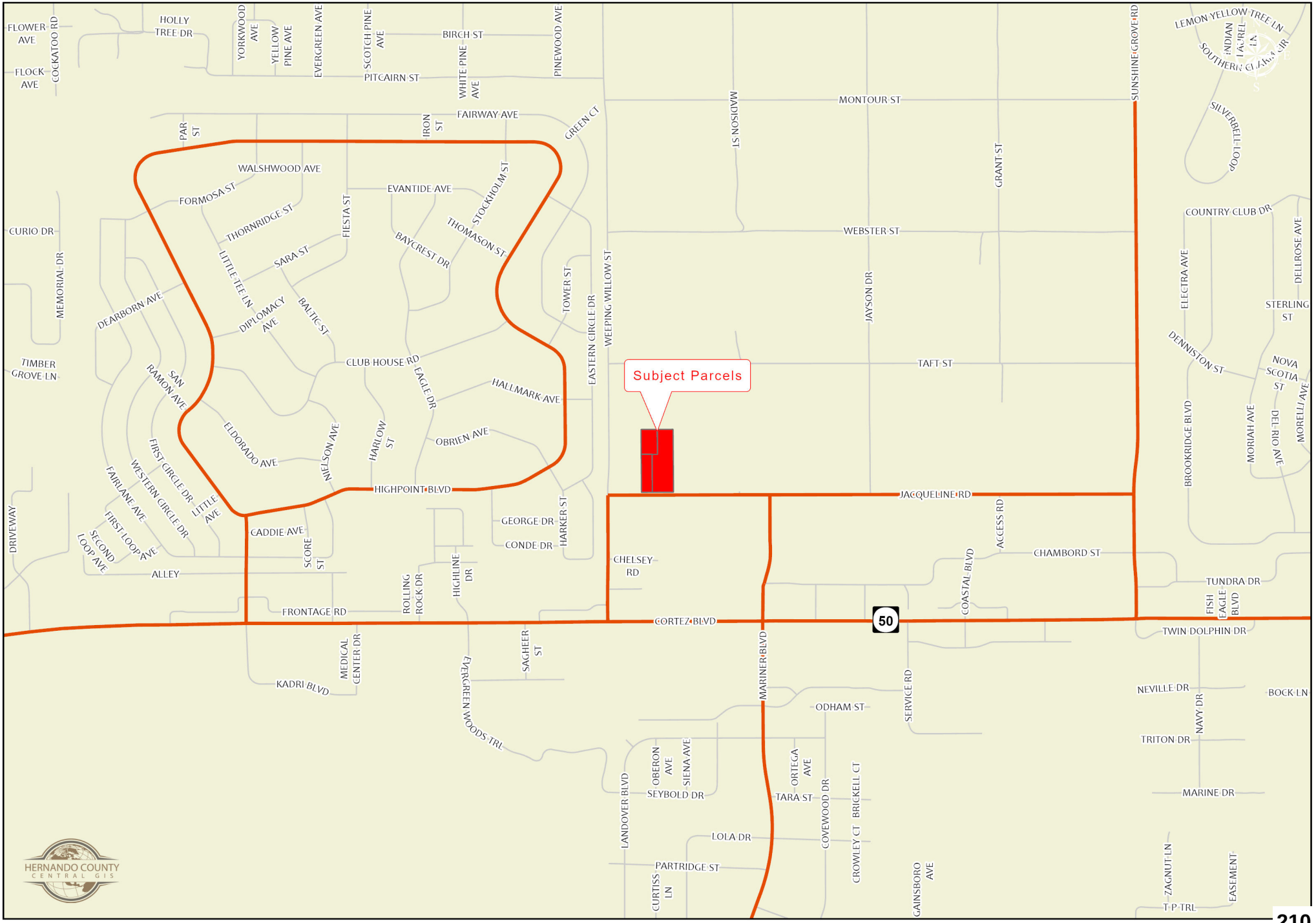
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Date of mapping: 06/19/2025

HERNANDO COUNTY
CENTRAL GIS

H-25-22 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.



RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: **JASON OSBORNE AND ERICA CUEVAS**

FILE NUMBER: H-25-22

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)

GENERAL LOCATION: North side of Jacqueline Road, approximately 624' east of Weeping Willow Street

PARCEL KEY NUMBERS: 00999771, 01248359, 00999762

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully

advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

TITLE

Rezoning Petition Submitted by Mark Keschl of Meridien Development, LLC, on Behalf of Gary Haber, Evelyn Haber, Kenneth L. Haber, and Martha Haber for Property Located on Commercial Way (H2482)

BRIEF OVERVIEW

Request:
Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive-in restaurant with deviations.

General Location:
Northeast corner of Commercial Way and Spring Hill Drive

P&Z Action:
On June 9, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for a drive-in restaurant with deviations and modified performance conditions.

BOCC Action:
On August 5, 2025, the Board of County Commissioners voted 5-0 to postpone the petitioner's request for a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations to a future hearing date with all readvertising costs being paid by the applicant. Revised site plan and traffic study will be provided by the applicant for inclusion in the agenda packet.

Subsequent to the BOCC action on August 5, 2025, the petitioner provided a revised traffic analysis meeting the requirements of the Board. The Department of Public Works provided the following comments:

A revised traffic access analysis (revised date of September 2025) was submitted for review, the Department of Public Works Engineering has no objections to this project moving forward in the rezoning process at this time; however, should the driveway locations, access connections be revised by any other entity, this will require a revised master plan.

FINANCIAL IMPACT

A matter of policy and no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for a PDP are found in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Board adopt and authorize the Chairman's signature on the attached resolution approving the petitioner's request for a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for a drive-in restaurant with deviations and performance conditions.

REVIEW PROCESS

Omar DePablo	Approved	10/21/2025 9:16 AM
Michelle Miller	Approved	10/21/2025 9:21 AM
Erin Dohren	Approved	10/21/2025 9:27 AM
Pamela Hare	Approved	10/22/2025 2:54 PM
Natasha Lopez Perez	Approved	10/22/2025 3:15 PM
Heidi Prouse	Approved	10/23/2025 11:11 AM
Toni Brady	Approved	10/24/2025 8:57 AM
Jeffrey Rogers	Approved	10/27/2025 6:20 AM
Colleen Conko	Approved	10/27/2025 12:09 PM

Board of County Commissioners Action:

On August 5, 2025, the Board of County Commissioners voted 5-0 to postpone the petitioner's request for a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations to a future hearing date with all readvertising costs being paid by the applicant. Revised site plan and traffic study will be provided by the applicant for inclusion in the agenda packet.

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	June 9, 2025
	Board of County Commissioners:	August 5, 2025
	Board of County Commissioners:	November 4, 2025
APPLICANT:	Meridien Development LLC (Mark Keschl)	
FILE NUMBER:	H-24-82	
REQUEST:	Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations	
GENERAL LOCATION:	Northeast corner of Commercial Way and Spring Hill Drive	
PARCEL KEY NUMBER(S):	411931	
PUBLIC INQUIRY WORKSHOP:	April 1, 2025	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations to develop the 11.0-acre subject site commercially. The subject site was part of the original Spring Hill master plan and was designated PDP(SU)/ Planned Development Project (Special Use) for a landscape buffer. In 1995 the parcel was sold by the Deltona Corporation to a private entity and has remained undeveloped and in private ownership.

The petitioner's current request is for a five (5) lot commercial subdivision for various commercial uses, including:

- Retail,
- Restaurants (including drive-thru),
- Financial institutions (with drive-thru)
- Medical and dental offices.
- Business professional, and non-profit organization offices to allow for financial institution with a drive-thru and medical/dental office establishments.
- Business professional, and non-profit organization offices to allow for financial institution with a drive-thru and medical/dental office establishments.

A separate parcel to the North end of the development abutting most of the nearby residential development will also be created for open space to create a buffer for compatibility with the residential use, including a Conservation Area. The development will not exceed 25,000 total square feet.

Deviations Requested

The petitioner is requesting the following deviations as part of the rezoning request:

- Frontage Road Wavier: Due to its location and inability to connect north.
- Setback Deviation: US Highway 19: 50' (deviation from 125')
- Buffer Deviation: Reduction to 5' along specific areas adjacent to Pinehurst Drive (Deviation from 35' for Large Retail Development Standards)
- Signage Deviation: Platted parcels to have individual signs and two multi-tenant anchor signs at both proposed US Highway 19 entrances. Additionally, two signs are requested at the corner parcel (US Hwy 19 and Spring Hill Drive).

SITE CHARACTERISTICS

Site Size:	11.0 acres
Surrounding Zoning; Land Uses:	North: C-1, PDP(SF); Bank, Single-Family South: R-1C/(Residential); Residential East: PDP(SF), PDP(GHC); Single Family, Retail Plaza West: US HWY 19, PDP(GHC), C-2; Commercial Uses
Current Zoning:	PDP(SU)/Planned Development Project (Special Use)
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW

Soils:	Candler Fine, Tavares Fine Sand
Protection Features:	There are no Special Protection Area (SPA) on the subject site according to County data resources.
Hydrologic Features:	There are no Wellhead Protection Areas or wetlands on the subject site according to County data resources.
Comment:	It should be noted that the site has a seasonal ephemeral wetland in the center of the property. The property also abuts an offsite wetland along the northeast corner of the property. Mitigation could be required based on size.
Archaeological/ Historical:	There are no archaeological or historical site according to County data resources.
Habitat:	Vacant, cleared, undeveloped and identified as urban open pine, mixed hardwood-coniferous, and high density residential, 5

dwellings/acre 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).).

Comment: Candler and Tavares Fine Sands provides habitat suitable for gopher tortoises and commensal species. A faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

Water Quality: This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

Comment: 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.

Flood Zone: C with portions of the property within AE. Including a large portion along the center of the property.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

Hernando County Utilities (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer services are available. Via a 16" force main that runs along US 19. HCUD has no objection to the zoning change from PDP (SU) to PDP (GC) With specific C-2 and C-3 uses. Subject to a utility capacity analysis and commercial connection to the central water and sewer system at time of vertical construction.

ENGINEERING REVIEW

The subject site is located at the Northeast corner of Commercial Way and Spring Hill Drive. The petitioner has proposed access from Commercial Way and Pinehurst Drive.

The County Engineer has reviewed the petitioner's request and provided the following comments:

- This project is located on the northeast corner of US 19 & Spring Hill Drive:
- A Traffic Analysis has been received by the applicant. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- This project lies within the Oman Quarry watershed, lying within three basins. The BFE ranges from 15.3' to 18.1' NAVD 88. This property contains three areas of 1% annual chance floodplain. Construction within the floodplain requires specific permitting and mitigation.

- Drainage design must meet SWFWMD ERP/Southwest Florida Water Management District Environmental Resource Permitting drainage permitting and Hernando County Facility Design Guideline drainage requirements.
- A Frontage Road is required along the entire frontage of Commercial Way (US-19). The Frontage Road will be required to connect into the Frontage Road network North of this Site.
- Driveway access configurations shall be appropriate with existing driveways along Pine Hurst Drive.
- The Driveway connections, Parking Spaces and Parking Lot Layout will need to comply with Hernando County Facility Design Guideline Standards.
- Work with the County Engineer on the results of "Road Safety Audit: Spring Hill Dr. from US 19 to east of Kenlake Ave"
- FDOT Access Management permitting is required. A FDOT Drainage permit may be required.

LAND USE REVIEW

Large Retail Development Standards

The LDR's require certain retail development standards for all projects in excess of 25,000 square feet. The large retail standards will ensure a cohesive and harmonious development. The standards include, but are not limited to, architectural style, parking design, internal pedestrian circulation, and buffering. While the subject site is anticipated to be approximately 24,000 square feet, less than the minimum required to trigger the Large Retail Development Standards, the project will be located at the gateway to Spring Hill. To ensure architectural design standards and the preservation of the existing residential development surrounding the project, the large retail standards shall be required, in accordance with Article III of Appendix A (zoning).

Building Setbacks

Proposed Building Setbacks:

US Hwy 19:	50' (deviation from 125')
Spring Hill Drive:	35'
Pinehurst Drive:	35'
North:	20'
Against Residential:	35'

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.

Large Retail Developments of over 25,000 square feet shall be required a buffer along the full length of all streets serving a large retail development. The buffer shall be a minimum of thirty-five (35) feet in width and comprised of retained natural vegetation or planted with native plant species.

Comments: The petitioner is proposing a 35-foot landscape buffer along portions of the property that front or abut residential homes, specifically along Pinehurst Drive and the northeast corner of the parcel. Additionally, a drainage retention pond will serve as a supplemental distance buffer in this area. On the southeast side of Pinehurst Drive, a 5-foot landscape buffer is proposed, along with a fence that will have a minimum opacity of 80%.

The remaining portions of the subject site where the project is adjacent to commercial development and along US Highway 19 are proposed as 20' buffers. The proposed 20' buffers along US Highway 19 are considered inadequate for the scale and location of the project. Furthermore, the subject site was originally allocated as a landscape buffer/entrance feature into the Spring Hill area. Although now privately owned, both sides of the Spring Hill Drive fountain/entrance were set aside for landscape buffers and are the main entrance features into the Spring Hill area.

If approved, the petitioner shall provide a minimum of twenty-five (25) foot buffer along US Highway 19 planted with native plant species. Furthermore, the petitioner shall retain (where feasible), refurbish and/or rebuild the existing brick columns historically known/used for the main Spring Hill area entrance. Said columns shall be incorporated into the overall landscape design along US Highway 19.

Additionally, the proposed thirty (30) foot wide buffers along Pinehurst Drive and the northeast portion (which abuts residential) of the property, shall be screened at 80% opacity and enhanced where necessary.

Residential Protection Standards

The petitioner shall be required to comply with the following Residential Protection Standards:

- There shall be no speakers or other sound equipment located within 100' of any single-family residential district property line
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00AM. within 100 feet of any single-family residential district property line.

Comments: The petitioner has indicated the potential for fast food restaurants and/or coffee service establishments which generally have extended hours of operation. If approved, entrances, drive-up windows, or loading/unloading areas must meet the minimum distance of 100 feet of any single-family residential district property and hours of operation to ensure residential protection during quiet hours.

Signage

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a

maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential – Maximum fifty (50) square feet of sign area.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to subsection (1) herein.

Comments: The petitioner has requested that the platted parcels have individual signs. Two signs are requested for the corner parcel (US Hwy 19 and Spring Hill Drive) due to having two fronts. The drive thru restaurant parcels shall be entitled to their standard directional signs, order and menu signs. The petitioner must meet the minimum sign standards as required by the County LDRs.

If approved, all signs shall be designed as an integral part of the development and predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the commercial buildings developed on the subject property. Signs should also be limited to ground mounted monument type signs.

Landscape

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.

Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner shall provide full cutoff fixtures for the proposed development. Additionally, all security lighting shall have appropriate shields to avoid spillage into neighboring residential homes.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. The subject site fronts US Highway 19, a Commercial Corridor) and the area is characterized by commercial uses to the north, south and west, and residential to the east.

Future Land Use Mapping Criteria

***Mapping Criteria - Commercial Category*:** The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas.

Comments: The subject site is located along the US Highway 19 commercial corridor. The site is in close proximity to existing commercial parcels and should be recognized as eligible infill development of an existing commercial area.

Future Land Use Element

Strategy 1.04A(6): The Commercial Category provides for 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

Comments: The subject site is located along the US Highway 19 commercial corridor. While the parcel is not classified as commercial, the property can be considered to have a commercial designation (infill) due to its proximity to existing commercial areas. Any approval should include appropriate conditions.

Commercial Category

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.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial

areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comment: While the subject property is not designated as commercial on the Future Land Use Map, it serves as an infill commercial piece due to the proximity to existing commercial uses and development. The property is located along the US Highway 19 commercial corridor, is located between commercially zoned properties, and should be considered appropriate for an infill designation.

Protection Standards

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 site is near single-family homes and should be required to meet the Residential Protection Standards and provide a 35' landscape buffer along Pinehurst adjacent to residential uses; said buffer should be enhanced to 80% opacity to properly screen existing homes from proposed commercial uses.

Road Network – 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: The County Engineer has reviewed the proposed development and indicated that frontage road is required along the entire frontage of Commercial way. This frontage road shall be required to connect into the frontage road network North of this site.

FINDINGS OF FACT

A rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/ Planned Development Project (General Commercial) with Specific C-2 and C-3 Uses with Deviations is appropriate based on the following conclusion:

The 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.

1. The subject parcel is currently zoned as PDP(SU) and currently serves as a landscape buffer between the existing residential development and US Highway 19.
2. The proposed PDP(GC) with specific C-2 and C-3 uses zone is compatible with surrounding zoning districts.
3. Residential Protection Standards, as necessary, will apply to the subject site at the time of site 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 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 PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant 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. Proposed Building Setbacks:
   - US Hwy 19: 50' (deviation from 125')
   - Spring Hill Drive: 35'
   - Pinehurst Drive: 35'
   - North: 20'
   - Against Residential: 35'

3. The petitioner shall meet all large retail development standards pertaining to roof layout, architectural features and building materials.

4. The petitioner shall provide a floral and faunal (wildlife) survey, prepared by a qualified professional, and submitted to the County prior to any land clearing activities. Copies of any required permits shall be provided prior to site alteration or construction.

5. The petitioner is required to comply with all applicable FWC regulations and permitting.

6. If needed, a Gopher Tortoise Relocation permit shall be sought prior to any geotechnical activities taking place on the property.

7. The petitioner shall 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.

8. The Developer shall provide a utility capacity analysis and commercial connection to the central water and sewer system at time of vertical construction.

9. A Traffic Analysis has been received by the applicant. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

10. Drainage design shall meet SWFWMD ERP/Southwest Florida Water Management District Environmental Resource Permitting drainage permitting and Hernando County Facility Design Guideline drainage requirements.

11. A Frontage Road is required along the entire frontage of Commercial Way (US-19). The Frontage Road will be required to connect into the Frontage Road network North of this Site.

12. The petitioner shall coordinate with the County Engineer to ensure that the proposed driveway access configurations align with the existing driveways along Pinehurst Drive. Any adjustments to the driveway locations as approved by the county engineer shall not result in a master plan revision.

13. The Driveway connections, Parking Spaces and Parking Lot Layout will need to comply with Hernando County Facility Design Guideline Standards.

14. The petitioner shall coordinate with the county engineer on implementing safety measures for the site in accordance with the "Road Safety Audit: Spring Hill Dr. from US 19 to east of Ken Lake Ave"

15. FDOT Access Management permitting is required. FDOT Drainage permit may be required.

16. There shall be no speakers or other sound equipment located within 100' of any single-family residential district property line

17. Customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall not be allowed to operate between the hours of 12 midnight and 7:00AM. within 100 feet of any single-family residential district property line.

18. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties. Additionally, all security lighting shall have appropriate shields to avoid spillage into neighboring residential homes.

19. Each platted parcel may have its own individual sign. The corner parcel at US 19 and Spring Hill Drive may have two (2) signs, One at each front.

20. County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential – Maximum fifty (50) square feet of sign area.

    Individual business owners may apply for a variance to the sign code for their unique parcel through the standard variance process.

21. Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to subsection (1) herein.

22. Drive-thru restaurants shall have signage consistent with the Hernando County Sign Code.

23. Buffer Requirements:
    - 35’ landscape buffer where abutting residential homes, specifically along Pinehurst Drive and the Northeast corner of parcel.
    - 5’ landscape buffer along Southeast perimeter of the site along Pinehurst Drive
    - 25’ landscape buffer along US HWY 19

    All buffers shall be required to include native plan species. A comprehensive planting plan shall be required at construction drawings. Landscaping along Pinehurst where abutting residential homes and at the Northeast Corner of the parcel shall achieve a minimum of 80% opacity, notwithstanding the fence as additional visual attenuation.

    The remaining buffers may utilize a fence to achieve the 80% required opacity due to the width limitations of the buffer. The specific landscape layout shall be provided at the time of conditional plat for the commercial subdivision.

    In addition to the landscape buffer, the petitioner shall develop a plan to retain, refurbish and/or rebuild the existing columns to be approved by the County Engineer.

24. 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.

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

PLANNING AND ZONING COMMISSION:

On June 9, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations and 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. Proposed Building Setbacks:
   - US Hwy 19: 50' (deviation from 125')
   - Spring Hill Drive: 35'
   - Pinehurst Drive: 35'
   - North: 20'
   - Against Residential: 35'

3. The petitioner shall meet all large retail development standards pertaining to roof layout, architectural features and building materials.

4. The petitioner shall provide a floral and faunal (wildlife) survey, prepared by a qualified professional, and submitted to the County prior to any land clearing activities. Copies of any required permits shall be provided prior to site alteration or construction.

5. The petitioner is required to comply with all applicable FWC regulations and permitting.

6. If needed, a Gopher Tortoise Relocation permit shall be sought prior to any geotechnical activities taking place on the property.

7. The petitioner shall 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.

8. The Developer shall provide a utility capacity analysis and commercial connection to the central water and sewer system at time of vertical construction.

9. A Traffic Analysis has been received by the applicant. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

10. Drainage design shall meet SWFWMD ERP/Southwest Florida Water Management District Environmental Resource Permitting drainage permitting and Hernando County Facility Design Guideline drainage requirements.

11. A Frontage Road is required along the entire frontage of Commercial Way (US-19). The Frontage Road will be required to connect into the Frontage Road network North of this Site.

12. ~~The petitioner shall coordinate with the County Engineer to ensure that the proposed driveway access configurations align with the existing driveways along Pinehurst Drive. Any adjustments to the driveway locations as approved by the county engineer shall not result in a master plan revision.~~ There shall be no access to Pinehurst Drive from the development.

13. The Driveway connections, Parking Spaces and Parking Lot Layout will need to comply with Hernando County Facility Design Guideline Standards.

14. The petitioner shall coordinate with the county engineer on implementing safety measures for the site in accordance with the "Road Safety Audit: Spring Hill Dr. from US 19 to east of Ken Lake Ave"

15. FDOT Access Management permitting is required. FDOT Drainage permit may be required.

16. There shall be no speakers or other sound equipment located within ~~100'~~ 200' of any single-family residential district property line

17. Customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall not be allowed to operate between the hours of 12 midnight and 7:00AM. within 100 feet of any single-family residential district property line.

18. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties. Additionally, all security lighting shall have appropriate shields to avoid spillage into neighboring residential homes.

19. Each platted parcel may have its own individual sign. The corner parcel at US 19 and Spring Hill Drive may have two (2) signs, One at each front.

20. County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential – Maximum fifty (50) square feet of sign area.

    Individual business owners may apply for a variance to the sign code for their unique parcel through the standard variance process.

21. Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets

and provided each sign does not exceed the maximum allowed according to subsection (1) herein.

22. Drive-thru restaurants shall have signage consistent with the Hernando County Sign Code.

23. Buffer Requirements:
    - 35' landscape buffer where abutting residential homes, specifically along Pinehurst Drive and the Northeast corner of parcel.
    - 5' landscape buffer along Southeast perimeter of the site along Pinehurst Drive
    - 25' landscape buffer along US HWY 19
    - 25' Landscape buffer along Spring Hill Drive

    All buffers shall be required to include native plan species. A comprehensive planting plan shall be required at construction drawings. Landscaping along Pinehurst where abutting residential homes and at the Northeast Corner of the parcel shall achieve a minimum of 80% opacity, notwithstanding the fence as additional visual attenuation.

    The Eastern ~~remaining~~ buffer~~s~~ may utilize a fence to achieve the ~~80%~~ 100% required opacity due to the width limitations of the buffer. The specific landscape layout shall be provided at the time of conditional plat for the commercial subdivision.

    In addition to the landscape buffer, the petitioner shall develop a plan to retain, refurbish and/or rebuild the existing columns to be approved by the County Engineer.

24. 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.

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

Board of County Commissioners Action:

On August 5, 2025, the Board of County Commissioners voted 5-0 to postpone the petitioner's request for a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations to a future hearing date with all readvertising costs being paid by the applicant. Revised site plan and traffic study will be provided by the applicant for inclusion in the agenda packet.

Subsequent to the BOCC Action on August 5, 2025, the petitioner provided a revised traffic analysis meeting the requirements of the Board. The Department of Public Works provided the following comments:

A revised traffic access analysis (revised date of September 2025) was submitted for review, the Department of Public Works Engineering has no objections to this project moving forward in the rezoning process at this time, however, should the driveway locations, access connections be revised by any other entity, this will require a revised master plan.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

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: _____

APPLICANT NAME: Meridien Development LLC Mark Keschl

Address: 7901 SE Osprey
City: Hobe Sound State: FL Zip: 33455
Phone: 561-405-1660 Email: mkeschl@msn.com
Property owner's name: *(if not the applicant)* Gary, Evelyn, Kenneth, Martha Haber

REPRESENTATIVE/CONTACT NAME: Kyle Benda

Company Name: Benda Law Firm
Address: 270 North Broad Street
City: Brooksville State: FL Zip: 34601
Phone: 352-232-5757 Email: Kyle@bendalawfirm.com

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

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): R32 323 17 5010 00A0 0000
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: PDP(SU) Landscape Buffer
4. Desired zoning classification: PDP (GC)
5. Size of area covered by application: 11.86 acres
6. Highway and street boundaries: _____
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, Gary Haber, 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)*: Kyle Benda
to submit an application for the described property.

Gary Haber
Signature of Property Owner

STATE OF ~~FLORIDA~~ TENNESSEE
COUNTY OF ~~HERNANDO~~ HAMILTON
The foregoing instrument was acknowledged before me this 9TH day of May, 2025, by Gary Haber who is personally known to me or produced _____ as identification.

Signature of Notary Public

TALLY R. GLOVER, JR. STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Exp: 8/23/27
Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

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. H-24-82 Official Date Stamp:
Received
DEC 04 2024
13
Planning Department
Hernando County, Florida

Date: 12/4/24

APPLICANT NAME: Meridien Development LLC Mark Keschl

Address: 7901 SE Osprey Street
City: Hobe Sound State: FL Zip: 33455
Phone: 561 405 1660 Email: mkeschl@msn.com
Property owner's name: *(if not the applicant)* Gary, Evelyn, Kenneth, Martha Haber

REPRESENTATIVE/CONTACT NAME: Kyle Benda

Company Name: Benda Law Firm
Address: 270 North Broad Street
City: Brooksville State: FL Zip: 34601
Phone: 352 232 5757 Email: kyle@bendalawfirm.com

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

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): R32 323 17 5010 00A0 0000 00411931
2. SECTION , TOWNSHIP , RANGE
3. Current zoning classification: PDP(SU) Landscape
4. Desired zoning classification: PDP(HC)
5. Size of area covered by application: 11.86 acres
6. Highway and street boundaries: Spring Hill Drive and Commercial Way (US 19)
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

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☐ I am the owner of the property and am making this application **OR**

☑ I am the owner of the property and am authorizing *(applicant)*: Meridien Development LLC and *(representative, if applicable)*: Kyle Benda to submit an application for the described property.

Gary Haber
Signature of Property Owner

STATE OF ~~FLORIDA~~ TENNESSEE
COUNTY OF ~~HERNANDO~~ HAMILTON
The foregoing instrument was acknowledged before me this 20TH day of OCTOBER, 2024, by GARY HABER who is personally known to me or produced as identification.

Signature of Notary Public

GLOVER, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY
Notary Seal/Stamp

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

PRINT FORM CLEAR FORM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

Application to Change a Zoning Classification

Application request *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
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PRINT OR TYPE ALL INFORMATION

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Address: 7901 SE Osprey Street
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Phone: 352 232 5757 Email: kyle@bendalawfirm.com

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

PROPERTY INFORMATION:

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PROPERTY OWNER AFFIDIVAT

I, Gary Haber, 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)*: Meridien Development LLC and *(representative, if applicable)*: Kyle Benda to submit an application for the described property.

Gary Haber
Signature of Property Owner

STATE OF ~~FLORIDA~~ TENNESSEE
COUNTY OF ~~HERNANDO~~ HAMILTON
The foregoing instrument was acknowledged before me this 20TH day of OCTOBER, 2024, by GARY HABER who is personally known to me or produced _____ as identification.

Signature of Notary Public

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

PRINT FORM CLEAR FORM

GLOVER, JR. NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY
Notary Seal/Stamp

Letter of Authorization

To Whom It May Concern:

This letter authorizes Boehler Engineering, Mark Keschl, Manager of Meridien Development LLC,and Kyle Benda of Benda Law, subsidiaries, assigns, or agents to act on behalf of Kenneth L Haber, Martha Haber, Gary Haber and Evelyn Haber in regards to permits and applications for zoning and site plan approval though Hernando County, as well as but not limited to all regulatory agencies, departments and government agencies of FDEP, FDOT and SWFWMD necessary for the construction and development of of a commercial development located at the NE corner of US19 and Spring Hill Drive.

Signature: _____

Gary Haber

State of Tennessee)

County of Hamilton)

The foregoing instrument was acknowledged before me by means of ✓ physical presence or

___ online notarization, this 20th of October,2024 by Gary Haber, as

_____ of _____ on behalf of the company. He is personally

known to me or has produced a valid driver's license as identification.

_____

TALLY R. GLOVER, JR. STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public Printed Name:

Tally R. Glover Jr.

My commission expires:

8/23/2027

MERIDIEN DEVELOPMENT, LLC PROPOSED REZONING:

The subject property is approximately 11 acres of unimproved land located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in Hernando County ("Subject Property"). The parcel is currently zoned Planned Development Project (Special Use) ("PDP(SU)") for use as a Landscape Buffer. The applicant is a joint venture of Meridien Development LLC and GPK Holdings LLC, as the Contract Purchaser of the 11-acre parcel. Rezoning of the Subject Property is sought to allow development of up to 5 commercial parcels for various C-1 and C-2 uses including retail, restaurants (including drive-thru), financial institutions (with drive-thru), and/or medical and dental offices. A separate parcel on the north end of the development abutting the majority of nearby residential development will also be created for the Open Space to create a buffer for compatibility with the residential use, including a Conservation Area, which will include an area for the detention pond.

The applicant desires to create a development which will be an asset to the neighborhood and its residents. In order to accomplish that we are proposing a low density development populated by popular, recognized tenants that reflect the needs of today's consumer. For example, the anticipated tenants on the site are a Chick-Fil-A and a national coffee retailer. To preserve the buffer currently provided by the native vegetation we are orientating the buildings along Commercial Way and will keep a significant portion of the site green.

The Subject Property:

The Subject Property is currently vacant. Zoning of the property directly to the north is C-1, which is an existing Suncoast Credit Union with drive-thru access and an O'Reilly Auto Parts Store. Zoning of the property to the west (across US 19) is C-2, including a Circle K Gas Station, an Advance Auto Parts, and a CVS. Zoning of the property to the south across Spring Hill Drive is a continuation of the Subject Property's PDP(SU) zoning. Zoning of the property to the east and southeast is Planned Development Project (General Highway Commercial) ("PDP(GHC)"), which includes professional office uses as well as a Mexican restaurant. Zoning of the property to the east and northeast across Pinehurst Drive is Planned Development Project (Single Family) ("PDP(SF)").

The applicant intends to prepare a plat of subdivision for the 11-acre parcel to develop up to 5 commercial parcels (number of parcels depends on the size required for each proposed tenant which has not yet been finalized) and one additional parcel for Open Space and detention pond(s). The attached proposed site plan is Exhibit A and delineates the conceptual plan for the various parcels.

Petitioner requests rezoning the Subject Property from PDP(SU) to Planned Development Project (General Commercial) ("PDP(GC)") to allow all C-1 uses and the following C-2 uses identified in Appendix A, Article IV, Section 3A.(2) of the Hernando County Code of Ordinances:

(b) Drive-in restaurants;

(d) Tire and Automotive accessory establishments (limited to 4 bays as provided for in C-1 use);

(e) Automotive retail and specialty establishments;

(i) Veterinarian and animal clinics or hospital service establishment.

Additionally, the applicant seeks approval for the following C-3 Neighborhood Commercial District uses identified in Appendix A, Article IV, Section 3A.(3) of the Hernando County Code of Ordinances:

(c) Business, professional, and non-profit organization offices to allow for financial institutions with a drive thru and medical/dental office establishments.

Access is contemplated from Commercial Way (US 19) and Pinehurst Drive. We are proposing one FULL access and one right-in/right-out access drive on US 19. We are proposing one ¾ access drive on Pinehurst drive (Right-in/right-out and left-in only). The access on Pinehurst has been located towards the southern portion of our 11-acre development site, across from the existing commercial properties to minimize the impact to the residential properties along Pinehurst Drive.

The proposed development on the Subject Property is consistent with the Hernando County 2040 Comprehensive Plan because it is a commercial use that is located in a functional node that conveniently serves the supporting population without compromising the integrity of residential areas and it is infill along the preexisting strip of commercial development along US 19.

Strategy 1.04G(1) of the Comprehensive Plan contemplates commercial uses "primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns." New commercial development on the Subject Property is appropriate infill development because of the existing commercial uses surrounding the Subject Property.

Further, Strategy 1.04G(2) of the Comprehensive Plan seeks to develop commercial nodes while protecting residential areas by locating such development at intersections of roads having collector status or greater, are located near existing commercial development, and is generally less than 100 acres in size. The Subject Property meets all of these requirements and provides open space to protect the integrity of nearby residential areas. Further, the proposed commercial development for the Subject Property accommodates the extension of Hernando County's frontage road network pursuant to Strategy 1.04G(4).

Lastly, Strategy 1.04G(8) of the Comprehensive Plan promotes commercial strip development along US 19 and infill of unmapped commercial areas when located on an arterial or collector road with frontage road or cross access, be located near other commercial uses, be no deeper than other preexisting commercial uses, manages traffic impacts, complies with environmental and site plan requirements, and is compatible with adjacent and surrounding land uses. The proposed

development for the Subject Property, with its additional open space to the north and its limited access onto Pinehurst Drive, meets these requirements in the Comprehensive Plan.

Because this application for the Subject Property meets the requirements of the Comprehensive Plan set forth above, including protecting the integrity of adjacent residential areas through the open areas and buffering, being compatible with the surrounding commercial uses along the US 19 commercial corridor, and directing traffic towards the south end of the Subject Property adjacent to preexisting commercial uses, this application should be approved.

Site and Environmental Characteristics:

The entire 11-acre property is located within Flood Zone X with a small portion of the site designated as AE. Drainage will be properly designed and permitted and will flow to approved drainage retention areas. There are no existing wetlands or water features within the subject properly.

There are no endangered species or protected species within the subject property.

Site Plan and Setback Variation Requests:

The overall site plan will be comprised of approximately 11-acres. The site will be developed with up to 5 commercial parcels and one open space parcel. The total commercial space will not exceed 24,000 square feet. An open space conservation area of approximately 2 acres has been strategically located on the northern portion of the site plan to provide a substantial landscaped buffer area adjacent to the residential properties immediately abutting the subject property to further reduce the impact from the commercial development.

Our conceptual site plan will provide for a possible future frontage road connection to facilitate future connection to the existing frontage road north of our property (currently that connection is not possible due to the configuration of the property located immediately north of our property).

A building setback variation is requested along US 19 to reduce the required setback from 125 feet to 50 feet as delineated on Exhibit A, the Site Plan.

Deviation from the required Landscape buffers may be necessary in some isolated areas as delineated on Exhibit A, the Site plan.

This 11-acre development will be subdivided via a plat of subdivision to create separate parcels for each tenant. These parcels will establish separate tax parcels for the convenience of the tenants. The parcels and internal property lines created by the plat are for the convenience of the tenants and may require variances to setbacks and/or landscape buffers for interior property lines (refer to the attached Exhibit A - The Site Plan).

Parking shall comply with the zoning ordinance as delineated on Exhibit A - The Site Plan.

Water and Sewer Services

Stormwater and drainage will be provided in accordance with the requirements of Hernando County and the Southwest Florida Water Management District ("SWFWMD"). The detention pond shall be located within the proposed Open Space - Conservation Area located on the northern portion of the Subject Property.

Hernando County Utilities has existing water and sewer in place, and to the property. These utilities will be extended to each individual tenant parcel. There is an existing 12" water main along the west property line (along US 19) and an existing 8" water main along the east property line (along Pinehurst Drive). There is an existing 10" forced sanitary sewer main along the eastern property line.

Public Facilities

This application meets the concurrency requirements of Section 163.3180 of the Florida Statutes that the level of service for public facilities can be reasonably met.

Fire protection for the area that is the subject of this application would be provided by Hernando County Fire and Emergency Services and police protection would be provided by the Hernando County Sheriff's Office. The Hernando County Landfill is also currently operating at an acceptable level of service.

Although the requirement to provide and maintain a park arises only in the development of residential communities with more than fifty dwelling units, the applicant is prepared to dedicate the open space in this commercial development to Hernando County for use as a public park in accordance with the Recreation and Open Space Element of the Comprehensive Plan. If such open space is not accepted by Hernando County for such public use, it would remain open space as a natural buffer with the adjacent residential areas.

Traffic Impact

A traffic study is being updated for this proposed development but has not yet been completed. Traffic Improvements related to this development will be coordinated with the Florida Department of Transportation ("FDOT") and Hernando County in accordance with the final traffic study recommendations. The existing roadway network is capable of accommodating this proposed development. Per our preliminary discussions with FDOT, the offsite road improvements are expected to include the following:

a. A northbound right turn deceleration lane at the right-in/right-out drive access on Route 19.
b. A southbound left turn lane at the full access entry drive on Route 19.
c. A right-in/right-out access drive from US 19 into the subject property.
d. A full access entry drive from US 19 into the subject property.
e. A ¾ entry drive from Pinehurst Drive into the subject property (right-in/right-out and a left-in access drive). There would be no left-out at this entry drive to minimize commercial traffic

into the residential area to the north and east. This drive will be located across from the existing commercial zoned property on Pinehurst Drive.
f. Provision has been made to provide a future connection (thru the open space parcel) to the existing frontage road to the north should this opportunity become available.

Signage:

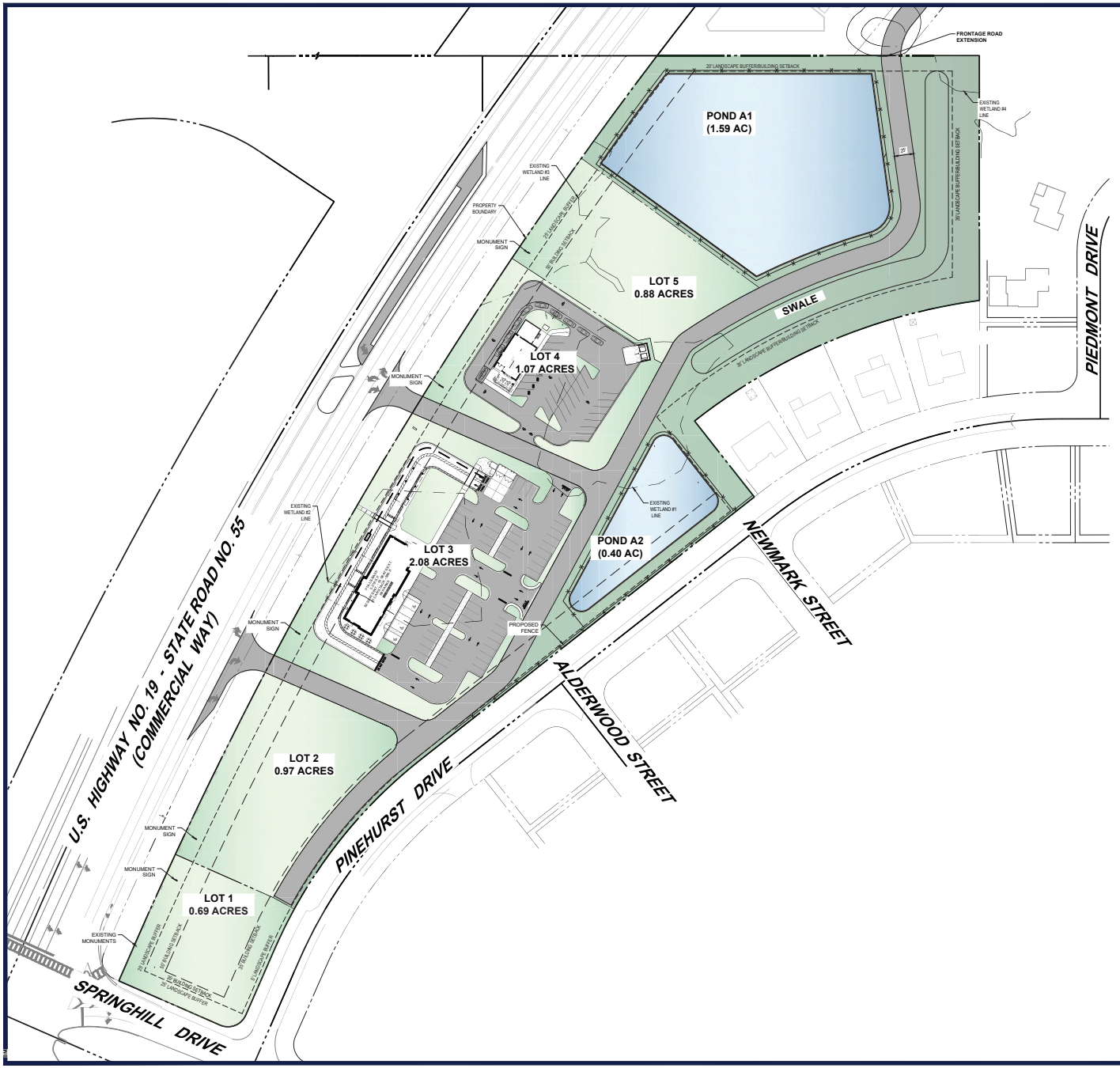
Each parcel shall be entitled to one freestanding sign along US 19. The corner parcel at US 19 and Spring Hill Drive shall be entitled to 2 freestanding signs, one on US 19 and one fronting Spring Hill Drive. The drive-thru restaurant parcels shall also be entitled to their standard directional signs, order and menu signs, etc... The overall development shall be entitled to one (1) multi-tenant sign as indicated on Exhibit A – The Site Plan.

Conclusion:

The proposed commercial development is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

The proposed development will not be adverse to the public. The site configuration, landscape buffers, and the design of access points to the proposed development mitigate any adverse impact to adjacent residential uses.

We request approval of this rezoning request to PDP(GC) to allow C-1 uses and the specific C-2 and C-3 uses identified above. We also request approval of the necessary variances required to allow the development as shown on Exhibit A—The Site Plan and as outlined above.



LEGEND

SITE PLAN

- EX PROPERTY LINE
- EX ADJACENT PROPERTY LINE
- EX ROAD CENTERLINE
- PROP PROPERTY LINE
- PROP BUFFER
- PROP SETBACK
- PROP FENCE
- PROP PARKING COUNT
- PROP SIGN
- PROP BUILDING ENTRANCE
- PROP CONCRETE SIDEWALK
- PROP STANDARD DUTY CONCRETE
- PROP HEAVY DUTY CONCRETE

SCALE: 1" = 60'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING & MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
Florida 811 One Call System, Inc.
www.callsunshine.com

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	-FLA240096.00-0A
DRAWN BY:	– AH/BM –
CHECKED BY:	– KM –
DATE:	09/11/2025
CAD I.D.:	P-EXHIBA-SIT

PROJECT:

EXHIBIT

FOR

MERIDIEN DEVELOPMENT, LLC

PROPOSED DEVELOPMENT

US 19 & SPRING HILL DR NEC
SPRING HILL, FL 34606
HERNANDO COUNTY
S 29, T 23 S, R 17 E

BOHLER

600 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30790

SHEET TITLE:

EXHIBIT PLAN

SHEET NUMBER:

1 OF 1

ORG. DATE - 07/24/2025

Sep 15, 2025
H:\2-CIVIL\FL_LA\096.00\CAD\DWG\REDESIGN\EXHIBIT\FSMARKET\NO EXHIBIT\P-EXHIBA-SITE-FLA240096.00-0A — LAYOUT: C-300 SITE

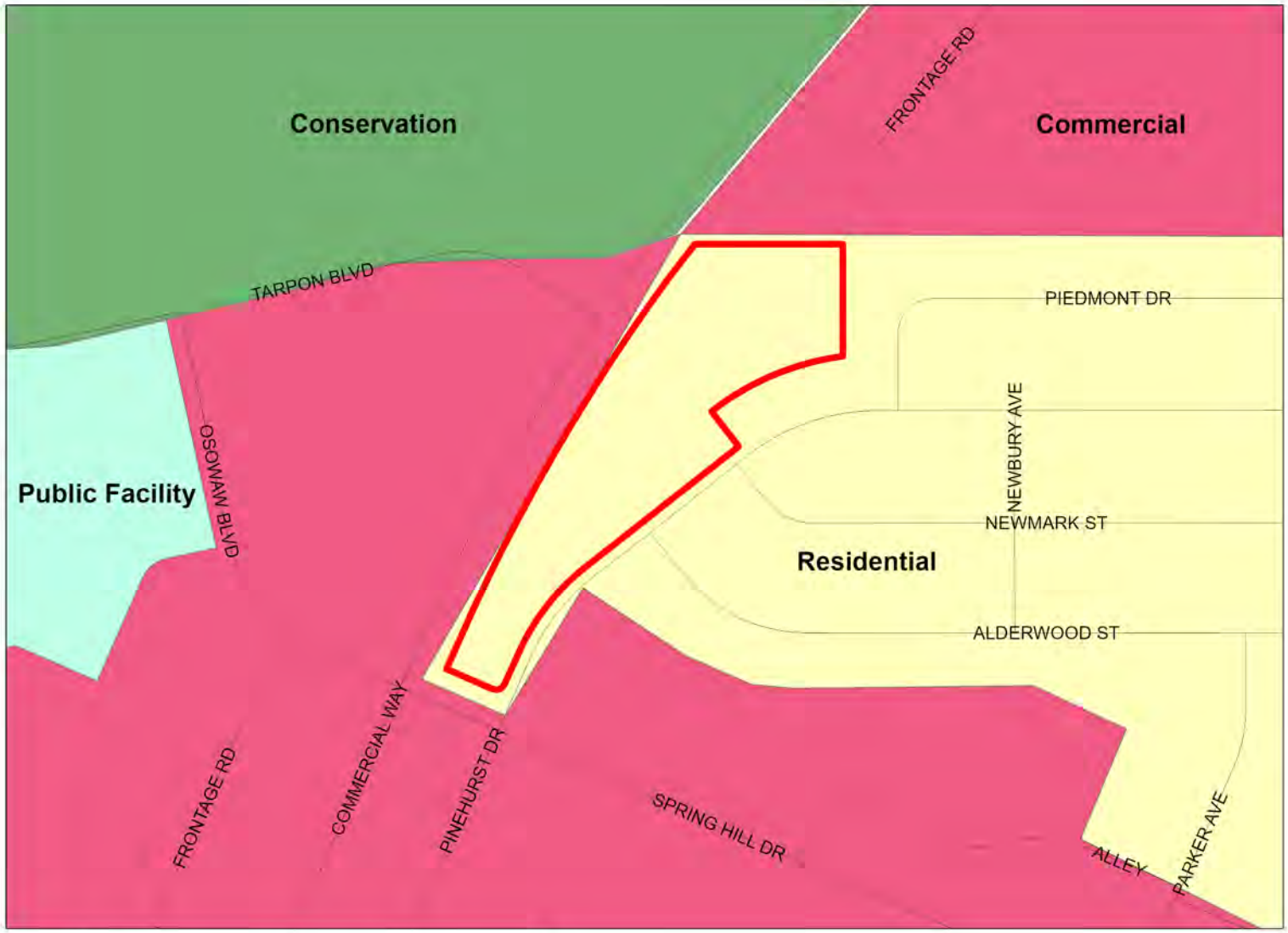
H-24-82

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-24-82
Version Date: 12/09/2022



H-24-82
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: 02/04/2025

HERNANDO COUNTY CENTRAL GIS

H-24-82 AREA MAP

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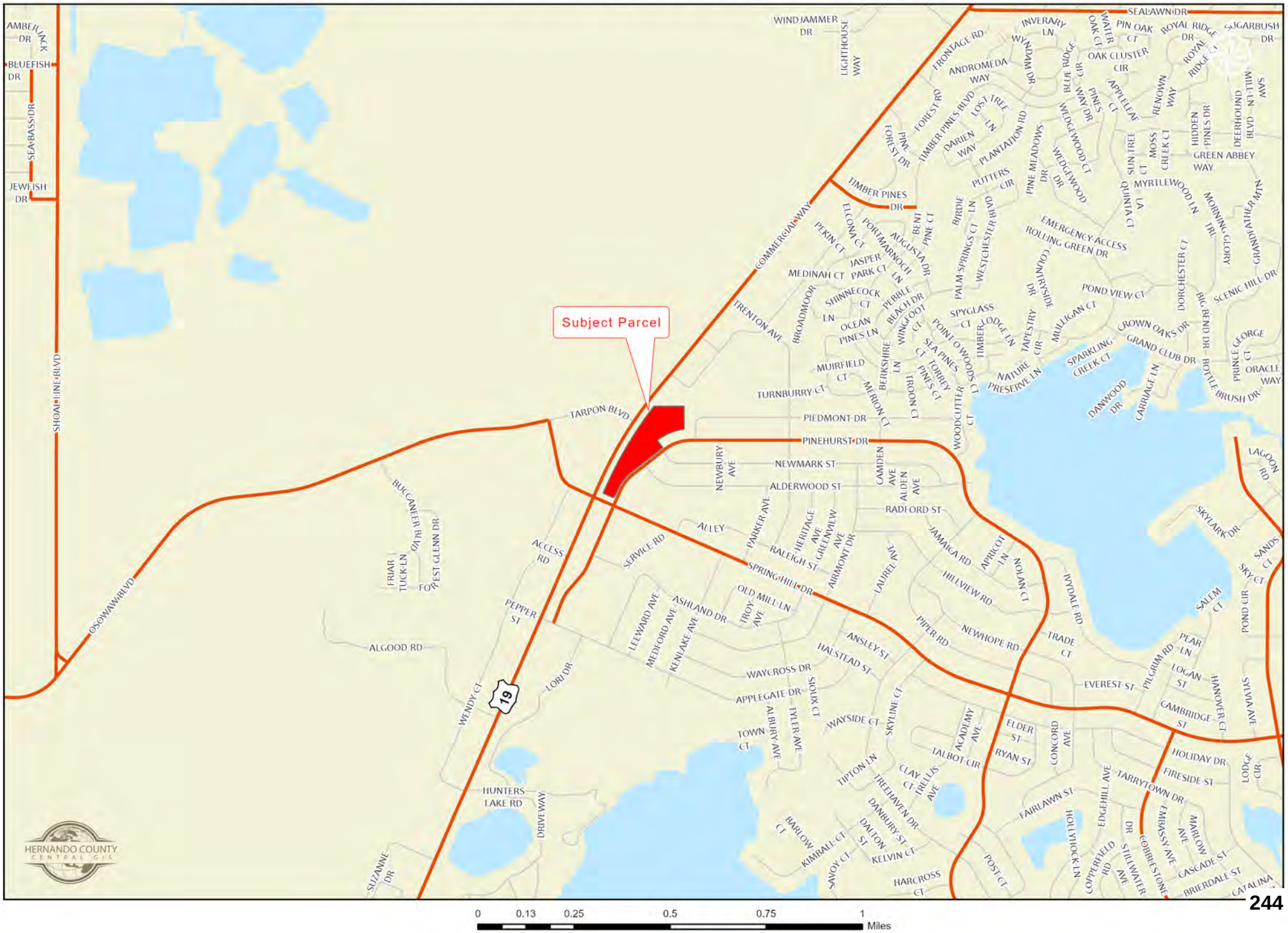

H-24-82

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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: 02/04/25

0 0.03 0.07 0.13 0.2 0.26 Miles

A presentation to:

Hernando County

MERIDIEN DEVELOPMENT LLC

Hard Copy of Presentation by Petitioner – H0482

DEVELOPMENT TEAM

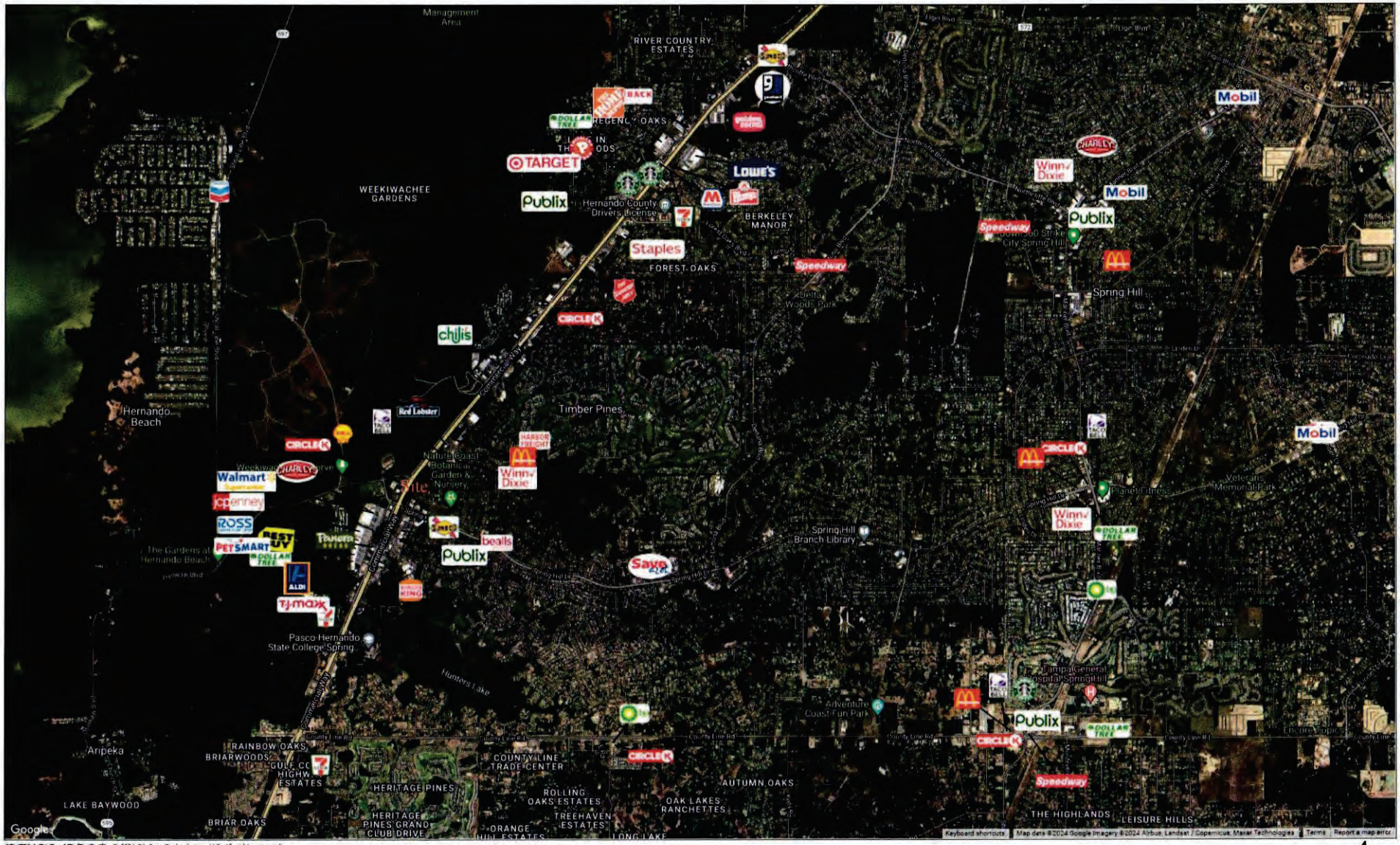
• Developer	Meridien Development LLC – Mark Keschl
	GPK Holdings LLC – Geoffrey Kerth
• Representative	Benda Law Firm
• Traffic Consultant	Palm Traffic
• Civil Engineer,	Bohler Engineering
• Land Use	Forgey Planning Land use
• Wetland Delineation	Naylor Environmental

ZONING/TRADE AREA

Jim Conroy

AERIAL OVERVIEW

REZONING
HERNANDO COUNTY, JUNE 9, 2025



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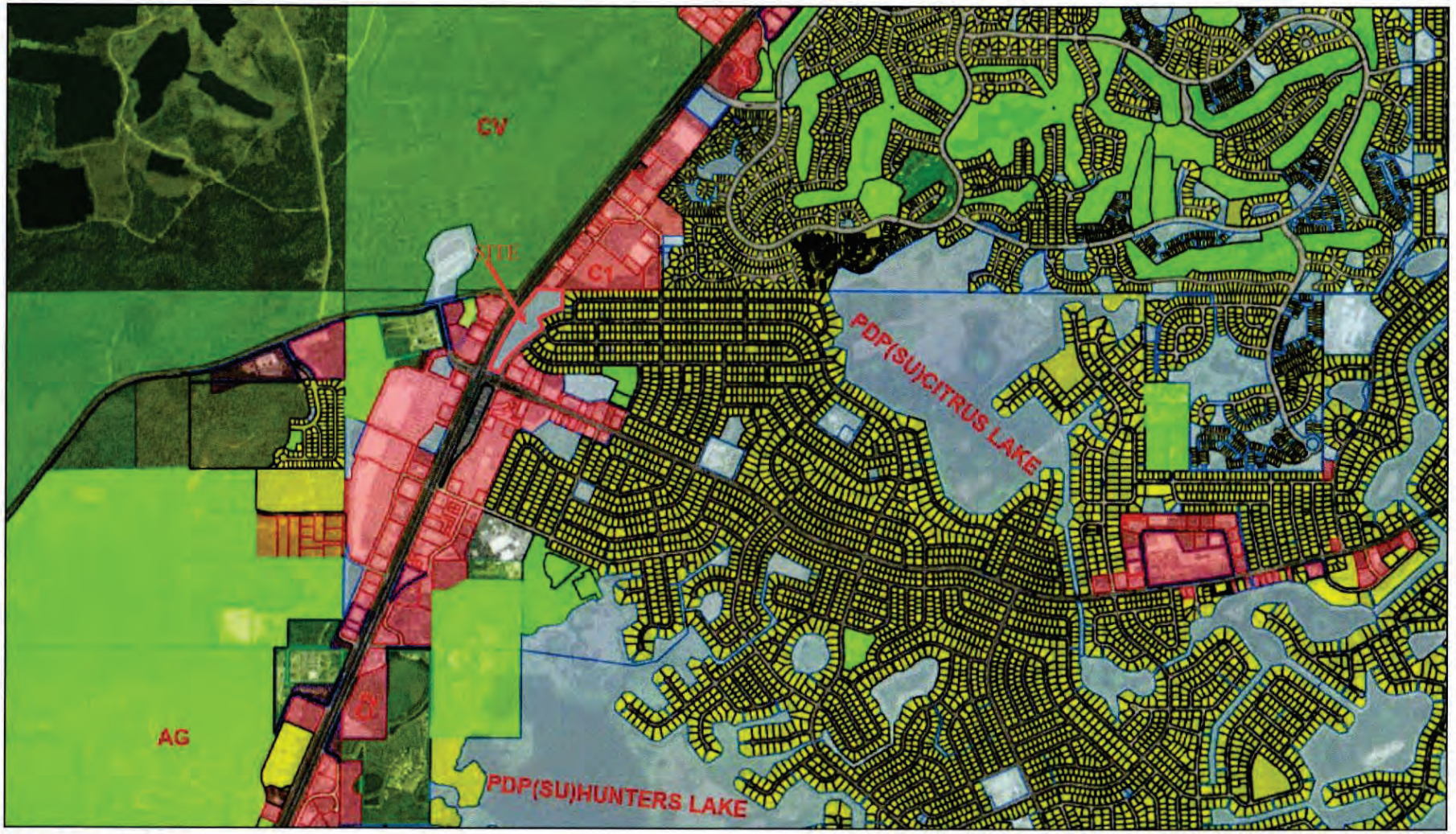
CURRENT ZONING

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Hernando County Zoning/Flu Map



3/6/2025, 1:08:31 PM

1:26,764

0 0.2 0.4 0.8 mi
0 0.3 0.6 1.2 km

Maxar

Special Use Zoning
Split Zoning
Agricultural
Commercial
Planned Development
Conservation
Residential
Special Use
Recreation
Zoning
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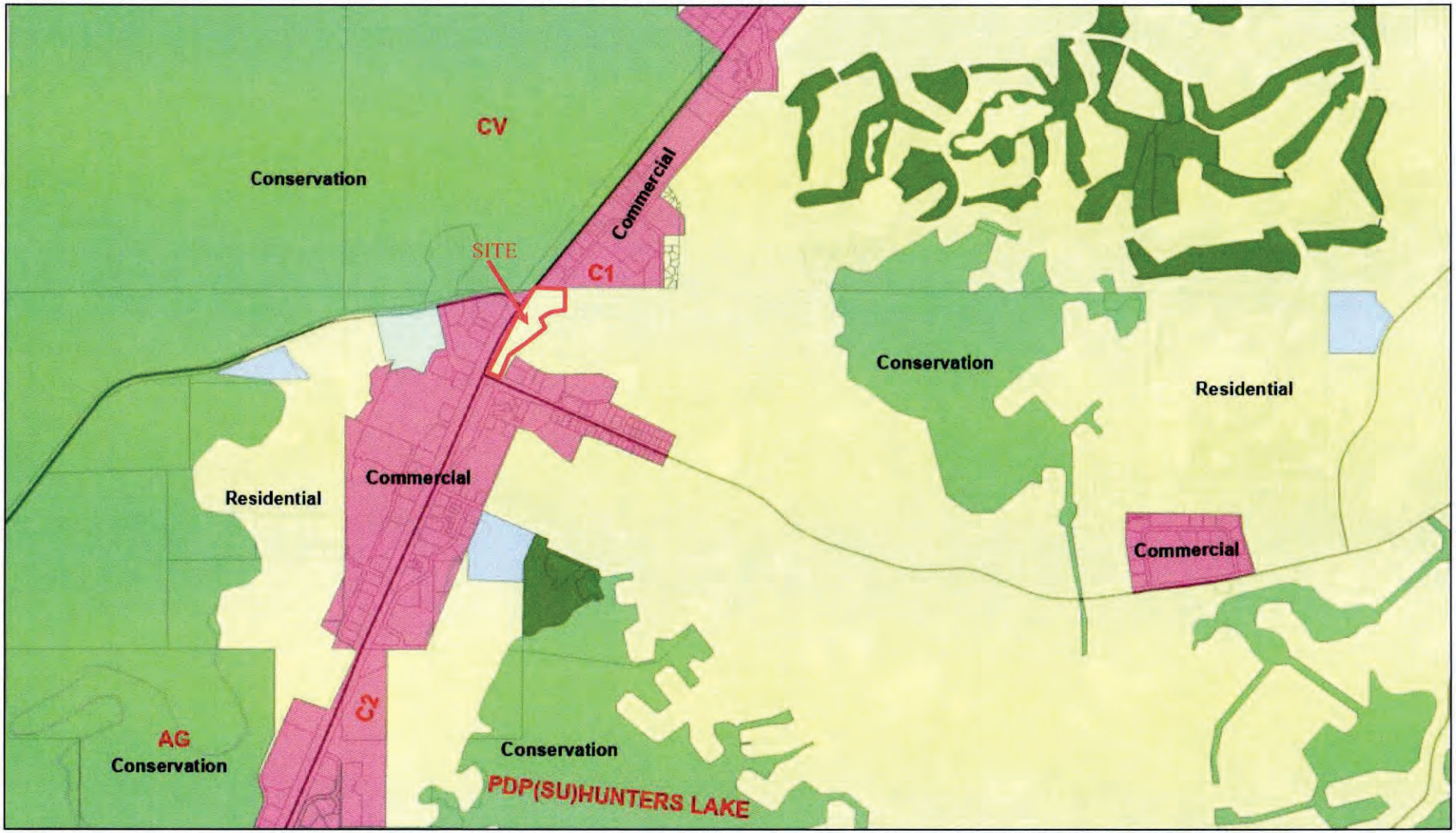
Agricultural Residential
Commercial
Planned Development
Conservation
Residential
Special Use
Recreation

Hernando County Central GIS
Hernando County Central GIS

HERNANDO COUNTY COMPREHENSIVE PLAN MAP

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Hernando County Zoning/Flu Map



3/6/2025, 1:23:10 PM

DOR Existing Land Use
Future Landuse Roads
All Future Landuse Categories
COMMERCIAL
CONSERVATION
EDUCATION
PUBLIC FACILITY
RECREATION
RESIDENTIAL
Special Use Zoning
Split Zoning
Agricultural
Commercial
Planned Development
Conservation
Residential
Special Use
Recreation
Zoning
<Null>

1:26,764
0 0.2 0.4 0.8 mi
0 0.3 0.6 1.2 km
Maxar

06/09/2025

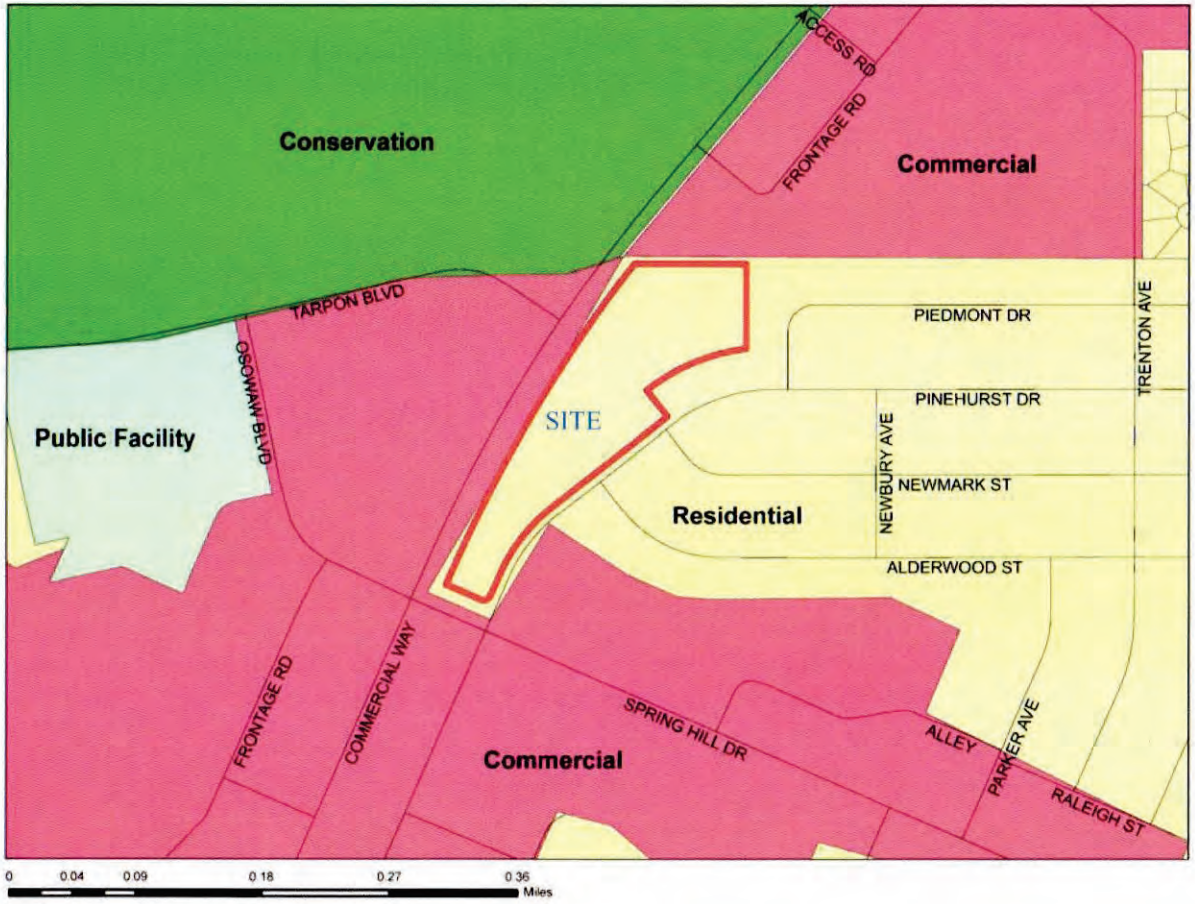
Hernando County Central GIS
Hernando County Central GIS

HERNANDO COUNTY COMPREHENSIVE PLAN MAP

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-21-67
Version Date: 06/08/2021



H-21-67
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.

S:\Share\P&Z\PZCases2021\Dec_2021\H2167a_8x11_Detail.pdf
Date of mapping: 10/19/2021

HERNANDO COUNTY CENTRAL GIS

HERNANDO COUNTY CURRENT ZONING

REZONING
HERNANDO COUNTY, JUNE 9, 2025

H-21-67

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: 10/19/2021

0 0.04 0.07 0.14 0.21 0.28 Miles

S:\Share\P&Z\PZCases2021\Dec_2021\H2167M.pdf

LAND USE

Jim Conroy

Kyle, Benda - Benda Law Firm

Max Forgey - Forgey Planning Land Use

EXPERT REPORT IN SUPPORT OF REZONING PETITION #H-24-82 FOR SPRING HILL PDP (GC) LOCATED AT US 19 AND SPRING HILL DRIVE IN UNINCORPORATED HERNANDO COUNTY FLORIDA

1. PURPOSE OF REPORT

This report, outlines justifications for approval of Rezoning Application Number H-24-82, which proposes to rezone an eleven-acre (11.0 +/- acre) parcel located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in unincorporated Hernando County. This report will provide the Hernando County Planning & Zoning Commission (P & Z) and the Board of County Commissioners (BCC) with competent substantial evidence by evaluating the proposed uses and their general consistency with the Hernando County Comprehensive Plan and Land Development Code (LDC) and will propose findings of fact to justify a recommendation of approval by the P & Z at their as-yet unscheduled hearing, and subsequent approval by the BCC.

1. SUBJECT PROPERTY AND APPLICANT'S REQUESTED ACTION

The subject property is currently zoned **PDP(SU)-Landscape Buffer**. The subject property comprises approximately 11 acres of unimproved, undeveloped land located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in unincorporated Hernando County, with substantial frontage on US 19 and Spring Hill Drive.

The Applicant proposes to rezone the property to allow development of a high-quality, infill commercial center consisting of five buildable commercial lots and one dedicated open space parcel. Uses contemplated include national fast-casual dining, a drive-through coffee shop, and small to mid-sized office and medical tenants. The development will be capped at 24,000 square feet of total building area with and shall not exceed a single story.. A separate parcel of approximately 2.5 acres will also be created for the Open Space - Conservation Area which will include an area for a detention pond.

The Applicant seeks deviations to reduce the front yard setback on US 19 from 125 feet to 50 feet, consistent with existing commercial development in the area—and to reduce internal setbacks and buffer widths where necessary to accommodate the subdivision and contemporary retail building footprints.

The site lies predominately within FEMA-designated Flood Zone X, indicating that the property is a minimal flood risk, with a minor portion in Zone AE. Surrounding land uses include major regional retail to the west (Walmart), C-1 and C-2 zoning to the north and south, and residential subdivisions to the east across Pinehurst Drive.

1. RECOMMENDED FINDINGS OF FACT JUSTIFYING APPROVAL OF APPLICATION

Based upon the competent substantial data and analysis presented in this expert report and in the testimony presented by and on behalf of Meridien Development LLC, the Hernando County Board should approve this proposed rezoning based upon the following findings of fact:

Finding 1: **Consistency with the Comprehensive Plan.** The application as proposed is consistent with Goal 1.04, Strategies 1.04(A)1 and 1.04(A)2. The subject property is designated "Residential" on the Future Land Use Map of the Hernando County Comprehensive Plan. The proposed PDP(GC) zoning is specifically consistent with FLUE Strategy 1.04A(3), Objective 1.04B, and Strategy 1.04B(1); Objective 1.04G and Strategy 1.04G(1); Objective 1.06B and Strategy 1.06B (2); Objective 1.06A and Strategy 1.06A(2).

Finding 2: Supports Infill Development Principles. The project constitutes an infill commercial development by utilizing existing infrastructure and providing accessible services within a designated commercial corridor. This approach promotes efficient land use and avoids sprawl.

Finding 3: Compliance with Hernando County Land Development Regulations. The application complies with Appendix A of the Hernando County Code (Zoning) and Article VIII (Planned Development Projects), including submission of a master plan, narrative, site circulation plan, and request for limited and justified variances.

Finding 4: Compatibility with Adjacent Development. The project is compatible with existing development along US 19 and Spring Hill Drive. The proposed uses (fast food, coffee shop, medical office, etc.) align with nearby commercial uses and are buffered appropriately from adjacent residential zoning districts, satisfying the compatibility standard under Florida Statutes §163.3164(9).

Finding 5: Adequate Infrastructure and Public Services. The project will be served by existing water and sewer infrastructure and complies with SWFWMD stormwater management requirements. Transportation impacts have been mitigated through the design of access points and turning lanes approved by FDOT. No impacts are anticipated to school, park, or emergency services.

Finding 6: Variance Requests Are Justified and Minor in Nature. Requested deviations to setbacks and buffer spacing are modest, typical of PDPs, and necessary to accommodate modern commercial building formats. These deviations do not compromise compatibility or performance standards.

Finding 7: Public Purpose and Community Benefit. The proposed development introduces needed commercial services, promotes walkable access, and improves visual and functional aspects of a long-vacant site. It supports the local economy, employment, and tax base while aligning with the stated intentions of the Comprehensive Plan.

Finding 8: Conforms to Legal Requirements of Quasi-Judicial Proceedings. This application meets the evidentiary burden of competent substantial evidence required for quasi-judicial proceedings under Florida law. Testimony and exhibits provided by the applicant, including this expert report, provide a factual basis for approval by the LPA and Board of County Commissioners.

SITE PLAN

Jim Conroy

IMMEDIATE TRADE AREA

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Commercial Way
Osowaw Blvd
Spring Hill Dr
Walmart
AutoZone
Bank of America
Publix
beall's
Citrus Lake
Lumber Pines Country Club
Pioneer Park
Hunters Lake Rd
Piedmont Dr
Newmark St
Alderwood St
Radford St
Pinehurst Dr
Old Mill Ln
Ashland Dr
Airmont Dr
Waycross Dr
Newtrope Rd
Holiday Dr
Talbot Circle
Fireside St
Grand Club Ridge Dr
Ocean Pines Ln
Broadmoor Ln
Rolling Green Dr
Pepper St
Raleigh St
Everest St
Logan St
Lockwood St
Cambridge St
Tenlake Ave
Applegate Dr
Hillview Rd
Pinehurst Dr
Sprucelyn Ln
Tapestry Circle
Crown Oak Dr
Ryan St
Elder St
Fairlawn St
Tellytown Dr
Cobblestone Dr
Skyline Ct
Tyler Ave
Ashley Ave
Lakewood Ave
Redgate Ave
Heritage Ave
Newbury Ave
Fenton Ave
Power Ave
Jasmine Rd
Hillcrest Rd
Pinehurst Dr
Sprucelyn Ln
Camden Ave
Conrad Ave
Trevor Ave
Sidney Ave
Bayard Ave
Ridgedale Ave
Lakewood Ave
Ashley St
Westead St
Pipel Rd
Ridgedale Rd
Ingram Rd
Ann Ln
Silver Ct
Lockwood St
Cambridge St
Hooper Ct
Fireside St
Tellytown Dr
Cobblestone Dr
Fairlawn St
Ryan St
Elder St
Talbot Circle

IMMEDIATE TRADE AREA TENANTS

REZONING
HERNANDO COUNTY, JUNE 9, 2025

06/09/2025

CLOSE UP

REZONING
HERNANDO COUNTY, JUNE 9, 2025

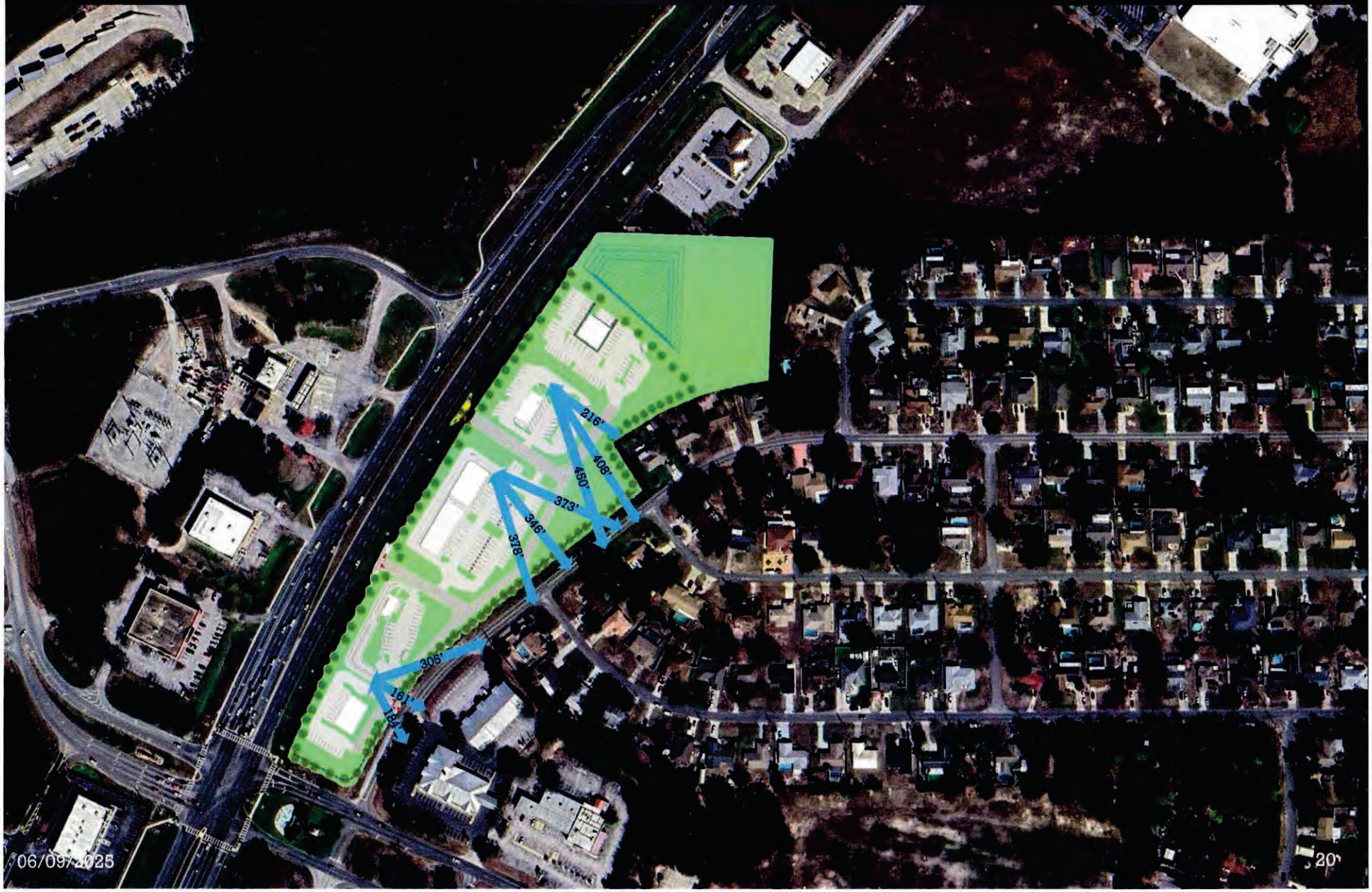
SITE PLAN & DATA

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Lot	Building Size	Lot Size SF
1	3,500 +/- SF	37,819
2	4,000 +- SF	44,960
3	6,000 +/- SF	97,540
4	3,500 +/- SF	50,687
5	5,000 +/- SF	72,983
Total Building		22,000 +/-
Open Space		117,612 SF+/-

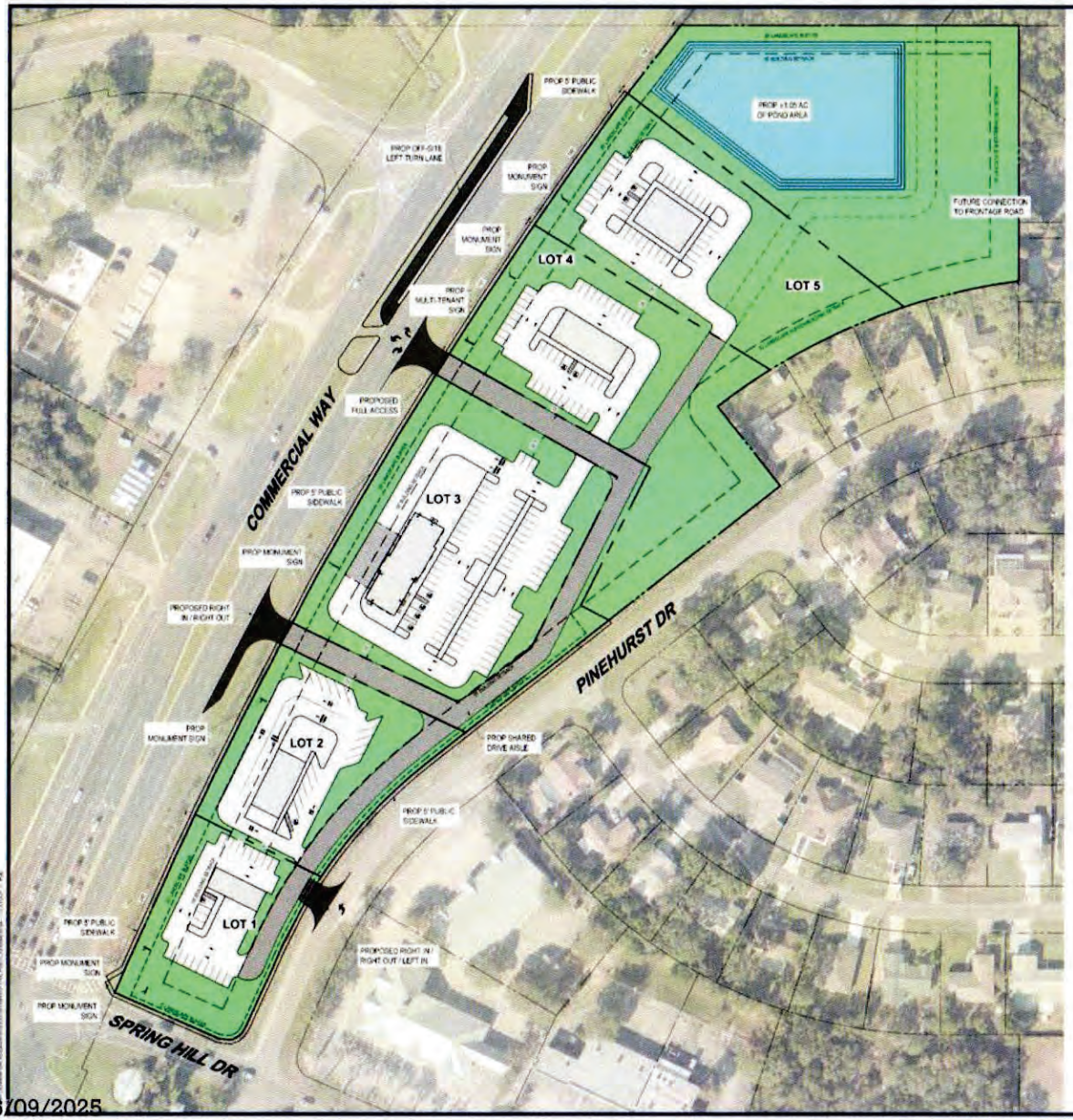
CALL BOX DISTANCE TO NEIGHBORS

REZONING
HERNANDO COUNTY, JUNE 9, 2025



DEVELOPMENT REQUEST SITE PLAN

REZONING
HERNANDO COUNTY, JUNE 9, 2025



LEGEND

PUD

TABULATIONS

LOT #	LAND USE	PARKING REQUIRED	PARKING PROVIDED	BUILDING SF	LAND AC

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	INITIALS

811 SUNSHINE STATE ONE CALL OF FLORIDA, INC. IT'S THE LAW! IT'S FREE! IT'S SMART! CALL 811 BEFORE YOU DIG

PRELIMINARY

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	
CAD I.D.	

PROJECT

PROP. SITE PLAN DOCUMENTS

FOR

MERIDIAN DEVELOPMENT, LLC

7901 SE OSPREY ST
HOBE SOUND, FL 33455

BOHLER

600 N. WESTSHORE BLVD. SUITE 900
TAMPA, FLORIDA 33609
Phone: (813) 612-4100
Fax: (813) 612-4101

SHEET TITLE

PUD

SHEET NUMBER

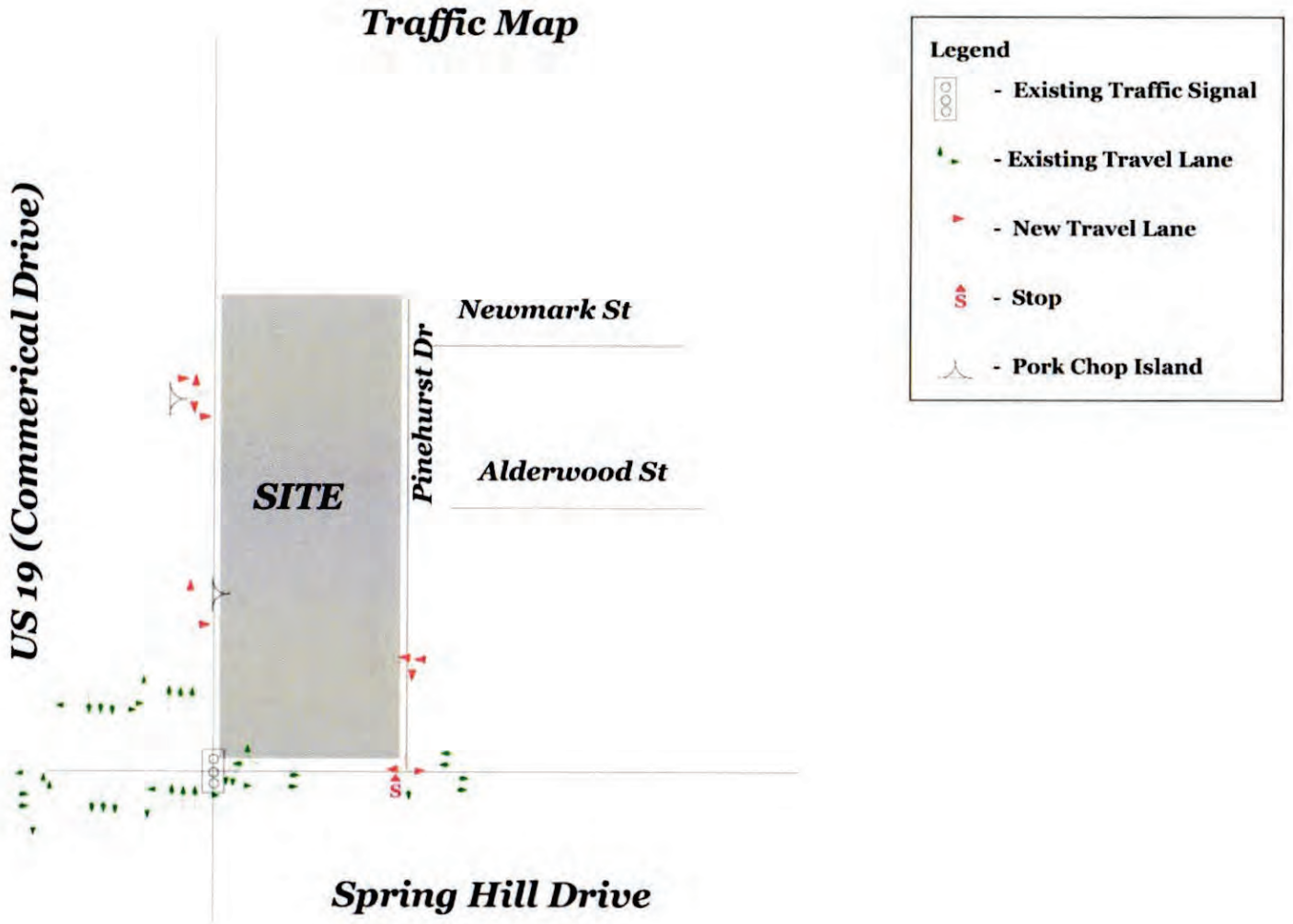
1

ORIG. DATE - 12/4/2024

ROAD IMPROVEMENTS

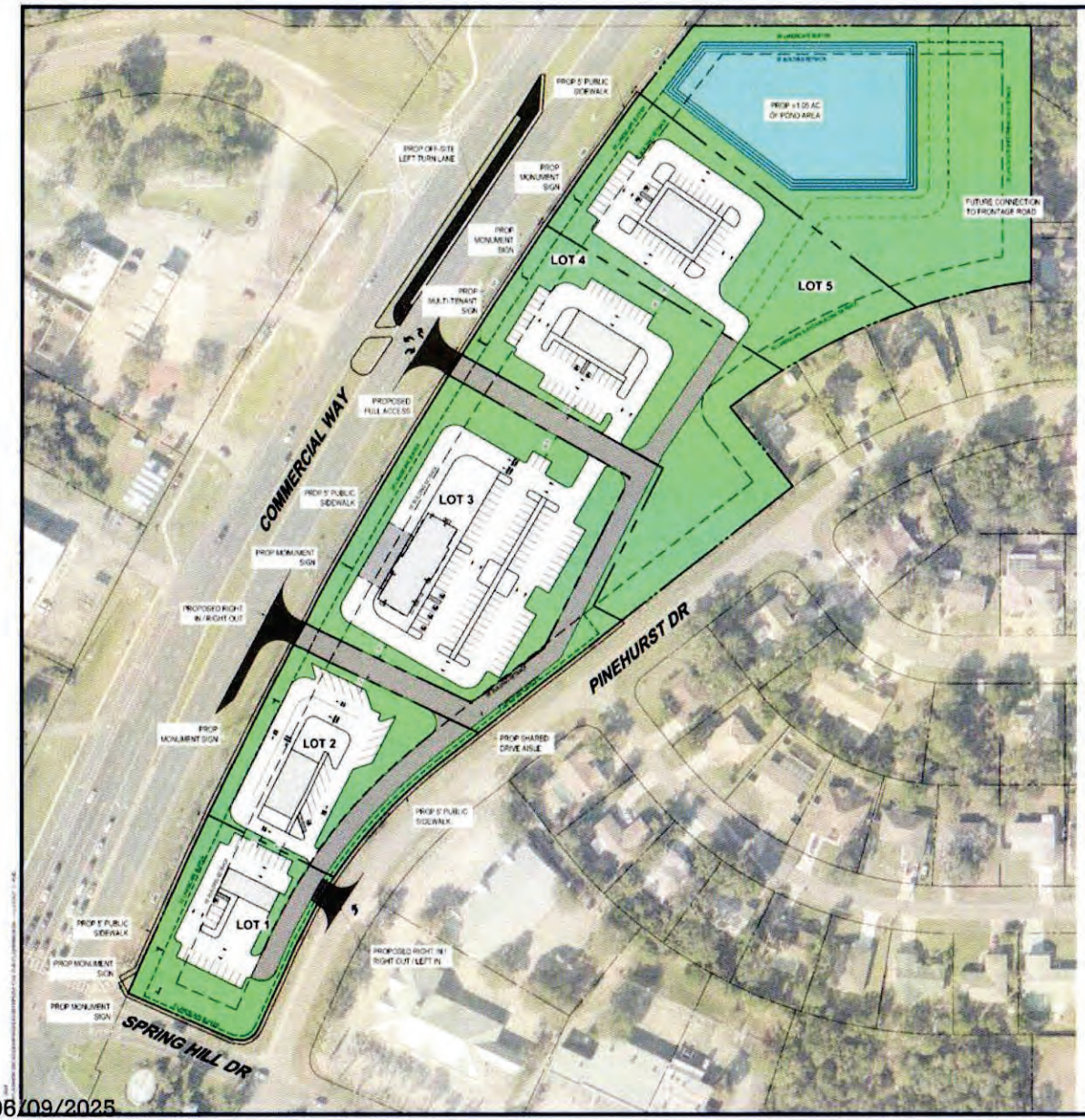
ROAD IMPROVEMENTS

REZONING
HERNANDO COUNTY, JUNE 9, 2025



ROAD IMPROVEMENTS

REZONING
HERNANDO COUNTY, JUNE 9, 2025



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LEGEND

PUD

PROPERTY LINE
LOT LINE
BUILDING SETBACK
LANDSCAPE BUFFER
PROP SIDEWALK

TABULATIONS

LOT #	LAND USE	PARKING REQUIRED	PARKING PROVIDED	BUILDING SF	LAND AC

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

811 KNOW WHAT'S BELOW? ALWAYS CALL 811 BEFORE YOU DIG

PRELIMINARY

PROJECT No.
DRAWN BY
CHECKED BY
DATE
CAD ID

PROJECT

PROP. SITE PLAN DOCUMENTS

FOR

MERIDIAN DEVELOPMENT, LLC

7901 SE OSPREY ST
HOBE SOUND, FL 33455

BOHLER

400 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 612-4100
Fax: (813) 612-4101

SHEET TITLE

PUD

SHEET NUMBER

1

ORG. DATE 12/4/2024

Renderings

WENDY'S
REZONING
HERNANDO COUNTY, JUNE 9, 2025

Wendy's New Prototype - Global Next Generation

WENDY'S

REZONING
HERNANDO COUNTY, JUNE 9, 2025

CHICK-FIL-A

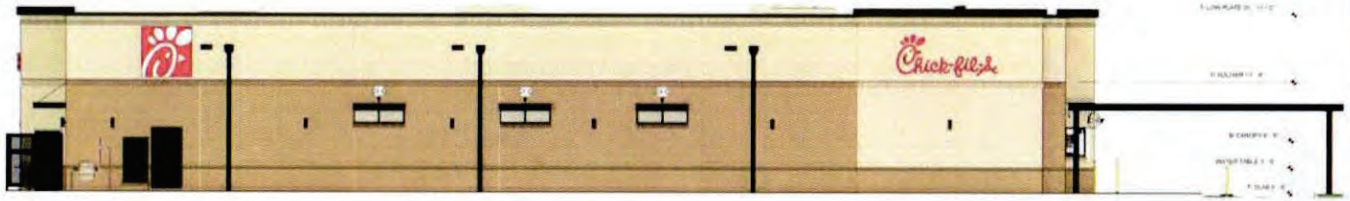
REZONING
HERNANDO COUNTY, JUNE 9, 2025

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW



EXTERIOR ELEVATION

EXTERIOR ELEVATION

EXTERIOR ELEVATION

EXTERIOR ELEVATION

PROJECT DATA

DESIGN APPROVAL

PROJECT NOTES

EXTERIOR FINISHES

ATTACHED CANOPY SCHEDULE LE

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

CHICK-FIL-A
Project Name

Street Address
City, ST 00000

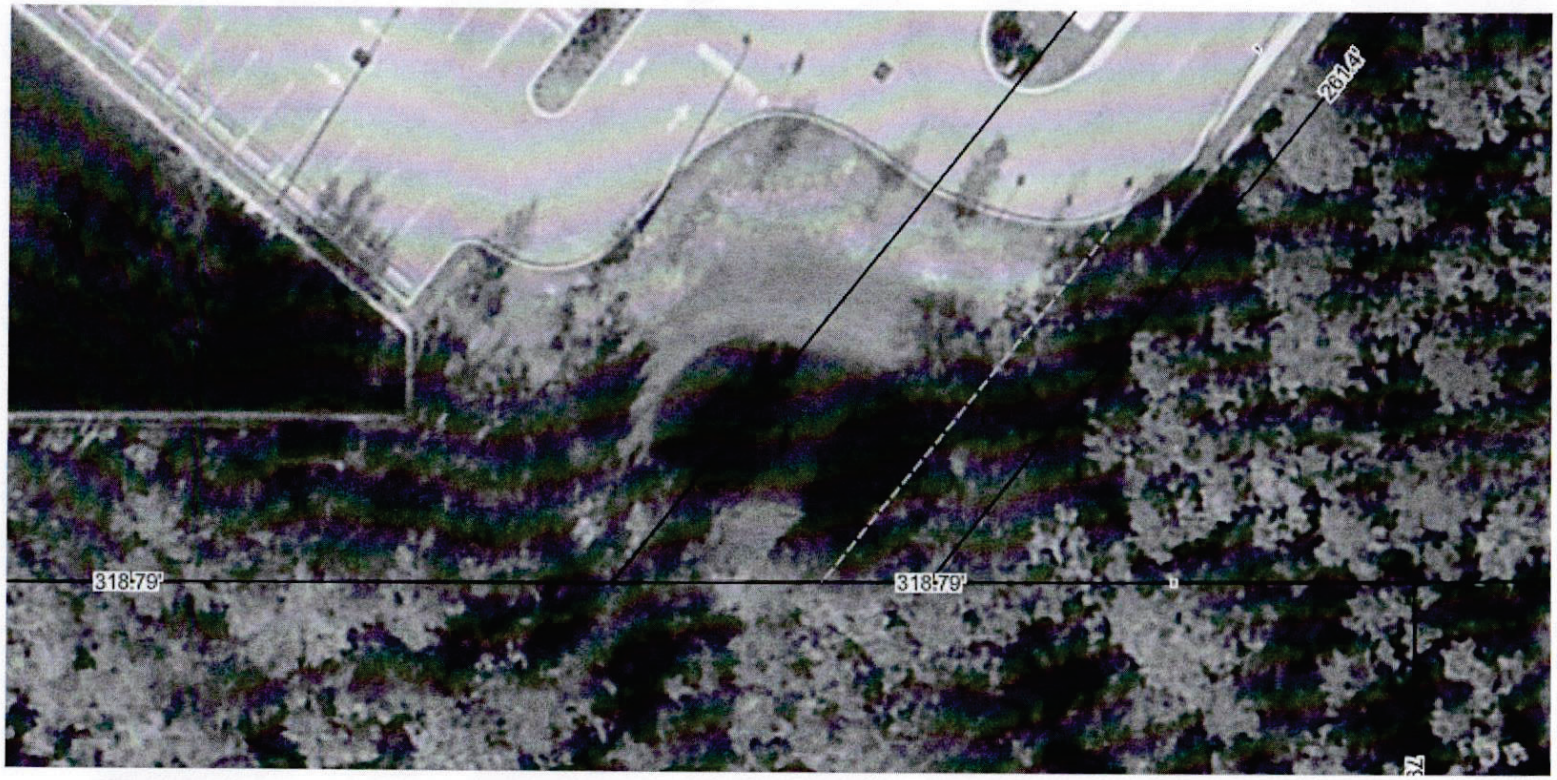
FSR#00000

06/09/2025

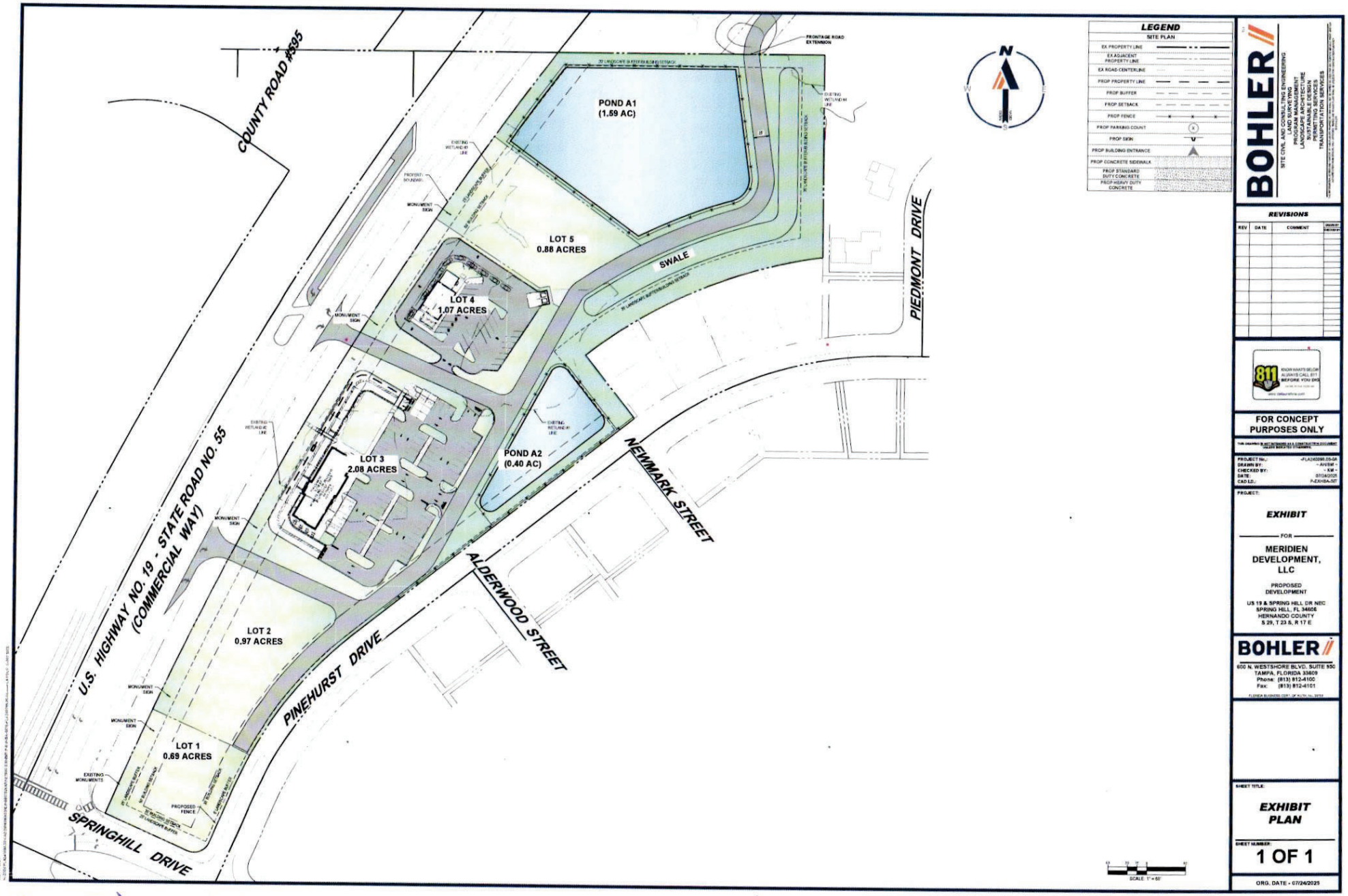
X-900B ~~SE~~

CONCLUSION

Discussion



Correspondence submitted by petitioner #2182 E8 BCC 8/5/25

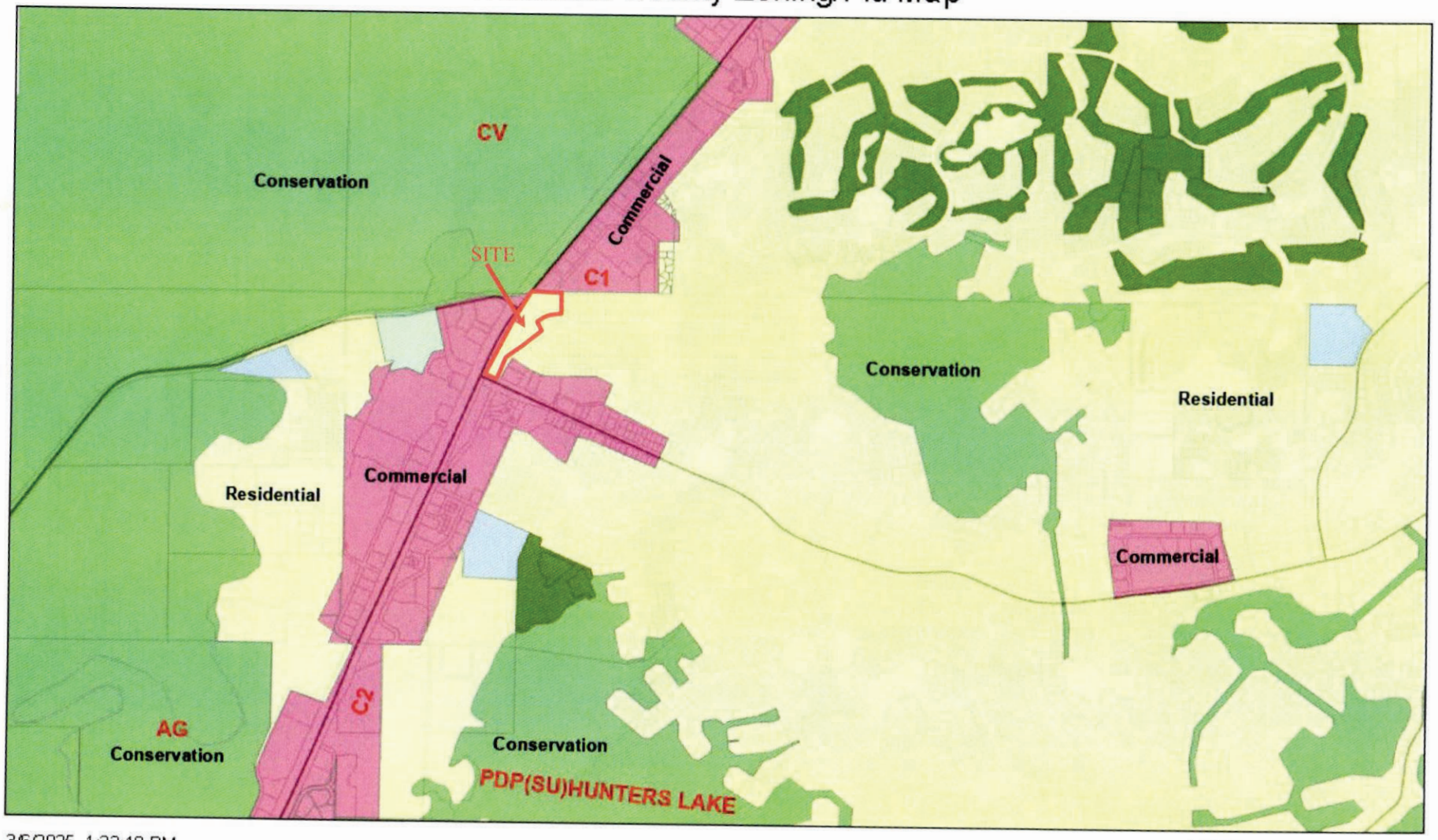


Rev. Plan Submitted by Petitioner @ BCC 8/5/25
E8

HERNANDO COUNTY COMPREHENSIVE PLAN MAP

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Hernando County Zoning/Flu Map



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DOR Existing Land Use
Future Landuse Roads
All Future Landuse Categories
COMMERCIAL
CONSERVATION
EDUCATION
PUBLIC FACILITY
RECREATION
RESIDENTIAL
Special Use Zoning
Split Zoning
Agricultural
Commercial
Planned Development
Conservation
Residential
Special Use
Recreation
Zoning
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0 0.3 0.6 1.2 km

Maxar

06/09/2025

Hernando County Central GIS
Hernando County Central GIS

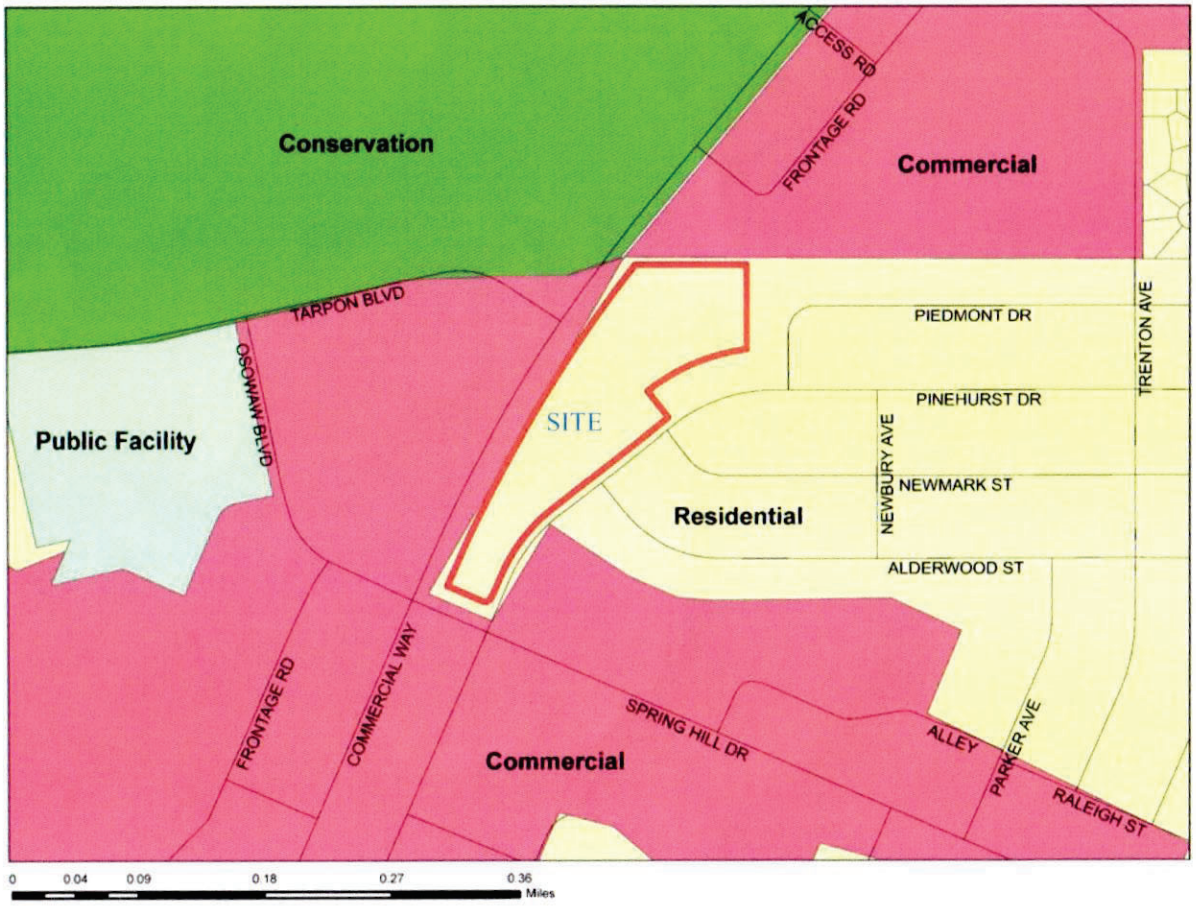
E8 Presented by applicant to BCC

HERNANDO COUNTY COMPREHENSIVE PLAN MAP

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-21-67
Version Date: 06/08/2021



H-21-67
FLU Riverine District
Regional Commercial

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S:\Share\P&Z\PZCases2021\Dec_2021\H2167a_8x11_Detail.pdf
Date of mapping: 10/19/2021

HERNANDO COUNTY CENTRAL GIS

276

38 Presented by applicant & to BOC

CLOSE UP

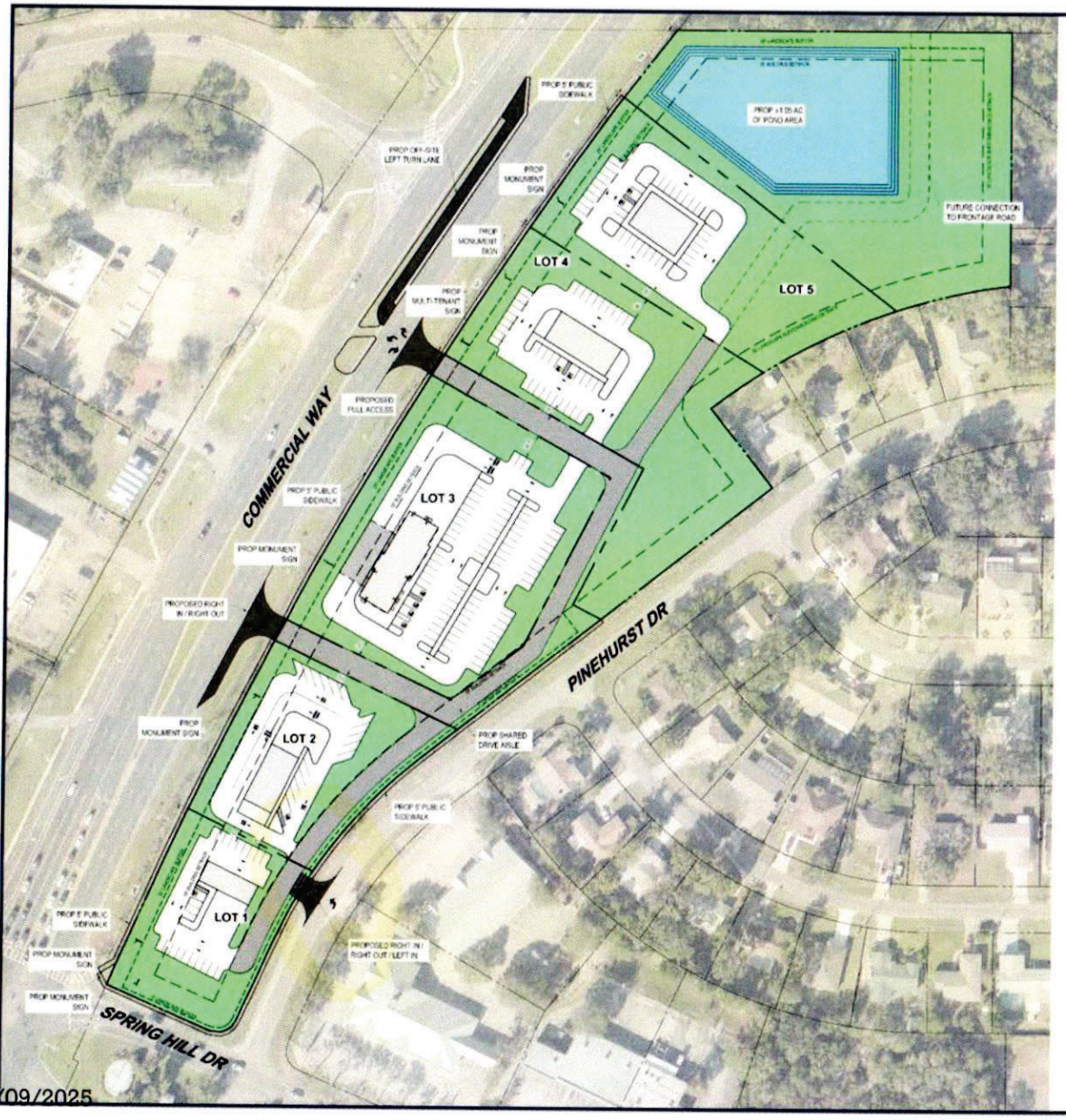
BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, AUGUST 5, 2025

277

E8 Presented by applicant 8/5 BOC

DEVELOPMENT REQUEST SITE PLAN

REZONING
HERNANDO COUNTY, JUNE 9, 2025



LEGEND

PUD

PROPERTY LINE
LOT LINE
BUILDING SETBACK
LANDSCAPE BUFFER
PROP SIDEWALK

TABULATIONS

LOT #	LAND USE	PARKING REQUIRED	PARKING PROVIDED	BUILDING SF	LAND AC
TOTAL					

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
ENVIRONMENTAL SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

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PRELIMINARY

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PROJECT No: LC1400NE-50-01
DRAWN BY: NS
CHECKED BY: RG
DATE: 12/4/2024
CAD ID: PUDSITE.DWG

PROJECT

PROP. SITE PLAN DOCUMENTS

FOR

MERIDIAN DEVELOPMENT, LLC

7901 SE OSPREY ST
HOBE SOUND, FL 33455

BOHLER

601 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 612-4100
Fax: (813) 612-4101

SHEET TITLE

PUD

SHEET NUMBER

1

ORIG. DATE: 12/4/2024

06/09/2025

278

8 Presented by applicant 8/6 BCC

EXISTING CONDITIONS

REZONING
HERNANDO COUNTY, JUNE 9, 2025

E8 Presented by applicant at BCC

DEPARTMENT OF PUBLIC WORKS
ENGINEERING ◆ FACILITIES ◆ REAL PROPERTY ◆ ROADS/BRIDGES ◆ STORMWATER ◆ TRAFFIC ◆ TRANSIT
1525 EAST JEFFERSON STREET ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4060 ◆ F 352.754.4423 ◆ W www.HernandoCounty.us

MEMORANDUM

TO: **Hernando County Planning Department**

THRU: **J. Scott Herring, P.E.**
Public Works Director/County Engineer

FROM: **Kandi McCorkel, Engineering Development Coordinator**

DATE: **September 26, 2025**

SUBJECT: **Planning & Zoning Case H-24-82 Additional Comments**

H-24-82: Key# 411931: Meridien Development: NE C US 19 and Spring Hill Drive:

A revised traffic access analysis (revised date of September 2025) was submitted for review, the Department of Public Works Engineering has no objections to this project moving forward in the rezoning process at this time, however, should the driveway locations, access connections be revised by any other entity, this will require a revised master plan.

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 04, 2020

Suncoast Credit Union
Attn: James Fales
6801 E. Hillsborough Ave.
Tampa, FL 33610

Subject: **Notice of Intended Agency Action - Approval**
ERP Individual Construction

Project Name:	Suncoast Credit Union Spring Hill
App ID/Permit No:	791273 / 43044327.000
County:	Hernando
Sec/Twp/Rge:	S20/T23S/R17E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Gregory B. Wegener, P.E., Coastal Design Consultants

Southwest Florida Water Management District
2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
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Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

January 04, 2020

Suncoast Credit Union
Attn: James Fales
6801 E. Hillsborough Ave.
Tampa, FL 33610

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ERP Individual Construction

Project Name:	Suncoast Credit Union Spring Hill
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County:	Hernando
Sec/Twp/Rge:	S20/T23S/R17E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
As-Built Certification and Request for Conversion to Operation Phase
Notice of Authorization to Commence Construction
Notice of Rights

cc: Gregory B. Wegener, P.E., Coastal Design Consultants

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE

INDIVIDUAL CONSTRUCTION
PERMIT NO. 43044327.000

EXPIRATION DATE: **January 04, 2025** **PERMIT ISSUE DATE:** **January 04, 2020**

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME:	Suncoast Credit Union Spring Hill
GRANTED TO:	Suncoast Credit Union Attn: James Fales 6801 E. Hillsborough Ave. Tampa, FL 33610
OTHER PERMITTEES:	N/A

ABSTRACT: This permit authorization is for the construction of a new stormwater management system serving a 2.08-acre commercial site. The proposed activities include the construction of a building, parking area, associated infrastructure, and the creation of a wet detention pond. Portions of the existing site drain to a volume sensitive basin. Based on the Oman Quarry Watershed model, the eastern portion of the site is located within a basin where there is no discharge up to the 25-year, 24-hour storm event and minimal discharge for the 100-year, 24-hour storm event. Therefore, the pond has been designed to meet closed basin criteria. The pond has also been designed to limit the post-development discharge rate for the 25-year, 24-hour storm event to the pre-development 25-year, 24-hour discharge rate. The site is located at 2140 Commercial Way, Spring Hill, Hernando County.

OP. & MAIN. ENTITY:	Suncoast Credit Union
OTHER OP. & MAIN. ENTITY:	N/A
COUNTY:	Hernando
SEC/TWP/RGE:	S20/T23S/R17E
TOTAL ACRES OWNED OR UNDER CONTROL:	2.08
PROJECT SIZE:	2.08 Acres
LAND USE:	Commercial
DATE APPLICATION FILED:	September 20, 2019
AMENDED DATE:	N/A

I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
Pond 1	0.18	MAN-MADE WET DETENTION
Floodplain Mitigation	0.12	NO TREATMENT SPECIFIED
	Total: **0.30**	

Water Quality/Quantity Comments: The pond has a control structure that will discharge into FDOT right-of-way (open basin) and the EOR has demonstrated that the 25-year, 24-hour post development discharge rate does not exceed the pre-development 25-year, 24-hour discharge rate. There is a weir located at southeast corner of the pond where it discharges to a volume sensitive basin. Based on the Oman Quarry Watershed model, the eastern portion of the site is located within a basin where there is no discharge up to the 25-year, 24-hour storm event and minimal discharge for the 100-year, 24-hour storm event. Therefore, the pond has been designed to meet closed basin criteria. To meet the closed basin criteria the 100-year, 24-hour post-development discharge volume does not exceed the 100-year, 24-hour pre-development discharge volume, and the post-development discharge rate does not exceed the pre-development discharge rate for the 25-year, 24-hour storm event. The plans authorized under this permit are in NAVD 88.
A mixing zone is not required.
A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
0.08	0.18	Equivalent Excavation	N/A

Floodplain Comments: The 100-year, 24-hour floodplain elevation of 18.08' (NAVD 88) was determined from Node NG0200 of the Oman Quarry Watershed model. There will be 0.08 acre-foot of floodplain encroachment and 0.18 acre-foot of volumetric (equivalent excavation) floodplain compensation for this project.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations

No wetlands or other surface waters exist within the project area.

Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.

2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.

3. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.

4. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.

5. The Permitted Plan Set for this project includes: the set received by the District on December 20, 2019.

6. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

   The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

   Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), “Operation and Maintenance Inspection Certification” describing the remedial actions taken to resolve the failure or deviation.

7. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

8. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.

9. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.

10. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:

    a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.

    b. Any existing septic tanks on site shall be abandoned at the beginning of construction.

    c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.

11. All stormwater management systems shall be operated to conserve water in order to maintain environmental

quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.

12. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.

13. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.

14. This permit does not authorize the Permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

15. A “Recorded notice of Environmental Resource Permit,” Form No. 62-330.090(1), shall be recorded by the District in the public records of the County(s) where the project is located.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A” are hereby incorporated into this permit by reference and the Permittee shall comply with them.

David Kramer, P.E.

Authorized Signature

EXHIBIT A

GENERAL CONDITIONS:

1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.

a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.

b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5),F.A.C. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

2. For all other activities - "As-Built Certification and Request for Conversion to Operation Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

g. If the final operation and maintenance entity is a third party:

1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310 (2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

i. This permit does not:

1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;

2. Convey to the permittee or create in the permittee any interest in real property;

3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

l. The permittee shall notify the Agency in writing:

1. Immediately if any previously submitted information is discovered to be inaccurate; and

2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving

subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S. (2012).

o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION

Suncoast Credit Union Spring Hill
PROJECT NAME

Commercial
PROJECT TYPE

Hernando
COUNTY

S20/T23S/R17E
SEC(S)/TWP(S)/RGE(S)

Suncoast Credit Union
PERMITTEE

APPLICATION ID/PERMIT NO: 791273 / 43044327.000

DATE ISSUED: January 04, 2020

David Kramer, P.E.
Issuing Authority

THIS NOTICE SHOULD BE CONSPICUOUSLY DISPLAYED AT THE SITE OF THE WORK

Notice of Rights

ADMINISTRATIVE HEARING

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.

2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of state-owned submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.

3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.

4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.

5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended or proposed action is not available prior to the filing of a petition for hearing.

6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A request or petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C. can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.

7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 Highway 301 North,Tampa,FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

JUDICIAL REVIEW

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.

2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9. 110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

RETURN TO:
HERNANDO COUNTY
COUNTY ATTORNEY OFFICE

INSTR #2021052619 BK: 4026 PG: 717 Page 1 of 1
FILED & RECORDED 7/14/2021 8:20 AM SMB Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $10.00

INSTR #2022029269 BK: 4157 PG: 1041 Page 1 of 2
FILED & RECORDED 4/19/2022 12:49 PM CVW Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court

INSTR #2022061517 BK: 4207 PG: 1936 Page 1 of 2
FILED & RECORDED 8/12/2022 10:51 AM KGG Deputy Clk
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: $18.50 Deed Doc Stamp: $0.70

DEED OF DEDI
RIGHT OF WAY

THE INDENTURE, made this 5 day of Feb, 2022, between, Sun Coast Credit Union, a Florida limited liability company,

hereinafter called Grantor, and HERNANDO COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situation in Hernando, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent.

INWITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed or Sealed
In Our Presence

(Sign) _____
(Print) Brian Sales
(Sign) _____
(Print) Brandon McElwain

GRANTOR

_____
Name

VP SCU
Corporation

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on this 5 day of Feb, 2022, by James (Name & Title) Sales. He is personally known to me or has/have produced _____ as identification.

Notary Public: _____

My Commission Expires: 2/24/2025

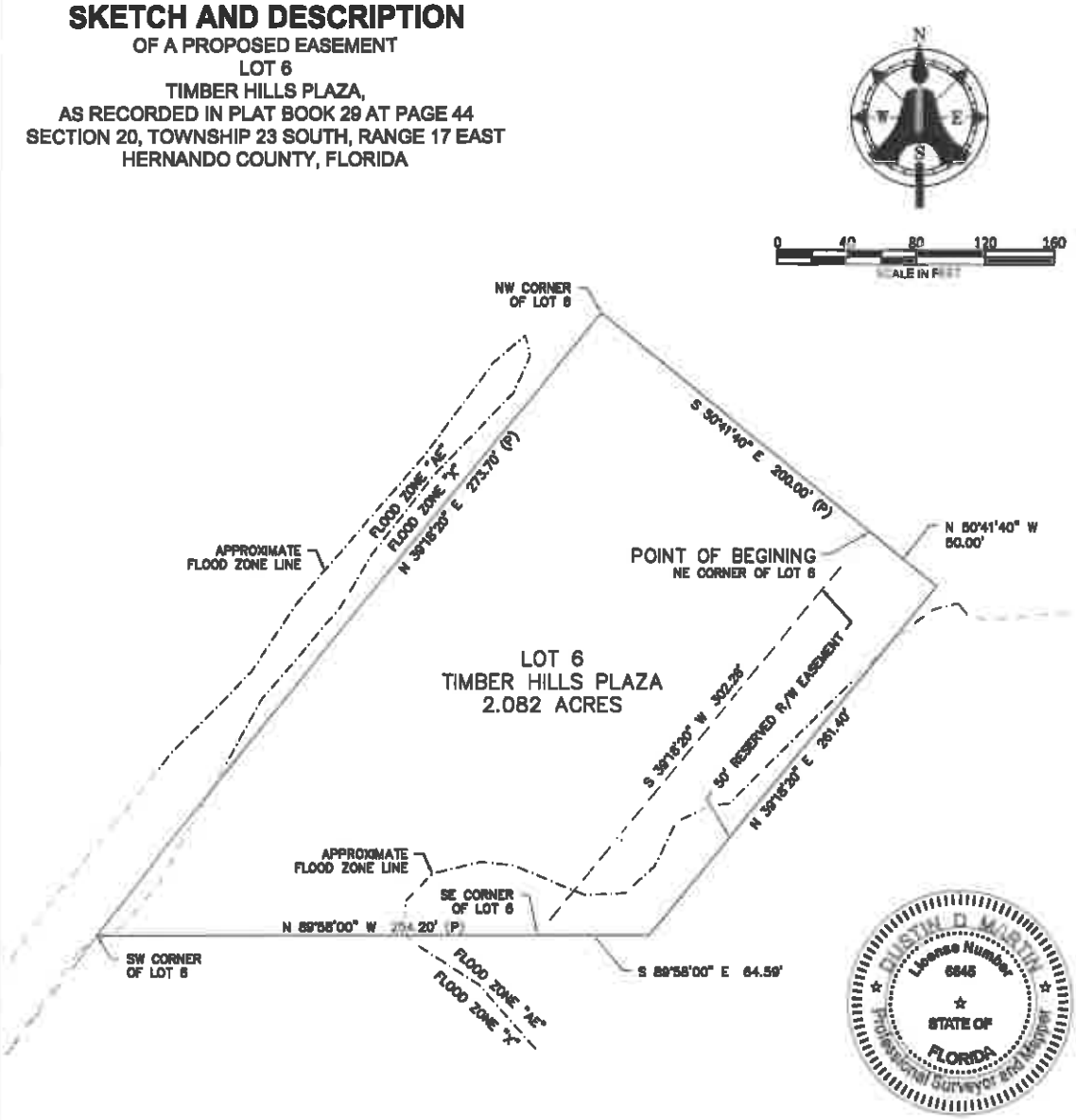
MITZI A BEELER
Notary Public - State of Florida
Commission # HH 079649
My Comm. Expires Feb 24, 2025
Bonded through National Notary Assn.

* Document re-recorded a second time to correct legal description

* Re-recorded to add Attachment

SKETCH AND DESCRIPTION

OF A PROPOSED EASEMENT
LOT 6
TIMBER HILLS PLAZA,
AS RECORDED IN PLAT BOOK 29 AT PAGE 44
SECTION 20, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA



LEGAL DESCRIPTION

A parcel of land lying in Section 20, Township 23 South, Range 17 East, Hernando County, Florida at the East 50 feet of Lot 6, TIMBER HILLS PLAZA PHASE 2, as per Plat thereof, recorded in Plat Book 29, page 44, of the public records of Hernando County, Florida being more particularly described as:

BEGIN at the Northeast corner of lot 6 of said TIMBER HILLS PLAZA; thence run S.39°18'20"W., along the Westerly boundary of said lot 6, a distance of 302.28 feet to the Southeast corner of said lot 6; thence run S.89°58'00"E., a distance of 64.59 feet; thence run N.39°18'20"E., parallel with the Westerly boundary of said lot 6, a distance of 261.40 feet; thence run N.50°41'40"W., a distance of 50.00 feet to the POINT OF BEGINNING.

DESCRIBED EASEMENT CONTAINS 14,109 SQUARE FEET MORE OR LESS.

ANGLE RIGHT SURVEYING, LLC.

Dustin Martin

DUSTIN D. MARTIN, P.S.M., NO. LS6645
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA.

NOTES:

1. SURVEY BASED ON THE RECORD PLAT TIMBER HILLS PLAZA, AS RECORDED IN PLAT BOOK 29 AT PAGE 44, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA.
12. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, WITH THE SOUTH BOUNDARY OF LOT 6, TIMBER HILLS PLAZA - PHASE TWO HAVING A GRID BEARING OF S. 89°59'33"W.
13. THIS SURVEY WAS DONE WITHOUT WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND ACCOMPANYING DOCUMENTS; THEREFORE THE LAND DEPICTED HEREON MAY BE SUBJECT TO EASEMENTS AND ENCUMBRANCES (RECORDED OR UNRECORDED) NOT SHOWN.
14. ALL FEATURES SHOWN HEREON WERE FIELD LOCATED, UNLESS OTHERWISE NOTED, BY THE SURVEY FIELD CREW ON THE 'LAST DATE OF FIELD WORK.
15. UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, WERE NOT LOCATED OTHER THAN SHOWN HEREON.
16. UNDERGROUND ENCROACHMENTS (IF ANY) WERE NOT LOCATED OTHER THAN SHOWN.
17. SUBJECT PARCEL CONTAINS 2.082 ACRES, 90,685 SQUARE FEET, MORE OR LESS AS SURVEYED.
15. SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AND "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL 12053C0303D, DATED 02/02/2012.
16. THIS IS NOT A SURVEY.

CERTIFICATIONS:
--HERNANDO COUNTY
--SUNCOAST CREDIT UNION

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ANGLERIGHT.NET

AngleRight Surveying
440 Roberts Rd. Suite 1
Oldsmar, FL 34677
813-925-9098 Main

www.angleright.net
LB #7738

Project Number: 20-0495		Project Description: PROPOSED EASEMENT	
Drawn By: DDM		Client Name: CAM CONSTRUCTION	
Date: 08-08-2022	File Name: 20-0495_S&L SIGN EASEMENT		Last Date of Field Work: N/A

DEPARTMENT OF PUBLIC WORKS
AQUATIC SERVICES • ENGINEERING • FACILITIES • ROADS/BRIDGES • STORMWATER • TRAFFIC • WATERWAYS
1525 EAST JEFFERSON STREET • BROOKSVILLE, FLORIDA 34601
P 352.754.4060 • F 352.754.4423 • W www.HernandoCounty.us

November 18, 2019

Mr. Gregory B. Wegener, P.E., Project Engineer
Coastal Design Consultants, Inc.
7026 Little Road
New Port Richey, FL 34654

Subject: Suncoast Credit Union #1383707 Administrative Design Variance Request
Coastal #: 19014

Dear Mr. Wegener,

Upon review of your attached request and supporting documentation, the request to design the frontage road as submitted, not extended to the southern boundary of parcel, is approved with the condition that the necessary right of way be reserved along the northern parcel boundary for possible connectivity in the future should Tract A ever require connectivity.

The request to install only one sidewalk along the Northern frontage road is approved, the sidewalk must be installed the length of the existing frontage road. The Eastern frontage road sidewalk requirement may be differed with payment into sidewalk fund for future installation. Payment must be received prior to permit issuance.

The Administrative Variance does not relieve the Engineer of Record of their responsibilities or liabilities to design safe roadway infrastructure. Additionally, this administrative design variance addresses only the items stated in the attached variance request. It remains the responsibility of the Engineer of Record to thoroughly check the plans for errors and/or omissions.

Sincerely,

J. Scott Herring, P.E.
Director of Public Works, County Engineer

kdm/SH
Attachments

cc: Chris Hanning, P.E., Assistant County Engineer
Ernie Lane, Traffic Engineering Assistant II
Development File

November 15, 2019

J. Scott Herring, P.E.,
Hernando County Public Works
1525 E. Jefferson Street
Brooksville, FL 34601

Reference: Administrative Design Variance Request
Project Name: Suncoast Credit Union – Spring Hill
Hernando County Application No.: 1383707
Coastal #: 19014

Mr. Herring:

On behalf of its client, Coastal Design Consultants, Inc. (Coastal) is requesting an Administrative Design Variance request for the project referenced above. This project consists of new development of proposed Suncoast Credit Union.

We respectfully request a variance request regarding the below items:

A. Frontage Road – We respectfully request that the county consider the submitted frontage road as adequate and not require the road to extend to the southern boundary of the subject parcel. Extending to the southern boundary creates several complications including but not limited to additional 100 year floodplain impacts and additional runoff. The additional 100 year floodplain impacts would require the mitigation of said impacts onsite which is an onerous requirement given the restricted nature of the site. The additional impervious would trigger additional water quality and quantity requirements to meet rule and would therefore cause the reduction of parking below the acceptable number of spaces. Lastly, it seems quite unlikely that the road would ever be extended to the south as the area to the south is zoned as a landscape buffer and therefore the road would not be extended. Please see the enclosed Track Designation Table and Zoning Exhibit. We believe that the frontage road, as designed serves the intended purpose of keeping entrances and travel away from US19 as users will be able to travel from the subject parcel to other parcels within the commercial subdivision without entering US19. The client is willing to dedicate right of way for the frontage road from the north side all the way to the south side to allow the road to be extended through the landscape area should the zoning ever get approved from landscape to commercial.

B. Sidewalk along both sides of the frontage road – We respectfully request that the owner is only required to build sidewalks on one side of the frontage road from a pedestrian connection to the north edge of the property. Based on the above logic, it seems unlikely that the sidewalk would need to extend to the south. Also, the east side of the frontage road requires a wall due to the

Coastal Design Consultants, Inc.
7026 Little Road New Port Richey, FL 34654
Phone: (727) 849-8010 • Fax: (727) 849-8020

limited space and the limits of the previous wetland impact and a sidewalk over the wall would require a boardwalk which would be a financial burden for the client especially given that no other sidewalks are presently in place within the commercial subdivision.

We have enclosed a tract designation summary showing this track as being reserved as a landscape area.

Sincerely,

Coastal Design Consultants, Inc.

Gregory B. Wegener, P.E.
Project Engineer

Enclosure:
- Zoning Exhibit
- Track Designation Exhibit

cc: Peter M. Hepner, Hepner Architects, Inc.
Justin Crosby, Hepner Architects, Inc.

SPRING HILL TRACT DESIGNATIONS

UNIT	TRACT	ACRES	USE
1	"A"	10.85±	LANDSCAPE
	"B"	7.39±	BUSINESS
	"C"	1.03±	COMMUNITY FACILITY
	"D"	5.27±	PARK
	"E"	4.31±	LANDSCAPE
	"F"	15.16±	SPECIAL BUSINESS
	"G"	4.62±	ADMINISTRATION BUILDIN
	"H"	3.21±	BUSINESS
	"I"	0.65±	BUSINESS
	"J"	12.10±	SCHOOL
	"K"	6.00±	CHURCH
	"L"	5.29±	UTILITY
	"M"	22.80±	COMMUNITY CENTER
	"N"	0.10±	CONVENIENCE
	"O"	0.29±	CONVENIENCE
1	"P"	1.56±	D. R. A.
2	"A"	4.98±	PARK
2	"B"	0.12±	UTILITY
3	"A"	40.40±	BUSINESS
	"B"	6.34±	PARK
	"C"	0.12±	CONVENIENCE
	"D"	0.06±	WALKWAY
	"E"	0.08±	WALKWAY
	"F"	2.39±	FUTURE DEVELOPMENT
3	"G"	0.36±	UTILITY
4	"A"	6.02±	CHURCH
4	"B"	6.24±	PARK
5	"A"	4.71±	CHURCH
	"B"	5.35±	PARK
	"C"	0.07±	CONVENIENCE
	"D"	2.28±	CONVENIENCE
	"E"	0.43±	UTILITY
	"F"	4.65±	PARK
	"G"	12.43±	FUTURE DEVELOPMENT
5	"H"	2.46±	FUTURE DEVELOPMENT

TRACT Designations Provided by Hernando Cty. Zoning

MACKLE-BUILT

SPRING HILL

These unique Mackle "Firsts" will work for you to help improve your property

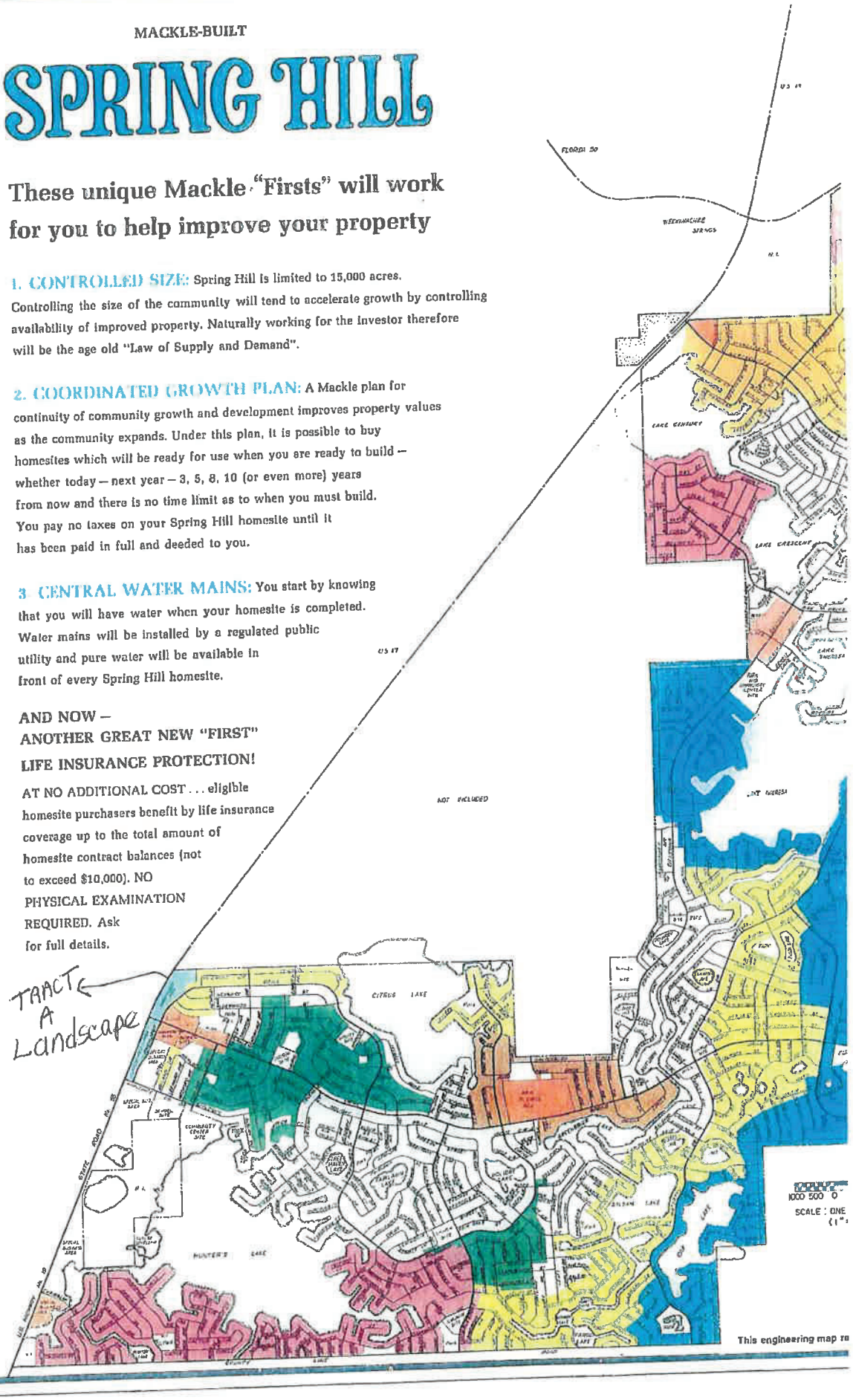
1. CONTROLLED SIZE: Spring Hill is limited to 15,000 acres. Controlling the size of the community will tend to accelerate growth by controlling availability of improved property. Naturally working for the investor therefore will be the age old "Law of Supply and Demand".

2. COORDINATED GROWTH PLAN: A Mackle plan for continuity of community growth and development improves property values as the community expands. Under this plan, it is possible to buy homesites which will be ready for use when you are ready to build — whether today — next year — 3, 5, 8, 10 (or even more) years from now and there is no time limit as to when you must build. You pay no taxes on your Spring Hill homesite until it has been paid in full and deeded to you.

3. CENTRAL WATER MAINS: You start by knowing that you will have water when your homesite is completed. Water mains will be installed by a regulated public utility and pure water will be available in front of every Spring Hill homesite.

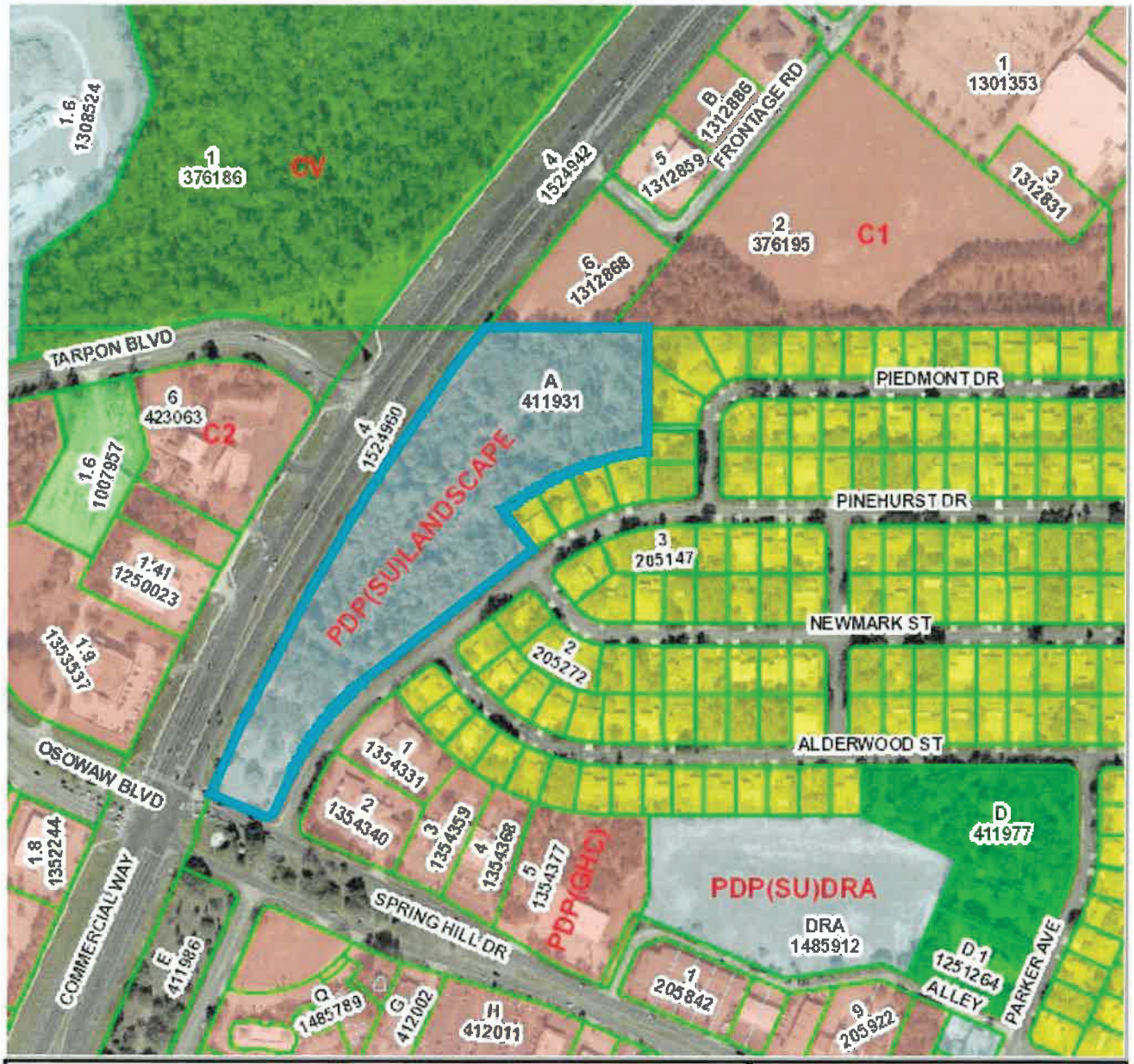
AND NOW —
ANOTHER GREAT NEW "FIRST"
LIFE INSURANCE PROTECTION!

AT NO ADDITIONAL COST . . . eligible homesite purchasers benefit by life insurance coverage up to the total amount of homesite contract balances (not to exceed $10,000). NO PHYSICAL EXAMINATION REQUIRED. Ask for full details.



TRACT A Landscape

This engineering map re



Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

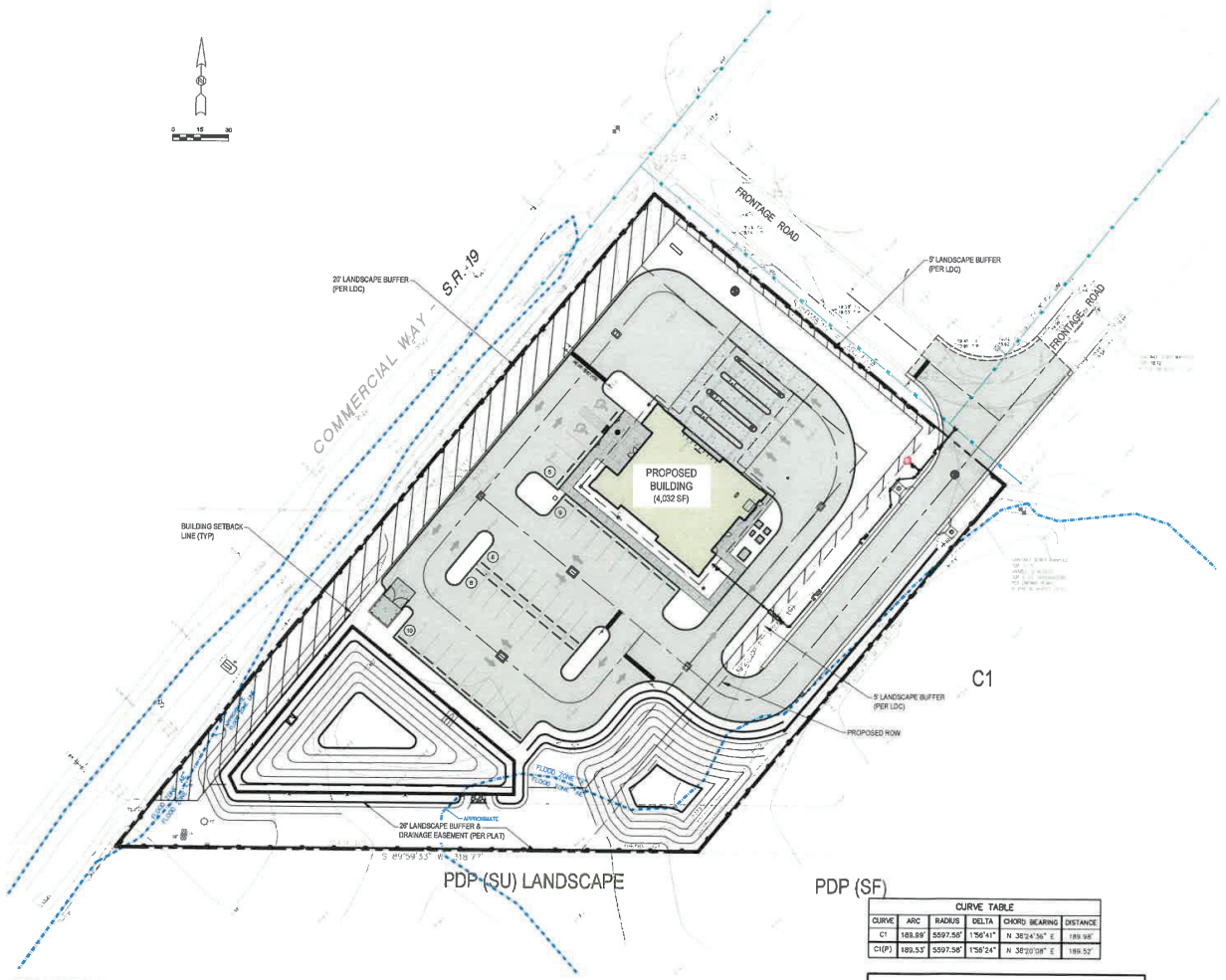
PARCEL: R32 323 17 5010 00A0 0000 | **KEY: 411931**

SPRING HILL UNIT 1 TRACT A & VACATED EASEMENT IN RESOLUTION 2017-186 DES IN ORB 3525 PG 314

Name:	HABER KENNETH L, HABER GARY, HABER
Site:	COMMERCIAL WAY
Mail:	2462 SW 22ND TER MIAMI FL 33145-3418
Last Sale:	04/25/2005 $100.00 V(D)
Levy Code:	CWES

This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

SECTION 20, TOWNSHIP 23, RANGE 17



SITE PLAN DATA

PROPERTY LOCATION: 2140 COMMERCIAL WAY SPRING HILL, FL 34606

PROPERTY IDENTIFICATION NUMBER(S): R20 223 17 3687 0000 0060

EXISTING PROPERTY USE: VACANT /

EXISTING STREETS: FRONTAGE ROAD, 30' R/W, ASPHALT

EXISTING VEGETATION: GRASS & TREES

EXISTING SOILS: USDA SOIL SURVEY OF HERNANDO COUNTY INDICATES: BASINGER FINE SAND

EXISTING WETLAND AREA: N/A

FLOOD ZONE: ZONE "X" AND "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL 12053C0303D, DATED 02/02/2012.

ZONING CLASSIFICATION: C1

FUTURE LAND USE CLASSIFICATION: COMMERCIAL

TOTAL OWNED AREA: 2.08 ACRES

TOTAL PROJECT AREA: 2.08 ACRES (SEE THIS SHEET FOR PROJECT AREA BOUNDARY)

PROPOSED PROPERTY USE: BANK

NUMBER OF PROPOSED LOTS: 1

PARKING REQUIRED (LDC): 3.5 SPACES PER 1,000 GFA OF 4,032 SF BLDG AREA = 14.1 SPACES

PARKING PROPOSED:
PROPOSED = 40 SPACES INCLUDES: 2 HANDICAP SPACES

TOTAL STRUCTURES:

	BUILDING SQUARE FT	BUILDING HEIGHT
EXISTING BUILDINGS	NA	NA
PROPOSED BUILDINGS	4,032 SQ-SF	0'0"
TOTAL BUILDING AREA:	4,032 SQ-SF	0'0"

PROPOSED DENSITY CALCULATIONS:

COVERAGE	SQUARE FEET	ACRES	PERCENTAGE
BUILDINGS:	4,032.0	0.09	4.45%
PAVEMENT:	36,883.0	0.85	40.68%
GRASS:	41,508.0	0.95	45.84%
DRAINAGE RETENTION	8,185.8	0.19	9.03%
WETLANDS	0.0	0.00	0.00%
TOTAL SUBJECT PROPERTY:	90,685.8	2.08	100.00%

FLOOR AREA RATIO (FAR):

PROPOSED FAR:
BUILDING = 4,032 SF BLDG./S.F. OF UPLAND PORTION OF LOT = 4,032/90,658.80 = 0.09

AREA OF BUILDINGS = 4,032 SF (PROPOSED)

TOTAL AREA OWNED = 2.08 AC X 43,560 = 90,658.80 SF

ZONING/CONDITIONAL USE/SPECIAL EXCEPTIONS HISTORY:

00-00-00-0000-00000-0000			
PETITION NO.	DATE	REQUEST	ACTION
----------	DATE, YEAR	XX TO XXX	APPROVED WITH CONDITIONS
00-00-00-0000-00000-0000			
PETITION NO.	DATE	REQUEST	ACTION
----------	DATE, YEAR	XX TO XXX	APPROVED WITH CONDITIONS

EXISTING EASEMENT TABLE:

DESCRIPTION	USE	AREA (SF)
UTILITY EASEMENT / DRAINAGE	DRAINAGE	8,309
INGRESS/EGRESS EASEMENT	ACCESS	00.00
WIRE EASEMENTS	POWER	00.00
PERMANENT SLOPE EASEMENTS	EMBANKMENT	00.00

PROPOSED EASEMENT TABLE:

DESCRIPTION	USE	AREA (SF)
UTILITY EASEMENT	UTILITY TYPE	00.00
INGRESS/EGRESS EASEMENT	ACCESS	00.00
WIRE EASEMENTS	POWER	00.00
PERMANENT SLOPE EASEMENTS	EMBANKMENT	00.00

NOTE:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, WITH THE SOUTH BOUNDARY OF LOT 6, TIMBER HILLS PLAZA = PHASE TWO HAVING A GRID BEARING OF S. 89°59'33"W.
2. ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), NATIONAL GEODETIC SURVEY BENCHMARK "Q 622", LOCATED ALONG COMMERCIAL WAY IN SPRING HILL, FLORIDA. PUBLISHED ELEVATION = 14.58' (NAVD88).

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	189.99'	5597.58'	1°56'41"	N 38°24'36" E	189.98'
C1(P)	189.53'	5597.58'	1°56'24"	N 38°20'08" E	189.52'

LEGEND

- BOUNDARY/RIGHT-OF-WAY
- PROPOSED ASPHALT PAVEMENT- ONSITE
- PROPOSED CONCRETE SIDEWALK
- LANDSCAPE BUFFER

LEGAL DESCRIPTION:

DESCRIPTION: (PER TITLE COMMITMENT)

LOT 6, TIMBER HILLS PLAZA PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 44, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 8 OF SAID TIMBER HILLS PLAZA; THENCE RUN S.50°41'40"E., FOR A DISTANCE OF 50.00 FEET; THENCE RUN S.39°18'20"W., WITH A LINE THAT LIES PARALLEL TO THE EASTERN BOUNDARY OF SAID LOT 8, FOR A DISTANCE OF 261.40 FEET; THENCE RUN N.89°58'00"W., A DISTANCE OF 64.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE RUN N.39°18'20"E., ALONG THE EASTERLY BOUNDARY OF SAID LOT 6, A DISTANCE OF 302.28 FEET TO THE POINT OF BEGINNING.

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GREGORY B. WEGNER, P.E.
PROFESSIONAL ENGINEER FLORIDA
REGISTRATION NO. 54676

Suncoast Credit Union

WEST HERNANDO
MEMBER SERVICE CENTER
2140 COMMERCIAL WAY
SPRING HILL, FL 34608

PROJECT NO.	3180
DISTRIBUTION	DATE
PERMIT DOCUMENTS	10/04/2019

PRELIMINARY
SITE PLAN

C2.0

Response to US 19 and Spring Hill Drive - NEC Transportation Analysis

Comments Dated 09/09/2025

1. The analysis did not study the Signal North of this project (Commercial Way at Trenton Avenue) as required by the Methodology Statement letter dated January 16, 2025.

   Response: This intersection has been added to the transportation analysis.

2. Under the section "Project Description" it is showing a Left-Out. However, a Left-Out at Driveway "B" was never discussed in prior submissions. Figures 2, 3, 7 & 8 are showing the Left-Out. On page 20, for Table 6, the Left-Out for Driveway "B" is not shown.

   Response: The previous transportation analyses included discussion of the left-out movement at Driveway B, albeit by reviewing different scenarios. In the previous transportation analysis dated September 2024, Scenarios 2 and 3 analyzed the access to US 19 coupled with the frontage road access to the north as shown in Table 7 and 8, respectively. Similarly, Table 6 in the August 2025 transportation analysis shows the data for a left-out westbound from Driveway B. The newly provided September 2025 transportation analysis now provides a single analysis scenario with no access to Pinehurst, two access points on US 19, and the connection to the frontage road to the north, which methodology is now shown in Table 6 on page 20 of the September 2025 transportation analysis.

3. On Page 13, Background Traffic, per the Methodology Statement referred to above, the intersection analysis for the intersection of Commercial Way at Trenton was required. This analysis did the intersection of Commercial Way at Applegate Drive but not the requested intersection.

   Response: It is unclear where the reference to Applegate Drive is on Page 13 of the August 2025 transportation analysis. The August 2025 transportation analysis reviewed the intersections of US 19 and Spring Hill Drive/Osowaw Boulevard, US 19 and Tarpon Boulevard, and Trenton Avenue and the new frontage road connection at the north of the project. The September 2025 transportation analysis now includes analysis of US 19 and Trenton Avenue as requested.

4. Under the section "Access Analysis" for the US-19 and Driveway "A"; per the Hernando County Facility Design Guidelines, sheet IV-19; the minimum queue length for a Right Turn Lane is 25-feet, so the Right-Turn Lane should be 430-feet, not 405-feet. At US-19 and Driveway "B"; the minimum queue length for a Left Turn Lane is 100-feet; so the Northbound Right-Turn Lane should be 430-feet and the Southbound Left Turn Lane should be 505-feet.

   Response: Because US 19 is part of the State Highway System, Florida Department of Transportation Guidelines ("FDOT") for turn lane length requirements must be followed. The access points on US 19 have been designed based on guidance from FDOT and will be subject to FDOT review and permitting. The project will meet the requirements specified by FDOT at time of permitting.

TRANSPORTATION ANALYSIS

US 19 and Spring Hill Drive - NEC

Prepared for:

Meridien Development LLC

Palm Traffic
Engineering + Planning

Submitted by George Andelidis @ BCC
Provided by applicant w/ application

Transportation Analysis
US 19 and Spring Hill Drive - NEC

December 2024

Prepared for:
Meridien Development LLC

Prepared by:
Palm Traffic
4006 South MacDill Avenue
Tampa, FL 33611
Ph: (813) 296-2595

Project No. T24091

VICKI L CASTRO LICENSE No 47128 STATE OF FLORIDA PROFESSIONAL ENGINEER

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2024.12.23 16:58:49 -05'00'

Vicki L. Castro, P.E.
P.E. No. 47128

This item has been digitally signed and sealed by Vicki L Castro 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.

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Turning Movement Counts

FDOT Seasonal Adjustment Factors

FDOT Historical Counts

Signal Timings

Intersection Analysis

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FDOT Design Manual 212-1

FDOT Generalized Service Volume Tables

INTRODUCTION

The purpose of this report is to provide the Transportation Analysis for the proposed development of the property located east of US 19 and north of Spring Hill Drive in Hernando County, Florida, as shown in Figure 1.

PROJECT DESCRIPTION

The property is currently vacant. The proposed project will consist of the following uses:

- 3 bay Quick Lube
- 3,000 square foot Coffee Shop with drive-through
- 5,500 square foot Fast Food Restaurant with Drive-Through
- 3,600 square foot Fast Food Restaurant with Drive-Through
- 3,500 square foot Medical Office.

The accesses for the project are proposed to be as follows.

- One (1) right-in/right-out access to US 19
- One (1) left-in/left-out/right-in/right-out access to US 19
- One (1) left-in/right-in/right-out access to Pinehurst Drive.

A conceptual site plan is included in the Appendix of this report.

Figure 1. Project Location

ESTIMATED DAILY PROJECT TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of OTISS which utilizes the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021, as its database. Based on these trip rates, it is estimated that the proposed project will attract approximately 6,101 daily trip ends, as shown in Table 1.

Studies contained in the ITE Trip Generation, 11th Edition, indicate that a percentage of the project trips already exist on the adjacent roadways - passerby capture. Therefore, the new daily trip ends attracted to the proposed project would be 3,172 trip ends, as shown in Table 1.

ESTIMATED AM PROJECT TRAFFIC

Again, based on data contained in the ITE Trip Generation, 11th Edition, the proposed project would attract approximately 685 trip ends during the AM peak hour with 354 inbound and 331 outbound, as shown in Table 2.

As previously stated, studies contained in the ITE Trip Generation, 11th Edition, indicate that a percentage of the project trips already exist on the adjacent roadways - passerby capture. Therefore, the new AM peak hour trip ends attracted to the proposed project would be 352 trip ends with 184 inbound and 168 outbound, as shown in Table 2.

ESTIMATED PM PROJECT TRAFFIC

Again, based on data contained in the ITE Trip Generation, 11th Edition, the proposed project would attract approximately 444 trip ends during the PM peak hour with 227 inbound and 217 outbound, as shown in Table 3.

As previously stated, studies contained in the ITE Trip Generation, 11th Edition, indicate that a percentage of the projects trips already exist on the adjacent roadways - passerby capture. Therefore, the new PM peak hour trip ends attracted to the proposed project would be 215 trip ends with 109 inbound and 106 outbound, as shown in Table 3.

Table 1. Estimated Daily Project Traffic

Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (1)	New Daily Trip Ends
Quick Lube	941	3 Bays	120	0	120
Coffee Shop w/ DT	937	3,000 SF	1,601	801	800
Fast Food Restaurant w DT	934	5,500 SF	2,571	1,286	1,285
Fast Food Restaurant w DT	934	3,600 SF	1,683	842	841
Medical Office	720	3,500 SF	126	0	126
		Total	6,101	2,929	3,172

(1) Source: ITE Trip Generation, 11th Edition, 2021.

Table 2. AM Peak Hour Project Traffic

Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1) In	Out	Total	Passerby Capture (1) In	Out	Total	New AM Peak Hour Trip Ends In	Out	Total
Quick Lube	941	3 Bays	6	3	9	0	0	0	6	3	9
Coffee Shop w/ DT	937	3,000 SF	132	126	258	66	63	129	66	63	129
Fast Food Restaurant w DT	934	5,500 SF	125	120	245	63	60	123	62	60	122
Fast Food Restaurant w DT	934	3,600 SF	82	79	161	41	40	81	41	39	80
Medical Office	720	3,500 SF	9	3	12	0	0	0	9	3	12
		Total	354	331	685	170	163	333	184	168	352

(1) Source: ITE Trip Generation, 11th Edition, 2021.

Table 3. PM Peak Hour Project Traffic

Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (1)			New PM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Quick Lube	941	3 Bays	8	7	15	0	0	0	8	7	15
Coffee Shop w/ DT	937	3,000 SF	59	58	117	32	32	64	27	26	53
Fast Food Restaurant w DT	934	5,500 SF	95	87	182	52	48	100	43	39	82
Fast Food Restaurant w DT	934	3,600 SF	62	57	119	34	31	65	28	26	54
Medical Office	720	3,500 SF	3	8	11	0	0	0	3	8	11
		Total	227	217	444	118	111	229	109	106	215

(1) Source: ITE Trip Generation, 11th Edition, 2021.

PROJECT TRIP DISTRIBUTION/ASSIGNMENT

The following distribution of the new AM and PM peak hour trip ends was based on the existing traffic and development patterns with hand assignment to the local network:

- 25% to and from the north (via US 19)
- 25% to and from the south (via US 19)
- 40% to and from the east (via Spring Hill Drive)
- 10% to and from the west (via Osowaw Boulevard).

Table 4 shows the distribution of the new AM and PM peak hour project trip ends. Figure 2 and Figure 3 illustrate the AM and PM peak hour trip ends, respectively.

BUDGETED IMPROVEMENTS

According to the FDOT Work Program and the Hernando County Capital Improvement Program, there are no capacity adding projects budgeted within the vicinity of the project.

Table 4. Estimated New Peak Hour Project Traffic Distribution

Time	North (25%)		South (25%)		East (40%)		West (10%)		Total	
Period	In	Out	In	Out	In	Out	In	Out	In	Out
AM	46	42	46	42	74	67	18	17	184	168
PM	27	26	27	27	44	42	11	11	109	106

Figure 2. Project Traffic – AM Peak Hour

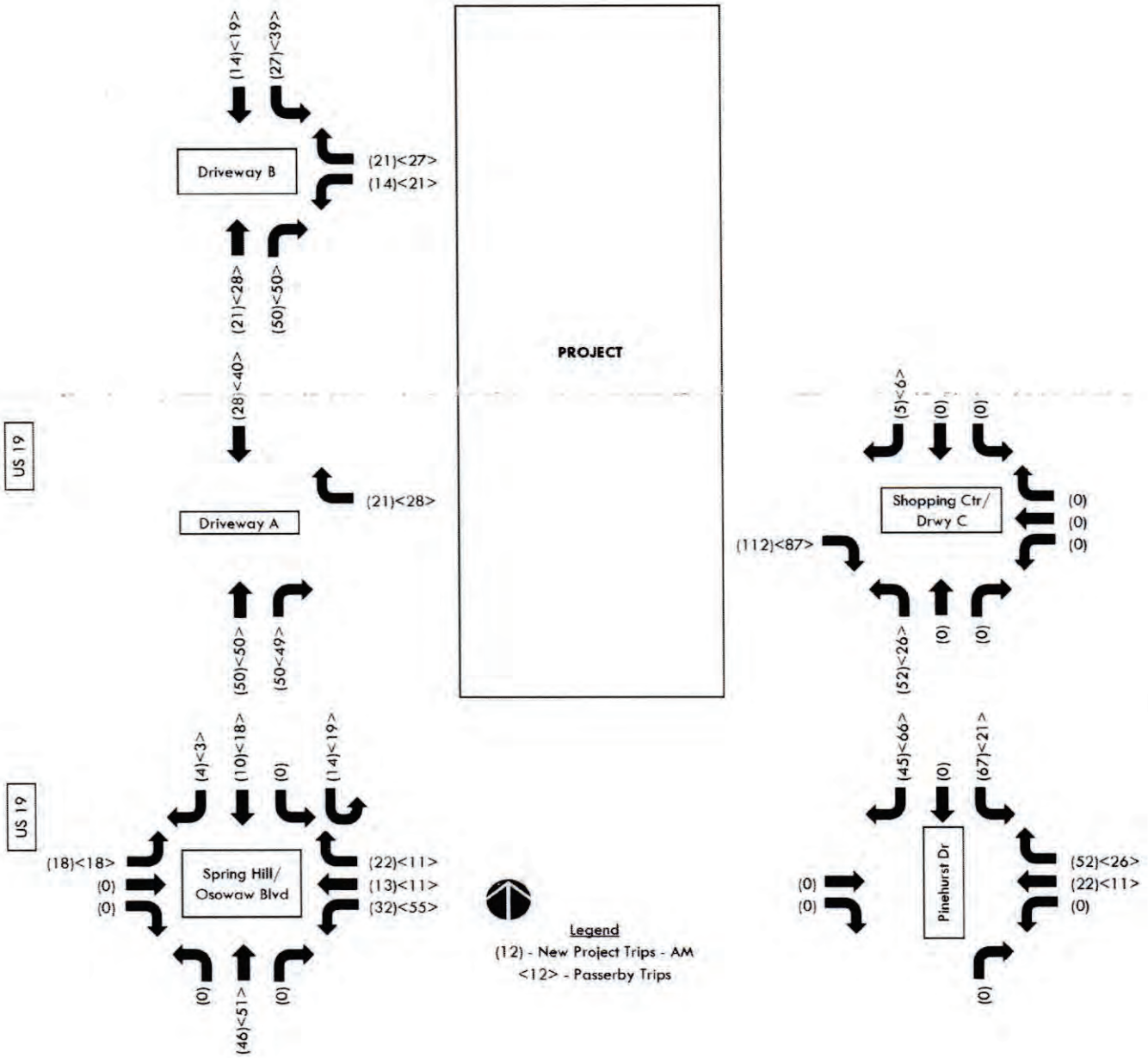
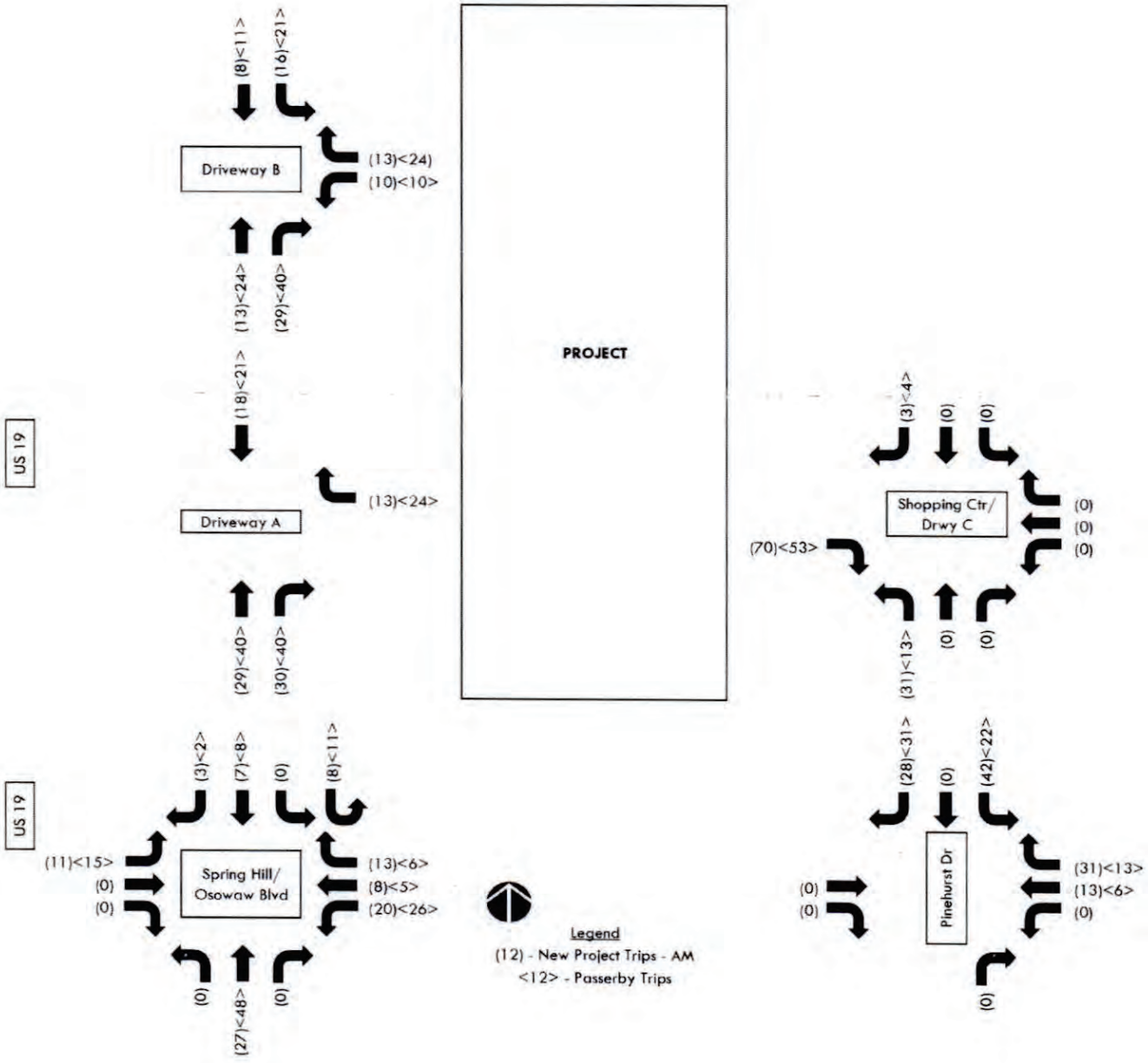


Figure 3. Project Traffic – PM Peak Hour



STUDY AREA

The study area for this analysis was determined to include all major road network facilities in which the peak hour project traffic consumes 4.5 percent or more of the adopted level of service capacity of the roadway. Table 5 shows the Study Area Determination for the project. As shown in the table, the project traffic does not consume more than 4.5 percent of the peak hour capacity on any of the adjacent links. Therefore, only the adjacent links will be included in the study area:

- US 19 from Spring Hill Drive to Trenton Avenue
- Pinehurst Drive from Spring Hill Drive to project.

ADJACENT ROADWAYS

As stated previously, the site is located east of US 19 and north of Spring Hill Drive. US 19 is a six-lane divided roadway. Spring Hill Drive is a four (4) lane divided roadway. Pinehurst Drive is a two (2) lane undivided roadway. According to the FDOT Work Program and Hernando County Capital Improvement Plan, there are no other programmed capacity improvements in the vicinity of the project.

BUILDOUT

It is anticipated the project will have a 2026 buildout date.

Table 5. Study Area Determination

Roadway	From	To	Lanes	Peak Hour Two-Way Capacity (1)	Percent Project Traffic	New PM Peak Hour Project Traffic	Percent Consumed
US 19	Applegate Dr	Spring Hill Dr	6LD	5,390	25%	54	1.0%
	Spring Hill Dr	Trenton Ave	6LD	5,390	25%	54	1.0%
Spring Hill Dr	Kenlake Ave	US 19	4LD	3,222	40%	86	2.7%
Osowaw Blvd	US 19	Tarpon Blvd	2LU	1,197	10%	22	1.8%

(1) Source: FDOT Generalized Level of Service Tables.
Local 4LD: 3,580 x 0.90 = 3,222
Local 2LU: 1,330 x 0.90 = 1,197

BACKGROUND TRAFFIC

The following methodology was utilized to estimate the existing volumes within the study area:

1. PALM TRAFFIC conducted AM (7:00 – 9:00) and PM (4:00 – 6:00) peak hour turning movement counts on Thursday, November 14, 2024, at the following intersections:

    - US 19 and Spring Hill Drive/Osowaw Boulevard
    - US 19 and Tarpon Boulevard
    - Spring Hill Drive and Pinehurst Drive
    - Pinehurst Drive and Shopping Center.

    Figure 4 illustrates the existing traffic for the AM and PM peak hours.

2. The turning movement counts were adjusted to the peak season based on the FDOT Peak Season Adjustment Factors for Hernando County of 1.03. Figure 5 illustrates the peak season traffic for the AM and PM peak hours.

3. Based on FDOT historical traffic counts on US 19 in the area, there has been little to no growth over the past 10 years. To be conservative, an annual growth rate of 1.0 percent per year was used to determine the background traffic in the buildout year of 2026. Figure 6 illustrates the background traffic. Figure 7 and Figure 8 illustrate the AM and PM background plus project traffic, respectively.

Figure 4. Existing Traffic

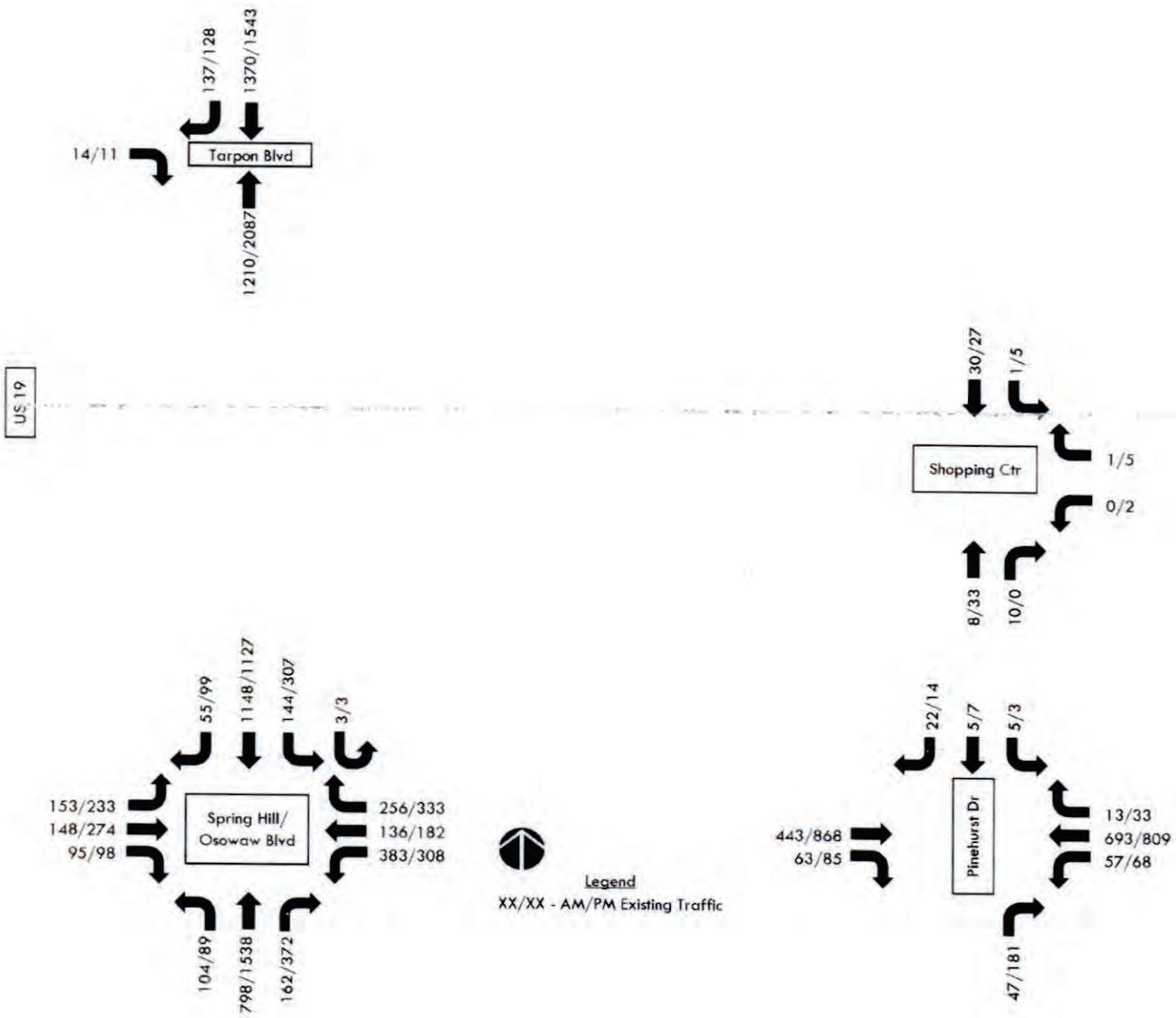


Figure 5. Peak Season Traffic

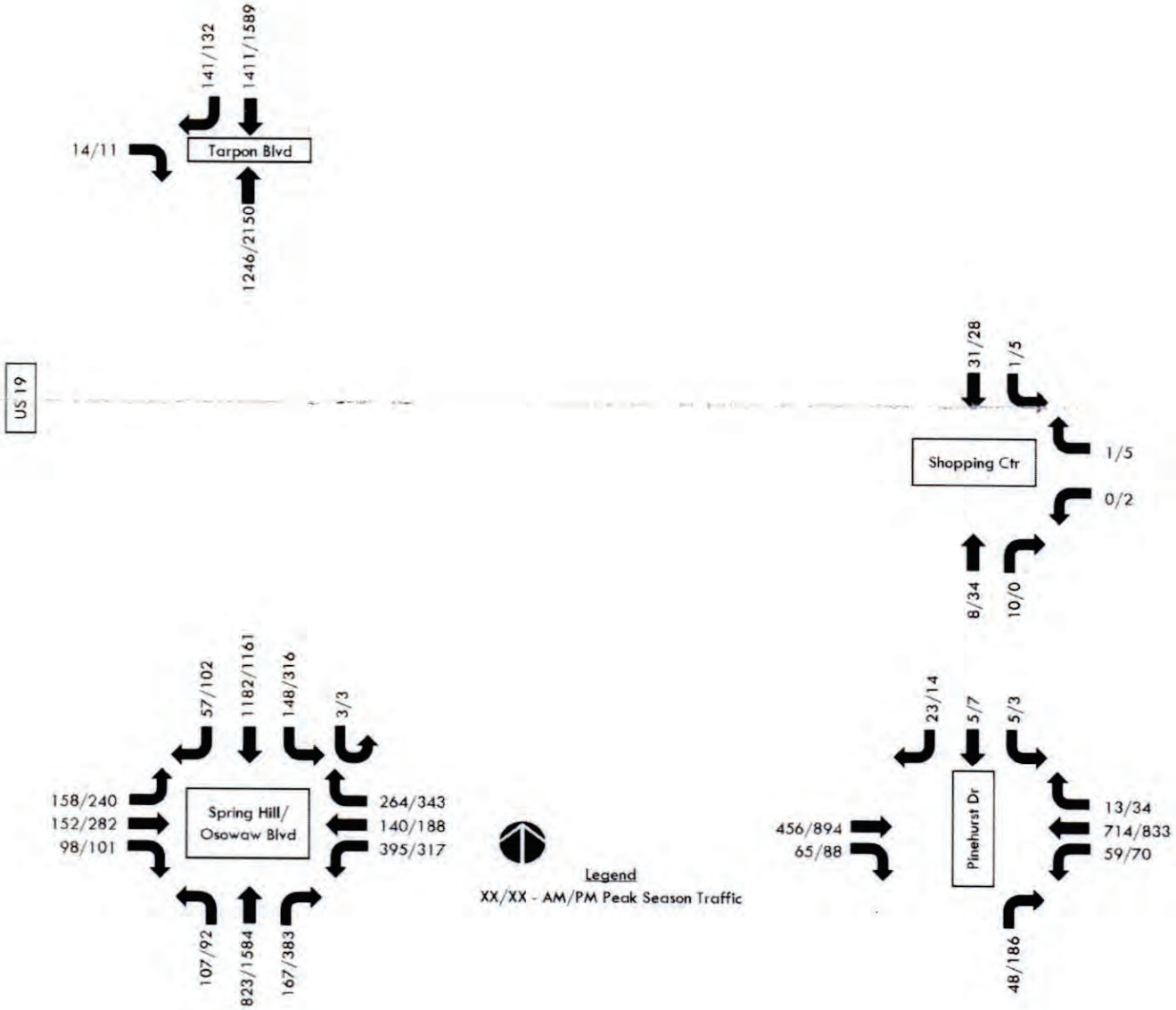


Figure 6. Background Traffic

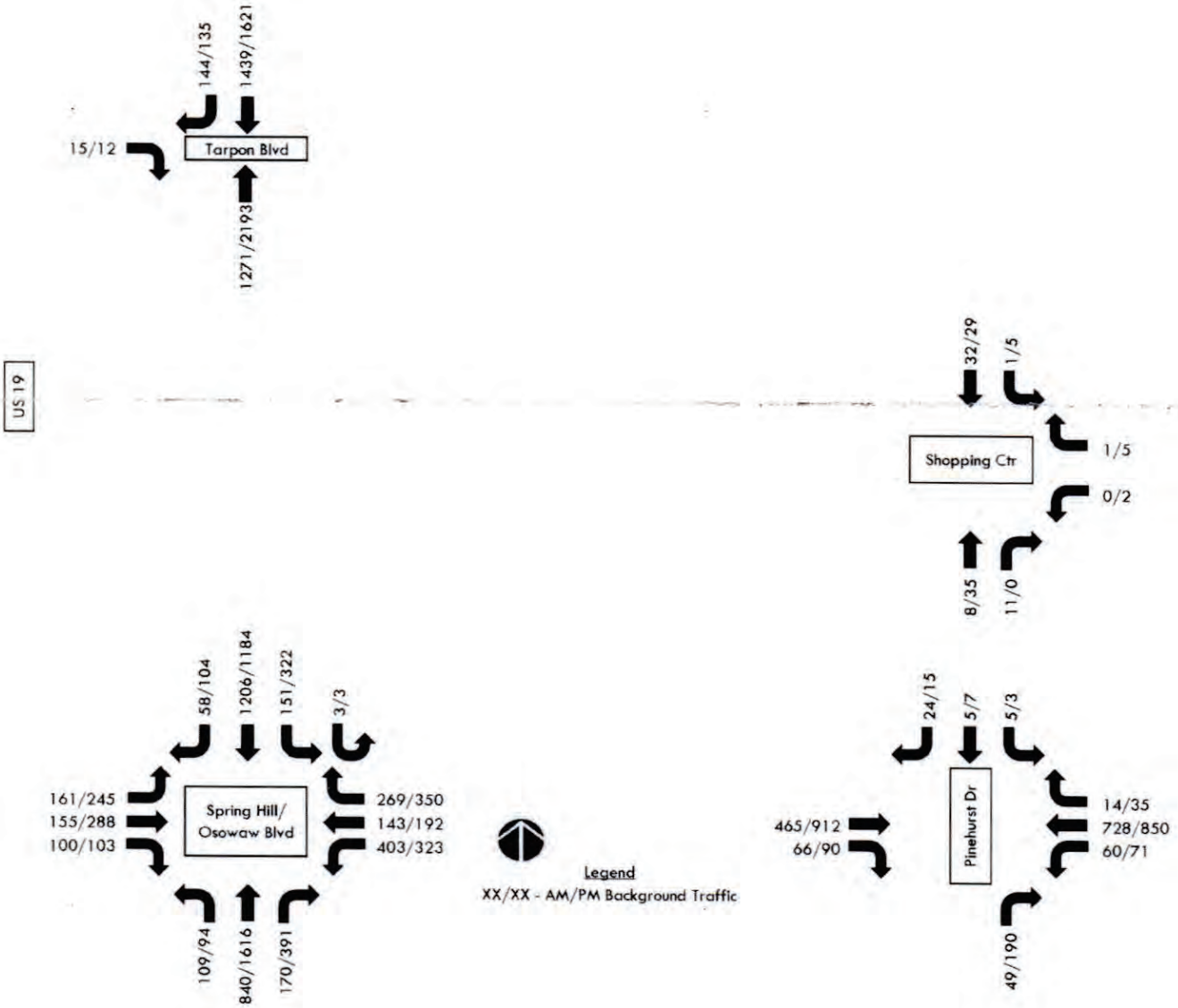


Figure 7. Background Plus Project Traffic – AM Peak Hour

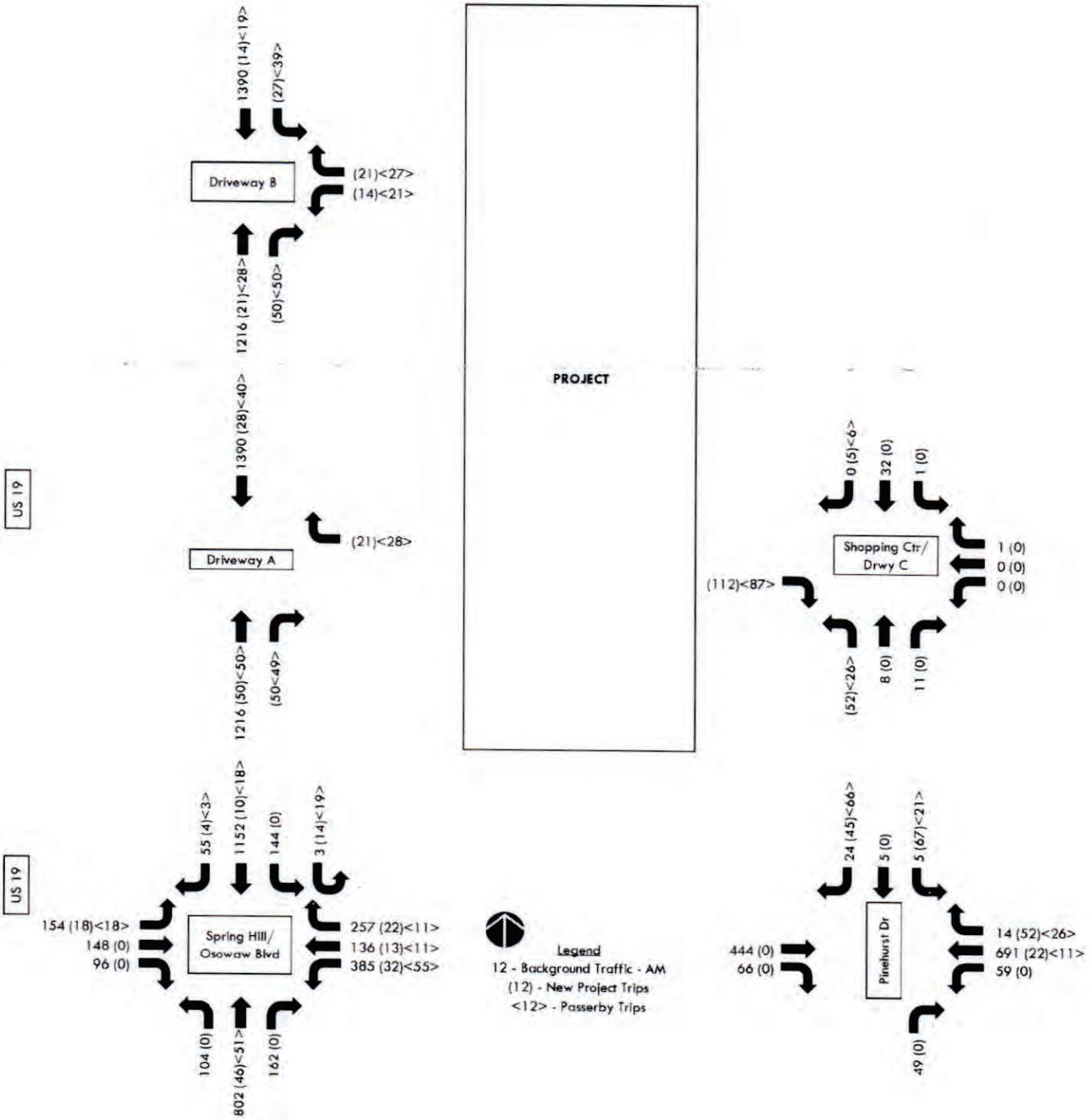
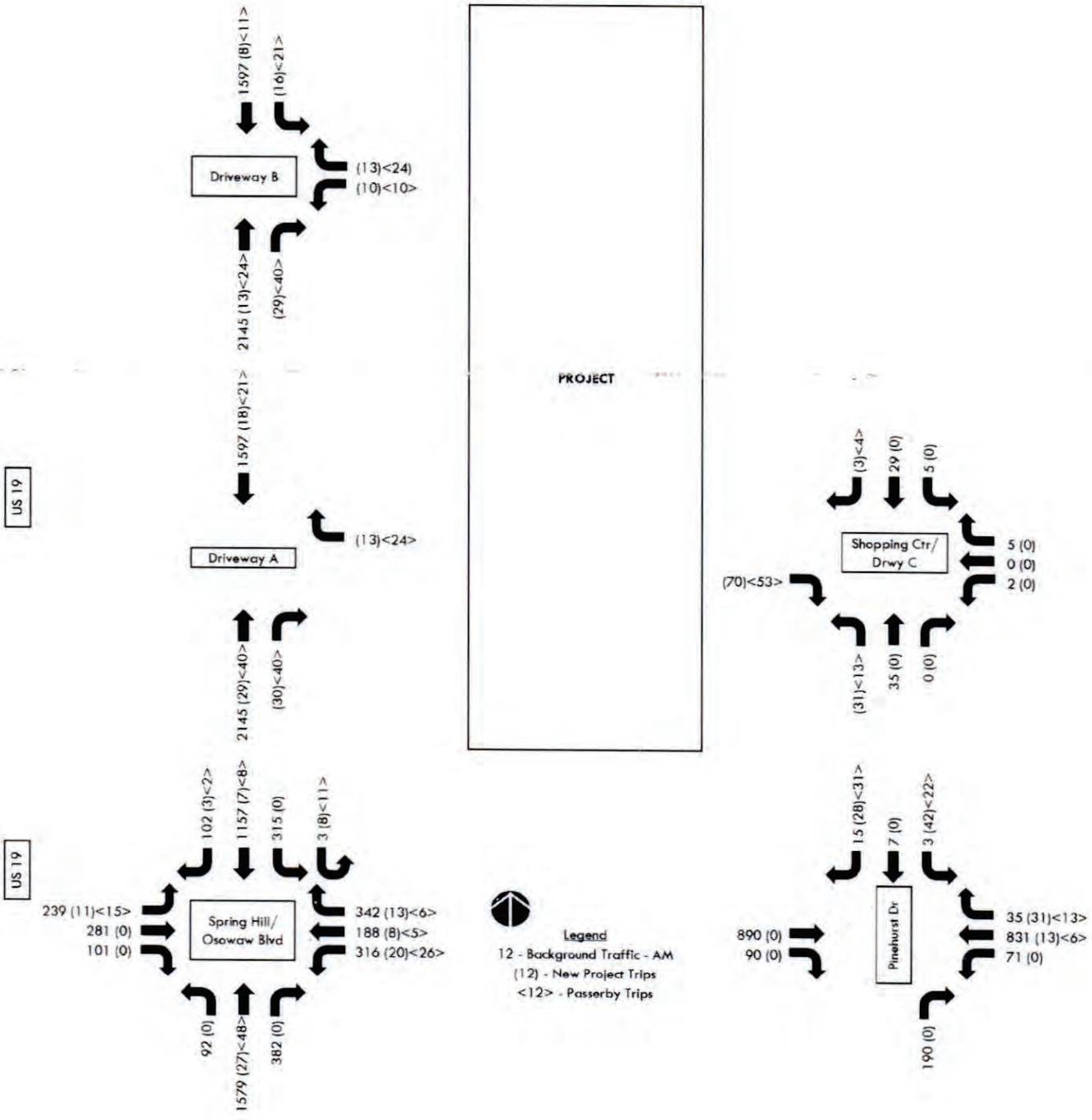


Figure 8. Background Plus Project Traffic – PM Peak Hour



INTERSECTION ANALYSIS

Intersection analysis was conducted for the AM and PM peak hours at the following intersections:

- US 19 and Osowaw Boulevard/Spring Hill Drive
- US 19 and Driveway B
- Spring Hill Drive and Pinehurst Drive
- Pinehurst Drive and Shopping Center/Driveway C.

The analysis was based on SYNCHRO with the proposed project traffic. Table 6 summarize the signalized intersection analysis results. The results are also described in the following paragraphs:

US 19 and Osowaw Boulevard/Spring Hill Drive

Signalized intersection analysis indicates that all the individual movements should operate with a volume to capacity (v/c) ratio less than 1.0 during the AM and PM peak hours with background plus project traffic.

US 19 and Driveway B

The intersection is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a v/c ratio less than 1.0 during the background plus project traffic during the AM and PM peak hours.

Spring Hill Drive and Pinehurst Drive

The intersection is unsignalized. Unsignalized intersection analysis indicates that all the individual movements should operate with a v/c ratio less than 1.0 during the AM and PM peak hours with background plus project traffic.

Pinehurst Drive and Shopping Center/Driveway C

The intersection is unsignalized. Unsignalized intersection analysis indicates that all the individual movements should operate with a v/c ratio less than 1.0 during the AM and PM peak hours with background plus project traffic.

Table 6. Estimated Intersection Volume to Capacity

Intersection	Movement	AM Peak Hour Traffic Background Plus Project Traffic			PM Peak Hour Traffic Background Plus Project Traffic		
		Left	Through	Right	Left	Through	Right
US 19 and Spring Hill Drive	EB	0.59	0.46	0.30	0.74	0.66	0.31
	WB	0.85	0.57	0.66	0.83	0.76	0.99
	NB	0.68	0.52	0.25	0.73	0.92	0.48
	SB	0.55	0.67	0.09	0.78	0.58	0.15
US 19 and Driveway B	WB	0.20	-	0.15	0.62	-	0.24
	NB	-	*	*	-	*	*
	SB	0.29	*	-	0.48	*	*
Spring Hill Drive and Pinehurst Drive	EB	-	*	*	-	*	*
	WB	0.06	*	*	0.12	*	*
	NB	-	-	0.07	-	-	0.42
	SB	0.64	0.64	0.64	0.67	0.67	0.67
Pinehurst Drive and Driveway C	EB	-	-	0.21	-	-	0.13
	WB	0.00	0.00	0.00	0.01	0.01	0.01
	NB	0.05	*	*	0.03	*	*
	SB	0.00	*	*	0.00	*	*

* Free flow

ACCESS ANALYSIS

The recommendations included in this report are based on a field review of the site, the proposed site plan and the Transportation Analysis. The methodology utilized to determine the need for a right and left turn lanes was based on the FDOT Multimodal Access Management Guidebook 2023. The access recommendations are summarized in Table 7 and described in the following paragraph:

US 19 and Driveway A

The proposed project driveway has right-in/right-out access to US 19. Based on the estimated traffic, a northbound right turn lane is warranted. Based on FDOT Design Manual 212-1, the design speed and the background plus project traffic, the turn lane should be 405 feet, which includes a 50-foot taper.

US 19 and Driveway B

This intersection has left-in/left-out/right-in/right-out access to US 19. Based on the estimated project traffic, a northbound right turn lane and a southbound left turn lane are warranted. Based on FDOT Design Manual 212-1, the design speed and the background plus project traffic, the northbound right turn lane should be 405 feet and the southbound left turn lane should be 455 feet. Both include a 50-foot taper.

Pinehurst Drive and Driveway C

The proposed project driveway will have left-in/right-in/right-out access to Pinehurst Drive. Based on the estimated project traffic, a northbound left turn lane and a southbound right turn lane are not warranted.

Table 7. Access Recommendations

Intersection	Movement	Peak Hour Volume (1)	Turn Lane Warranted?	Queue Storage (2)	Deceleration Length (3)	Required Length
US 19 and Driveway A	NBR	99/70	Y	0'	405'	405'
US 19 and Driveway B	NBR	100/69	Y	0'	405'	405'
	SBL	66/37	Y	50'	405'	455'
Pinehurst Drive and Driveway C	NBL	78/44	N			
	SBR	11/7	N			

(1) See Figures 7 and 8, Background Plus Project Traffic, from the report.

(2) Based on Synchro 95th percentile queue or a minimum of 50 feet for left turn lanes.

(3) Based on FDOT Design Manual 212-1 and a design speed of 60 mph on US 19.

GENERALIZED LINK ANALYSIS

A generalized link analysis was conducted for those roadways within the area of influence for the following traffic conditions:

- Peak Season Traffic
- Background Traffic
- Background Plus Project Traffic

Table 8 presents the results of the analysis for the general link analysis. According to the results shown in the table, there currently is excess capacity along US 19 and Pinehurst Drive during the peak season and background conditions. With the project traffic added to the background traffic, it is estimated that the roadway segments within the vicinity of the project would continue to operate at an acceptable level of service.

Table 8. Generalized Link Analysis

Roadway	From	To	LOS Standard	Lanes	Peak Hour Capacity (1)	Peak Season Traffic (2)	Background Traffic (3)	Project Traffic (4)	Background Plus Project Traffic	Available Capacity
US 19	Spring Hill Dr	Project	D	6LD	4,870	3,749	3,824	77	3,901	969
	Project	Trenton Ave	D	6LD	4,870	3,871	3,949	60	4,009	861
Pinehurst Dr	Spring Hill Dr	Project	D	2LU	1,755	64	66	104	170	1,585

(1) Source: FDOT Generalized Service Volume Tables.

(2) See Figure 5, Peak Season Traffic, of this report.

(2) See Figure 6, Background Traffic, of this report.

(3) See Figure 2, Project Traffic, of this report.

(4) See Figure 8, Background Plus Project Traffic, of this report.

APPENDIX

APPENDIX

CONCEPTUAL SITE PLAN

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name : Daily
Project Name : US 19 and Spring Hill Dr - 2024 **No :**
Date: 11/27/2024 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)	Servicing Positions	3(0)	Weekday	Average 40	60(1) 50%	60(1) 50%	120(1)
937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	3(0)	Weekday	Average 533.57	801 50%	800 50%	1601
934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	5.5	Weekday	Average 467.48	1286 50%	1285 50%	2571
934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)	1000 Sq. Ft. GFA	3.6	Weekday	Average 467.48	842 50%	841 50%	1683
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	3.5	Weekday	Average 36	63 50%	63 50%	126

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
941 - Quick Lubrication Vehicle Shop	0 %	60	0 %	60
937 - Coffee/Donut Shop with Drive-Through Window	0 %	801	0 %	800
934 - Fast-Food Restaurant with Drive-Through Window	0 %	1286	0 %	1285
934 - Fast-Food Restaurant with Drive-Through Window - 1	0 %	842	0 %	841
720 - Medical-Dental Office Building	0 %	63	0 %	63

INTERNAL TRIPS

941 - Quick Lubrication Vehicle Shop

Exit	60	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 801
Entry	60	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 800

941 - Quick Lubrication Vehicle Shop

Exit	60	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 1286
Entry	60	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 1285

941 - Quick Lubrication Vehicle Shop

Exit	60	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 842
Entry	60	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 841

941 - Quick Lubrication Vehicle Shop

Exit	60	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 63
Entry	60	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 63

937 - Coffee/Donut Shop with Drive-Through Window

Exit	800	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 1286
Entry	801	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 1285

937 - Coffee/Donut Shop with Drive-Through Window

Exit	800	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 842
Entry	801	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 841

937 - Coffee/Donut Shop with Drive-Through Window

Exit	800	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 63
Entry	801	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 63

934 - Fast-Food Restaurant with Drive-Through Window

Exit	1285	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 842
Entry	1286	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 841

934 - Fast-Food Restaurant with Drive-Through Window

720 - Medical-Dental Office Building

Exit	1285	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	63
Entry	1286	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	63

934 - Fast-Food Restaurant with Drive-Through Window - 1

720 - Medical-Dental Office Building

Exit	841	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	63
Entry	842	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	63

941 - Quick Lubrication Vehicle Shop

		Internal Trips					
	Total Trips	**937 - Coffee/Donut Shop with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window - 1**	**720 - Medical-Dental Office Building**	**Total**	**External Trips**
Entry	60 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	60 (100%)
Exit	60 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	60 (100%)
Total	120 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	120 (100%)

937 - Coffee/Donut Shop with Drive-Through Window

		Internal Trips					
	Total Trips	**941 - Quick Lubrication Vehicle Shop**	**934 - Fast-Food Restaurant with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window - 1**	**720 - Medical-Dental Office Building**	**Total**	**External Trips**
Entry	801 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	801 (100%)
Exit	800 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	800 (100%)
Total	1601 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1601 (100%)

934 - Fast-Food Restaurant with Drive-Through Window

		Internal Trips					
	Total Trips	**941 - Quick Lubrication Vehicle Shop**	**937 - Coffee/Donut Shop with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window - 1**	**720 - Medical-Dental Office Building**	**Total**	**External Trips**
Entry	1286 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1286 (100%)
Exit	1285 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1285 (100%)
Total	2571 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2571 (100%)

934 - Fast-Food Restaurant with Drive-Through Window - 1

		Internal Trips					
	Total Trips	**941 - Quick Lubrication Vehicle Shop**	**937 - Coffee/Donut Shop with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window**	**720 - Medical-Dental Office Building**	**Total**	**External Trips**
Entry	842 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	842 (100%)

Exit	841 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	841 (100%)
Total	1683 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1683 (100%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	Total	
Entry	63 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	63 (100%)
Exit	63 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	63 (100%)
Total	126 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	126 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
941 - Quick Lubrication Vehicle Shop	120	0	0	120
937 - Coffee/Donut Shop with Drive-Through Window	1601	50	801	800
934 - Fast-Food Restaurant with Drive-Through Window	2571	50	1286	1285
934 - Fast-Food Restaurant with Drive-Through Window - 1	1683	50	842	841
720 - Medical-Dental Office Building	126	0	0	126

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday

External Trips

941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3052
Total Exiting	3049
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	1464
Total Exiting Pass-by Reduction	1465
Total Entering Non-Pass-by Trips	1588
Total Exiting Non-Pass-by Trips	1584

PERIOD SETTING

Analysis Name : AM Peak Hour
Project Name : US 19 and Spring Hill Dr - 2024 **No :**
Date: 11/27/2024 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)	Servicing Positions	3(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 3	6(1) 67%	3(1) 33%	9(1)
937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	3	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 85.88	132 51%	126 49%	258
934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	5.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 44.61	125 51%	120 49%	245
934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)	1000 Sq. Ft. GFA	3.6	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 44.61	82 51%	79 49%	161
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	3.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +1.34	9 75%	3 25%	12

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
941 - Quick Lubrication Vehicle Shop	0 %	6	0 %	3
937 - Coffee/Donut Shop with Drive-Through Window	0 %	132	0 %	126

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
934 - Fast-Food Restaurant with Drive-Through Window	0 %	125	0 %	120
934 - Fast-Food Restaurant with Drive-Through Window - 1	0 %	82	0 %	79
720 - Medical-Dental Office Building	0 %	9	0 %	3

INTERNAL TRIPS

941 - Quick Lubrication Vehicle Shop

Exit 3 Demand Exit: 0 % (0) Balanced: 0

Entry 6 Demand Entry: 0 % (0) Balanced: 0

937 - Coffee/Donut Shop with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 132

Demand Exit: 0 % (0) **Exit** 126

941 - Quick Lubrication Vehicle Shop

Exit 3 Demand Exit: 0 % (0) Balanced: 0

Entry 6 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 125

Demand Exit: 0 % (0) **Exit** 120

941 - Quick Lubrication Vehicle Shop

Exit 3 Demand Exit: 0 % (0) Balanced: 0

Entry 6 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 82

Demand Exit: 0 % (0) **Exit** 79

941 - Quick Lubrication Vehicle Shop

Exit 3 Demand Exit: 0 % (0) Balanced: 0

Entry 6 Demand Entry: 0 % (0) Balanced: 0

720 - Medical-Dental Office Building

Demand Entry: 0 % (0) **Entry** 9

Demand Exit: 0 % (0) **Exit** 3

937 - Coffee/Donut Shop with Drive-Through Window

Exit 126 Demand Exit: 0 % (0) Balanced: 0

Entry 132 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 125

Demand Exit: 0 % (0) **Exit** 120

937 - Coffee/Donut Shop with Drive-Through Window

Exit 126 Demand Exit: 0 % (0) Balanced: 0

Entry 132 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 82

Demand Exit: 0 % (0) **Exit** 79

937 - Coffee/Donut Shop with Drive-Through Window

Exit 126 Demand Exit: 0 % (0) Balanced: 0

720 - Medical-Dental Office Building

Demand Entry: 0 % (0) **Entry** 9

Entry	132	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	3	

934 - Fast-Food Restaurant with Drive-Through Window

Exit	120	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	82	
Entry	125	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	79	

934 - Fast-Food Restaurant with Drive-Through Window - 1

934 - Fast-Food Restaurant with Drive-Through Window

Exit	120	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	9	
Entry	125	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	3	

720 - Medical-Dental Office Building

934 - Fast-Food Restaurant with Drive-Through Window - 1

Exit	79	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	9	
Entry	82	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	3	

720 - Medical-Dental Office Building

941 - Quick Lubrication Vehicle Shop

	Total Trips	Internal Trips					External Trips
		937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	6 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	6 (100%)
Exit	3 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (100%)
Total	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)

937 - Coffee/Donut Shop with Drive-Through Window

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	132 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	132 (100%)
Exit	126 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	126 (100%)
Total	258 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	258 (100%)

934 - Fast-Food Restaurant with Drive-Through Window

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	125 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	125 (100%)
Exit	120 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	120 (100%)

Total	245 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	245 (100%)

934 - Fast-Food Restaurant with Drive-Through Window - 1

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	720 - Medical-Dental Office Building	Total	
Entry	82 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	82 (100%)
Exit	79 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	79 (100%)
Total	161 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	161 (100%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	Total	
Entry	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)
Exit	3 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (100%)
Total	12 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	12 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
941 - Quick Lubrication Vehicle Shop	9	0	0	9
937 - Coffee/Donut Shop with Drive-Through Window	258	50	129	129
934 - Fast-Food Restaurant with Drive-Through Window	245	50	123	122
934 - Fast-Food Restaurant with Drive-Through Window - 1	161	50	81	80
720 - Medical-Dental Office Building	12	0	0	12

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

ITE does not recommend a particular pass-by% for this case.

937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	354
Total Exiting	331
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	169
Total Exiting Pass-by Reduction	164
Total Entering Non-Pass-by Trips	185
Total Exiting Non-Pass-by Trips	167

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	US 19 and Spring Hill Dr - 2024	**No :**	
Date:	11/27/2024	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)	Servicing Positions	3	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 4.85	8 53%	7 47%	15
937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	3	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 38.99	59 50%	58 50%	117
934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	5.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 33.03	95 52%	87 48%	182
934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)	1000 Sq. Ft. GFA	3.6	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 33.03	62 52%	57 48%	119
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	3.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 4.07 (X)+-3.17	3 27%	8 73%	11

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
941 - Quick Lubrication Vehicle Shop	0 %	8	0 %	7
937 - Coffee/Donut Shop with Drive-Through Window	0 %	59	0 %	58
934 - Fast-Food Restaurant with Drive-Through Window	0 %	95	0 %	87

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
934 - Fast-Food Restaurant with Drive-Through Window - 1	0 %	62	0 %	57
720 - Medical-Dental Office Building	0 %	3	0 %	8

INTERNAL TRIPS

941 - Quick Lubrication Vehicle Shop

Exit 7 Demand Exit: 0 % (0) Balanced: 0

Entry 8 Demand Entry: 0 % (0) Balanced: 0

937 - Coffee/Donut Shop with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 59

Demand Exit: 0 % (0) **Exit** 58

941 - Quick Lubrication Vehicle Shop

Exit 7 Demand Exit: 0 % (0) Balanced: 0

Entry 8 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 95

Demand Exit: 0 % (0) **Exit** 87

941 - Quick Lubrication Vehicle Shop

Exit 7 Demand Exit: 0 % (0) Balanced: 0

Entry 8 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 62

Demand Exit: 0 % (0) **Exit** 57

941 - Quick Lubrication Vehicle Shop

Exit 7 Demand Exit: 0 % (0) Balanced: 0

Entry 8 Demand Entry: 0 % (0) Balanced: 0

720 - Medical-Dental Office Building

Demand Entry: 0 % (0) **Entry** 3

Demand Exit: 0 % (0) **Exit** 8

937 - Coffee/Donut Shop with Drive-Through Window

Exit 58 Demand Exit: 0 % (0) Balanced: 0

Entry 59 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 95

Demand Exit: 0 % (0) **Exit** 87

937 - Coffee/Donut Shop with Drive-Through Window

Exit 58 Demand Exit: 0 % (0) Balanced: 0

Entry 59 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 62

Demand Exit: 0 % (0) **Exit** 57

937 - Coffee/Donut Shop with Drive-Through Window

Exit 58 Demand Exit: 0 % (0) Balanced: 0

Entry 59 Demand Entry: 0 % (0) Balanced: 0

720 - Medical-Dental Office Building

Demand Entry: 0 % (0) **Entry** 3

Demand Exit: 0 % (0) **Exit** 8

934 - Fast-Food Restaurant with Drive-Through Window

Exit	87	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	62
Entry	95	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	57

934 - Fast-Food Restaurant with Drive-Through Window - 1

934 - Fast-Food Restaurant with Drive-Through Window

Exit	87	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	3
Entry	95	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	8

720 - Medical-Dental Office Building

934 - Fast-Food Restaurant with Drive-Through Window - 1

Exit	57	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	3
Entry	62	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	8

720 - Medical-Dental Office Building

941 - Quick Lubrication Vehicle Shop

	Total Trips	Internal Trips					External Trips
		937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	8 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	8 (100%)
Exit	7 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	7 (100%)
Total	15 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	15 (100%)

937 - Coffee/Donut Shop with Drive-Through Window

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	59 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	59 (100%)
Exit	58 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	58 (100%)
Total	117 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	117 (100%)

934 - Fast-Food Restaurant with Drive-Through Window

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	95 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	95 (100%)
Exit	87 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	87 (100%)
Total	182 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	182 (100%)

934 - Fast-Food Restaurant with Drive-Through Window - 1

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	720 - Medical-Dental Office Building	Total	
Entry	62 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	62 (100%)
Exit	57 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	57 (100%)
Total	119 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	119 (100%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	Total	
Entry	3 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (100%)
Exit	8 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	8 (100%)
Total	11 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	11 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
941 - Quick Lubrication Vehicle Shop	15	0	0	15
937 - Coffee/Donut Shop with Drive-Through Window	117	55	64	53
934 - Fast-Food Restaurant with Drive-Through Window	182	55	100	82
934 - Fast-Food Restaurant with Drive-Through Window - 1	119	55	65	54
720 - Medical-Dental Office Building	11	0	0	11

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	227
Total Exiting	217
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	118
Total Exiting Pass-by Reduction	111
Total Entering Non-Pass-by Trips	109
Total Exiting Non-Pass-by Trips	106

APPENDIX

ITE PASSERBY RATES

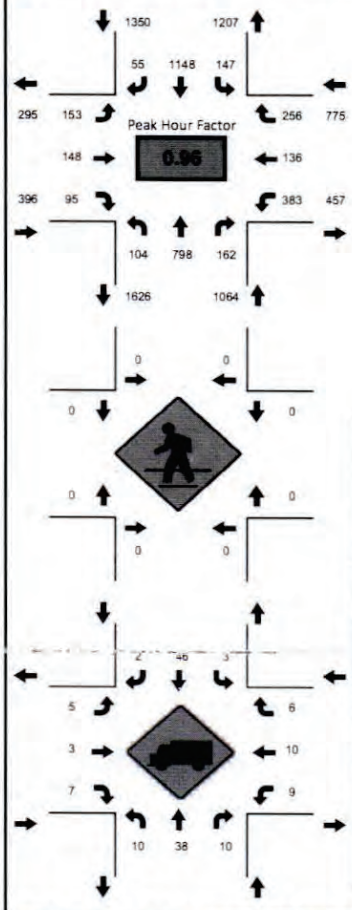
APPENDIX

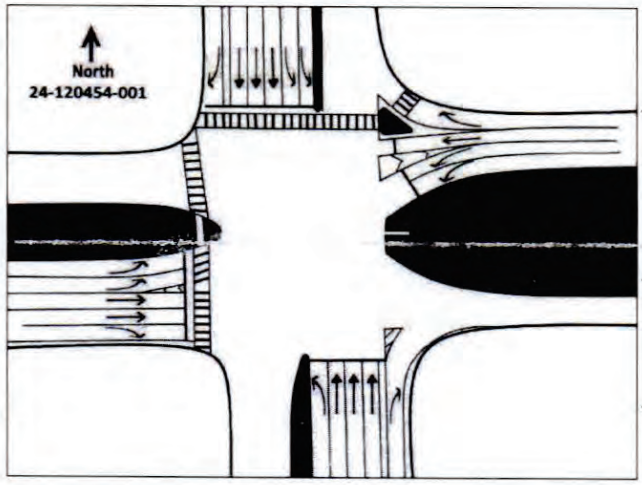
TURNING MOVEMENT COUNTS

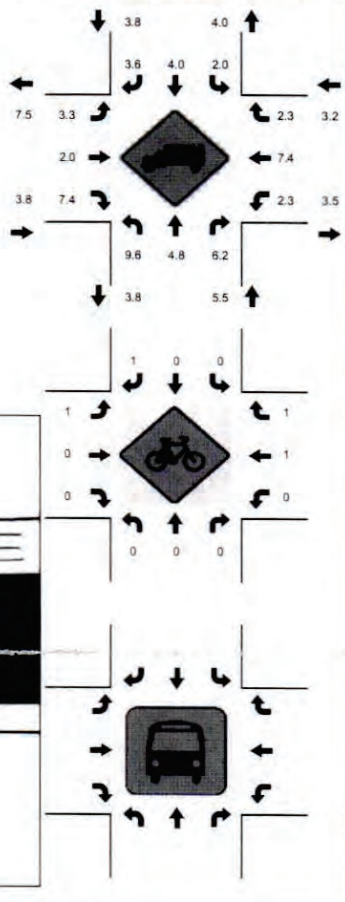
LOCATION: Commercial Way/US 19 & Spring Hill Dr/Osowaw Blvd
CITY/STATE: Spring Hill, FL

PROJECT ID: 24-120454-001
DATE: Thu, Nov 14, 2024

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:30 AM - 07:45 AM





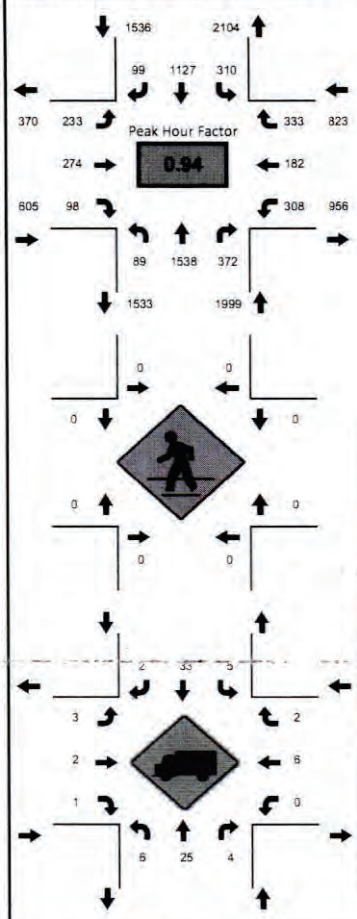


15-Min Count Period Beginning At	Commercial Way/US 19 Northbound					Commercial Way/US 19 Southbound					Spring Hill Dr/Osowaw Blvd Eastbound					Spring Hill Dr/Osowaw Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	4	123	31	0		29	274	8	0		20	22	16	0		92	12	37	0		668	3320
7:15 AM	9	191	26	0		32	290	5	1		17	29	14	1		117	27	36	0		795	3533
7:30 AM	**28**	**210**	**41**	**0**		**34**	**332**	**11**	**0**		**15**	**29**	**25**	**0**		**116**	**29**	**64**	**0**		**934**	**3585**
7:45 AM	**23**	**215**	**48**	**0**		**35**	**302**	**8**	**2**		**41**	**23**	**15**	**0**		**104**	**38**	**69**	**0**		**923**	**3510**
8:00 AM	**33**	**191**	**37**	**0**		**35**	**244**	**18**	**1**		**60**	**55**	**25**	**0**		**83**	**41**	**58**	**0**		**861**	**3535**
8:15 AM	**19**	**182**	**36**	**1**		**40**	**270**	**18**	**0**		**37**	**41**	**30**	**0**		**80**	**28**	**65**	**0**		**847**	**2864**
8:30 AM	27	208	52	0		47	258	23	2		32	24	16	0		83	27	60	0		859	1807
8:45 AM	13	235	44	0		67	299	18	0		37	29	16	1		86	34	69	0		948	948
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	132	860	192	4		160	1328	72	8		240	220	120	0		464	164	276	0		**4240**	
Heavy Trucks	24	56	12	0		4	76	4	0		12	8	12	0		16	16	12	0		**252**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	4	0		4	0	0	0		0	4	4	0		**16**	
Buses																						
Stopped Buses																						

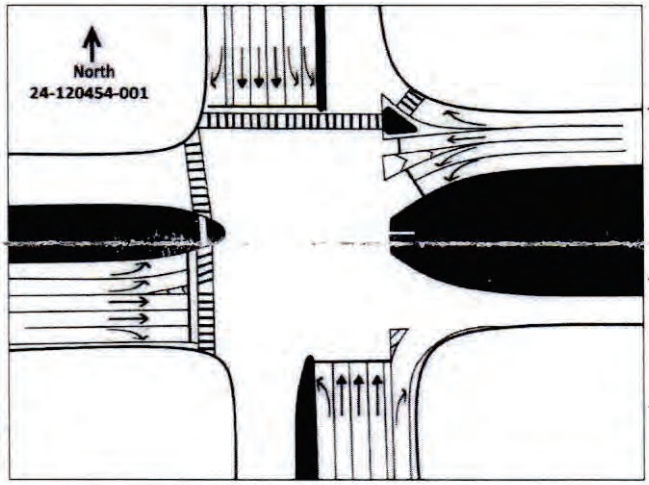
LOCATION: Commercial Way/US 19 & Spring Hill Dr/Osowaw Blvd
CITY/STATE: Spring Hill, FL

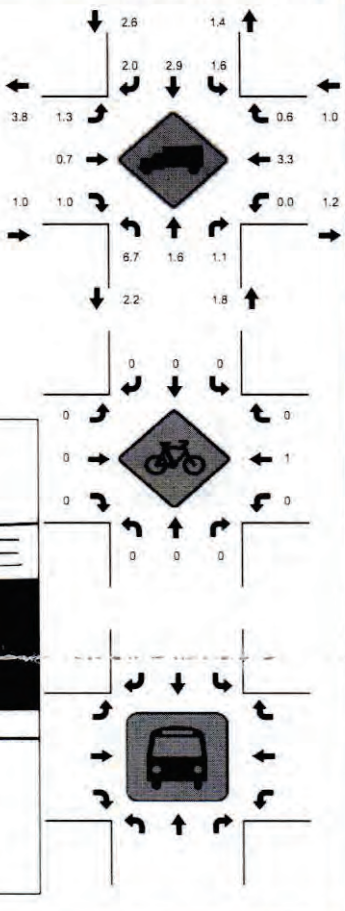
PROJECT ID: 24-120454-001
DATE: Thu, Nov 14, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Commercial Way/US 19 Northbound					Commercial Way/US 19 Southbound					Spring Hill Dr/Osowaw Blvd Eastbound					Spring Hill Dr/Osowaw Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	18	284	82	0		81	278	41	0		76	89	24	0		76	54	76	0		1179	4720
4:15 PM	29	402	117	0		45	250	19	3		68	46	16	0		87	31	73	0		1186	4835
4:30 PM	**17**	**363**	**96**	**1**		**79**	**284**	**23**	**0**		**60**	**68**	**26**	**0**		**65**	**52**	**93**	**0**		**1227**	**4963**
4:45 PM	**22**	**318**	**76**	**0**		**68**	**255**	**23**	**0**		**73**	**74**	**23**	**0**		**75**	**40**	**80**	**1**		**1128**	**4850**
5:00 PM	**31**	**429**	**83**	**0**		**76**	**299**	**32**	**3**		**54**	**69**	**25**	**0**		**78**	**33**	**82**	**0**		**1294**	**4728**
5:15 PM	**18**	**428**	**117**	**0**		**84**	**289**	**21**	**0**		**45**	**63**	**24**	**1**		**89**	**57**	**78**	**0**		**1314**	**3434**
5:30 PM	23	310	86	0		53	233	28	1		63	81	30	0		83	55	67	1		1114	2120
5:45 PM	19	322	70	0		56	236	27	0		47	56	22	0		48	36	67	0		1006	1006
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	124	1716	468	4		336	1196	128	12		292	296	104	4		356	228	372	4		**5640**	
Heavy Trucks	16	36	8	0		12	44	4	0		8	4	4	0		0	12	4	0		**152**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		**4**	
Buses																						
Stopped Buses																						

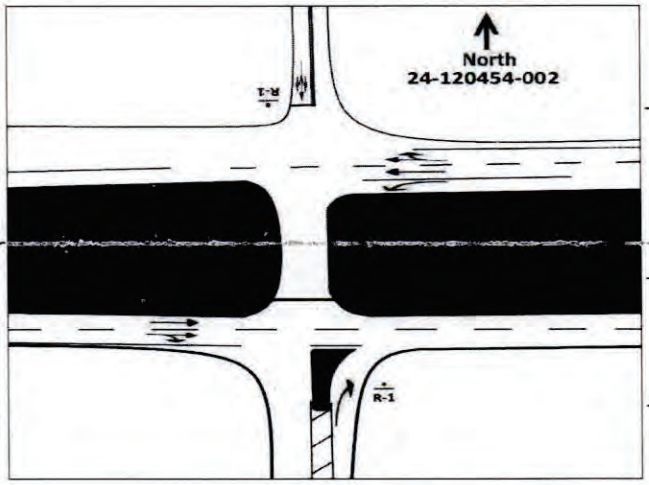
LOCATION: Pinehurst Dr & Spring Hill Dr
CITY/STATE: Spring Hill, FL

PROJECT ID: 24-120454-002
DATE: Thu, Nov 14, 2024

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM

Peak Hour Factor: **0.92**

National Data & Surveying Services

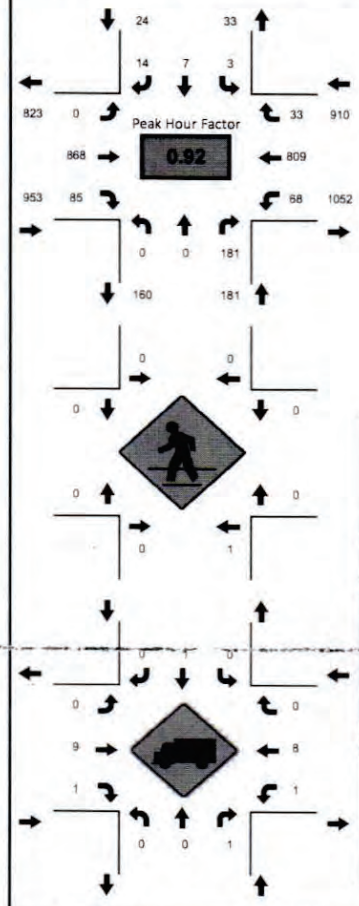


15-Min Count Period Beginning At	Pinehurst Dr Northbound					Pinehurst Dr Southbound					Spring Hill Dr Eastbound					Spring Hill Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	5	0		0	1	4	0		0	71	8	0		12	139	1	0		241	1217
7:15 AM	0	0	5	0		1	1	7	0		0	81	8	0		8	171	4	0		286	1314
7:30 AM	0	0	6	0		0	3	4	0		0	87	18	0		15	213	4	0		350	1341
7:45 AM	0	0	9	0		1	0	0	0		0	92	14	0		11	203	9	1		340	1322
8:00 AM	**0**	**0**	**8**	**0**		**2**	**0**	**10**	**0**		**0**	**111**	**16**	**0**		**16**	**174**	**1**	**0**		**338**	**1348**
8:15 AM	**0**	**0**	**12**	**0**		**0**	**0**	**5**	**0**		**0**	**96**	**19**	**0**		**10**	**169**	**1**	**1**		**313**	**1010**
8:30 AM	**0**	**0**	**14**	**0**		**1**	**1**	**3**	**0**		**0**	**117**	**8**	**0**		**16**	**164**	**7**	**0**		**331**	**697**
8:45 AM	**0**	**0**	**13**	**0**		**2**	**4**	**4**	**0**		**0**	**119**	**20**	**0**		**13**	**186**	**4**	**1**		**366**	**366**
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	56	0		8	16	40	0		0	476	80	0		64	744	28	4		1516	
Heavy Trucks	0	0	0	0		0	0	0	0		0	20	0	0		0	28	0	0		48	
Pedestrians		0					0					0					0				0	
Bicycles	4	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		4	
Buses																						
Stopped Buses																						

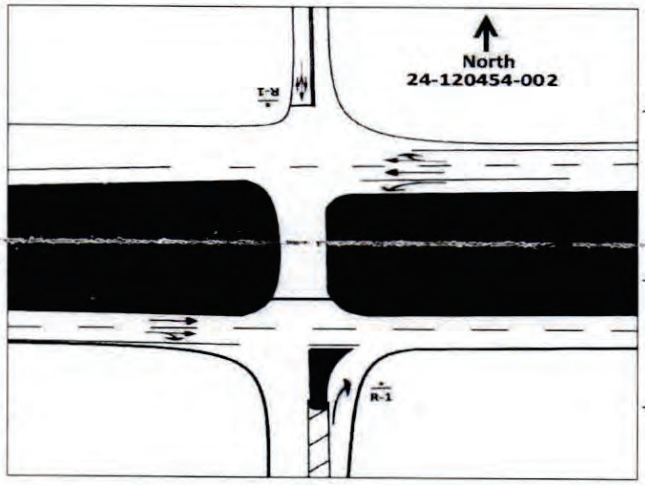
LOCATION: Pinehurst Dr & Spring Hill Dr
CITY/STATE: Spring Hill, FL

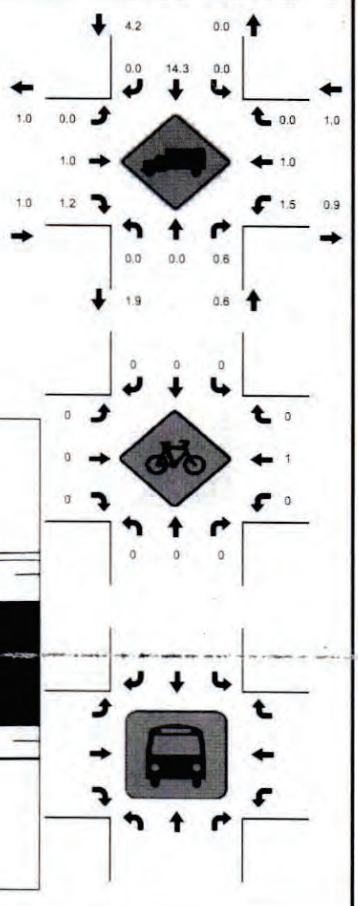
PROJECT ID: 24-120454-002
DATE: Thu, Nov 14, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services



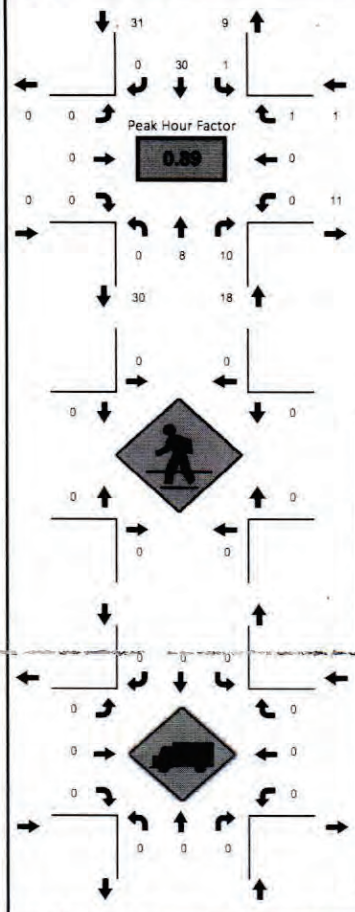


15-Min Count Period Beginning At	Pinehurst Dr Northbound					Pinehurst Dr Southbound					Spring Hill Dr Eastbound					Spring Hill Dr Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	41	0		2	2	5	0		0	229	26	0		16	198	8	0		527	2018
4:15 PM	0	0	64	0		0	4	5	0		0	187	20	0		21	186	10	1		498	2001
4:30 PM	**0**	**0**	**48**	**0**		**0**	**0**	**3**	**0**		**0**	**221**	**20**	**0**		**13**	**212**	**5**	**1**		**523**	**2068**
4:45 PM	**0**	**0**	**34**	**0**		**3**	**3**	**2**	**0**		**0**	**200**	**16**	**0**		**13**	**189**	**10**	**0**		**470**	**2052**
5:00 PM	**0**	**0**	**55**	**0**		**0**	**3**	**5**	**0**		**0**	**211**	**23**	**0**		**17**	**190**	**6**	**0**		**510**	**2007**
5:15 PM	**0**	**0**	**44**	**0**		**0**	**1**	**4**	**0**		**0**	**236**	**26**	**0**		**24**	**218**	**12**	**0**		**565**	**1497**
5:30 PM	0	0	54	0		1	2	1	0		0	206	14	0		18	206	5	0		507	932
5:45 PM	0	0	54	0		2	1	3	0		0	173	12	0		21	150	9	0		425	425
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	220	0		12	12	20	0		0	944	104	0		96	872	48	4		**2332**	
Heavy Trucks	0	0	4	0		0	4	0	0		0	12	4	0		4	12	0	0		**40**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		**4**	
Buses																						
Stopped Buses																						

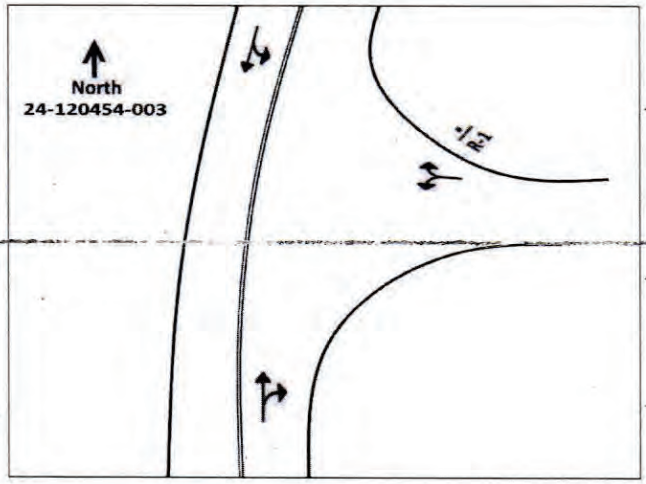
LOCATION: Pinehurst Dr & Gold's Gym Dwy/5400 Bldg South Dwy
CITY/STATE: Spring Hill, FL

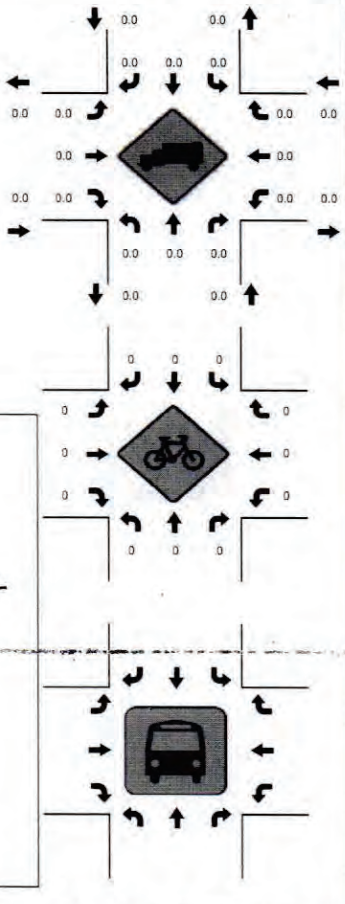
PROJECT ID: 24-120454-003
DATE: Thu, Nov 14, 2024

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



National Data & Surveying Services



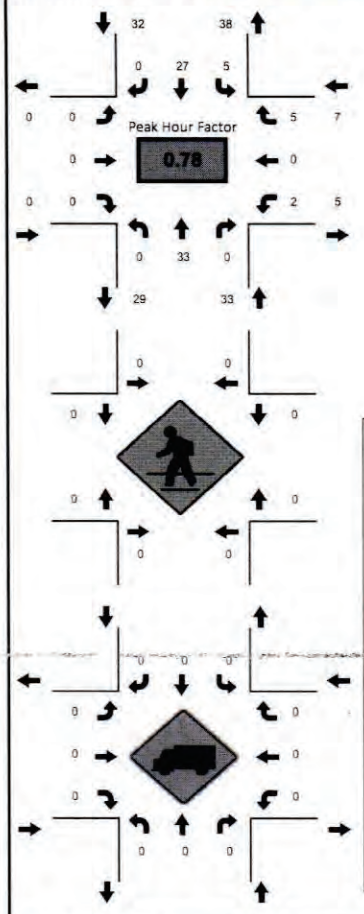


15-Min Count Period Beginning At	Pinehurst Dr Northbound					Pinehurst Dr Southbound					ld's Gym Dwy/5400 Bldg South D Eastbound					ld's Gym Dwy/5400 Bldg South D Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	1	0	0		0	5	0	0		0	0	0	0		0	0	0	0		6	42
7:15 AM	**0**	**3**	**1**	**0**		**0**	**10**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**14**	**50**
7:30 AM	**0**	**1**	**1**	**0**		**1**	**6**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**9**	**41**
7:45 AM	**0**	**3**	**8**	**0**		**0**	**1**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**1**	**0**		**13**	**46**
8:00 AM	**0**	**1**	**0**	**0**		**0**	**13**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**14**	**47**
8:15 AM	0	1	0	0		0	3	0	0		0	0	0	0		1	0	0	0		5	33
8:30 AM	0	4	3	0		1	5	0	0		0	0	0	0		1	0	0	0		14	28
8:45 AM	0	4	0	0		0	8	0	0		0	0	0	0		1	0	1	0		14	14
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	12	32	0		4	52	0	0		0	0	0	0		0	0	4	0		104	
Heavy Trucks	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

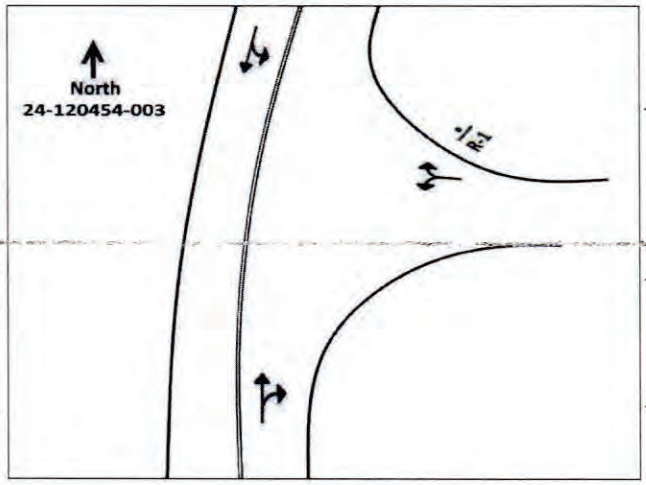
LOCATION: Pinehurst Dr & Gold's Gym Dwy/5400 Bldg South Dwy
CITY/STATE: Spring Hill, FL

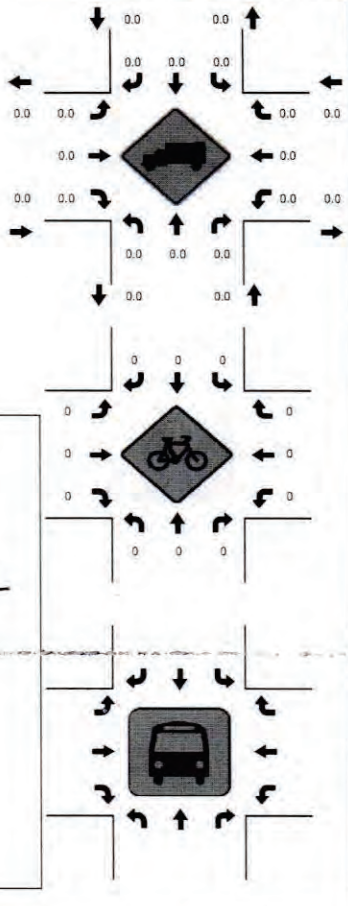
PROJECT ID: 24-120454-003
DATE: Thu, Nov 14, 2024

Peak-Hour: 04:00 PM - 05:00 PM
Peak 15-Minute: 04:45 PM - 05:00 PM



National Data & Surveying Services



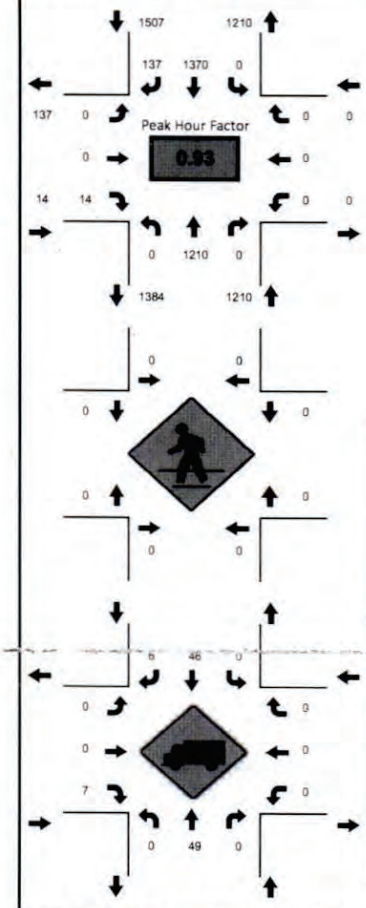


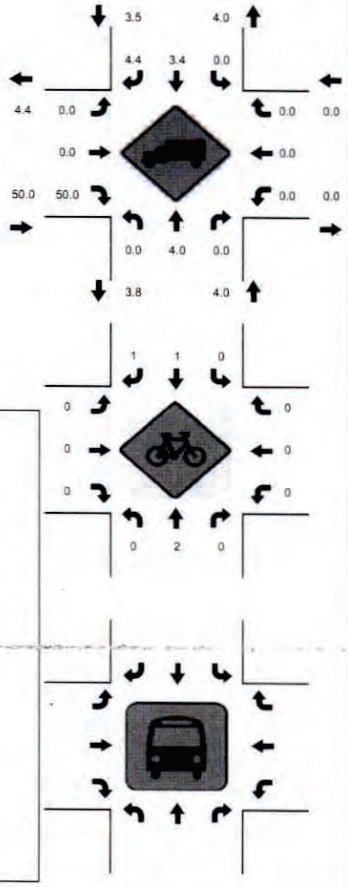
15-Min Count Period Beginning At	Pinehurst Dr Northbound					Pinehurst Dr Southbound					ld's Gym Dwy/5400 Bldg South D Eastbound					ld's Gym Dwy/5400 Bldg South D Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	**0**	**8**	**0**	**0**		**1**	**9**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**18**	**72**
4:15 PM	**0**	**10**	**0**	**0**		**0**	**8**	**0**	**0**		**0**	**0**	**0**	**0**		**1**	**0**	**2**	**0**		**21**	**70**
4:30 PM	**0**	**5**	**0**	**0**		**1**	**3**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**1**	**0**		**10**	**69**
4:45 PM	**0**	**10**	**0**	**0**		**3**	**7**	**0**	**0**		**0**	**0**	**0**	**0**		**1**	**0**	**2**	**0**		**23**	**70**
5:00 PM	0	6	0	0		0	8	0	0		0	0	0	0		0	0	2	0		16	63
5:15 PM	0	12	0	0		1	4	0	0		0	0	0	0		1	0	2	0		20	47
5:30 PM	0	5	0	0		0	4	0	0		0	0	0	0		0	0	2	0		11	27
5:45 PM	0	9	0	0		0	6	0	0		0	0	0	0		0	0	1	0		16	16
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	**0**	**40**	**0**	**0**		**12**	**36**	**0**	**0**		**0**	**0**	**0**	**0**		**4**	**0**	**8**	**0**		**100**	
Heavy Trucks	**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	
Pedestrians		**0**					**0**					**0**					**0**				**0**	
Bicycles	**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**0**	
Buses																						
Stopped Buses																						

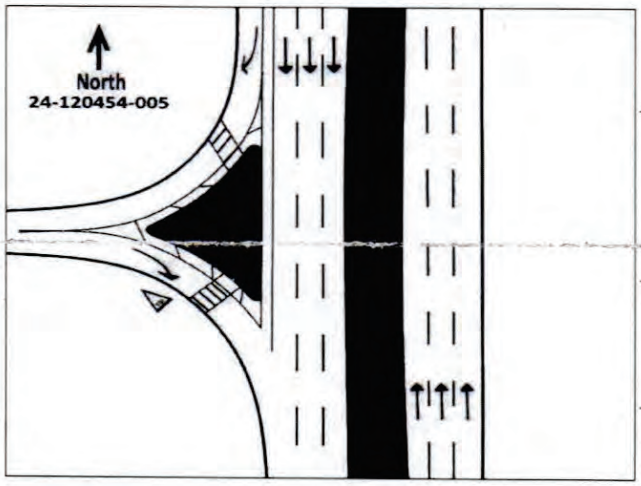
LOCATION: Commercial Way/US 19 & Tarpon Blvd/CR 595
CITY/STATE: Spring Hill, FL

PROJECT ID: 24-120454-005
DATE: Thu, Nov 14, 2024

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM





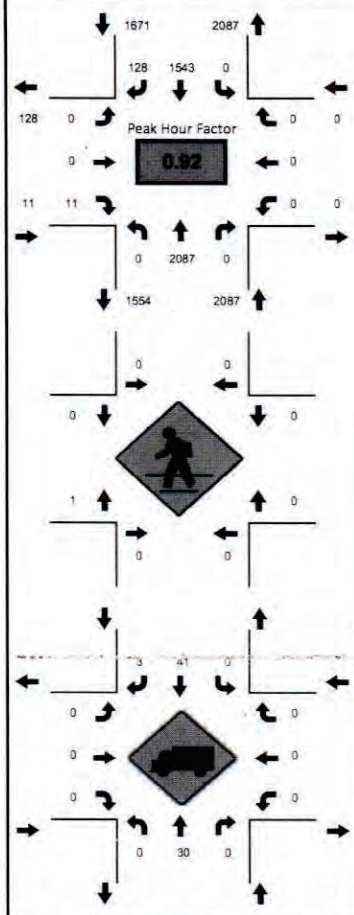


15-Min Count Period Beginning At	Commercial Way/US 19 Northbound					Commercial Way/US 19 Southbound					Tarpon Blvd/CR 595 Eastbound					Tarpon Blvd/CR 595 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	187	0	0		0	349	9	0		0	0	0	0		0	0	0	0		545	2560
7:15 AM	0	245	0	0		0	343	17	0		0	0	0	0		0	0	0	0		605	2674
7:30 AM	**0**	**281**	**0**	**0**		**0**	**366**	**21**	**0**		**0**	**0**	**9**	**0**		**0**	**0**	**0**	**0**		**677**	**2731**
7:45 AM	**0**	**335**	**0**	**0**		**0**	**371**	**26**	**0**		**0**	**0**	**1**	**0**		**0**	**0**	**0**	**0**		**733**	**2721**
8:00 AM	**0**	**308**	**0**	**0**		**0**	**288**	**61**	**0**		**0**	**0**	**2**	**0**		**0**	**0**	**0**	**0**		**659**	**2894**
8:15 AM	**0**	**286**	**0**	**0**		**0**	**345**	**29**	**0**		**0**	**0**	**2**	**0**		**0**	**0**	**0**	**0**		**662**	**2035**
8:30 AM	0	302	0	0		0	341	22	0		0	0	2	0		0	0	0	0		667	1373
8:45 AM	0	331	0	0		0	342	32	0		0	0	1	0		0	0	0	0		706	706
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	1340	0	0		0	1484	244	0		0	0	36	0		0	0	0	0		**3104**	
Heavy Trucks	0	80	0	0		0	52	12	0		0	0	28	0		0	0	0	0		**172**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	4	4	0		0	0	0	0		0	0	0	0		**12**	
Buses																						
Stopped Buses																						

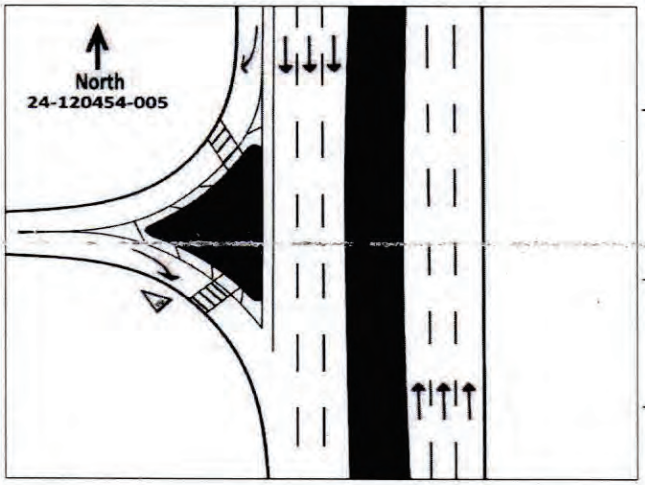
LOCATION: Commercial Way/US 19 & Tarpon Blvd/CR 595
CITY/STATE: Spring Hill, FL

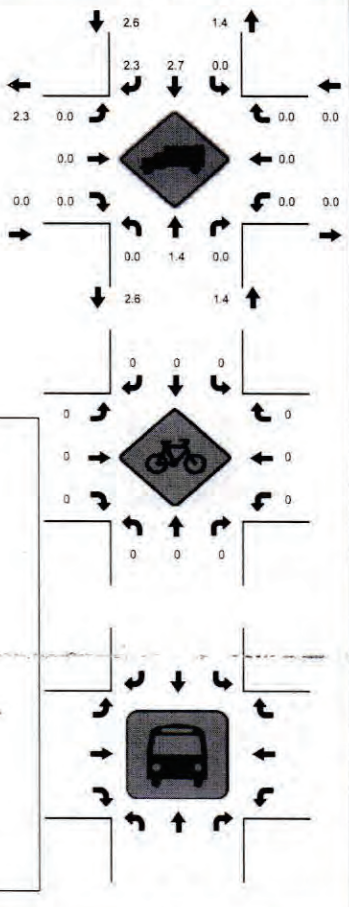
PROJECT ID: 24-120454-005
DATE: Thu, Nov 14, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Commercial Way/US 19 Northbound					Commercial Way/US 19 Southbound					Tarpon Blvd/CR 595 Eastbound					Tarpon Blvd/CR 595 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	444	0	0		0	403	25	0		0	0	1	0		0	0	0	0		873	3573
4:15 PM	0	540	0	0		0	327	35	0		0	0	0	0		0	0	0	0		902	3721
4:30 PM	**0**	**507**	**0**	**0**		**0**	**374**	**29**	**0**		**0**	**0**	**2**	**0**		**0**	**0**	**0**	**0**		**912**	**3769**
4:45 PM	**0**	**485**	**0**	**0**		**0**	**370**	**31**	**0**		**0**	**0**	**0**	**0**		**0**	**0**	**0**	**0**		**886**	**3692**
5:00 PM	**0**	**567**	**0**	**0**		**0**	**412**	**39**	**0**		**0**	**0**	**3**	**0**		**0**	**0**	**0**	**0**		**1021**	**3569**
5:15 PM	**0**	**528**	**0**	**0**		**0**	**387**	**29**	**0**		**0**	**0**	**6**	**0**		**0**	**0**	**0**	**0**		**950**	**2548**
5:30 PM	0	466	0	0		0	344	24	0		0	0	1	0		0	0	0	0		835	1598
5:45 PM	0	433	0	0		0	310	18	0		0	0	2	0		0	0	0	0		763	763
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	2268	0	0		0	1648	156	0		0	0	24	0		0	0	0	0		4096	
Heavy Trucks	0	48	0	0		0	48	8	0		0	0	0	0		0	0	0	0		104	
Pedestrians		0					0					4					0				4	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

APPENDIX

FDOT PEAK SEASON ADJUSTMENT FACTORS

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 0800 HERNANDO COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.04
2	01/08/2023 - 01/14/2023	1.01	1.05
3	01/15/2023 - 01/21/2023	1.01	1.05
4	01/22/2023 - 01/28/2023	1.00	1.04
5	01/29/2023 - 02/04/2023	0.99	1.03
* 6	02/05/2023 - 02/11/2023	0.98	1.02
* 7	02/12/2023 - 02/18/2023	0.97	1.01
* 8	02/19/2023 - 02/25/2023	0.96	1.00
* 9	02/26/2023 - 03/04/2023	0.95	0.99
*10	03/05/2023 - 03/11/2023	0.94	0.98
*11	03/12/2023 - 03/18/2023	0.93	0.97
*12	03/19/2023 - 03/25/2023	0.94	0.98
*13	03/26/2023 - 04/01/2023	0.95	0.99
*14	04/02/2023 - 04/08/2023	0.96	1.00
*15	04/09/2023 - 04/15/2023	0.97	1.01
*16	04/16/2023 - 04/22/2023	0.97	1.01
*17	04/23/2023 - 04/29/2023	0.98	1.02
*18	04/30/2023 - 05/06/2023	0.99	1.03
19	05/07/2023 - 05/13/2023	0.99	1.03
20	05/14/2023 - 05/20/2023	1.00	1.04
21	05/21/2023 - 05/27/2023	1.01	1.05
22	05/28/2023 - 06/03/2023	1.02	1.06
23	06/04/2023 - 06/10/2023	1.04	1.08
24	06/11/2023 - 06/17/2023	1.05	1.09
25	06/18/2023 - 06/24/2023	1.05	1.09
26	06/25/2023 - 07/01/2023	1.05	1.09
27	07/02/2023 - 07/08/2023	1.05	1.09
28	07/09/2023 - 07/15/2023	1.05	1.09
29	07/16/2023 - 07/22/2023	1.05	1.09
30	07/23/2023 - 07/29/2023	1.05	1.09
31	07/30/2023 - 08/05/2023	1.06	1.10
32	08/06/2023 - 08/12/2023	1.06	1.10
33	08/13/2023 - 08/19/2023	1.06	1.10
34	08/20/2023 - 08/26/2023	1.05	1.09
35	08/27/2023 - 09/02/2023	1.04	1.08
36	09/03/2023 - 09/09/2023	1.04	1.08
37	09/10/2023 - 09/16/2023	1.03	1.07
38	09/17/2023 - 09/23/2023	1.02	1.06
39	09/24/2023 - 09/30/2023	1.01	1.05
40	10/01/2023 - 10/07/2023	1.01	1.05
41	10/08/2023 - 10/14/2023	1.00	1.04
42	10/15/2023 - 10/21/2023	1.00	1.04
43	10/22/2023 - 10/28/2023	0.99	1.03
44	10/29/2023 - 11/04/2023	0.99	1.03
45	11/05/2023 - 11/11/2023	0.99	1.03
46	11/12/2023 - 11/18/2023	0.99	1.03
47	11/19/2023 - 11/25/2023	0.99	1.03
48	11/26/2023 - 12/02/2023	0.99	1.03
49	12/03/2023 - 12/09/2023	0.99	1.03
50	12/10/2023 - 12/16/2023	1.00	1.04
51	12/17/2023 - 12/23/2023	1.00	1.04
52	12/24/2023 - 12/30/2023	1.01	1.05
53	12/31/2023 - 12/31/2023	1.01	1.05

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 7_0800_PKSEASON.TXT

APPENDIX

FDOT HISTORICAL COUNTS

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 08 - HERNANDO

SITE: 0036 - SR 55/US 19, N OF SPRING HILL DRIVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	41000 C	N 21000	S 20000	9.00	54.80	7.30
2022	46000 C	N 22000	S 24000	9.00	54.50	4.10
2021	45000 C	N 23000	S 22000	9.00	54.20	4.10
2020	45500 C	N 23000	S 22500	9.00	54.30	4.10
2019	43000 C	N 22000	S 21000	9.00	54.30	3.50
2018	43000 C	N 22000	S 21000	9.00	54.40	3.40
2017	46000 F	N 23000	S 23000	9.00	55.60	3.90
2016	43000 C	N 21500	S 21500	9.00	54.80	3.90
2015	41000 C	N 20500	S 20500	9.00	55.00	3.90
2014	39500 C	N 20000	S 19500	9.00	56.00	3.70
2013	39500 C	N 20000	S 19500	9.00	57.90	3.80
2012	40500 F	N 21000	S 19500	9.00	55.00	3.50
2011	40500 C	N 21000	S 19500	9.00	55.00	3.50
2010	39000 C	N 20000	S 19000	9.74	54.68	3.30
2009	39000 C	N 20000	S 19000	9.60	55.47	3.30
2008	35000 C	N 17500	S 17500	9.72	54.99	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX

SIGNAL TIMINGS

Hernando County, FL

ECONOLITE

MOVING TRAFFIC FORWARD

2 - Commercial Wy @ Spring Hill Dr - 192.168.150.243 - Econolite Type - ASC/3

Controller Timing Plan (MM) 2-1

Plan 1

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	20	5	10	5	20	5	10	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	50	0	35	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	4.0	4.0	3.0	3.5	4.0	4.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	35	60	15	35	35	35	15	35	0	0	0	0	0	0	0	0
Max2	15	50	15	20	15	50	15	20	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	5.6	5.6	4.5	4.5	5.6	5.6	4.5	4.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.6	2.6	3.5	3.5	2.6	2.6	3.5	3.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	30	30	30	30	30	30	30	30	30	30	30	30	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Hernando County, FL

ECONOLITE

MOVING TRAFFIC FORWARD

2 - Commercial Wy @ Spring Hill Dr - 192.168.150.243 - Econolite Type - ASC/3

Coordination Pattern Data
Coordinator Pattern Data (MM) 3-2

Coordinator Pattern # 1

Split Pattern	1	TS2 (Pat-Off)	0-1	Splits In	Seconds
Cycle	120	Std (COS)	9	Offsets In	Seconds
Offset Value	91s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	2		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 1)	20	50	22	28	24	46	28	22	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	120s	120s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 2

Split Pattern	2	TS2 (Pat-Off)	0-2	Splits In	Seconds
Cycle	140	Std (COS)	10	Offsets In	Seconds
Offset Value	55s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 2)	20	65	25	30	30	55	30	25	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	140s	140s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 3

Split Pattern	3	TS2 (Pat-Off)	0-3	Splits In	Seconds
Cycle	140	Std (COS)	82	Offsets In	Seconds
Offset Value	59s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 3)	20	67	25	28	28	59	28	25	0	0	0	0	0	0	0	0

Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	140s	140s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 4

Split Pattern	4	TS2 (Pat-Off)	1-1	Splits In	Seconds
Cycle	110	Std (COS)	12	Offsets In	Seconds
Offset Value	55s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	4		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 4)	20	48	20	22	20	48	20	22	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	110s	110s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 5

Split Pattern	5	TS2 (Pat-Off)	1-2	Splits In	Seconds
Cycle	140	Std (COS)	154	Offsets In	Seconds
Offset Value	55s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 5)	25	58	27	30	30	53	32	25	0	0	0	0	0	0	0	0

Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	140s	140s	0s	0s

Misc. Data

Veh Perm 1 0 Veh Perm 2 0 Veh Perm 2 Disp 0

Split Demand Pat 1 0 Split Demand Pat 2 0 Crossing Arterial Pat 0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 6

Split Pattern	6	TS2 (Pat-Off)	1-3	Splits In	Seconds
Cycle	120	Std (COS)	81	Offsets In	Seconds
Offset Value	91s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	2		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 6)	20	50	22	28	24	46	28	22	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	120s	120s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

APPENDIX

INTERSECTION ANALYSIS

Lane Configurations												
Traffic Volume (vph)	**190**	**148**	**93**	**472**	**160**	**290**	**104**	**899**	**162**	**180**	**1180**	**62**
Future Volume (vph)	190	148	93	472	160	290	104	899	162	180	1180	62
Ideal Flow (vphpl)	**1900**	**1900**	**1900**	**1900**	**1900**	**1900**	**1900**	**1900**	**1900**	**1900**	**1900**	**1900**
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		**0%**			**0%**			**0%**			**0%**	
Storage Length (ft)	400		150	0		0	500		550	350		545
Storage Lanes	**2**		**1**	**2**		**1**	**1**		**1**	**2**		**1**
Taper Length (ft)	25			25			25			25		
Right Turn on Red			**Yes**			**Yes**			**Yes**			**Yes**
Link Speed (mph)		30			40			55			55	
Link Distance (ft)		**1000**			**300**			**1000**			**1180**	
Travel Time (s)		22.7			5.1			12.4			14.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	**0.96**	**0.96**	**0.96**	**0.96**	**0.96**	**0.96**	**0.96**	**0.96**	**0.96**	**0.96**	**0.96**	**0.96**
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	**3%**	**2%**	**7%**	**2%**	**7%**	**2%**	**10%**	**5%**	**6%**	**2%**	**4%**	**4%**
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	**3**	**8**		**7**	**4**		**1**	**6**		**5**	**2**	
Permitted Phases			8			4			6			2
Detector Phase	**3**	**8**	**8**	**7**	**4**	**4**	**1**	**6**	**6**	**5**	**2**	**2**
Switch Phase												
Minimum Initial (s)	**5.0**	**10.0**	**10.0**	**5.0**	**10.0**	**10.0**	**5.0**	**20.0**	**20.0**	**5.0**	**20.0**	**20.0**
Minimum Split (s)	14.0	18.0	18.0	14.0	18.0	18.0	14.0	28.2	28.2	14.0	28.2	28.2
Total Split (s)	**22.0**	**22.0**	**22.0**	**28.0**	**28.0**	**28.0**	**20.0**	**46.0**	**46.0**	**24.0**	**50.0**	**50.0**
Total Split (%)	18.3%	18.3%	18.3%	23.3%	23.3%	23.3%	16.7%	38.3%	38.3%	20.0%	41.7%	41.7%
Yellow Time (s)	**4.5**	**4.5**	**4.5**	**4.5**	**4.5**	**4.5**	**5.6**	**5.6**	**5.6**	**5.6**	**5.6**	**5.6**
All-Red Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	2.6	2.6	2.6	2.6	2.6	2.6
Lost Time Adjust (s)	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
Total Lost Time (s)	8.0	8.0	8.0	8.0	8.0	8.0	8.2	8.2	8.2	8.2	8.2	8.2
Lead/Lag	**Lead**	**Lag**	**Lag**	**Lead**	**Lag**	**Lag**	**Lead**	**Lag**	**Lag**	**Lead**	**Lag**	**Lag**
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	**None**	**None**	**None**	**None**	**None**	**None**	**None**	**C-Min**	**C-Min**	**None**	**C-Min**	**C-Min**
Act Effct Green (s)	11.9	11.5	11.5	20.3	19.9	19.9	11.6	43.9	43.9	11.9	44.2	44.2
Actuated g/C Ratio	**0.10**	**0.10**	**0.10**	**0.17**	**0.17**	**0.17**	**0.10**	**0.37**	**0.37**	**0.10**	**0.37**	**0.37**
v/c Ratio	0.59	0.46	0.30	0.85	0.57	0.66	0.68	0.52	0.25	0.55	0.67	0.09
Control Delay	**58.7**	**55.5**	**2.4**	**62.7**	**54.5**	**18.6**	**74.0**	**31.8**	**3.6**	**57.6**	**34.6**	**0.3**
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	**58.7**	**55.5**	**2.4**	**62.7**	**54.5**	**18.6**	**74.0**	**31.8**	**3.6**	**57.6**	**34.6**	**0.3**
LOS	E	E	A	E	D	B	E	C	A	E	C	A
Approach Delay		**45.4**			**47.4**			**31.6**			**36.0**	
Approach LOS		D			D			C			D	
Intersection Summary												

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.85

Intersection Signal Delay: 38.4 **Intersection LOS: D**

Intersection Capacity Utilization 77.4% ICU Level of Service D

Analysis Period (min) 15

Splits and Phases: 1: US 19 & Spring Hill Dr

Int Delay, s/veh	1.2					
Movement	**WBL**	**WBR**	**NBT**	**NBR**	**SBL**	**SBT**
Lane Configurations						
Traffic Vol, veh/h	**25**	**48**	**1265**	**100**	**66**	**1423**
Future Vol, veh/h	25	48	1265	100	66	1423
Conflicting Peds, #/hr	**0**	**0**	**0**	**0**	**0**	**0**
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	**-**	**None**	**-**	**None**	**-**	**Free**
Storage Length	0	0	-	405	405	-
Veh in Median Storage, #	**2**	**-**	**0**	**-**	**-**	**0**
Grade, %	0	-	0	-	-	0
Peak Hour Factor	**95**	**95**	**95**	**95**	**95**	**95**
Heavy Vehicles, %	2	2	4	2	2	4
Mvmt Flow	**26**	**51**	**1332**	**105**	**69**	**1498**

Major/Minor	**Minor1**		**Major1**		**Major2**	
Conflicting Flow All	2069	666	0	0	1437	0
Stage 1	**1332**	**-**	**-**	**-**	**-**	**-**
Stage 2	737	-	-	-	-	-
Critical Hdwy	**5.74**	**7.14**	**-**	**-**	**5.34**	**-**
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	**6.04**	**-**	**-**	**-**	**-**	**-**
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	**86**	**345**	**-**	**-**	**239**	**-**
Stage 1	151	-	-	-	-	-
Stage 2	**394**	**-**	**-**	**-**	**-**	**-**
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	**61**	**345**	**-**	**-**	**239**	**-**
Mov Cap-2 Maneuver	134	-	-	-	-	-
Stage 1	**151**	**-**	**-**	**-**	**-**	**-**
Stage 2	280	-	-	-	-	-

Approach	**WB**	**NB**	**SB**
HCM Control Delay, s	**24.4**	**0**	**1.2**
HCM LOS	C		

Minor Lane/Major Mvmt	**NBT**	**NBR**	**WBLn1**	**WBLn2**	**SBL**	**SBT**
Capacity (veh/h)	**-**	**-**	**134**	**345**	**239**	**-**
HCM Lane V/C Ratio	-	-	0.196	0.146	0.291	-
HCM Control Delay (s)	**-**	**-**	**38.3**	**17.2**	**26.1**	**-**
HCM Lane LOS	-	-	E	C	D	-
HCM 95th %tile Q(veh)	**-**	**-**	**0.7**	**0.5**	**1.2**	**-**

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↱		↰	↑↑↱				↱		↔	
Traffic Vol, veh/h	0	444	66	59	724	92	0	0	49	93	5	135
Future Vol, veh/h	0	444	66	59	724	92	0	0	49	93	5	135
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	150	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	3	2	2	3	0	0	0	2	0	0	0
Mvmt Flow	0	467	69	62	762	97	0	0	52	98	5	142

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	536	0	0	-	-	268	1169	1471	430
Stage 1	-	-	-	-	-	-	-	-	-	935	935	-
Stage 2	-	-	-	-	-	-	-	-	-	234	536	-
Critical Hdwy	-	-	-	4.14	-	-	-	-	6.94	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.5	5.5	-
Follow-up Hdwy	-	-	-	2.22	-	-	-	-	3.32	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1028	-	-	0	0	730	151	128	579
Stage 1	0	-	-	-	-	-	0	0	-	289	347	-
Stage 2	0	-	-	-	-	-	0	0	-	754	527	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	1028	-	-	-	-	730	134	120	579
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	264	274	-
Stage 1	-	-	-	-	-	-	-	-	-	289	326	-
Stage 2	-	-	-	-	-	-	-	-	-	701	527	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.6	10.3	29.2
HCM LOS			B	D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	730	-	-	1028	-	-	386
HCM Lane V/C Ratio	0.071	-	-	0.06	-	-	0.635
HCM Control Delay (s)	10.3	-	-	8.7	-	-	29.2
HCM Lane LOS	B	-	-	A	-	-	D
HCM 95th %tile Q(veh)	0.2	-	-	0.2	-	-	4.2

Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations			↱		↕			↕			↕	
Traffic Vol, veh/h	0	0	199	0	0	1	78	8	11	1	32	11
Future Vol, veh/h	0	0	199	0	0	1	78	8	11	1	32	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	100	92
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	0	216	0	0	1	85	9	12	1	32	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	38	333	231	15	44	0	0	21	0	0
Stage 1	-	-	-	185	185	-	-	-	-	-	-	-
Stage 2	-	-	-	148	46	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	-	-	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	0	0	1040	624	672	1070	1577	-	-	1608	-	-
Stage 1	0	0	-	821	751	-	-	-	-	-	-	-
Stage 2	0	0	-	859	861	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	1040	473	634	1070	1577	-	-	1608	-	-
Mov Cap-2 Maneuver	-	-	-	473	634	-	-	-	-	-	-	-
Stage 1	-	-	-	776	710	-	-	-	-	-	-	-
Stage 2	-	-	-	680	860	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.4	8.4	6	0.2
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1577	-	-	1040	1070	1608	-	-
HCM Lane V/C Ratio	0.054	-	-	0.208	0.001	0.001	-	-
HCM Control Delay (s)	7.4	0	-	9.4	8.4	7.2	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0.8	0	0	-	-

Lane Group												
Lane Configurations												
Traffic Volume (vph)	265	281	101	362	201	361	92	1654	382	327	1172	107
Future Volume (vph)	265	281	101	362	201	361	92	1654	382	327	1172	107
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	400		150	0		0	500		550	350		545
Storage Lanes	2		1	2		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		30			40			55			55	
Link Distance (ft)		1000			300			1000			1180	
Travel Time (s)		22.7			5.1			12.4			14.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	3%	2%	7%	2%	2%	2%	3%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases			8			4			6			2
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	10.0	5.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	14.0	18.0	18.0	14.0	18.0	18.0	14.0	28.2	28.2	14.0	28.2	28.2
Total Split (s)	25.0	25.0	25.0	28.0	28.0	28.0	20.0	59.0	59.0	28.0	67.0	67.0
Total Split (%)	17.9%	17.9%	17.9%	20.0%	20.0%	20.0%	14.3%	42.1%	42.1%	20.0%	47.9%	47.9%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	5.6	5.6	5.6	5.6	5.6	5.6
All-Red Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	2.6	2.6	2.6	2.6	2.6	2.6
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.0	8.0	8.0	8.0	8.0	8.0	8.2	8.2	8.2	8.2	8.2	8.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Min	C-Min	None	C-Min	C-Min
Act Effct Green (s)	15.6	18.0	18.0	19.0	21.4	21.4	11.1	52.4	52.4	18.2	59.5	59.5
Actuated g/C Ratio	0.11	0.13	0.13	0.14	0.15	0.15	0.08	0.37	0.37	0.13	0.42	0.42
v/c Ratio	0.74	0.66	0.31	0.83	0.76	0.99	0.73	0.92	0.48	0.78	0.58	0.15
Control Delay	72.2	66.0	3.0	74.3	75.0	75.4	92.5	51.3	4.8	71.8	32.3	1.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	72.2	66.0	3.0	74.3	75.0	75.4	92.5	51.3	4.8	71.8	32.3	1.2
LOS	E	E	A	E	E	E	F	D	A	E	C	A
Approach Delay		58.8			74.9			44.7			38.3	
Approach LOS		E			E			D			D	
Intersection Summary												

Area Type: Other

Cycle Length: 140

Actuated Cycle Length: 140

Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.99

Intersection Signal Delay: 49.7 **Intersection LOS: D**

Intersection Capacity Utilization 86.9% ICU Level of Service E

Analysis Period (min) 15

Splits and Phases: 1: US 19 & Spring Hill Dr

Int Delay, s/veh	2.2					
Movement	**WBL**	**WBR**	**NBT**	**NBR**	**SBL**	**SBT**
Lane Configurations	↰	↱	↑↑↑	↱	↰	↑↑↑
Traffic Vol, veh/h	**20**	**37**	**2182**	**69**	**37**	**1616**
Future Vol, veh/h	20	37	2182	69	37	1616
Conflicting Peds, #/hr	**0**	**0**	**0**	**0**	**0**	**0**
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	**-**	**None**	**-**	**None**	**-**	**Free**
Storage Length	0	0	-	405	405	-
Veh in Median Storage, #	**2**	**-**	**0**	**-**	**-**	**0**
Grade, %	0	-	0	-	-	0
Peak Hour Factor	**95**	**95**	**95**	**95**	**95**	**95**
Heavy Vehicles, %	2	2	2	2	2	3
Mvmt Flow	**21**	**39**	**2297**	**73**	**39**	**1701**

Major/Minor	**Minor1**		**Major1**		**Major2**	
Conflicting Flow All	3055	1149	0	0	2370	0
Stage 1	**2297**	**-**	**-**	**-**	**-**	**-**
Stage 2	758	-	-	-	-	-
Critical Hdwy	**5.74**	**7.14**	**-**	**-**	**5.34**	**-**
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	**6.04**	**-**	**-**	**-**	**-**	**-**
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	**24**	**165**	**-**	**-**	**81**	**-**
Stage 1	36	-	-	-	-	-
Stage 2	**385**	**-**	**-**	**-**	**-**	**-**
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	**~ 12**	**165**	**-**	**-**	**81**	**-**
Mov Cap-2 Maneuver	34	-	-	-	-	-
Stage 1	**36**	**-**	**-**	**-**	**-**	**-**
Stage 2	200	-	-	-	-	-

Approach	**WB**	**NB**	**SB**
HCM Control Delay, s	**97.9**	**0**	**1.9**
HCM LOS	F		

Minor Lane/Major Mvmt	**NBT**	**NBRWBLn1**	**WBLn2**	**SBL**	**SBT**
Capacity (veh/h)	**-**	**-** **34**	**165**	**81**	**-**
HCM Lane V/C Ratio	-	- 0.619	0.236	0.481	-
HCM Control Delay (s)	**-**	**-** **217.1**	**33.4**	**85.2**	**-**
HCM Lane LOS	-	- F	D	F	-
HCM 95th %tile Q(veh)	**-**	**-** **2.1**	**0.9**	**2**	**-**

Notes

~: Volume exceeds capacity **$: Delay exceeds 300s** **+: Computation Not Defined** ***: All major volume in platoon**

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑↱		↰	↑↑↱				↱		↔	
Traffic Vol, veh/h	0	890	90	71	850	79	0	0	190	67	7	74
Future Vol, veh/h	0	890	90	71	850	79	0	0	190	67	7	74
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	150	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	2	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	2	2	2	2	0	0	0	2	0	0	0
Mvmt Flow	0	967	98	77	924	86	0	0	207	73	8	80

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	1065	0	0	-	-	533	1605	2186	505
Stage 1	-	-	-	-	-	-	-	-	-	1121	1121	-
Stage 2	-	-	-	-	-	-	-	-	-	484	1065	-
Critical Hdwy	-	-	-	4.14	-	-	-	-	6.94	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.5	5.5	-
Follow-up Hdwy	-	-	-	2.22	-	-	-	-	3.32	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	650	-	-	0	0	491	~ 72	46	518
Stage 1	0	-	-	-	-	-	0	0	-	223	284	-
Stage 2	0	-	-	-	-	-	0	0	-	538	302	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	-	-	-	650	-	-	-	-	491	~ 38	41	518
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	157	163	-
Stage 1	-	-	-	-	-	-	-	-	-	223	250	-
Stage 2	-	-	-	-	-	-	-	-	-	312	302	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.8	17.6	45.1
HCM LOS			C	E

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	491	-	-	650	-	-	242
HCM Lane V/C Ratio	0.421	-	-	0.119	-	-	0.665
HCM Control Delay (s)	17.6	-	-	11.3	-	-	45.1
HCM Lane LOS	C	-	-	B	-	-	E
HCM 95th %tile Q(veh)	2.1	-	-	0.4	-	-	4.2

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	6.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations			↱		↕			↕			↕	
Traffic Vol, veh/h	0	0	123	2	0	5	44	35	0	5	29	7
Future Vol, veh/h	0	0	123	2	0	5	44	35	0	5	29	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	0	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	100	92
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	0	134	2	0	5	48	38	0	5	29	8

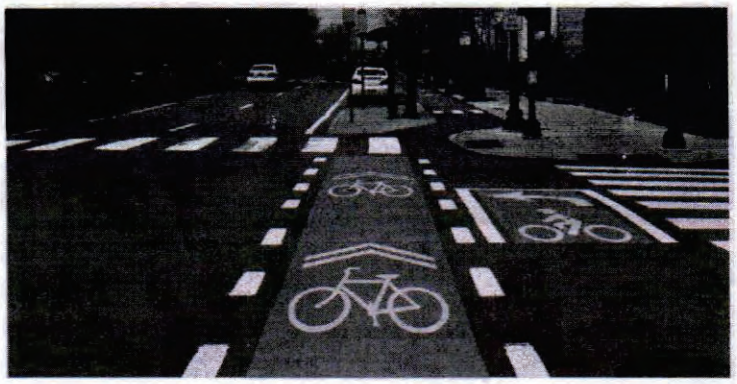
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	-	-	33	244	181	38	37	0	0	38	0	0
Stage 1	-	-	-	134	134	-	-	-	-	-	-	-
Stage 2	-	-	-	110	47	-	-	-	-	-	-	-
Critical Hdwy	-	-	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	-	-	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	-	-	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	0	0	1046	714	717	1040	1587	-	-	1585	-	-
Stage 1	0	0	-	874	789	-	-	-	-	-	-	-
Stage 2	0	0	-	900	860	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	-	-	1046	607	693	1040	1587	-	-	1585	-	-
Mov Cap-2 Maneuver	-	-	-	607	693	-	-	-	-	-	-	-
Stage 1	-	-	-	847	765	-	-	-	-	-	-	-
Stage 2	-	-	-	783	857	-	-	-	-	-	-	-

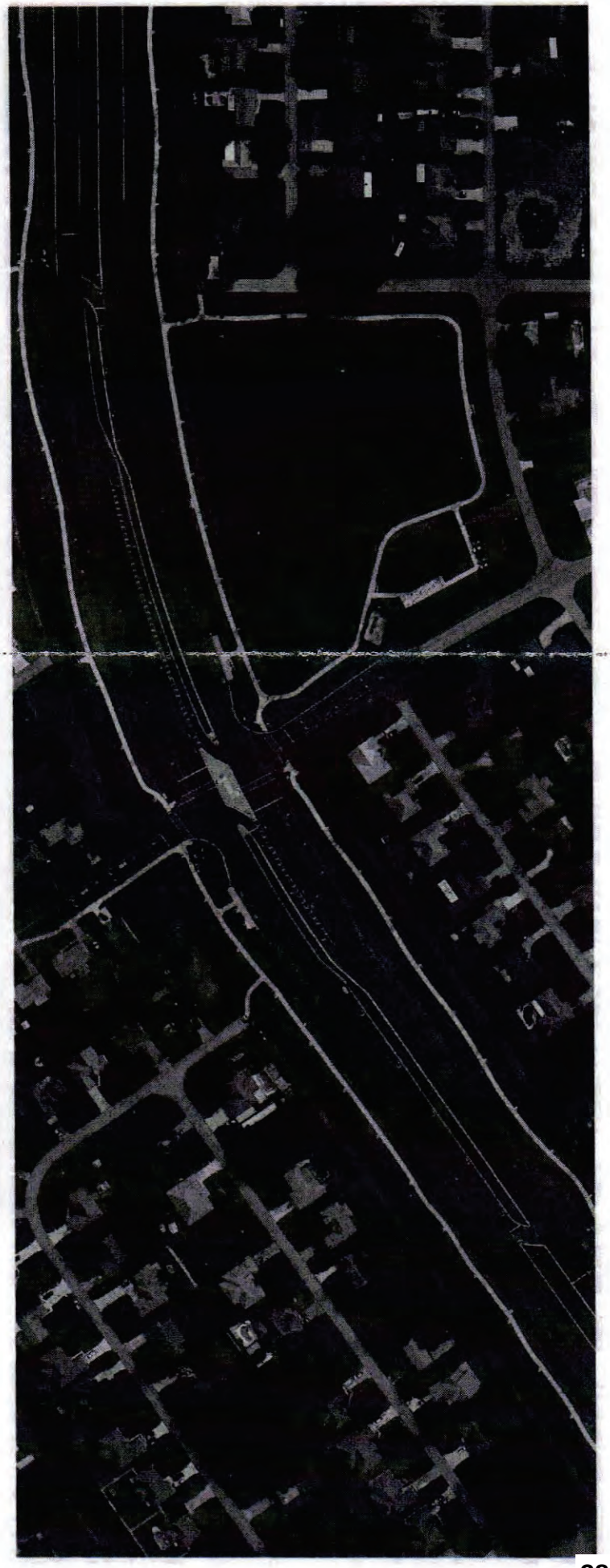
Approach	EB	WB	NB	SB
HCM Control Delay, s	8.9	9.2	4.1	0.9
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1587	-	-	1046	864	1585	-	-
HCM Lane V/C Ratio	0.03	-	-	0.128	0.009	0.003	-	-
HCM Control Delay (s)	7.3	0	-	8.9	9.2	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.4	0	0	-	-

APPENDIX

TURN LANE WARRANTS





Multimodal Access Management Guidebook

October 2023

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
SYSTEMS IMPLEMENTATION OFFICE
605 Suwannee Street, MS 19 • Tallahassee, FL 32399
www.fdot.gov/planning

Chapter 6: Turn Lanes and U-Turns

6.1 Overview

For driveways, medians, and median openings, the placement and design of turn lanes and U-turns are critical to avoid potential traffic safety issues. For example, a median opening placed across a left-turn lane at an intersection could create conditions leading to a vehicular crash (See ***Figure 27*** or ***Figure 28***). Locating these roadway openings is discussed in greater detail in ***Chapter 2: Roadway Openings***. This chapter will instead focus on where to locate and design turn lanes and U-turns and how they relate to driveways, medians, and median openings.

6.2 Exclusive Right-Turn Lanes

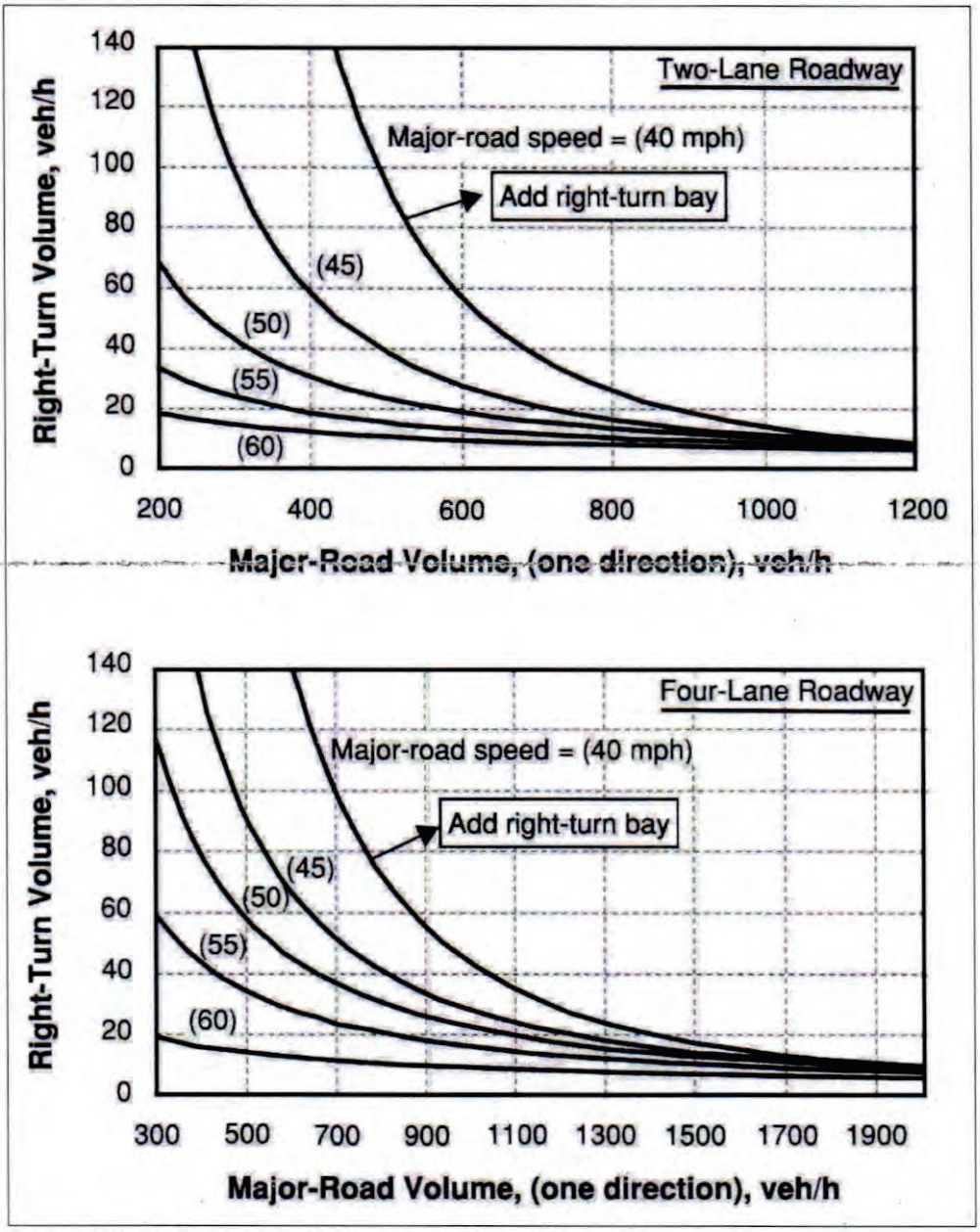
At driveways and intersections, an exclusive right-turn lane separates vehicles that are slowing or stopped to turn from the major road through traffic lanes. This separation minimizes turn-related collisions and eliminates unnecessary delay to through vehicles. Exclusive right-turn lanes are useful where a combination of high roadway speeds, and high right-turn volumes into a driveway are expected. Congestion on the roadway may also be a good reason to use an exclusive right-turn lane. If properly built, they remove the turning vehicle from the through lanes, thereby decreasing the operational and safety impact of right turning vehicles on the through traffic.

It is also important to consider potential pedestrian conflicts since the addition of a right-turn lane increases the crossing distance, time, and exposure for pedestrians. A well-designed right-turn lane can help to reduce pedestrian conflicts by slowing vehicle speeds, increasing pedestrian visibility, and reducing pedestrian exposure with a pedestrian refuge area.

6.2.1 When to Consider Exclusive Right-Turn Lanes

There are instances when adding an exclusive right-turn lane for unsignalized driveways and intersections is beneficial to traffic operations and safety. ***Figure 74*** provides guidance for two-lane and four-lane roadways based on the speed limit of the major roadway, major roadway approach volume, and how many right turns occur per hour. These recommendations are based primarily on the research done in *NCHRP Report 457, Evaluating Intersection Improvements: An Engineering Study Guide, Chapter 2 – Add a Right-Turn Bay on the Major Road*.

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: NCHRP Report 457, TDOT Highway System Access Manual

Here are some additional situations when adding an exclusive right-turn lane may be required:

- Facilities having a high volume of buses, trucks, or trailers (2 or 3 per hour), including:
  - Trucking facilities (or other locations that have a high volume of large vehicle traffic such as water ports, train stations, etc.)
  - Recreational facilities attracting boats, trailers, and other large recreation vehicles
  - Transit facilities
  - School driveways to drop-off and pick-up areas
- Poor internal site design of a driveway facility causing potential backups in the through lanes
- Heavier than normal peak flows on the main roadway
- Very high operating speeds (such as 55 mph or above) and in rural locations where turns are not expected by through drivers
- Highways with curves or hills where sight distance is impacted
- Gated entrances
- Crash experience, especially rear end collisions
- Intersections or driveways just after signalized intersections where acceleration or driver expectancy would make a separate right-turn lane desirable
- Severe skewed angle of intersection requiring right-turn vehicle to slow greatly

6.2.2 When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

6.2.3 Exclusive Right-Turn Lane Design

For information on exclusive right-turn lane design, refer to *FDM 212 - Intersections* and *Standard Plans, Index 711-001*. The FDM states that "Right-turn lane tapers and lengths are identical to left-turn lanes under stop control conditions. Right-turn lane tapers and lengths are site-specific for free-flow or yield conditions." Sheet 11 of Standard Plans, Index 711-001 provides requirements for clearance distance, brake to stop distance and deceleration distance by design speed for both curbed and uncurbed roadways. ***Section 3.1.2: Median Opening Failures*** provides discussion on the various parameters used in turn lane design such as decision distance, stopping distance, etc.

6.2.4 Important Considerations

Right-Turn Channelization

Where right-turn exiting channelization is used, be careful to provide a traffic entry angle that is easy for the exiting driver to negotiate while trying to enter traffic. ***Figure 75*** illustrates how driver head turn angles between 120°-125° (Tighter Angle) are more comfortable than the 145°-150° (Wide Angle) associated with more traditional designs. The tighter angle also encourages drivers to slow down, which provides more time for a thorough scan for conflicts.

Figure 77 | Raised Crosswalk at Channelized Right Turn

Source: City of Los Angeles Supplemental Street Design Guide

6.3 Exclusive Left-Turn Lanes

While some principles for right-turn lanes apply to left-turn lanes, there are inherent differences between them.

6.3.1 When Exclusive Left-Turn Lanes are Beneficial

There are several situations when a left-turn lane should be built on the roadway. For example, if on a multilane roadway and there is a median opening that is serving a driveway, there should be a left-turn lane to allow for vehicles to move safely out the way of the through traffic. Exclusive left-turn lanes should be considered at any location serving the public, especially on curves and where speeds are in excess of 45 mph. The AASHTO Green Book contains guidance on this issue. However, the guidelines were developed based on delay rather than crash avoidance. Safety is the main reason behind exclusive left-turn lanes.

6.3.2 When to Consider Exclusive Left-Turn Lanes at Unsignalized Intersections and Driveways

Left-turn lane warrants at unsignalized intersections and driveways were included in NCHRP Report 745, Left-Turn Accommodations at Unsignalized Intersections. The recommended left-turn lane warrants are provided for the following roadway facilities.

- Rural, two-lane highways (**Figure 78**)
- Rural, four-lane highways (**Figure 79**)
- Urban and suburban roadways (**Figure 80**)

Alternatively, the left-turn warrants based on NCHRP Report 457, (See **Figure 81**) can be used if it is found to be more appropriate and reasonable for a local condition. Engineering judgment should be used when deciding between the NCHRP 745, and NCHRP 457 guidelines.

Figure 78 | Left-Turn Lane Warrants for Two-Lane Rural Roadways (Unsignalized)

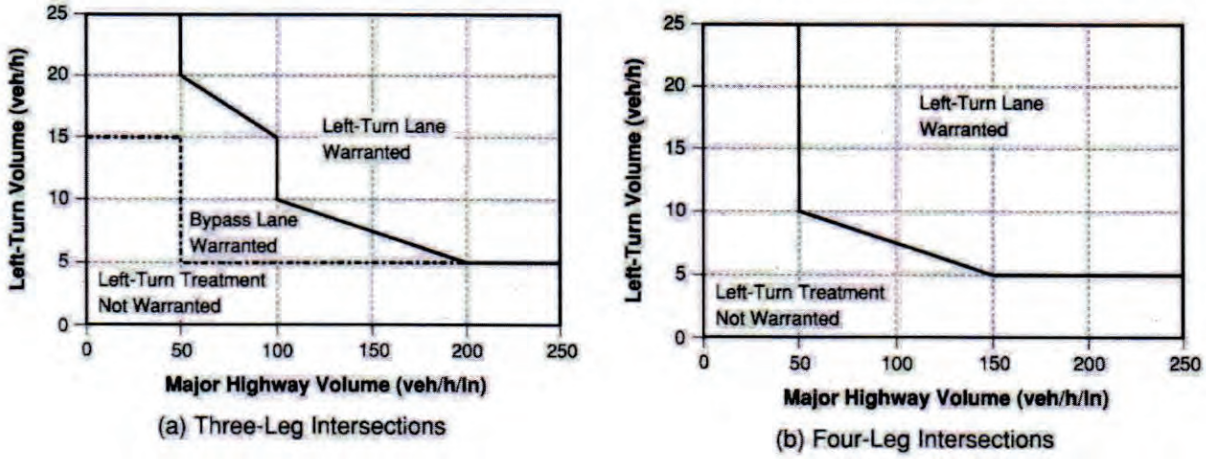


Figure 79 | Left-Turn Lane Warrants for Four-Lane Rural Roadways (Unsignalized)

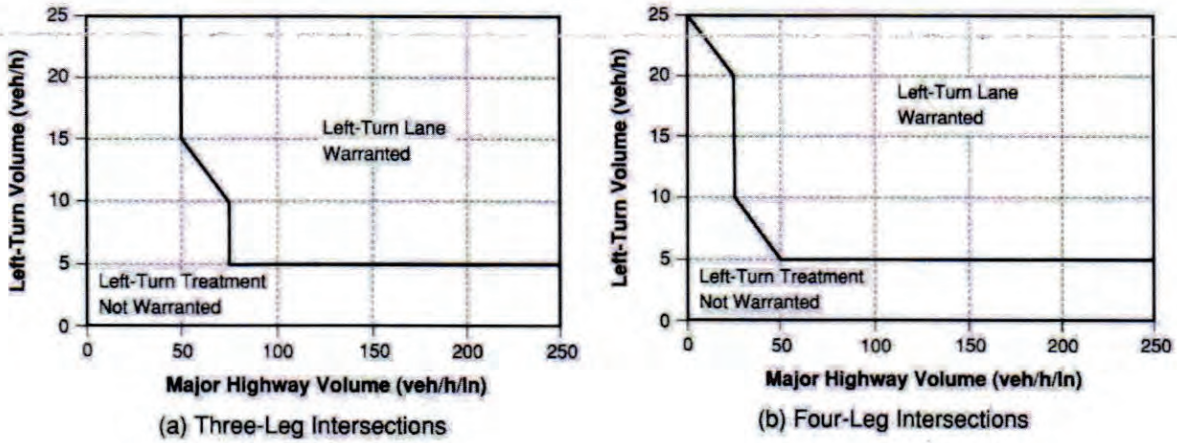
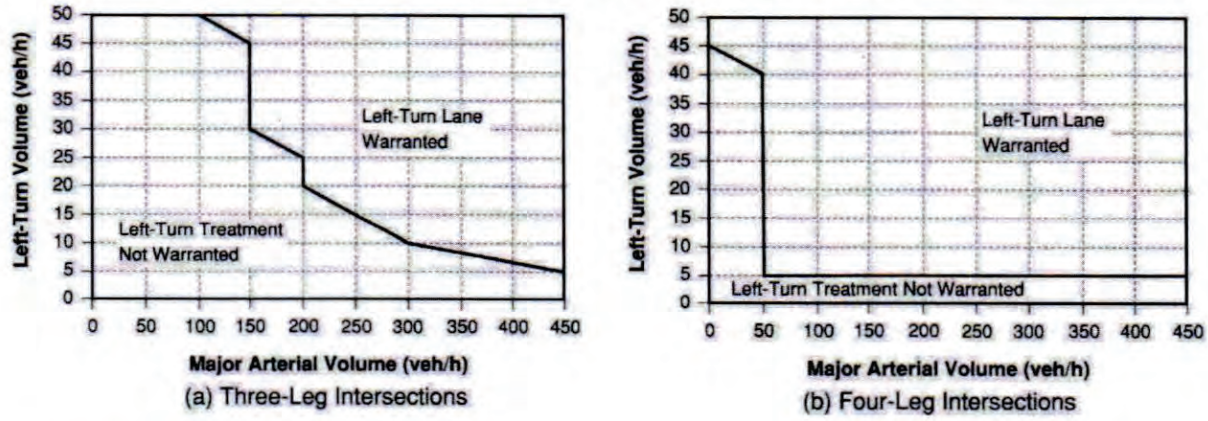
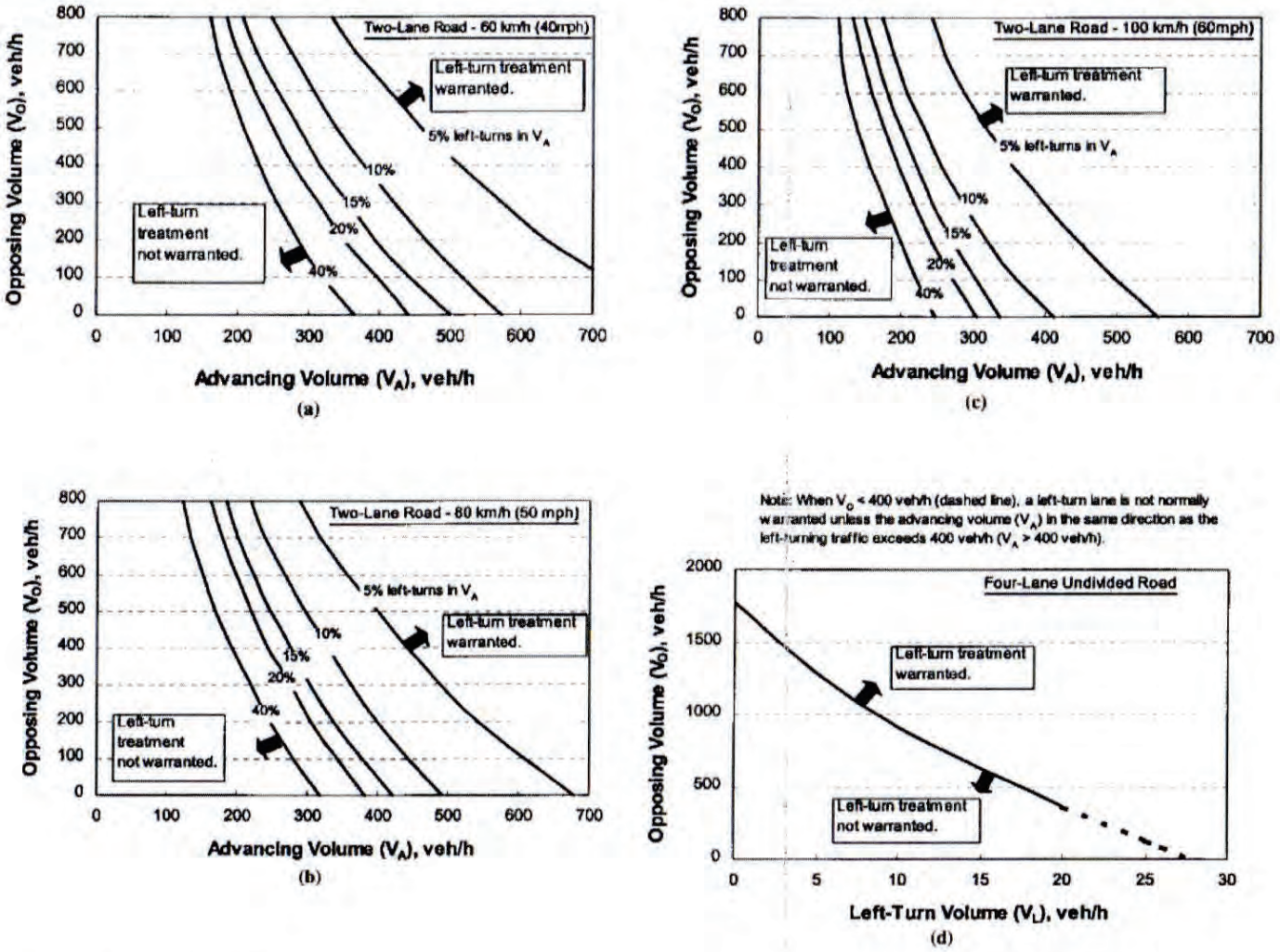


Figure 80 | Left-Turn Lane Warrants for Urban and Suburban Arterials



Source: NCHRP Report 745

Figure 81 | Left-Turn Lane Warrants (Unsignalized Intersections) – Alternate Method

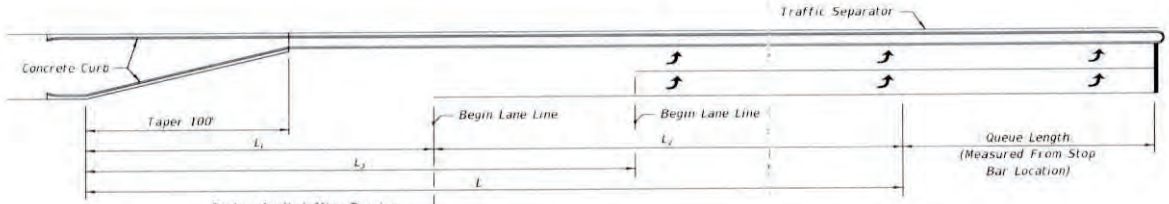


Source: NCHRP Report 457

APPENDIX

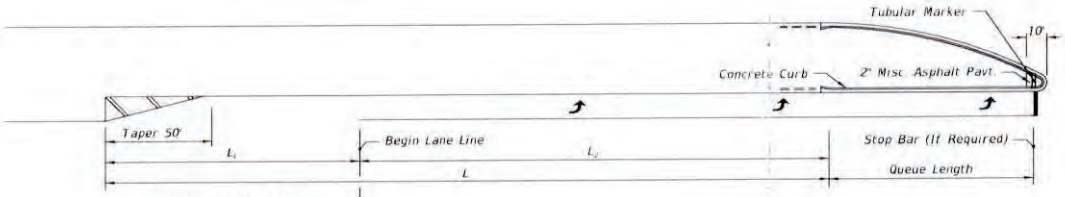
FDOT DESIGN MANUAL 212-1

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



Brakes Applied After Turning
Vehicle Clears Through Lane,
Entry Speed:
10 mph Below Design Speed
For Low Speed Roadways
Average Running Speed For
High Speed Roadways

DOUBLE LEFT TURN



Brakes Applied After Turning
Vehicle Clears Through Lane,
Entry Speed:
10 mph Below Design Speed
For Low Speed Roadways
Average Running Speed For
High Speed Roadways

SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_1 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2024

APPENDIX

FDOT GENERALIZED SERVICE VOLUME TABLES

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

Traffic Characteristics

	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

Kyle Benda

From: Scott Herring <SHerring@co.hernando.fl.us>
Sent: Tuesday, June 10, 2025 8:01 AM
To: Kyle Benda
Subject: FW: Suncoast Credit Union Frontage Road LR22-277
Attachments: SCU Deed of Dedication.pdf; BOCC ROW Acceptance 05112021.pdf; Location Map.pdf

Kyle
Here is the information I have on the frontage Road and the legal review. I don't have a copy of the SWFWMD permit. You can find that on their site.

Thanks!
Scott Herring

J. Scott Herring, P.E.
Public Works Director/County Engineer
Hernando County Florida

From: Scott Herring
Sent: Monday, June 2, 2025 2:03 PM
To: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>; Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: FW: Suncoast Credit Union Frontage Road LR22-277

FYI

J. Scott Herring, P.E.
Public Works Director/County Engineer
Hernando County Florida

From: Victoria Anderson <VAnderson@co.hernando.fl.us>
Sent: Tuesday, May 31, 2022 4:27 PM
To: Jeannie Austin <JeannieA@co.hernando.fl.us>; Scott Herring <SHerring@co.hernando.fl.us>
Cc: Lisa Morgan <LMorgan@co.hernando.fl.us>; Pamela Hare <PHare@co.hernando.fl.us>
Subject: Suncoast Credit Union Frontage Road LR22-277

Request: Legal Review of Attorney Daryl Johnston's Opinion Letter (Frontage Road Preston Road Property)

Stated Purpose: To determine the **legal** and physical ability to connect a frontage road from the Brightwork property to the Suncoast Credit Union property, which is located to the north.

Attorney Johnston Opinion: The "50' Reserved for future R/W Expansion" described on the plat is not part of the Timber Hills, the Timber Hills Plaza Phase II (THP) or the Hernando County Frontage Road system. Consequently, there is no legal right for Brightwork Real Estate or anyone else to connect to the property without Suncoast Credit Union's (SCU) consent.

Brief Response: I disagree for the following reason:

After SCU acquired Lot 6 (with the additional "50' Reserved R/W"), the frontage road and R/W were dedicated to the County. On February 5, 2021, SCU executed a deed of dedication (DOD) for the purpose of a "public road," including an easement for utilities (See the attached DOD BK 4157 PG 1041). On or about May 11, 2021, the BOCC accepted the deed from SCU, including the "reverse frontage roadway" and the R/W into the County's roadway maintenance system (see the attached minutes and location map), and then recorded the deed on April 19, 2022.
Based on the DOD, BOCC minutes and location map, the County has the right to use the identified property for public roads and easements. This is consistent with the county ordinance and the existing frontage road located in THP PH2.

Note: The physical ability to connect a frontage road from the Brightwork property to SCU is outside the scope of this legal review. I defer to the expertise of the Department of Public Works and Mr. Scott Herring.

Thank you and please let me know if you have any questions or would like to discuss the matter further.

Victoria Anderson
Assistant County Attorney
Hernando County Attorney's Office
20 North Main Street, Suite 462
Brooksville, FL 34601-2850
P 352-754-4122 Ext. 20134
F 352-754-4001
Email: vanderson@co.hernando.fl.us

TIMBER HILLS PLAZA - PHASE TWO

SECTION 20, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK 29
PAGE 44

LEGAL DESCRIPTION :

STATE OF FLORIDA:
COUNTY OF HERNANDO:

A portion of Section 20, Township 23 South, Range 17 East, Hernando County, Florida, lying South and East of U.S. Highway No. 19 and West of Trenton Avenue Extension and being further described as follows:

Commence at the Southeast corner of said Section 20 for a Point-of-Reference; thence along the South line of said Section 20, North 89°58'00" West, 570.95 feet to the POINT OF BEGINNING; thence continue N89°58'00"W, along said South line, 230.03 feet; thence N00°02'00"E, 311.51 feet; thence N50°41'40"W, 13.72 feet; thence S39°18'20"W, 130.00 feet; thence N50°41'40"W, 780.00 feet to a point here-in-after refered to as POINT "X"; thence N39°18'20"E, 322.35 feet to a point of curvature of a curve concave to the south; thence northeasterly 116.71 feet along the arc of said curve, having a radius of 120.00 feet, a central angle of 55°43'35" and a chord bearing of N67°10'07"E, 112.17 feet to a point of tangency; thence S84°58'05"E, 215.72 feet to a point of curvature of a curve concave to the north; thence northeasterly 109.80 feet along the arc of said curve, having a radius of 112.89 feet, a central angle of 55°43'35" and a chord bearing N67°10'07"E, 105.52 feet to a point of tangency; thence N39°18'20"E, 18.72 feet to a point on the southerly right-of-way boundary of Trenton Avenue Extension; thence along said southerly right-of-way boundary the following three (3) courses: 1) S50°41'40"E, 353.14 feet to a point of curvature of a curve concave to the southwest; 2) thence southeasterly 53.12 feet along the arc of said curve having a radius of 60.00 feet, a central angle of 50°43'40" and a chord bearing S25°19'50"E, 51.40 feet to a point of tangency; 3) thence S00°02'00"W, 773.15 feet to the POINT OF BEGINNING.

ALONG WITH:

Commence at the aforementioned POINT "X" and run thence S39°18'20"W, 25.00 feet to the POINT OF BEGINNING; thence continue S39°18'20"W, 635.00 feet; thence N50°41'40"W, 50.00 feet; thence S39°18'20"W, 302.28 feet to a point on the South line of the aforesaid Section 20; thence N89°58'00"W, along the South line of said Section 20, 254.20 feet to a point on the arc of a curve concave to the southeast, said curve also being on the southwesterly right-of-way boundary of U.S. Highway 19 (S.R. 55); thence northeasterly 189.53 feet along the arc of said curve and said southwesterly right-of-way boundary, said curve having a radius of 5597.58 feet, a central angle 1°56'24" and a chord bearing N38°20'08"E, 189.52 feet to a point of tangency; thence N39°18'20"E, along said southwesterly right-of-way boundary, 933.70 feet; thence S50°41'40"E, 175.00 feet to a point of curvature of a curve concave to the west; thence southeasterly 39.27 feet along the arc of said curve having a radius 25.00 feet, a central angle of 90°00'00" and a chord bearing S05°41'40"E, 35.36 feet; thence S50°41'40"E, 50.00 feet to the POINT OF BEGINNING.

Containing 18.43 acres, more or less.

DEDICATION :

The undersigned, as owners or mortgagees of the lands referred to as TIMBER HILLS PLAZA, PHASE TWO, and described in the foregoing caption of this plat, does hereby dedicate to the perpetual use of the Public and Hernando County, Florida, the street rights of way of the Frontage road, and U.S. 19 access road, the drainage retention area, public places, and easements as shown and depicted hereon; and further do hereby to the perpetual use of the Public and Hernando County, Florida, all lands upon which or within water and sewer system improvements or facilities exist; and further do hereby dedicate to the perpetual use of the Public and Hernando County, Florida, all water and sewer system improvements and facilities including, but not limited to water or sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations, buildings, sewage disposal plants, other water and sewer system plants and other appurtenant facilities lying within or upon the lands depicted on this plat and do hereby reserve unto itself, its heirs, successors, assigns or legal representitives, the right to construct, operate and maintain all such dedicated lands, streets, water and sewer improvements and appurtenances until such time as the operation and maintenance of said lands, improvements facilities, and appurtenances is assured by Hernando County, Florida; and further do hereby reserve unto itself, its heirs, successors, assigns or legal representitives the title to any lands or improvements dedicated to the Public or to the County if for any reason such dedication shall be either voluntarily or involuntarily vacated, voided or invalidated.

DATED this 02 day of APRIL, 1996, A.D.

OWNER : KRYSHER-DELZER-FEDDELER, PARTNERS

Carl A. Feddeler, Managing Partner

M. Louise Feddeler

Walter B. Krysher

Ruth E. Krysher

Harvey V. Delzer

Hilda P. Delzer

Witness
LAURA J. MYERS

Witness
CHERYL M. SILVIA

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF PASCO:

I hereby certify on this 02 day of APRIL, 1996 A.D., before me personally appeared CARL A. FEDDELER, as Managing Partner of Krysher-Delzer-Feddeler, & WALTER B. KRYSHER, HARVEY V. DELZER, M. LOUISE FEDDELER, RUTH E. KRYSHER, HILDA P. DELZER, Partners, as owner or mortgagee to me known to be the persons described in and who executed the foregoing certificate of dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and official seal at PASCO COUNTY, FLORIDA, the day and year aforesaid.

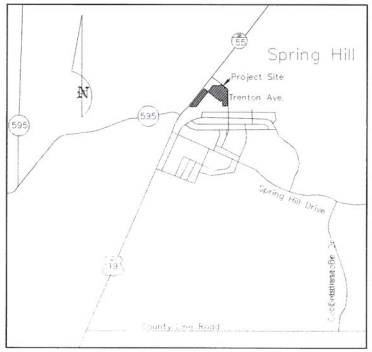
Notary Public, State of Florida at Large

LAURA J. MYERS
Printed Name of Notary Public

Individual who signed is:
Personally Known ✓
Produced Identification _____
Type of Identification Produced: _____

Oath was ___ or Was Not ✓ Taken My Commission Expires: _____

OFFICIAL NOTARY SEAL
LAURA J MYERS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC126107
MY COMMISSION EXP. DEC. 28, 1997



ABSTRACTORS CERTIFICATE:

I hereby certify that Carl A. Feddeler as Managing Partner of Krysher-Delzer-Feddeler Partners, that are the owners of the lands hereby platted; and that there are no delinquent taxes on such lands and the record title to all access roads is held by Hernando County or the State of Florida.

DELZER & COULTER DATE: 5-20-96

For: DELZER & COULTER
HARVEY V. DELZER

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

This plat has been approved and reviewed as to form.

County Attorney

6-23-96
Date

CLERK'S CERTIFICATE:

I, Karen Nicolai, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that I have examined this plat, that it complies in form with all the provisions of Chapter 177, Florida Statutes, that it was filed for record on the 26 day of June, 1996, File No. 96-23678 and recorded in Plat Book 29 at Page 44 & 45

Karen Nicolai
Clerk of Circuit Court
Hernando County, Florida

SURVEYOR'S CERTIFICATE:

I, Timothy A. Coil, hereby certify that I prepared this plat and that it is a correct representation of the lands platted; that this plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the plat requirements adopted by the Board of County Commissioners, Hernando County, Florida.

Timothy A. Coil, Registered Land Surveyor
Florida Certificate No. 5465

PREPARED BY : M. MOONEY & ASSOCIATES, SURVEYORS INC.
333 FALKENBURG ROAD, TAMPA, FL. 33619

JOINDER AND CONSENT TO DEDICATION:

The undersigned hereby certifies that it is the holder of a mortage lein, or other encumbrance upon the property described hereon and that the under-signed hereby joins in and consents to the dedication of the lands described hereon by the owner thereof, and agrees that it's mortage, lein, or other encumbrance, which is recorded in Offical Record Book 587, Page 1281, of the Public Records of Hernando County , Florida shall be subordinated to the above dedication.

Signed, Sealed and Delivered in the presence of:

BARNETT BANK OF PASCO
CRAIG A. SPICHER

WITNESS
DIANE M. WHITE

WITNESS
PAMELA R. CHESNUT

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF PASCO :

This is to certify, that on this 3RD day of APRIL, 1996, before me, an officer duly authorized to take acknowledgements in the state and county aforesaid, personally appeared CRAIG A. SPICHER, to me known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be their free and deed for the uses and purposes therein expressed.
uses and purposes therein expressed. PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Notary Public
PAMELA R. CHESNUT

My Commission expires:

PAMELA R. CHESNUT
MY COMMISSION # DD 406813
EXPIRES: June 10, 1999
Bonded Thru Notary Public Underwriters

JOINDER AND CONSENT TO DEDICATION:

The undersigned hereby certifies that it is the holder of a mortage lein, or other encumbrance upon the property described hereon and that the under-signed hereby joins in and consents to the dedication of the lands described hereon by the owner thereof, and agrees that it's mortage, lein, or other encumbrance, which is recorded in Offical Record Book 1040, Page 1435-1440, of the Public Records of Hernando County , Florida shall be subordinated to the above dedication.

Signed, Sealed and Delivered in the presence of:

WINN-DIXIE STORES, INC.
JAMES RUFFNER

WITNESS

WITNESS

ACKNOWLEDGEMENT:

STATE OF FLORIDA:
COUNTY OF ~~DUVAL~~ DUVAL

This is to certify, that on this 1ST day of APRIL, 1996, before me, an officer duly authorized to take acknowledgements in the state and county aforesaid, personally appeared JAMES RUFFNER, to me known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be their free and deed for the uses and purposes therein expressed.
uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Notary Public
LAURA E. BAUGHMAN

My Commission expires: _____

RESOLUTION:

Whereas, this plat was on the 5th day of MAY, 1996, submitted to the Board of County Commissioners, Hernando County, Florida, for record and has been approved by said Commission; now therefore be it resolved by the Board of County Commissioners, Hernando County, Florida, that said plat is hereby approved and shall be recorded in the Public Records of this County, and that the dedication of all aforementioned streets, drainage easements, as well as the sewer lift station, and other public places shown thereon is hereby accepted by said Commission for Hernando County and the public generally and shall be binding on all persons thereafter.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Clerk

Chairman

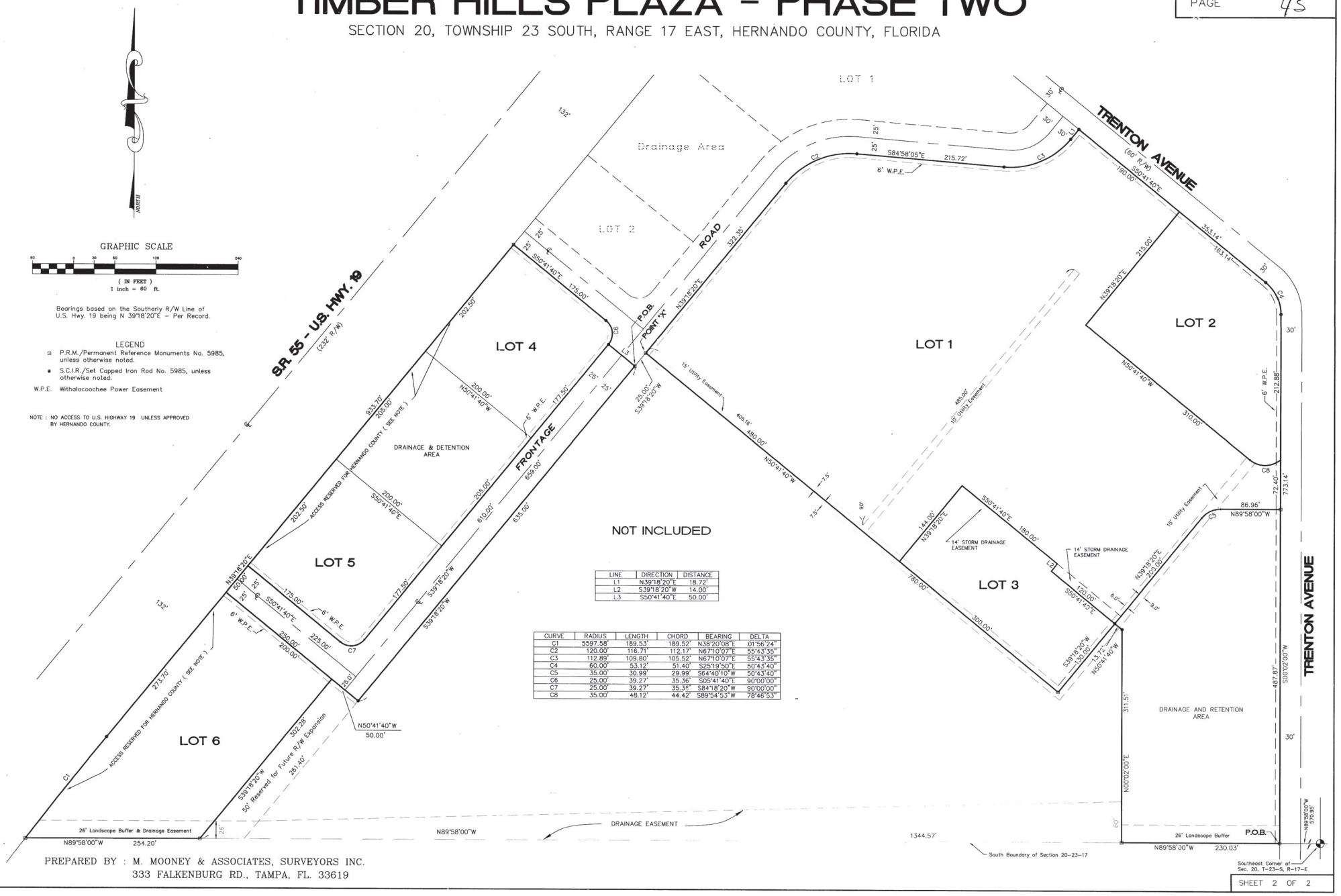
NOTICE : THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET 1 OF 2

TIMBER HILLS PLAZA - PHASE TWO

SECTION 20, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK 29
PAGE 45



LINE	DIRECTION	DISTANCE
L1	N39°18'20"E	18.72'
L2	S39°18'20"W	14.00'
L3	S50°41'40"E	50.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5597.58'	189.53'	189.52'	N38°20'08"E	01°56'24"
C2	120.00'	116.71'	112.17'	N67°10'07"E	55°43'35"
C3	112.89'	109.80'	105.52'	N67°10'07"E	55°43'35"
C4	60.00'	53.12'	51.40'	S25°19'50"E	50°43'40"
C5	35.00'	30.99'	29.99'	S64°40'10"W	50°43'40"
C6	25.00'	39.27'	35.36'	S05°41'40"E	90°00'00"
C7	25.00'	39.27'	35.36'	S84°18'20"W	90°00'00"
C8	35.00'	48.12'	44.42'	S89°54'53"W	78°46'53"

PREPARED BY : M. MOONEY & ASSOCIATES, SURVEYORS INC.
333 FALKENBURG RD., TAMPA, FL. 33619

SHEET 2 OF 2

400

DARYL MAX FORGEY AICP
LAND USE CONSULTANT & EXPERT WITNESS
236 SE 45th Street
Cape Coral FL 33904
max@forgeyplanning.com
239.560.5864

Max Forgey is an experienced land use planner with more than three decades of professional experience and success in administration of local government comprehensive planning strategies, land development and regulatory controls, governmental relations, and public policy communications. Clients include governmental organizations and private property owners. He is the sole proprietor of FORGEY PLANNING LLC, a planning consultancy which provides expert witness services in land use cases and is allied with LAND SMART LLC, a Florida-based consortium of land use professionals which provides a broad range of professional assistance to public and private sector clients.

His professional knowledge encompasses creating and developing community and small-area plans, urban design and architectural standards, land development entitlements, project management, and expert witness testimony. Max has worked on more than 35 cases across 25 Florida counties and municipalities, frequently teaming with some of Florida's most respected land use and administrative lawyers, appearing before local planning agencies, city and county elected bodies, hearing examiners, administrative law judges, and circuit court proceedings.

Max also actively participates in and leads speaking engagements at professional development conferences and symposia through the Promised Lands section of the American Planning Association Florida chapter, with the American Institute of Certified Planners, the Florida Planning and Zoning Association, and other organizations. He is currently collaborating with other planning professionals to craft a continuing education program, provisionally called Urban Planning Institute, to familiarize elected and appointed officials and local government staff with planning law and practice.

Qualifications

- LAND SMART LLC, Managing Member of a Cape Coral, Florida-based consortium
- FORGEY PLANNING LLC. Owner of an urban planning and land-use consulting practice.
- Master of Public Affairs (MPA) in Urban and Regional Planning, Indiana University.
- Member American Institute of Certified Planners (AICP).
- Member Florida Planning and Zoning Association (FPZA).
- Qualified as an expert witness in Lee County Hearing Examiner proceedings.
- Former Planning and Community Development Director in Charlotte County.
- Former Planning Commissioner (LPA), City of Cape Coral, Florida.
- Contract planner for the Town of Kenneth City.

Accomplishments

- Lead author of Kenneth City Evaluation and Appraisal Report (EAR) which was transmitted to the Florida Department of Commerce on October 21, 2024.
- Established FORGEY PLANNING, an urban planning and land use consulting practice.
- Developed a template for auditing the effectiveness of existing local governments comprehensive plans and zoning code for internal consistency of plan policy framework.
- Authored "The Platted Lands Challenge" report for the six-county area of Southwest Florida offering policy guidance for platted, scattered-lot properties.
- Development of implementation strategies which employ automation to create linked mixed media tools for restructuring and updating local government planning and zoning regulations.

Certification

AICP (American Institute of Certified Planners) Certification #051,330 Florida Chapter, APA Member in good standing since 1993. A national professional certification maintained by the American Planning Association. AICPs must first meet educational standards and then pass an examination covering all aspects of professional planning practice, and are expected to maintain their membership through a self-directed program of study that is monitored by the national organization, which includes regular training in law and ethics.

Professional Experience

Forgey Planning Cape Coral, FL

Owner. 2008-present. A solo planning practice concentrating comprehensive planning work for Lee and Sarasota Counties, the City of North Port, the Captiva Community Panel, and the Town of Kenneth City, among others. Developed a template for auditing the effectiveness of existing local governments comprehensive plans which has been applied in Sarasota County and the City of North Port. An expert witness since 2013, working on more than 30 cases in 25 Florida counties and municipalities, appearing before planning commissions, city councils, county commissions, hearing examiners, administrative law judges, and circuit court. Qualified as an expert witness in Lee County Hearing Examiner proceedings and recognized as a lobbyist in Collier County.

Zoning Technologies Cape Coral, FL

President. 2011-2017. A start-up subsection 'S' corporation that specialized in restructuring and updating local government comprehensive plans and developing implementation strategies which employ automation to create linked tools (e.g. application forms, automated worksheets, case reports, and adopting resolutions). The Zoning Technologies expert system prototype products were marketed statewide and were demonstrated at the American Planning Association (APA) national conference in Atlanta in 2014.

Osceola County, Florida Kissimmee, FL

Planning Coordinator. 2005-2008. Authored key elements of the Osceola County Comprehensive Plan and most of the County's 2008 Evaluation and Appraisal Report.

Clay County, Florida Green Cove Springs, FL

Senior Planner. 2003-2005. Authored the county's Interlocal Service Delivery Agreement Report (ISDAR) mandated by the Florida legislature, identifying all service overlaps between and among all local governments within Clay County.

Lake County, Florida Tavares, FL

Planning Director. 2001-2003. Staff liaison to the Environmental Lands Management Advisory Committee, a citizen organization created by the Board of County Commissioners to study the creation of an environmental land program. Recommended policies were ratified in November 2002, when Lake County voters approved a one-third mil assessment for the acquisition of environmental lands.

Southwest Florida Regional Planning Council Fort Myers, FL

Planner. 1997-1998. Reviewed local government plan amendments throughout the six-county area and authored "The Platted Lands Challenge" report.

Charlotte County, Florida Port Charlotte, FL

Community Development Director 1995-1997; *Planning Director 1990-1995.* Early in his tenure, Gulf Development Corporation (GDC), the County's largest land subdivider, declared bankruptcy, shifting responsibility for completion of roads, bridges, drainage works, and utilities, to the public sector and forcing a host of development decisions upon the local government and public agencies. He had three memorable achievements during these seven years:

- Managed the research, preparation, and adoption of the County's Evaluation and Appraisal Report (EAR) and Comprehensive Plan. Aggressively negotiated with the Florida Department of Community Affairs (DCA) to remove the Plan's not-in-compliance finding.

- Led the staff team that rewrote the Charlotte County Comprehensive Plan and was the point person in the successful four-year effort to negotiate a stipulated settlement agreement between the Board of County Commissioners and the Florida Department of Community Affairs to find Charlotte County's Comprehensive Plan in compliance with Florida's Growth Management Act.

- Advocated against the rezoning of 42 parks (illustrated as such on GDC sales maps and the County's Future Land Use Maps) to residential uses. The Company's agents eventually relented on their policy position and donated 41 parcels to the people of Charlotte County.

City of Cape Coral Cape Coral, FL

Deputy Planning Director. 1985-1990. Authored and supervised preparation of key elements of the 1988 Comprehensive Plan (the City's first plan under the 1985 Growth Management Act) and the City's 1989 Land Development Code.

Education

Indiana University Bloomington, IN

Master of Public Affairs (MPA) from the O'Neill School of Public and Environmental Affairs, 1982. Concentration in Urban and Regional Planning.

Bachelor of Arts (BA). 1976. Undergraduate degree in English Literature and History.

Important Cases, Continuing Education, Writing & Teaching

- Subcontracted with Bruce Hoch of New Jersey-based CPG Corplan on the *Economic Development Plan for the City of Cape Coral*. The final report was presented to City Council on January 22, 2025.

- Co-presented a panel "*Sometimes a Word is Worth a Thousand Pictures: Communication Skills for Planners"* with Tony Palermo, AICP, and Doug Kelly, AICP, at FPZA annual conference in Charlotte Harbor, June 5, 2024. His segment "The Rhetoric of Planning" focused on the words that form a persuasive narrative.

- Program chair for APA Florida/ FPZA *"The Perfect Storm Eight Months Out: A Symposium for Professional Planners, Design Professionals, Plan Commissioners & Regular People*" at Charlotte County Event & Conference Center Punta Gorda May 12, 2023.

- Presenting a panel *"Incorporation, Annexation, and Disincorporation"* with Jim Studiale, AICP, and Luke Lirot, Esq. at APA Florida state conference on Orlando September 7, 2022.

- Co-presented a panel *"Legislative and Quasi-judicial: What Every Planner Needs to Know"* with Attorney Andrew Dickman, AICP, at annual conference of Florida Planning and Zoning Association on Captiva Island June 3, 2022.

- Program Chair for "*The Swamp Peddlers"*, an APA Florida/ Florida Planning & Zoning Association symposium conducted on August 6, 2021 in Punta Gorda. Keynote speaker Jason Vuic and other presenters explored the legacy of land sales scams in Southwest Florida on the twentieth anniversary of the General Development Corporation bankruptcy.

- Designed and co-presented *"Land Use 101"*, a seminar for planning commissioners, elected officials, and new planners, hosted by the City of Cape Coral on June 16 and July 14, 2021 with

co-presenters Vince Cautero, AICP, the City's Community Development Director, and Attorney Ralf Brookes.

- Expert witness for client West Villagers for Responsible Government (WV4RG), a citizen organization which challenged the annexation of the 8730-acre non-contiguous West Villages subdivisions into the City of North Port. The City Commission rejected the Villagers' challenge by a unanimous vote, but following appeal presented by attorney Luke Lirot, the Twelfth District overturned the City's order denying petition for contraction in *West Villagers for Responsible Government v. City of North Port.*

- Moderated a panel for law credit at the September 9, 2020 Zoom-facilitated American Planning Association's Florida state conference. Co-presenters were attorneys Karen Consalo, Thomas Hawkins, and Andrew Dickman. "*The Rules are* Very *Different Here: How to Reform Florida's Land Use Decision-making Process"* surveyed the inconsistencies among local governments' handling of land use decision-making and proposed a new Environmental Land Management Study (ELMS) to improve those processes.

- Attended and participated in American Planning Association Florida chapter's 18th annual *Public Policy Workshop* at Florida State University, Tallahassee February 2020.

- Drafted update of Town of *Fort Myers Beach Sign Ordinance* to reflect SCOTUS *Reed v. Gilbert* opinion for Weiler Engineering Fall 2019-Winter 2020.

- Program chair for "*Planners in Peril: Law, Legislation, and Ethics for Design Professionals*," an APA Florida Promised Lands section symposium December 6, 2019 at Bonita Springs City Hall.

- Program chair for "*How High is the Water, Ma?: Rising Sea Level on the Florida Gulf Coast and what we can do about it,*" sponsored by Friends of Boca Grande Community Center, March 22, 2019 at the Boca Grande Community Center Auditorium.

- Member, *Faith Presbyterian Affordable Housing Board*, a not-for-profit corporation which aspires to offer quality housing for low- and moderate-income persons in Cape Coral. Appointed 2018; appointment ended December 2020.

- Received 2018 American Planning Association Florida Chapter, Promised Lands section's first-ever *Wayne Daltry Award for Planning Programs* for developing professional education symposia.

- Prepared *policy audit of Town of Fort Myers Beach Comprehensive Plan* for Weiler Engineering, Summer 2018.

- Program chair for American Planning Association symposium "*Warped Tour '18: Land Use Law for Planners*" March 23, 2018 in Punta Gorda.

- Attended and participated in the hurricane-shortened APA Florida chapter annual conference in Daytona Beach September 4-6, 2017. Led panel with Greg Beliveau, AICP and Jane West Esq. entitled "*How to Build a Better Client*."

- Program chair for Captiva Community Panel/ Florida APA symposium "*Now in* My *Back Yard: Rising Sea Level on Florida's Gulf Coast and what can be done about it*" January 13, 2017 at South Seas Resort on Captiva Island.

- Co-authored article with Karen Consalo, Esq. "*Best Practices for Local Government Land Use Decision-making*" in Summer 2016 edition of *Florida Planning*.

- Speaker at American Planning Association Florida Chapter Annual Conference in Tampa, September 9, 2016. "*A Pre-tirement Guide for Perplexed Planners: Making the Transition to Solo Practitioner*."

- Attended and participated in CLE International's annual *Land Use Law symposium* in Tampa, August 18-19, 2016, and August 6-7, 2015.

- Speaker at University of Central Florida 2016 Public Administration Research Conference April 8, 2016. Topic: "*What's the Big Idea: New Software that Aids Land Use Decisions*."

- Attended and participated in *APA Florida chapter annual conference* in Hollywood, Florida September 10-13, 2015.

- Coordinator and presenter for daylong FAPA-sponsored symposium *"Everything You Ever Wanted to Know about Florida Land Use*" in Cape Coral May 16, 2014.

Jurisdictions - Expert Witness Work

Bonita Springs
Bradenton
Cape Coral (5)
Charlotte County (2)
Collier County (4)
DeSoto County
Fort Myers Beach (4)
Hardee County
Hendry County (C Court)
Hernando County
Highlands County
Hillsborough County (4)
Miramar
Monroe Co (2, incl ALJ)
North Port
Orange County
Ormond Beach
Pasco County (2)
Palm Beach County (ALJ)
Polk County (C court)
Punta Gorda (2)
St. Johns County (4)
Sarasota County
Sumter County

Hillsboro Beach
Lantana
Lee County (8)
Suwannee County
Venice

DARYL MAX FORGEY, AICP
LAND USE PLANNER & EXPERT WITNESS
max@forgeyplanning.com
239.560.5864

April 28, 2025

Hernando County Planning & Zoning Commission
20 North Main Street
Brooksville, FL 34601

SUBJECT: EXPERT REPORT IN SUPPORT OF REZONING PETITION #H-24-82 FOR SPRING HILL PDP (GC) LOCATED AT US 19 AND SPRING HILL DRIVE IN UNINCORPORATED HERNANDO COUNTY FLORIDA

1. PURPOSE OF REPORT

This report, prepared on behalf of Applicant MERIDIEN DEVELOPMENT LLC, 7901 SE Osprey Street, Hobe Sound FL 33455, outlines justifications for approval of Rezoning Application Number H-24-82, which proposes to rezone an eleven-acre (11.0 +/- acre) parcel located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in unincorporated Hernando County. This report will provide the Hernando County Planning & Zoning Commission (P & Z) and the Board of County Commissioners (BOCC) with competent substantial evidence by evaluating the proposed uses and their general consistency with the Hernando County Comprehensive Plan and Land Development Code (LDC) and will propose findings of fact to justify a recommendation of approval by the P & Z at their as-yet unscheduled hearing, and subsequent approval by the BOCC.

2. QUALIFICATIONS AND PROFESSIONAL EXPERIENCE OF EXPERT

The undersigned is a land use planner and expert witness with a Master of Public Affairs (MPA) degree with a concentration in Urban and Regional Planning from the O'Neill School of Public and Environmental Affairs at Indiana University Bloomington. Max Forgey been a member in good standing of the American Institute of Certified Planners (AICP) since 1993. His work in Florida spans more than three decades, serving as both a public sector planner and private

consultant with extensive experience in comprehensive planning, zoning, land development review, and expert witness testimony. A full resume detailing his professional qualifications and career experience is appended to this report.

3. SUBJECT PROPERTY AND APPLICANT'S REQUESTED ACTION

The subject property is currently designated **Residential** on the Future Land Use Map (FLUM), a component of the Hernando County Comprehensive Plan, and is zoned **PDP(SU)-Landscape Buffer**. The subject property comprises approximately 11 acres of unimproved, undeveloped land located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in unincorporated Hernando County, with substantial frontage on US 19 and Spring Hill Drive.

The petitioner is a joint venture between Meridien Development LLC and GPK Holdings LLC, which is also the Contract Purchaser of the 11-acre parcel. The Applicant proposes to rezone the property to allow development of a high-quality, infill commercial center consisting of five buildable commercial lots and one dedicated open space parcel. Uses contemplated include national fast-casual dining, a drive-through coffee shop, and small to mid-sized office and medical tenants. The development will be capped at 24,000 square feet of total building area and shall not exceed a single story.. A separate parcel of approximately 2.5 acres will also be created for the Open Space - Conservation Area which will include an area for a detention pond.

The Applicant seeks deviations to reduce the front yard setback on US 19 from 125 feet to 50 feet, consistent with existing commercial development in the area—and to reduce internal setbacks and buffer widths where necessary to accommodate the subdivision and contemporary retail building footprints.

The site lies predominately within FEMA-designated Flood Zone X, indicating that the property is a minimal flood risk, with a minor portion in Zone AE. Surrounding land uses include major regional retail to the west (Walmart), C-1 and C-2 zoning to the north and south, and residential subdivisions to the east across Pinehurst Drive. The Applicant has conducted Phase I Environmental Survey and a geotechnical survey which have identified no adverse conditions on the property.

4. QUASI JUDICIAL NATURE OF CASE

Application No. H-24-82 is **quasi-judicial** in nature. As a quasi-judicial matter, the application must satisfy a **strict scrutiny** test to ensure adherence to the city's land use policies, emphasizing the importance of procedural fairness and evidence-based decision-making.

In Florida, changes in zoning, as in this situation, must be amended by quasi-judicial procedures. W. Thomas Hawkins, in his magisterial *Land Use Law in Florida* [Routledge, 2021] posits that "Florida courts call as-applied land use actions quasi-judicial, and subjects those decisions to strict scrutiny, a standard which…requires **competent and substantial evidence** and testimony showing that the decision meets applicable requirements of law. Additionally, parties affected by quasi-judicial decisions are entitled to procedural due process protections to which parties affected by legislative decisions are not entitled [pg. 35].

The undersigned and Client Meridien Development LLC intend to present a complete body of competent substantial data and analysis in support of this application for rezoning of the subject property, including a thorough review of the Hernando County Comprehensive Plan, Land Development Code, and other persuasive evidence.

5. CONSISTENCY WITH THE HERNANDO COUNTY COMPREHENSIVE PLAN

Future Land Use Map (FLUM). The FLUM is a component of the Future Land Use Element (FLUE) and is adopted by ordinance. *FLUE Goal 1.04* and its subordinate objectives and strategies identify the FLUM as the guiding mechanism for land use decision making in Hernando County:

> "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. [F.S. 163.3177(6)(a)]"

Although the FLUM shows this parcel as Residential, the following strategies support the notion that commercial use is consistent with the Comprehensive Plan:

Strategy 1.04A(1) states, in part: "… The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the **anticipated future disposition** of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent."

Strategy 1.04A(2) states, in part: "Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities…"

The proposed use is consistent with FLUE Goal 1.04, and with Strategy 1.04A(1) and Strategy 1.04A(2) because it is consistent with the FLUM which is the guiding mechanism for directing future development in unincorporated Hernando County in the rezoning process.

"Residential" FLUM definition. The subject property has a FLUM designation of "Residential" which is addressed in FLUE *Strategy 1.04A(3*), *Objective 1.04B*, and *Strategy 1.04B(1)* which state as follows:

> "*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."
>
> "*Objective 1.04B*: "The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated **ancillary uses** such 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."

While the FLUM designates the subject property as Residential, the Residential FLUM category is not exclusively residential in implementation and specifies that some commercial activities are allowable. The Commercial Category language in *Strategy 1.04B(1)* "recognizes existing commercial use corridors along U.S. Highway 19 The Commercial FLUM designation is the predominate use along Commercial Way/ US 19, and the proposed use would be an extension of the existing neighborhood scale commercial uses along US 19. . . and existing and planned commercial nodes at intersections of arterial and/ or collector roads . . . [t]he 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 commercial designated properties."

"Commercial" FLUM definition. FLUE *Objective 1.04G* defines the "Commercial" FLUM designation that dominates the immediate vicinity of the subject property.

> "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."

FLUE Strategy 1.04G(1) amplifies the intent of the objective:

> "Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations."

FLUE Strategy 1.04G(6) provides decision-making guidance about future commercial development along the US 19 corridor, which is stated here in abridged form:

> The Commercial Category provides for 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…"

The proposed use is consistent with *Objective 1.04G* because it will offer retail, office, and commercial service uses, and may offer other allowable uses subject to locational criteria and performance standards. The proposed use is consistent with FLUE Strategy *1.04G(1)* because it is located at a "major intersections" and "along a major corridor where service to local and regional markets are enhanced by transportation patterns."

Spring Hill Corridor. Future Land Use Element (FLUE) Objective 1.06B provides as follows: "The area along Spring Hill Drive extending from U.S. Highway 19 to Waterfall Drive is identified as the Spring Hill Drive Corridor." This objective and its subordinate strategies explicitly recognize the Spring Hill Corridor as an opportunity for revitalization and infill.

Subordinate *Strategy 1.06B(2)* amplifies this objective with a catalogue of specific implementing actions as follows:

> "Development proposals along the Spring Hill Drive Corridor should consider:
>
> a. building placement that is integral to the street front with parking behind it;
>
> b. mixed commercial and residential uses including mixed-use buildings;
>
> c. shared and reduced parking, and flexible parking placement to enhance multi-modal connections, drainage and public space layouts;
>
> d. pedestrian and bicycle access enhancements to improve connectivity from the neighborhood to Spring Hill Drive;
>
> e. sidewalks, bicycle lanes and pedestrian connectivity along the Corridor;
>
> f. public areas and amenities such as furniture and lighting, coordinated with open space and public transit;
>
> g. transition at street intersections from residential to nonresidential land use character;
>
> h. appropriate architectural standards including building scale,
>
> i. building mass step-down, architectural compatibility and themes."

This strategy, which applies specifically to Spring Hill, supports commercial development that places buildings along the street edge, enhances pedestrian access, improves architectural quality, and transitions sensitively to adjacent residential land uses, as proposed in this application. The proposed uses are consistent the nine Strategy 1.06B(2) criteria.

Centers and Corridors. *GOAL 1.06* – "Centers and Corridors" articulates an overarching vision of the importance of designated corridors, such as Spring Hill, as an opportunity for good planning with these words: "Hernando County will consider identifying Centers and Corridors of economic activity and/or transitioning neighborhoods and uses where increased planning focus and public investment may be prioritized. This planning effort seeks to provide place-making amenities attractive to the workforce, address the negative characteristics associated with aging

neighborhoods, preserve community character in historic and unique neighborhoods and proactively manage land use along major transportation corridors. [F.S. 163.3177(6)(a)9.b]

Objective 1.06A gives specific identifiers of the designated corridors as follows:

> "Centers and Corridors are characterized as having three or more of the following features: **moderate to high land value**, **concentration of workforce**, presence of mixed housing types, concentration of **employment opportunities**, presence of community focal points such as schools or parks, served by public transit, and presence of **goods and services** to meet daily needs.

While a good case could be made that the subject property meets all of the criteria, it certainly qualifies by meeting the four criteria in **boldface** above.

Subordinate *Strategy 1.06(A)2* prescribes the procedural criteria for approving land use changes in the Spring Hill Corridor: "Use of the Planned Development Project (PDP) and master plan process is recommended for designated Centers and Corridors." The application is therefore consistent with FLUE Strategy 1.06(A)2.

6. SITE PLANNING AND ENVIRONMENTAL CONSIDERATIONS & PUBLIC FACILITY IMPACTS

Site planning. The master site plan attached to this application envisions an infill commercial development, with parcels arranged to maximize access, function, and compatibility. Primary ingress and egress are provided from US 19 via two driveways—one full access and one limited to right-in/ right-out movements. A third driveway is proposed on Pinehurst Drive and designed as a ¾ access point, allowing right-in/ right-out and left-in maneuvers while restricting outbound left turns to protect residential traffic flow. The applicant also proposes to offer a sidewalk along Pinehurst to assure safe, convenient pedestrian access and travel.

Internal traffic flow will be facilitated by a shared drive aisle that links all five commercial lots. This layout will support internal connectivity and access management and will also preserve long-term operational flexibility for parcel owners. Parcel lines are platted with cross-access easements to avoid future conflicts and improve coordinated site design.

Setbacks and landscape buffers are provided in accordance with Hernando County Code. The applicant requests modifications where warranted by site geometry or tenant-specific layout needs. The front setback reduction along US 19, for instance, brings buildings closer to the street edge and aligns with neighboring developments, improving visual continuity and pedestrian accessibility. The drive-through uses are placed away from residential edges.

Environmental. The environmental conditions of the site are generally favorable for development. The Applicant has conducted Phase I Environmental Survey and a geotechnical survey which have identified no adverse conditions on the property. Protected species, wetlands, and other environmental features will be further addressed in upcoming reports. The proposed site plan provides meaningful conservation through the reservation of a 2.5-acre open space tract along the northern property boundary.

This open space amenity will serve multiple purposes: it will house the stormwater retention system for the entire development, will provide a wide vegetative buffer between commercial buildings and adjacent single-family homes, and will protect visual and noise separation through thoughtful landscaping. By preserving this area and designing the drainage features in accordance with Southwest Florida Water Management District (SWFWMD) requirements, the project will satisfy environmental obligations while enhancing compatibility with neighboring uses.

Public facility impacts. The proposed development will not adversely impact public facilities and is supported by existing infrastructure. All necessary utilities—water, sewer, and stormwater—are available at the site frontage. A 12-inch water main along US 19, an 8-inch water main on Pinehurst Drive, and a 10-inch force main serve the property and will be extended internally to each parcel. Stormwater will be captured and treated in accordance with County and SWFWMD criteria via a centrally located retention facility. This system has been sized and designed as part of the PDP master plan and can accommodate the full build-out scenario of the project. Traffic generation from the development is within acceptable thresholds for an urban infill site served by two arterials. All driveways have been conceptually reviewed by FDOT and the County and include improvements such as turn lanes and tapering as required. There are no projected impacts on school capacity, parks, or emergency services. Solid waste and fire access will be provided through the shared internal drive system and existing County systems.

7. COMPATIBILITY WITH NEIGHBORING USES

Florida Statutes define "compatibility" as follows: "(9) 'Compatibility' means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." [Ch. 163.3164(9)]. The proposed land use pattern—i.e. conventional uses along two existing commercial corridors—would constitute a continuation of the conventional commercial and professional business patterns that already exist. There will be no drastic intensification of use which might happen if, say, multi-story commercial activities were imposed on the edge of single-story residential or commercial uses, or big box operations with

outdoor storage were introduced in close proximity to small-lot commercial or professional uses. Coexistence with neighboring uses over time is assured in this situation. This application assures compatibility via site planning techniques, including 2.5 acres of preserved open space buffering residential uses to the north and placement of traffic-generating activities away from residential boundaries. The proposed uses are entirely compatible with existing and anticipated uses, as compatibility is defined in Florida Statutes, and it is entirely reasonable to assume that they will continue to be in the future. The proposed use therefore meets the test established in Ch. 163.3164(9).

8. CONSISTENCY WITH LAND DEVELOPMENT CODE

The proposed **PDP(GC) zoning** satisfies both the general and specific criteria for commercial planned developments per Hernando County's Land Development Code.

- **Setbacks and Buffers** (Appendix A, Article VIII): The proposed 50-foot setback along US 19 is consistent with PDP(GC) standards where design alternatives are permitted through the PDP master planning process. Variances for menu boards and interior buffers are minimal and mitigated by distance, design, and retained vegetation.

- **Compatibility and Mitigation** (§163.3164(9), F.S.): See paragraph 7, above.

- **Design Standards** (Code Article III): The architecture and signage proposed meet Hernando County's Commercial Design Standards, which promote a consistent visual identity, scale, and materials palette in harmony with the streetscape.

- **Traffic & Access** (LDC and FDOT Coordination): All access points connect directly to arterial roads (US 19 and Spring Hill Drive), consistent with LDC requirements. The site exceeds the standard of two independent vehicular access points and minimizes conflict with adjacent residential streets.

- **Pedestrian and Multi-Modal Standards**: The internal circulation plan promotes connectivity and walkability across parcels, consistent with LDC expectations and Comp Plan directives for Centers and Corridors.

- **Intensity and Massing**: At 24,000 sq ft on 11 acres, the project's floor area ratio (FAR) is approximately 0.05—well below thresholds for intensity concerns. Height will be capped at one story, buffered, and stepped back from residential zones. Massing is broken up across multiple pads, which ensures visual rhythm and reduces scale impact.

This analysis demonstrates that the application is not only consistent with the Comprehensive Plan and Land Development Code, but also purposefully designed to withstand scrutiny related to compatibility, intensity, and infrastructure adequacy. These are the common areas of challenge in quasi-judicial proceedings, and the proposed plan includes ample mitigation and design response to meet—and exceed—those standards.

9. RECOMMENDED FINDINGS OF FACT JUSTIFYING APPROVAL OF APPLICATION

Based upon the competent substantial data and analysis presented in this expert report and in the testimony presented by and on behalf of Meridien Development LLC, the Hernando County Board should approve this proposed rezoning based upon the following findings of fact:

Finding 1: **Consistency with the Comprehensive Plan.** The application as proposed is consistent with Goal 1.04, Strategies 1.04(A)1 and 1.04(A)2. The subject property is designated "Residential" on the Future Land Use Map of the Hernando County Comprehensive Plan. The proposed PDP(GC) zoning is specifically consistent with FLUE Strategy 1.04A(3), Objective 1.04B, and Strategy 1.04B(1); Objective 1.04G and Strategy 1.04G(1); Objective 1.06B and Strategy 1.06B (2); Objective 1.06A and Strategy 1.06A(2).

Finding 2: Supports Infill Development Principles. The project constitutes an infill commercial development by utilizing existing infrastructure and providing accessible services within a designated commercial corridor. This approach promotes efficient land use and avoids sprawl.

Finding 3: Compliance with Hernando County Land Development Regulations. The application complies with Appendix A of the Hernando County Code (Zoning) and Article VIII (Planned Development Projects), including submission of a master plan, narrative, site circulation plan, and request for limited and justified variances.

Finding 4: Compatibility with Adjacent Development. The project is compatible with existing development along US 19 and Spring Hill Drive. The proposed uses (fast food, coffee shop, medical office, etc.) align with nearby commercial uses and are buffered appropriately from

adjacent residential zoning districts, satisfying the compatibility standard under Florida Statutes §163.3164(9).

Finding 5: Adequate Infrastructure and Public Services. The project will be served by existing water and sewer infrastructure and complies with SWFWMD stormwater management requirements. Transportation impacts have been mitigated through the design of access points and turning lanes approved by FDOT. No impacts are anticipated to school, park, or emergency services.

Finding 6: Variance Requests Are Justified and Minor in Nature. Requested deviations to setbacks and buffer spacing are modest, typical of PDPs, and necessary to accommodate modern commercial building formats. These deviations do not compromise compatibility or performance standards.

Finding 7: Public Purpose and Community Benefit. The proposed development introduces needed commercial services, promotes walkable access, and improves visual and functional aspects of a long-vacant site. It supports the local economy, employment, and tax base while aligning with the stated intentions of the Comprehensive Plan.

Finding 8: Conforms to Legal Requirements of Quasi-Judicial Proceedings. This application meets the evidentiary burden of competent substantial evidence required for quasi-judicial proceedings under Florida law. Testimony and exhibits provided by the applicant, including this expert report, provide a factual basis for approval by the LPA and Board of County Commissioners.

Respectfully,

Max Forgey, AICP
Certification #051,330

Attachments: Resume of Daryl Max Forgey, Expert Witness Documentation

cc: Mark Keschl
James Conroy
Kyle Benda, Esq.
Tom Slaughter
Jordan Hester

US 19 and Spring Hill Dr.
Hernando County, FL

Environmental Report

July 28, 2025

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US 19 AND SPRING HILL DR.
ENVIRONMENTAL REPORT
JULY 28, 2025

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A Photograph Log

1.0 INTRODUCTION

This report provides the results of the environmental assessment performed by Naylor Environmental Solutions LLC for the approximately 11-acre site located at the intersection of US 19 and Spring Hill Dr., Spring Hill, Hernando County, FL (Parcel ID #: R32 323 17 5010 00A0 0000). See Figure 1 – Location and Figure 2 – Aerial.

The purpose of the assessment was to review the project area for protected species, their habitat, and wetlands and other surface waters. Four (4) wetlands and two (2) other surface water ditches were identified onsite. The is also an offsite roadside surface water ditch located along US 19. No listed or protected species were observed. Evidence of an active homeless encampment including mattresses, household items, and clothing are scattered throughout the site. Details regarding survey methodology, existing conditions, and permitting requirements are below.

2.0 METHODOLOGY

Desktop research was conducted to determine the potential for presence of state and federal protected species and their habitat, and wetlands and other surface waters on the project site. The following resources were reviewed:

- Florida Fish and Wildlife Conservation Commission (FWC) Florida's Endangered Species, Threatened Species, and Species of Special Concern List
- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix
- U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC)
- Audubon's EagleWatch Nest Map
- FWC Wood Stork Nesting Colony and Core Foraging Area
- Florida's Water Bird Colony Locator Map
- USDA Natural Resources Conservation Service (NRCS) Soils Data
- Florida Land Use Cover and Forms Classification System (FLUCFCS)
- Historical Aerials
- Hernando County Property Appraiser records and maps

Biologists from Naylor Environmental Solutions (NES) conducted a field visit on May 8, 2025, to evaluate the site for protected species and their habitat and for wetland and surface waters. A general pedestrian survey for protected species included recording direct signs of protected species as well as indirect signs including burrows, feeding trails, nesting cavities, habitat, and other refugia. The protected species review was conducted using guidance from Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Services (USFWS) for general protected species surveys. The gopher tortoise survey was conducted following FWC Gopher Tortoise Permitting Guidelines, Methods for Burrow Survey. Assessment of wetlands and surface waters was conducted according to Chapter 62-340 F.A.C. Delineation of the Landward Extent of Wetlands and Surface Waters and the USACE 1987 Wetland Delineation Manual and Regional Supplement.

3.0 EXISTING CONDITIONS

3.1 Soils and Topography

The U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) soils data show three (3) soil type onsite: Anclote Fine Sand, 0 to 2 Percent Slopes, Ponded (2),

Basinger Fine Sand, 0 to 2 Percent Slopes (9), which are classified as hydric according to the Hydric Soils of Florida Handbook and Candler Fine Sand, 0 to 5 Percent Slopes (14) which is classified non-hydric however can have hydric inclusions. See Figure 3 – NRCS Soils. The topography onsite is relatively flat across the site, with the lower elevations mostly coinciding with mapped wetlands. See Figure 4 – USGS Topography.

3.2 Habitat

Based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS), the property contains two (2) main land uses – Longleaf Pine – Xeric Oak (4120) and Mixed Wetland Hardwood (6170). A detailed description of habitats found onsite is below. Please see Figure 5 – FLUCFCS. See Attachment A – Photograph Log.

Wetlands / Other Surface Waters

Four (4) wetlands and two (2) others surface water ditches were identified onsite. Wetland 1 (approximately 0.70-acres) and Wetland 3 (approximately 0.27-acres) are centrally located forested systems with hydrological connections offsite. Wetland 4 (approximately 0.05-acre onsite) in the northeast portion of the site continues offsite to the north. Wetlands 1, 3, and 4 contain similar species composition with a canopy dominated by red maple (*Acer rubrum*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), sweet bay (*Persea palustris*), sweetbay magnolia (*Magnolia virginiana*). The understory consisted predominantly of royal fern (*Osmunda regalis*), maidencane (*Panicum hemitomon*), and limited maiden fern (*Thylepteris spp.*). High density of poison ivy (*Toxicodendron radicans*) and (*Smilax carolinana*) were present throughout the wetlands.

Wetland 2 is an approximately 0.57-acre isolated wetland located in the southwest portion of the site. Dominant species include red maple (*Acer rubrum*), sweetbay magnolia (*Magnolia virginiana*) and slash pine (*Pinus elliottii*) in the canopy with maidencane (*Panicum hemitomon*) duck potato (*Sagittaria latifolia*), and saltbush (*Baccharis halimifolia*) in the shrub-stratum understory. See Figure 6 – Wetland and Other Surface Waters.

Other Surface Water 1 is man-made; upland excavated and extends south of Wetland 1. It connects to a drainage feature for the neighborhood to the west. OSW 3 is also man-made; upland excavated and extends west of Wetland 3. There is also an offsite roadside ditch located along US 19.

Other than Wetland 4, all wetlands and surface waters onsite appear to have been formed out of uplands due to land alterations including ditching and berming over the last 75 years which has altered onsite hydrology.

Uplands

The uplands onsite are predominately xeric forested habitat dominated by long leaf pine (*Pinus palustris*), slash pine (*Pinus elliottii*) and live oak (*Quercus virginiana*) in the canopy. The shrub stratum includes saw palmetto (*Serenoa repens*), beauty berry (*Callicarpa americana*), and cherry laurel (*Prunus laurocerasus*) with sparse groundcover of bahia grass (*Paspalum notatum*) present. Significant evidence of an active homeless encampment (trash/tents) is present.

3.3 Protected Species

Desktop research indicated the potential for twelve (12) protected species to utilize the project habitat for foraging, nesting, and/or breeding and were therefore further evaluated for presence onsite:

Table 1. Protected Species with Potential to Occur Onsite

Common Name	Scientific Name	Status	Probability
Gopher Tortoise	*Gopherus polyphemus*	State Threatened	Low
Eastern Indigo Snake	*Drymarchon couperi*	Federal Threatened	Low
Florida Sandhill Crane	*Antigone canadensis pratensis*	State Threatened	Low
Wood Stork	*Mycteria americana*	Federal Threatened	Low
Bald Eagle	*Haliaeetus leucocephalus*	Bald and Golden Eagle Protection Act	Low
Florida Burrowing Owl	*Athene cunicularia floridana*	State Threatened	Low
Florida Scrub-jay	*Aphelocoma coerulescens*	Federal Threatened	Low
Eastern Black Rail	*Leterallus jamaicensis ssp. jamaicensis*	Federal Threatened	Low
Everglade Snail Kite	*Rostrhamus sociabilis plumbeus*	Federal Endangered	Low
Tricolored Bat	*Perimyotis sublavus*	Proposed Endangered	Low
Tricolored Heron	*Egretta tricolor*	State Threatened	Low
Little Blue Heron	*Egretta caerulea*	State Threatened	Low

A general pedestrian survey was conducted to evaluate the potential for presence of the above protected species. Direct and indirect observations of protected species were recorded including vocalizations, tracks, nests, etc. No protected species were observed onsite; however potential gopher tortoise habitat is present. The information below details the findings from the desktop and site surveys per species.

Gopher Tortoise (*Gopherus polyphemus*)
Gopher tortoises prefer well-drained, sandy soil habitats. Although the general pedestrian survey resulted in no direct or indirect observations of gopher tortoises or their burrows within or adjacent to the project site, suitable gopher tortoise habitat is present. A 100% burrow survey no more than 90 days prior to construction is recommended to confirm gopher tortoises do not relocate to the property. An FWC permit may also be required to allow for the excavation of any identified onsite burrows and the relocation of gopher tortoises to an offsite recipient area.

Eastern Indigo Snake (*Drymarchon couperi*)
The Eastern Indigo Snake (EIS) requires tracts of continual habitat and tends to rely on commensal relationships with gopher tortoises and their burrows for shelters. No direct observations of the Eastern Indigo Snake were made during the protected species surveys. There were also no direct observations of gopher tortoise burrows or other characteristics typical for Eastern indigo snakes onsite; however, the project parcel and adjacent properties provide suitable habitat. Although the likelihood is low for the presence of the Eastern indigo snake (EIS), during construction, the USFWS's "*Standard Protection Measures for the Eastern Indigo Snake*" can be implemented which include distribution of USFWS approved materials, posting signage, and allowing the snake to vacate the area if observed during construction. Assuming the USFWS's

guidance on EIS is administered during construction activities, the determination is that the project is not likely to adversely affect EIS's and formal consultation with USFWS will not be required.

Florida Sandhill Crane (*Grus canadensis pratensis*)
The Florida Sandhill Crane is protected under the U.S. Migratory Bird Treaty Act and listed as a State Threatened species. No sandhill cranes were observed during the site visit and no nests were identified onsite or immediately offsite. Although the wetland consists of freshwater habitat, the wetlands are forested and do not provide the proper nesting structure. Additionally, the proper nesting habitat does not appear to exist within immediate proximity to the site and, therefore, additional consultation with regulatory agencies is not anticipated.

Wood Stork (*Mycteria americana*)
No wood storks were observed during the site visit. Based on the Florida Nesting Colonies and Core Foraging Areas database, the project is located within a wood stork core foraging area. The closest colony (Embassy – Shoppers Way) is approximately 12.43 miles southwest of the project site. No wood storks were observed onsite, and suitable foraging habitat (SFH) is not present onsite. SFH is defined as relatively open water at a depth between 2 to 15 inches. Impact on this species is not anticipated.

Bald Eagle (*Haliaeetus leucocephalus*)
The bald eagle remains protected under the Bald and Golden Eagle Protection Act and therefore a review of the Audubon EagleWatch Nest Map was performed. There are no documented bald eagle nests on or adjacent to the project area and no bald eagles or their nests were observed during the site visit. The closest active nest (HN030) is located approximately 0.9 miles northeast of the site. Since the recorded nest is located outside the 660 ft buffer requirement and no nests were observed onsite, no coordination is needed regarding bald eagles.

Florida burrowing owl (*Athene cunicularia floridana*)
No Florida burrowing owls, or their burrows were observed during the protected species surveys onsite. It is not anticipated that the Florida burrowing owl is present onsite; therefore, no effect to this species is anticipated.

USFWS Consultation Areas - Florida Scrub-jay *(Aphelocoma coerulescens)*
The project site is located within the Florida Scrub-Jay Consultation Area, a species which is listed as threatened by the USFWS. However, no Florida scrub-jays were observed onsite, and appropriate habitat is limited onsite. It is not anticipated that a formal survey or consultation with USFWS would be required.

Eastern Black Rail (*Laterallus jamaicensis ssp. jamaicensis)*
The eastern black rail is most commonly found in salt and brackish waters with dense vegetation for nesting and foraging such as tall grasses, sedges and rushes. Utilization becomes much less likely when shrubs are within the wetland. Habitat for the Eastern black rail does not exist onsite. There is low likelihood it would utilize the site.

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus)*
Everglade snail kite habitat consists of freshwater marshes and shallow vegetated edges of lakes where apple snails can be found. Habitat for the snail kite does not exist onsite therefore, no effect to the snail kite is anticipated.

Tricolored Bat (*Perimyotis subflavus*)
The tricolored bat is a proposed endangered species. The USFWS has proposed a draft rule to list as endangered. Proposed endangered species are not protected by the take prohibitions of Section 9 of the Endangered Species Act (ESA) until the rule to list is finalized. Until the rule is finalized, there is no regulatory requirement to address this species.

Tricolored Heron (*Egretta tricolor)* and Little Blue Heron (*Egretta caerulea)*
According to the FWC Water Bird Colony locator and database, there are no known water bird colonies located onsite or in proximity. No wading bird rookeries or nests are known or were identified on or near the subject property. Development of the site is not likely to adversely affect any wading bird populations.

4.0 PERMITTING REQUIREMENTS

4.1 Habitat

Impacts to Wetlands 1,2, 3, and 4 fall under the jurisdiction of the Southwest Florida Water Management District (SWFWMD). Impacts to wetlands require demonstration of elimination and reduction of wetland impact through design modifications and mitigation where wetland impacts are unavoidable. An Environmental Resource Permit (ERP) will be required from SWFWMD for any wetland impacts associated with the project. SWFWMD enforces a 15-foot minimum, average of 25-foot buffer from wetlands to remain. SWFWMD will also require that the wetlands and other surface waters be verified via a Formal Determination of the Landward Extent of Wetlands or Surface Waters or informally during the ERP process.

The U.S. Army Corps of Engineers (USACE) only requires a permit for impacts to WOTUS. According to the Federal Register, Waters of the U.S. (WOTUS) extends only to those wetlands with a continuous surface connection to bodies that are WOTUS (such as navigable waters, tributaries, etc.). Wetlands 1, 2, 3, and 4 have no surface connection to traditionally navigable waterways; therefore, they are not considered Waters of the U.S. (WOTUS) and USACE permitting is not required.

4.2 Protected Species

No protected species were determined to be located onsite, and no protected species are anticipated to be affected by the project, therefore there are no permitting requirements associated with protected species. Based on current observations onsite, no permitting is required from FWC or USFWS for protected species. It is recommended that USFWS's *Standard Protection Measures for the Eastern Indigo Snake* are implemented during construction.

4.3 Mitigation

Wetland mitigation will be required for direct or secondary impacts to the wetlands located onsite. The project site is located within the service area of several mitigation banks including the Nature Coast, Old Florida, and Upper Coastal Mitigation Bank.

5.0 SUMMARY

Assessment of wetlands and surface waters was conducted at the project site according to Chapter 62-340 F.A.C. Delineation of the Landward Extent of Wetlands and Surface Waters and the USACE 1987 Wetland Delineation Manual and Regional Supplement. Three wetlands (3) and two (2) other surface waters were identified onsite. An offsite roadside ditch is located along US

19. An ERP from SWFWMD will be required for wetland impacts. Mitigation bank credits are available to compensate for impacts.

The protected species and gopher tortoise survey conducted at the subject site was performed using guidance from FWC and USFWS for general pedestrian surveys and FWC Gopher Tortoise Permitting Guidelines, Methods for Burrow Surveys. No protected species were identified however potential gopher tortoise habitat is present onsite. A 100% gopher tortoise burrow survey is recommended 90 days prior to construction. It is recommended that USFWS's "*Standard Protection Measures for the Eastern Indigo Snake*" be implemented during construction.

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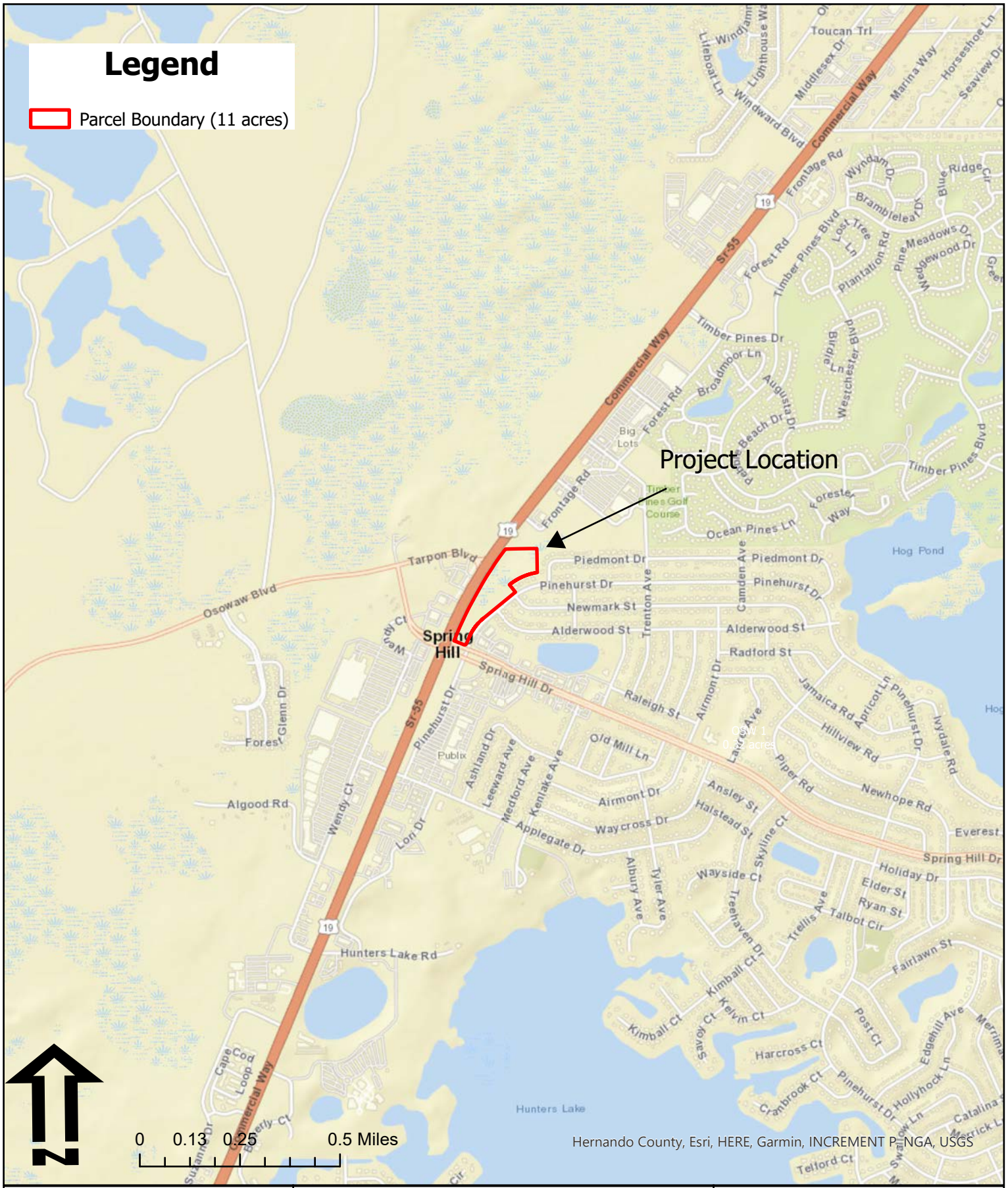
NAYLOR ENVIRONMENTAL SOLUTIONS LLC

ABBEY NAYLOR
PRINCIPAL ECOLOGIST

FIGURES



Prepared by:

NAYLOR LLC ENVIRONMENTAL SOLUTIONS

Figure 1. Location
US 19 & Spring Hill Drive
Parcel ID: R32 323 17 5010 00A0 0000
Hernando County, FL

Source: Aerial (ESRI); Property Boundary (Hernando County);
Creation Date: 06/30/25
Author: A. Naylor

Prepared for:

Meridien Development, LLC
7901 SE Osprey St.
Hobe Sound, FL 33488

Prepared by:

NAYLOR LLC ENVIRONMENTAL SOLUTIONS

Figure 2. Aerial
US 19 & Spring Hill Drive
Parcel ID: R32 323 17 5010 00A0 0000
Hernando County, FL

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Creation Date: 06/30/25
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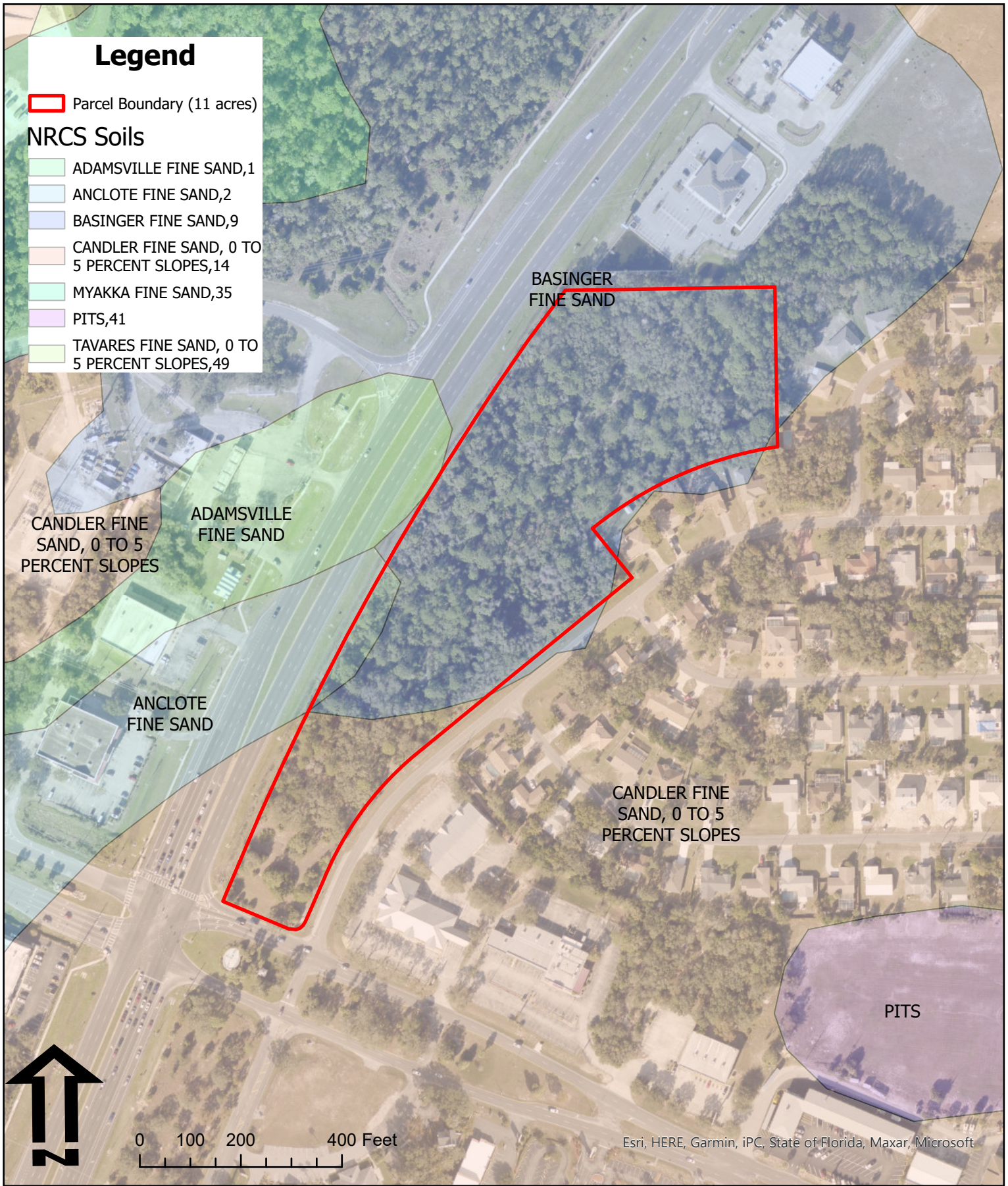

Prepared by:

NAYLOR LLC ENVIRONMENTAL SOLUTIONS

Figure 3. NRCS Soils
US 19 & Spring Hill Drive
Parcel ID: R32 323 17 5010 00A0 0000
Hernando County, FL

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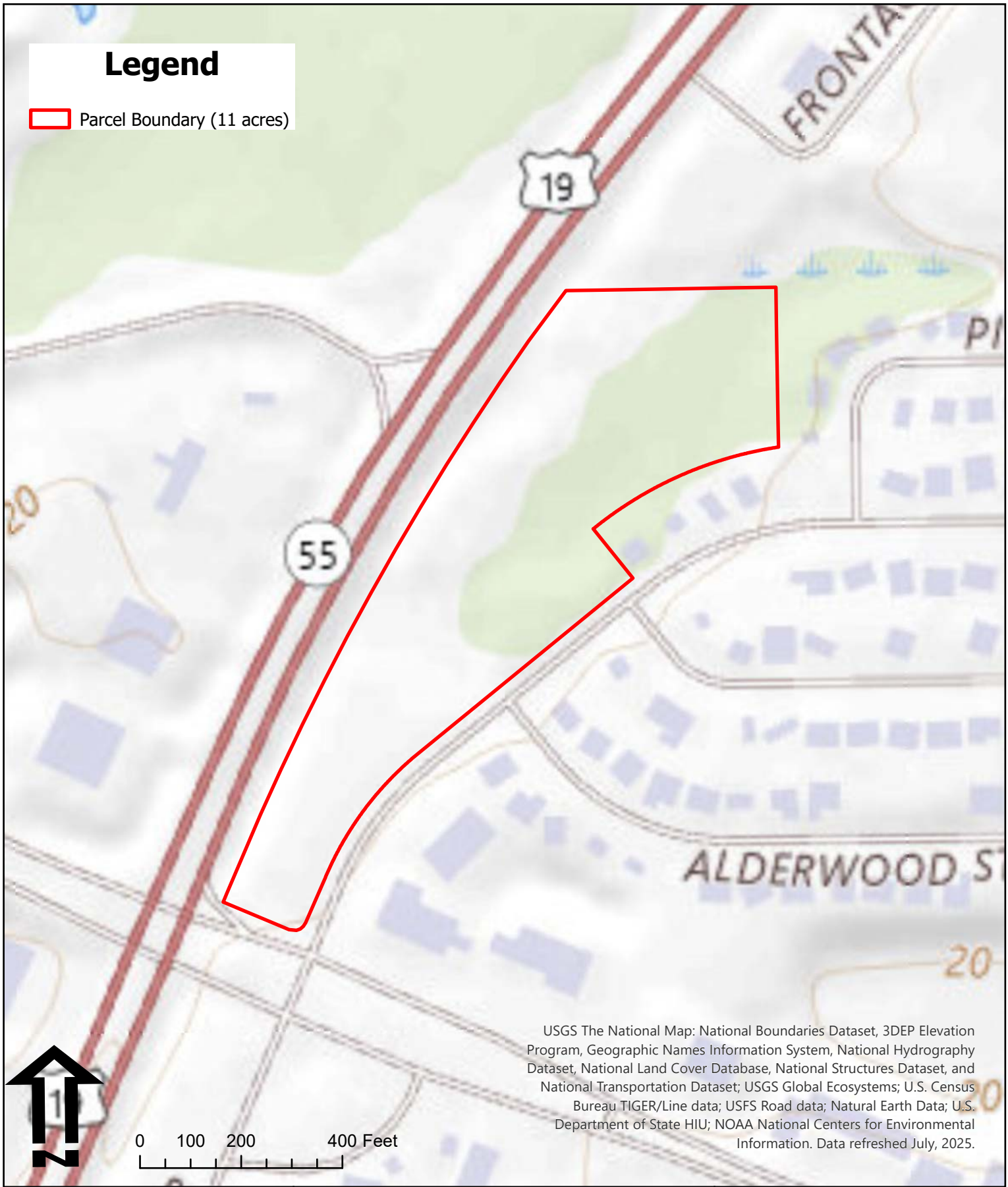

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National Centers for Environmental Information. Data refreshed July, 2025.

Prepared by:

NAYLOR LLC ENVIRONMENTAL SOLUTIONS

Figure 4. USGS Topography
US 19 & Spring Hill Drive
Parcel ID: R32 323 17 5010 00A0 0000
Hernando County, FL

Source: Aerial (ESRI); Property Boundary (Hernando County);
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Meridien Development, LLC
7901 SE Osprey St.
Hobe Sound, FL 33488

Prepared by:

NAYLOR LLC ENVIRONMENTAL SOLUTIONS

Figure 5. FLUCFCS
US 19 & Spring Hill Drive
Parcel ID: R32 323 17 5010 00A0 0000
Hernando County, FL

Source: Aerial (ESRI); Property Boundary (Hernando County);
Creation Date: 06/30/25
Author: A. Naylor

Prepared for:

Meridien Development, LLC
7901 SE Osprey St.
Hobe Sound, FL 33488

Prepared by:

NAYLOR LLC ENVIRONMENTAL SOLUTIONS

Figure 6. Wetlands and Other Surface Waters
US 19 & Spring Hill Drive
Parcel ID: R32 323 17 5010 00A0 0000
Hernando County, FL

Source: Aerial (ESRI); Property Boundary (Hernando County);
Creation Date: 06/30/25
Author: A. Naylor

Prepared for:

Meridien Development, LLC
7901 SE Osprey St.
Hobe Sound, FL 33488

ATTACHMENT A

PHOTOGRAPH LOG

Wetland 3 representative of onsite wetlands

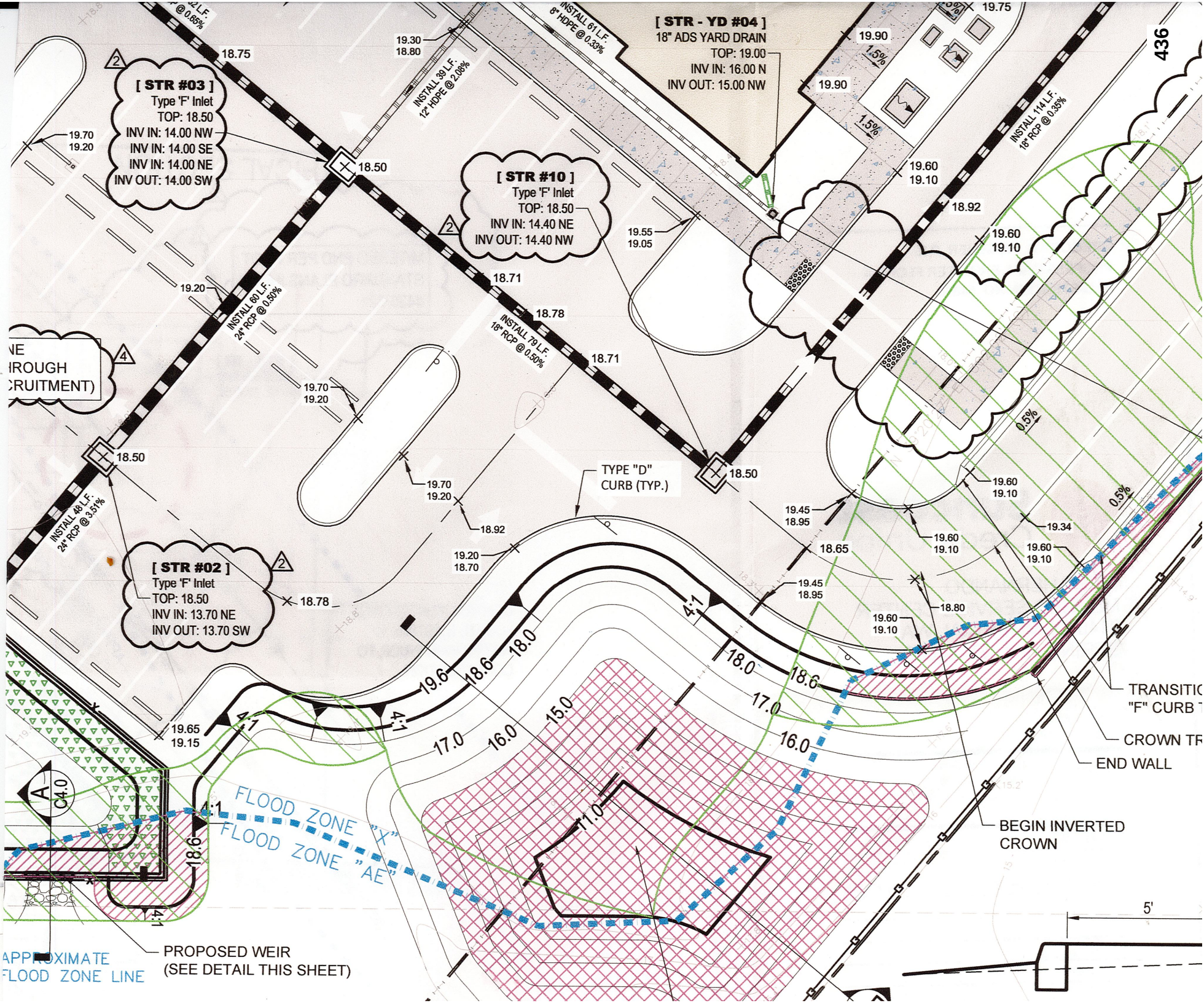
OSW 1 facing east

OSW 2 extending east from OSW 3

Oak and cherry laurel dominated upland

Xeric upland dominated by long leaf pine

1974 - uplands dominated the site


[STR #03]
Type 'F' Inlet
TOP: 18.50
INV IN: 14.00 NW
INV IN: 14.00 SE
INV IN: 14.00 NE
INV OUT: 14.00 SW
[STR #10]
Type 'F' Inlet
TOP: 18.50
INV IN: 14.40 NE
INV OUT: 14.40 NW
[STR #02]
Type 'F' Inlet
TOP: 18.50
INV IN: 13.70 NE
INV OUT: 13.70 SW
[STR - YD #04]
18" ADS YARD DRAIN
TOP: 19.00
INV IN: 16.00 N
INV OUT: 15.00 NW
INSTALL 61 L.F. 8" HDPE @ 0.33%
INSTALL 39 L.F. 12" HDPE @ 2.08%
INSTALL 60 L.F. 24" RCP @ 0.50%
INSTALL 48 L.F. 24" RCP @ 3.51%
INSTALL 79 L.F. 18" RCP @ 0.50%
INSTALL 114 L.F. 18" RCP @ 0.35%
TYPE "D" CURB (TYP.)
FLOOD ZONE "X"
FLOOD ZONE "AE"
APPROXIMATE FLOOD ZONE LINE
PROPOSED WEIR (SEE DETAIL THIS SHEET)
BEGIN INVERTED CROWN
END WALL
436

TRANSPORTATION ANALYSIS

US 19 and Spring Hill Drive - NEC

Prepared for:

Meridien Development LLC

Palm Traffic
Engineering + Planning

Transportation Analysis

US 19 and Spring Hill Drive - NEC

Revised September 2025
Revised August 2025
Revised July 2025
December 2024

Prepared for:
Meridien Development LLC

Prepared by:
Palm Traffic
4006 South MacDill Avenue
Tampa, FL 33611
Ph: (813) 296-2595

Project No. T24091

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2025.09.10 16:17:19 -04'00'

Vicki L. Castro, P.E.
P.E. No. 47128

This item has been digitally signed and sealed by Vicki L Castro 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.

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FDOT Design Manual 212-1

FDOT Generalized Service Volume Tables

INTRODUCTION

The purpose of this report is to provide the Transportation Analysis for the proposed development of the property located east of US 19 and north of Spring Hill Drive in Hernando County, Florida, as shown in Figure 1.

PROJECT DESCRIPTION

The property is currently vacant. The proposed project will consist of the following uses:

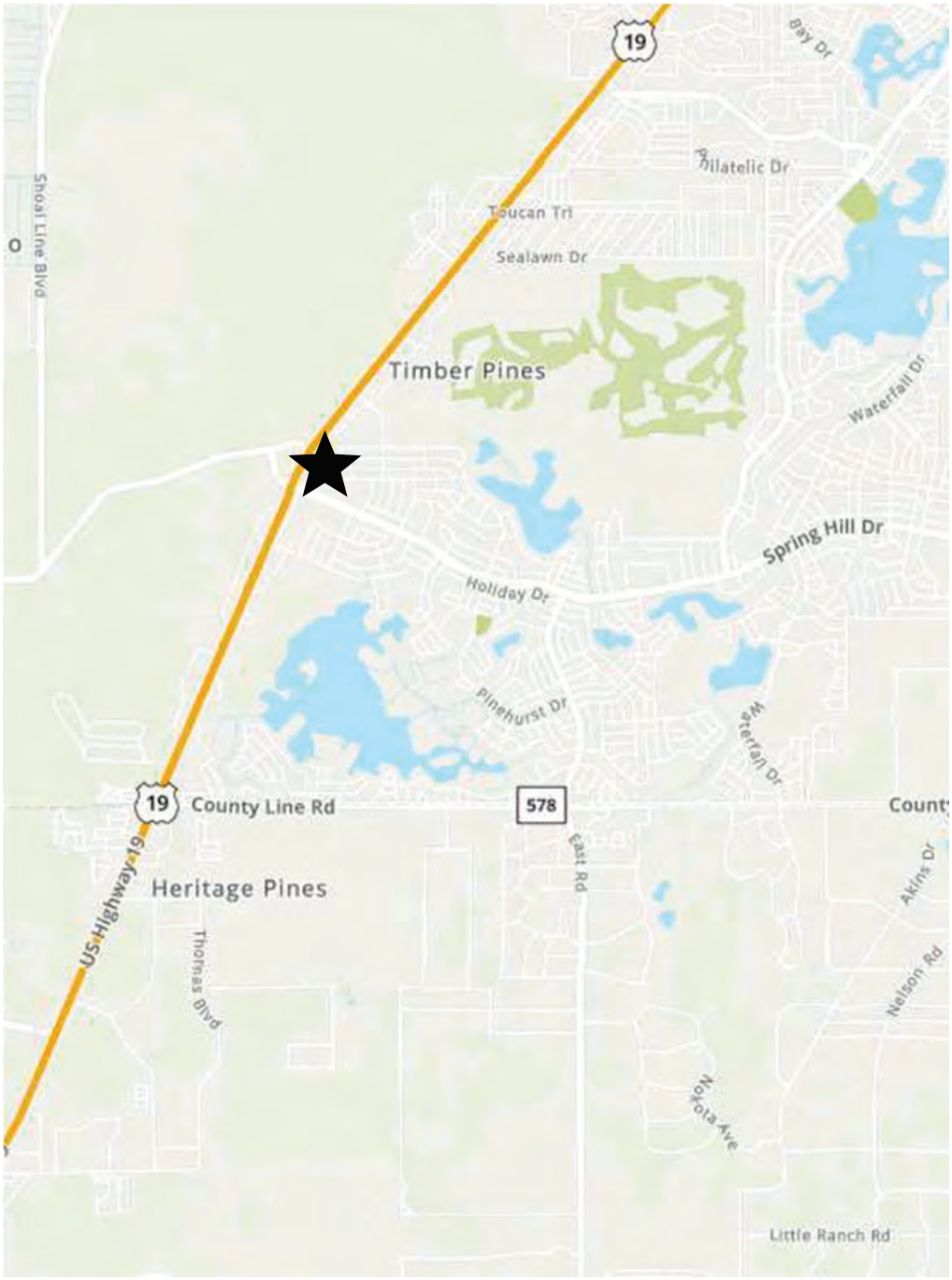
- 3 bay Quick Lube
- 3,000 square foot Coffee Shop with drive-through
- 5,500 square foot Fast Food Restaurant with Drive-Through
- 3,600 square foot Fast Food Restaurant with Drive-Through
- 3,500 square foot Medical Office.

The access for the project are proposed to be as follows.

- One (1) right-in/right-out access to US 19
- One (1) left-in/left-out/right-in/right-out access to US 19
- Connection to the frontage road to the north.

A conceptual site plan is included in the Appendix of this report.

Figure 1. Project Location



ESTIMATED DAILY PROJECT TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of OTISS which utilizes the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021, as its database. Based on these trip rates, it is estimated that the proposed project will attract approximately 6,101 daily trip ends, as shown in Table 1.

Studies contained in the ITE Trip Generation, 11th Edition, indicate that a percentage of the project trips already exist on the adjacent roadways - passerby capture. Therefore, the new daily trip ends attracted to the proposed project would be 3,172 trip ends, as shown in Table 1.

ESTIMATED AM PROJECT TRAFFIC

Again, based on data contained in the ITE Trip Generation, 11th Edition, the proposed project would attract approximately 685 trip ends during the AM peak hour with 354 inbound and 331 outbound, as shown in Table 2.

As previously stated, studies contained in the ITE Trip Generation, 11th Edition, indicate that a percentage of the project trips already exist on the adjacent roadways - passerby capture. Therefore, the new AM peak hour trip ends attracted to the proposed project would be 352 trip ends with 184 inbound and 168 outbound, as shown in Table 2.

ESTIMATED PM PROJECT TRAFFIC

Again, based on data contained in the ITE Trip Generation, 11th Edition, the proposed project would attract approximately 444 trip ends during the PM peak hour with 227 inbound and 217 outbound, as shown in Table 3.

As previously stated, studies contained in the ITE Trip Generation, 11th Edition, indicate that a percentage of the projects trips already exist on the adjacent roadways - passerby capture. Therefore, the new PM peak hour trip ends attracted to the proposed project would be 215 trip ends with 109 inbound and 106 outbound, as shown in Table 3.

Table 1. Estimated Daily Project Traffic

Land Use	ITE LUC	Size	Daily Trip Ends (1)	Passerby Capture (1)	New Daily Trip Ends
Quick Lube	941	3 Bays	120	0	120
Coffee Shop w/ DT	937	3,000 SF	1,601	801	800
Fast Food Restaurant w DT	934	5,500 SF	2,571	1,286	1,285
Fast Food Restaurant w DT	934	3,600 SF	1,683	842	841
Medical Office	720	3,500 SF	126	0	126
		Total	6,101	2,929	3,172

(1) Source: ITE Trip Generation, 11th Edition, 2021.

Table 2. AM Peak Hour Project Traffic

Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Capture (1)			New AM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Quick Lube	941	3 Bays	6	3	9	0	0	0	6	3	9
Coffee Shop w/ DT	937	3,000 SF	132	126	258	66	63	129	66	63	129
Fast Food Restaurant w DT	934	5,500 SF	125	120	245	63	60	123	62	60	122
Fast Food Restaurant w DT	934	3,600 SF	82	79	161	41	40	81	41	39	80
Medical Office	720	3,500 SF	9	3	12	0	0	0	9	3	12
		Total	354	331	685	170	163	333	184	168	352

(1) Source: ITE Trip Generation, 11th Edition, 2021.

Table 3. PM Peak Hour Project Traffic

Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Capture (1)			New PM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Quick Lube	941	3 Bays	8	7	15	0	0	0	8	7	15
Coffee Shop w/ DT	937	3,000 SF	59	58	117	32	32	64	27	26	53
Fast Food Restaurant w DT	934	5,500 SF	95	87	182	52	48	100	43	39	82
Fast Food Restaurant w DT	934	3,600 SF	62	57	119	34	31	65	28	26	54
Medical Office	720	3,500 SF	3	8	11	0	0	0	3	8	11
		Total	227	217	444	118	111	229	109	106	215

(1) Source: ITE Trip Generation, 11th Edition, 2021.

PROJECT TRIP DISTRIBUTION/ASSIGNMENT

The following distribution of the new AM and PM peak hour trip ends was based on the existing traffic and development patterns with hand assignment to the local network:

- 25% to and from the north (via US 19 and Trenton Avenue)
- 25% to and from the south (via US 19)
- 40% to and from the east (via Spring Hill Drive and Trenton Avenue)
- 10% to and from the west (via Osowaw Boulevard).

Table 4 shows the distribution of the new AM and PM peak hour project trip ends. Figure 2 and Figure 3 illustrate the AM and PM peak hour trip ends, respectively.

BUDGETED IMPROVEMENTS

According to the FDOT Work Program and the Hernando County Capital Improvement Program, there are no capacity adding projects budgeted within the vicinity of the project.

Table 4. Estimated New Peak Hour Project Traffic Distribution

Time	North (25%)		South (25%)		East (40%)		West (10%)		Total	
Period	In	Out	In	Out	In	Out	In	Out	In	Out
AM	46	42	46	42	74	67	18	17	184	168
PM	27	26	27	27	44	42	11	11	109	106

Figure 2. Project Traffic – AM Peak Hour

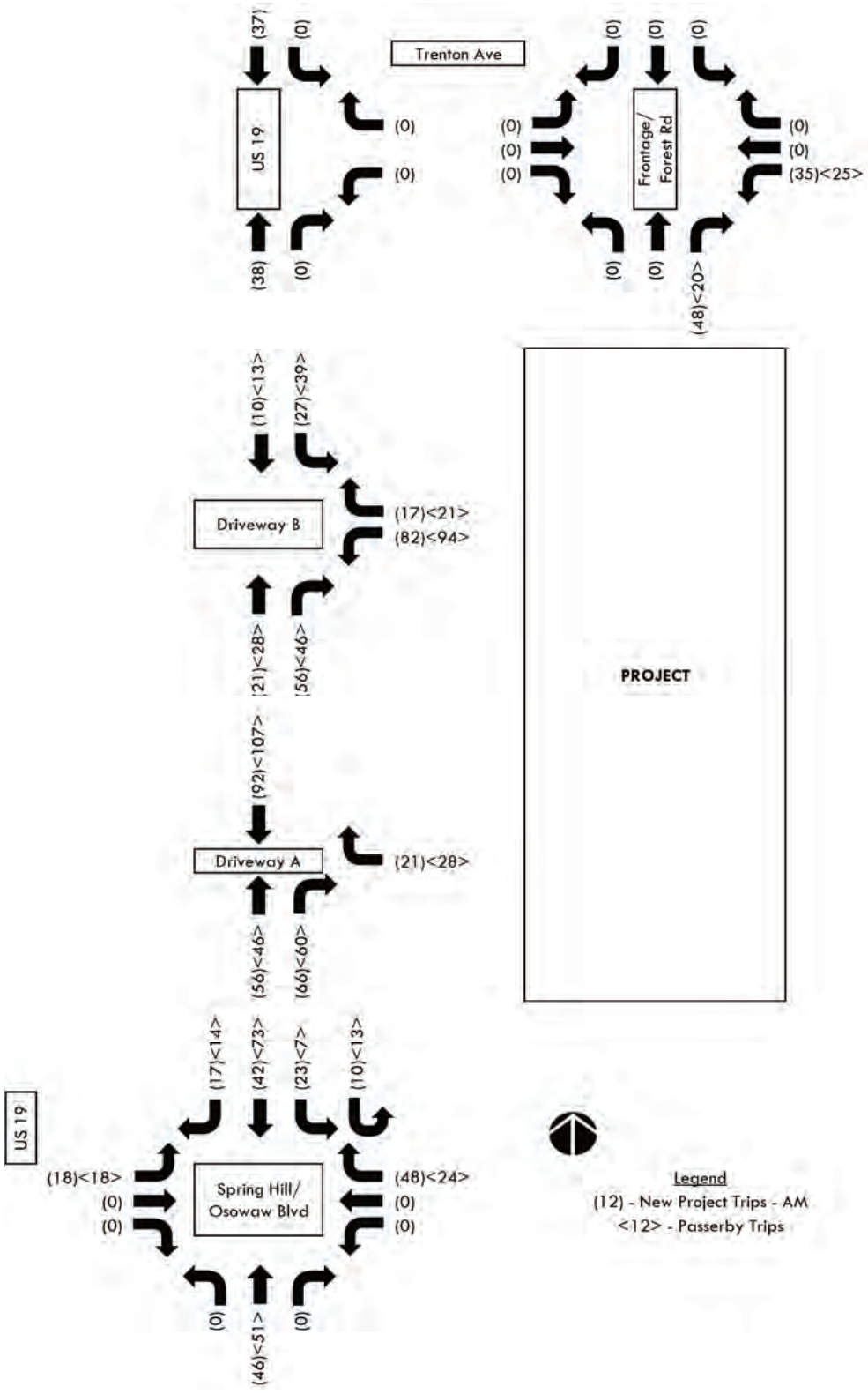
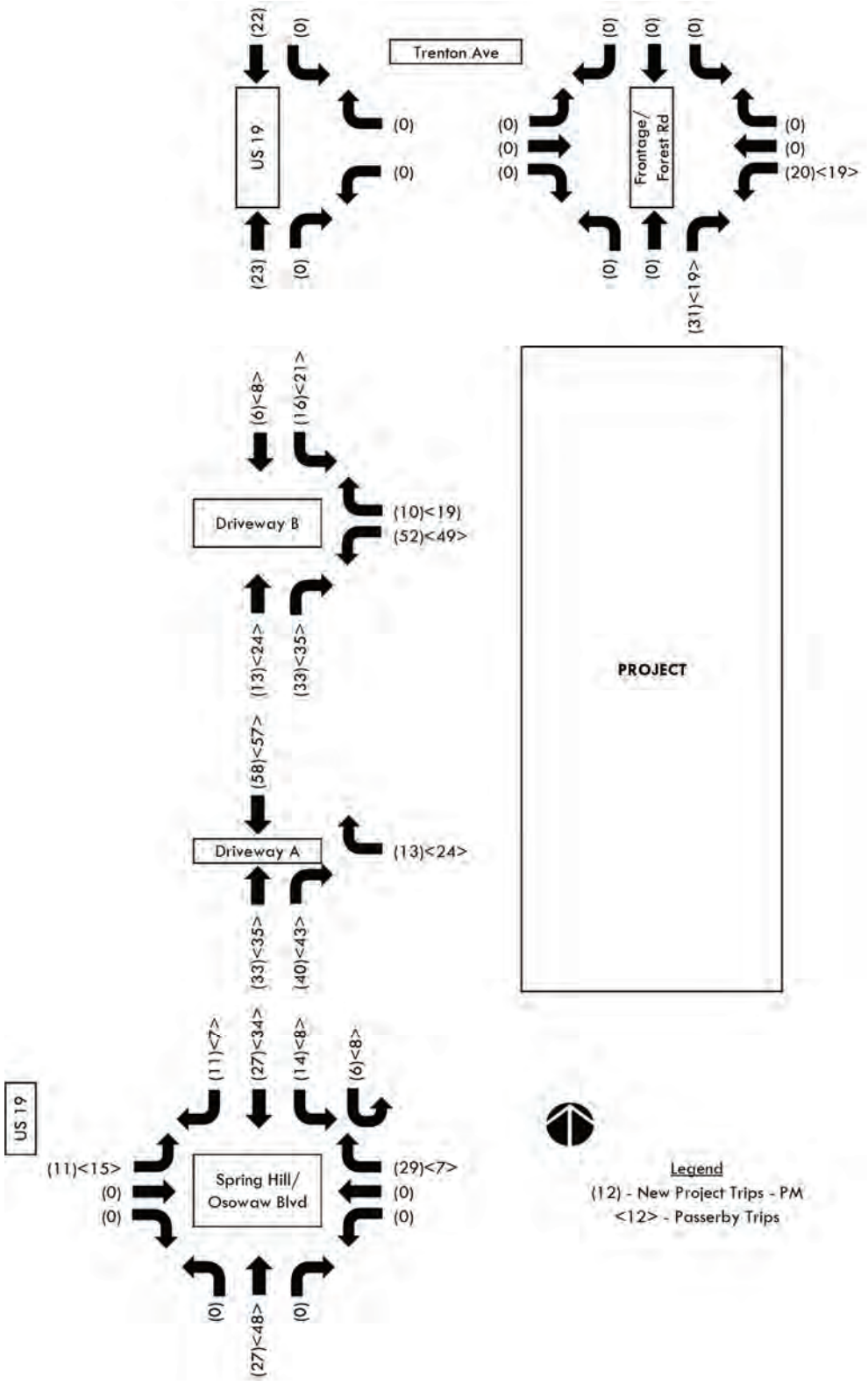


Figure 3. Project Traffic – PM Peak Hour



STUDY AREA

The study area for this analysis was determined to include all major road network facilities in which the peak hour project traffic consumes 4.5 percent or more of the adopted level of service capacity of the roadway. Table 5 shows the Study Area Determination for the project. As shown in the table, the project traffic does not consume more than 4.5 percent of the peak hour capacity on any of the adjacent links. Therefore, only the adjacent links will be included in the study area:

- US 19 from Spring Hill Drive to Trenton Avenue.

ADJACENT ROADWAYS

As stated previously, the site is located east of US 19 and north of Spring Hill Drive. US 19 is a six-lane divided roadway. Spring Hill Drive is a four (4) lane divided roadway. Pinehurst Drive is a two (2) lane undivided roadway. According to the FDOT Work Program and Hernando County Capital Improvement Plan, there are no other programmed capacity improvements in the vicinity of the project.

BUILDOUT

It is anticipated the project will have a 2026 buildout date.

Table 5. Study Area Determination

Roadway	From	To	Lanes	Peak Hour Two-Way Capacity (1)	Percent Project Traffic	New PM Peak Hour Project Traffic	Percent Consumed
US 19	Applegate Dr	Spring Hill Dr	6LD	5,390	21%	45	0.8%
	Spring Hill Dr	Trenton Ave	6LD	5,390	25%	54	1.0%
Spring Hill Dr	Kenlake Ave	US 19	4LD	3,222	20%	43	1.3%
Osowaw Blvd	US 19	Tarpon Blvd	2LU	1,197	10%	22	1.8%
Trenton Ave	US 19	Piedmont Dr	2LU	1,197	24%	51	4.3%

(1) Source: FDOT Generalized Level of Service Tables.
Local 4LD: 3,580 x 0.90 = 3,222
Local 2LU: 1,330 x 0.90 = 1,197

BACKGROUND TRAFFIC

The following methodology was utilized to estimate the existing volumes within the study area:

1. PALM TRAFFIC conducted AM (7:00 – 9:00) and PM (4:00 – 6:00) peak hour turning movement counts on Thursday, November 14, 2024, at the following intersections:

    - US 19 and Spring Hill Drive/Osowaw Boulevard
    - US 19 and Tarpon Boulevard
    - US 19 and Trenton Avenue (Thursday, July 17, 2025, PSCF – 1.09)
    - Trenton Avenue and Frontage Road/Forest Road (Thursday, July 17, 2025, PSCF - 1.09).

    Figure 4 illustrates the existing traffic for the AM and PM peak hours.

2. The turning movement counts were adjusted to the peak season based on the FDOT Peak Season Adjustment Factors for Hernando County of 1.03. Figure 5 illustrates the peak season traffic for the AM and PM peak hours.

3. Based on FDOT historical traffic counts on US 19 in the area, there has been little to no growth over the past 10 years. To be conservative, an annual growth rate of 1.0 percent per year was used to determine the background traffic in the buildout year of 2026. Figure 6 illustrates the background traffic. Figure 7 and Figure 8 illustrate the AM and PM background plus project traffic, respectively.

Figure 4. Existing Traffic

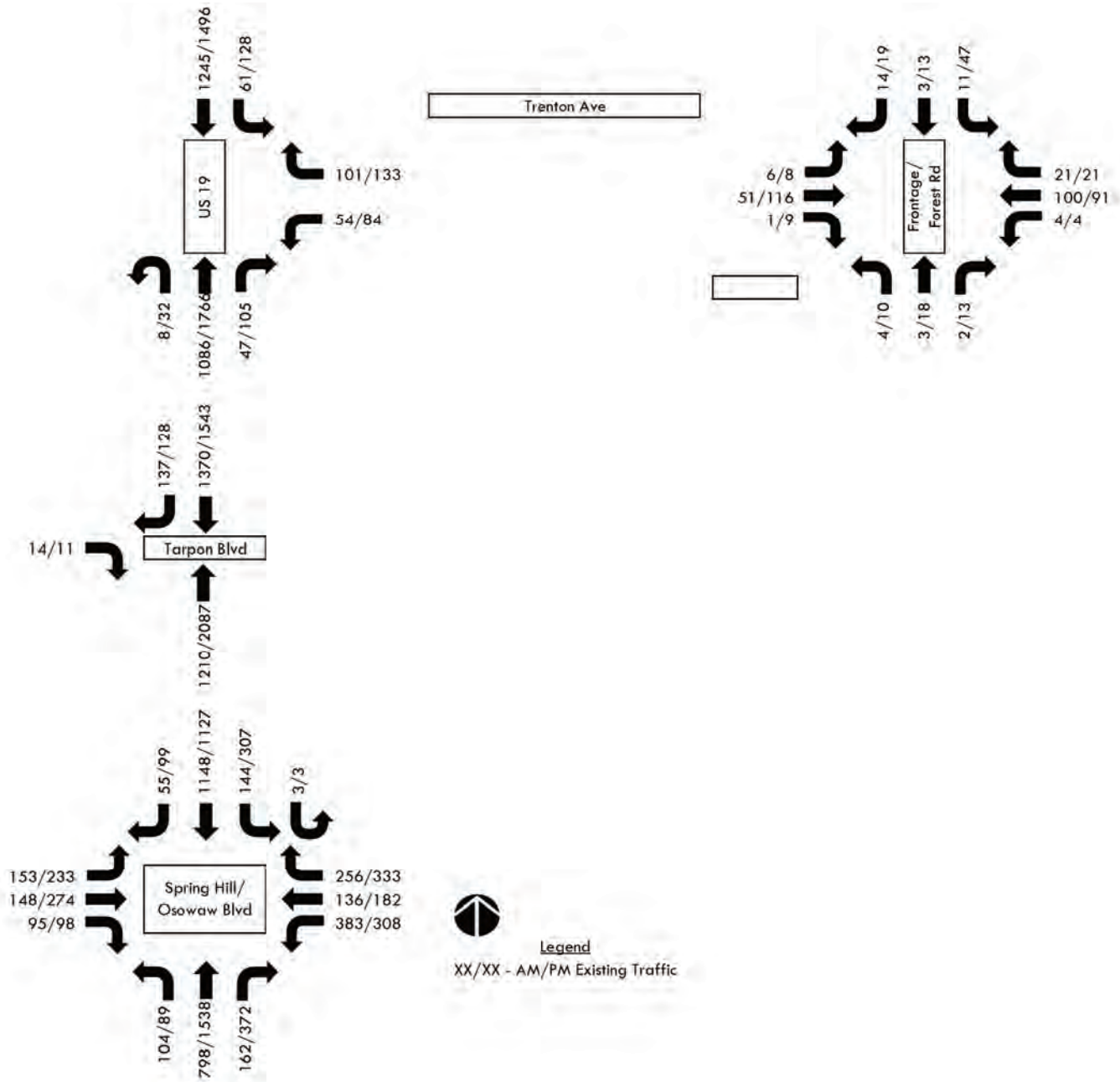


Figure 5. Peak Season Traffic

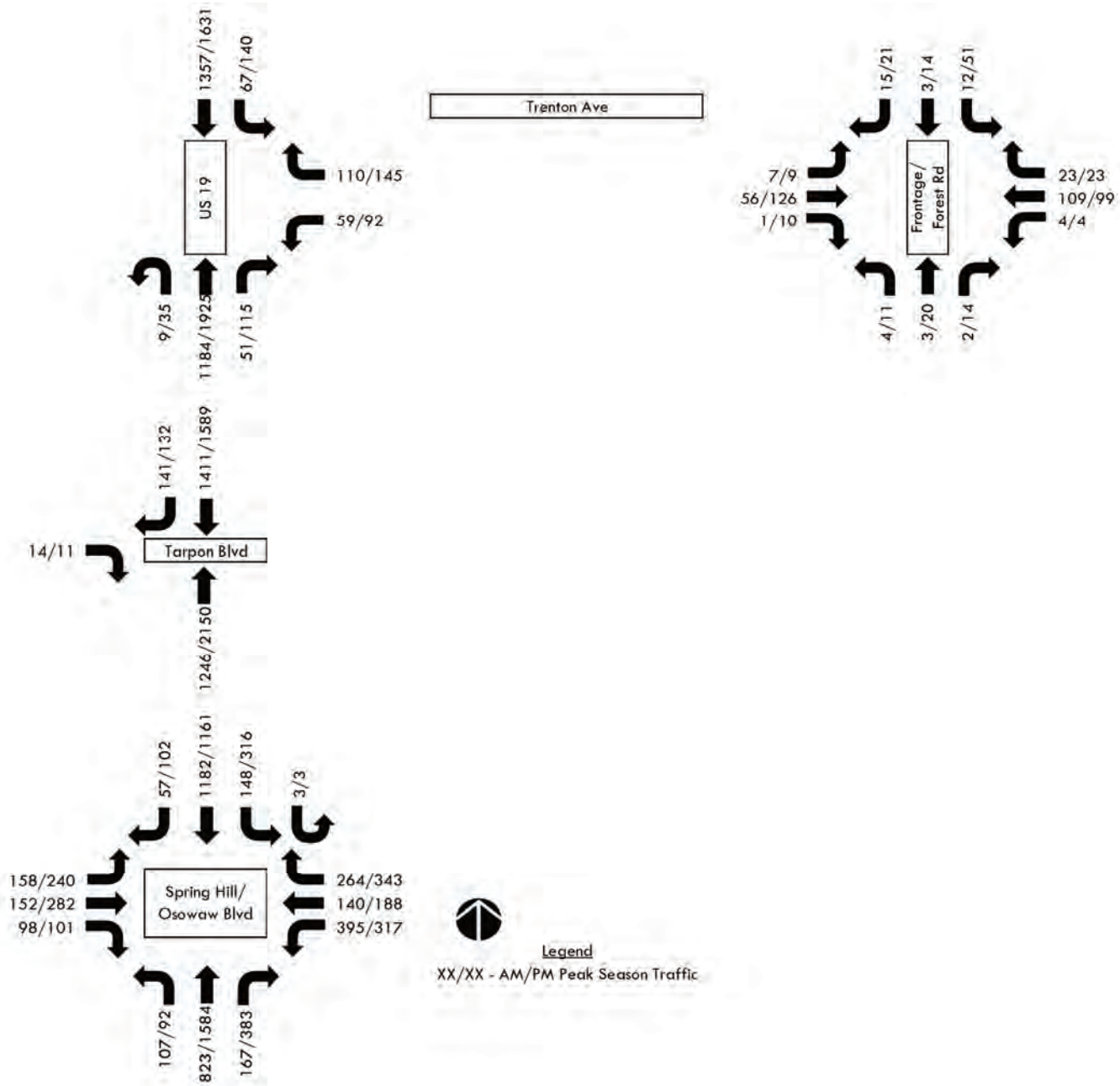


Figure 6. Background Traffic

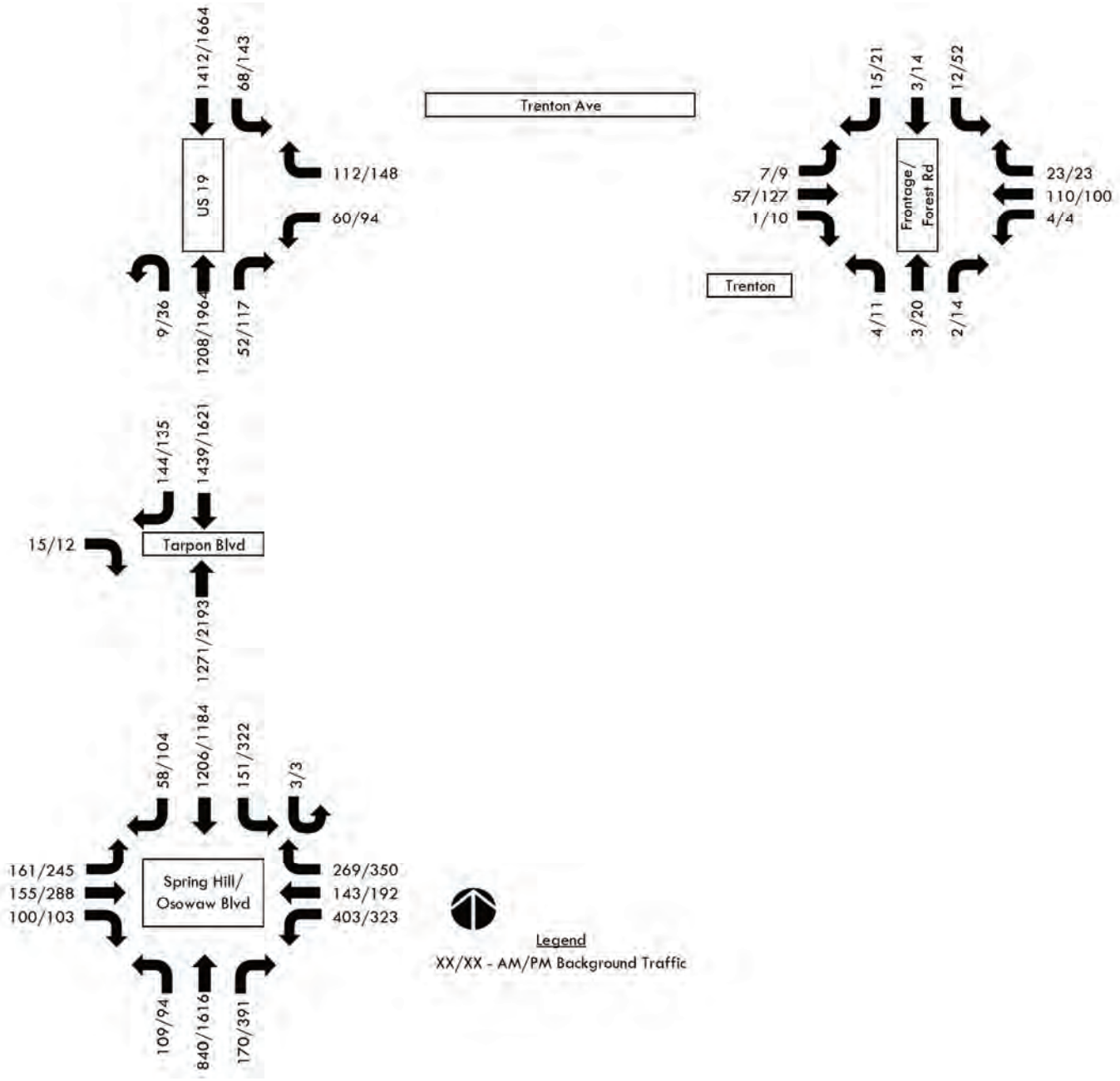


Figure 7. Background Plus Project Traffic – AM Peak Hour

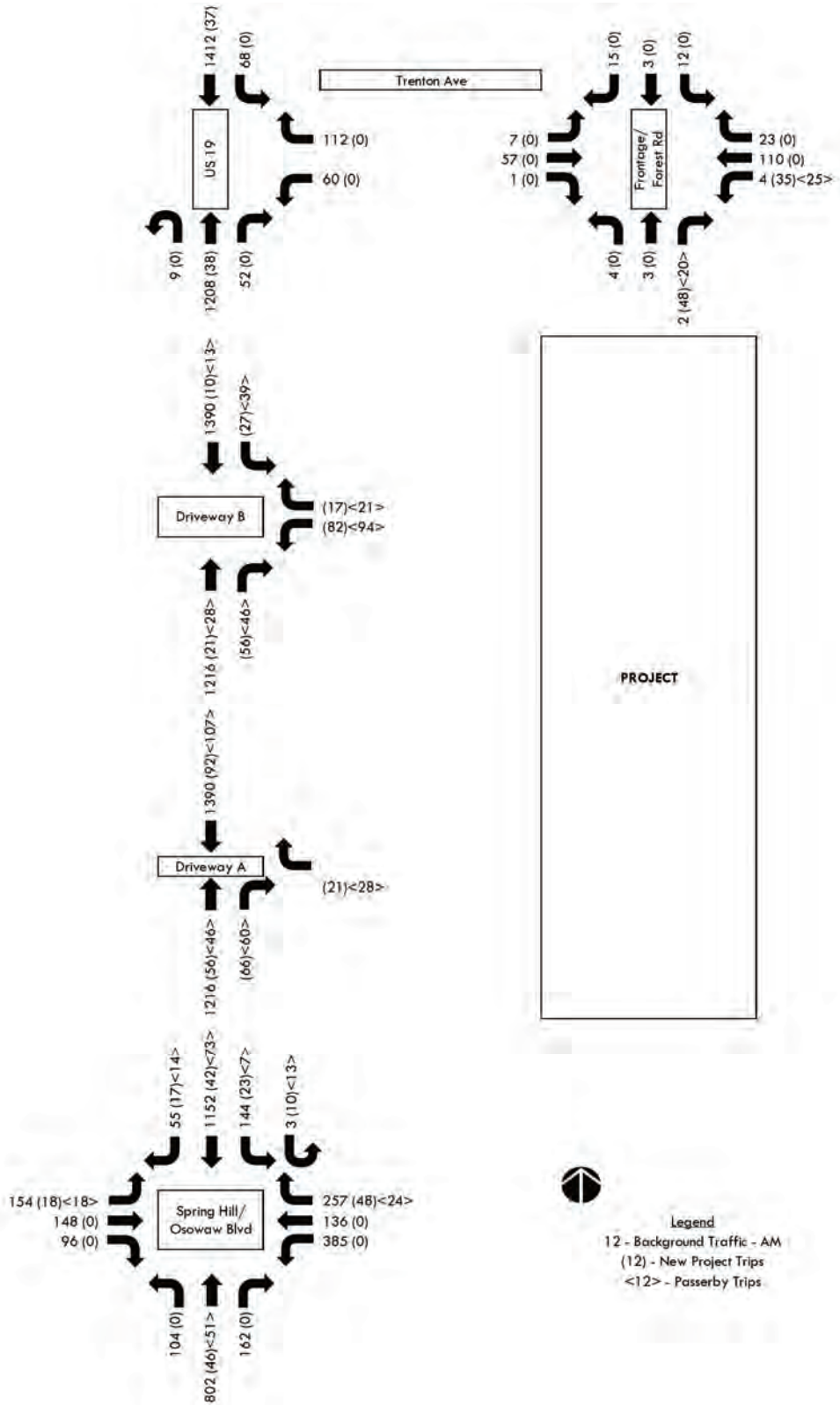
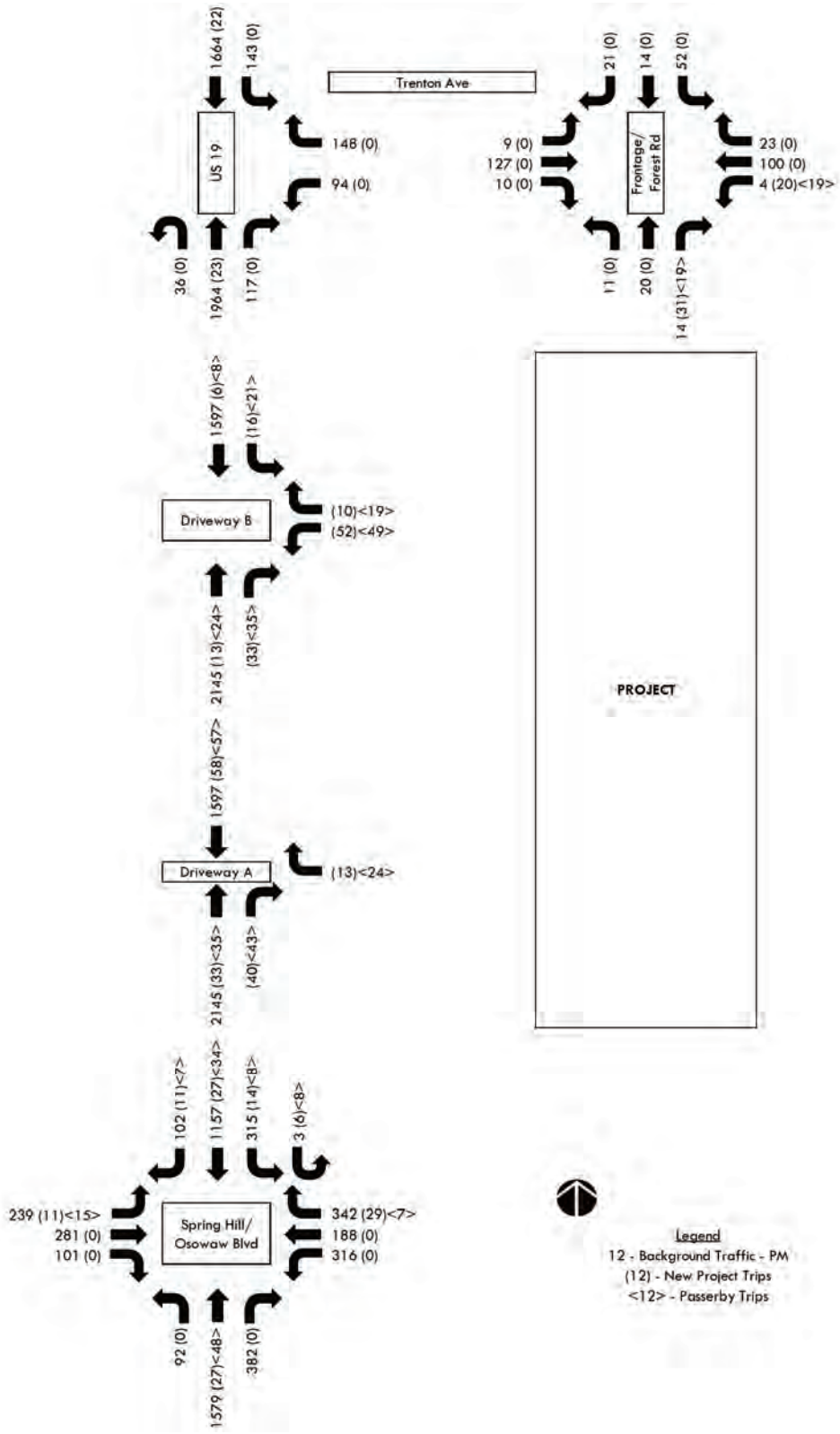


Figure 8. Background Plus Project Traffic – PM Peak Hour



INTERSECTION ANALYSIS

Intersection analysis was conducted for the AM and PM peak hours at the following intersections:

- US 19 and Osowaw Boulevard/Spring Hill Drive
- US 19 and Tarpon Boulevard/Driveway B
- US 19 and Trenton Avenue
- Trenton Avenue and Frontage Road.

The analysis was based on SYNCHRO with the proposed project traffic. Table 6 summarizes the signalized intersection analysis results. The results are also described in the following paragraphs:

US 19 and Osowaw Boulevard/Spring Hill Drive

Signalized intersection analysis indicates that all the individual movements should operate with a volume to capacity (v/c) ratio less than 1.0 during the AM and PM peak hours with background plus project traffic.

US 19 and Tarpon Boulevard/Driveway B

The intersection is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a v/c ratio less than 1.0 during the background plus project traffic during the AM and PM peak hours.

US 19 and Trenton Avenue

Signalized intersection analysis indicates that all the individual movements should operate with a volume to capacity (v/c) ratio less than 1.0 during the AM and PM peak hours with background plus project traffic.

Trenton Avenue and Frontage Road

The intersection is unsignalized. Unsignalized intersection analysis indicates that all movements should operate with a v/c ratio less than 1.0 during the background plus project traffic during the AM and PM peak hours.

Table 6. Estimated Intersection Volume to Capacity

Intersection	Movement	AM Peak Hour Traffic Background Plus Project Traffic			PM Peak Hour Traffic Background Plus Project Traffic		
		Left	Through	Right	Left	Through	Right
US 19 and Spring Hill Drive	EB	0.61	0.50	0.29	0.74	0.73	0.32
	WB	0.81	0.59	0.64	0.76	0.82	0.69
	NB	0.70	0.43	0.21	0.73	0.89	0.47
	SB	0.61	0.60	0.12	0.82	0.58	0.16
US 19 and Driveway B	WB	0.93	-	0.04	0.99	-	0.04
	NB	-	*	*	-	*	*
	SB	0.12	*	-	0.12	*	*
US 19 and Trenton Avenue	WB	0.45	-	0.51	0.63	-	0.56
	NB	0.14	0.40	0.05	0.40	0.65	0.12
	SB	0.52	0.40	-	0.73	0.49	-
Trenton Avenue and Frontage Road	EB	0.01	*	*	0.01	*	*
	WB	0.05	*	*	0.03	*	*
	NB	0.09	0.09	0.09	0.14	0.14	0.14
	SB	0.05	0.05	0.05	0.17	0.17	0.17

* Free flow

ACCESS ANALYSIS

The recommendations included in this report are based on a field review of the site, the proposed site plan and the Transportation Analysis. The methodology utilized to determine the need for a right and left turn lanes was based on the FDOT Multimodal Access Management Guidebook 2023. The access recommendations are summarized in Table 7 and described in the following paragraph:

US 19 and Driveway A

The proposed project driveway has right-in/right-out access to US 19. Based on the estimated traffic, a northbound right turn lane is warranted. Based on FDOT Design Manual 212-1, the design speed and the background plus project traffic, the turn lane should be 405 feet, which includes a 50-foot taper.

US 19 and Driveway B

This intersection has left-in/left-out/right-in/right-out access to US 19. Based on the estimated project traffic, a northbound right turn lane and a southbound left turn lane are warranted. Based on FDOT Design Manual 212-1, the design speed and the background plus project traffic, the northbound right turn lane should be 405 feet and the southbound left turn lane should be 455 feet. Both include a 50-foot taper.

Table 7. Access Recommendations

Intersection	Movement	Peak Hour Volume (1)	Turn Lane Warranted?	Queue Storage (2)	Deceleration Length (3)	Required Length
US 19 and Driveway A	NBR	126/83	Y	0'	405'	405'
US 19 and Driveway B	NBR	102/68	Y	0'	405'	405'
	SBL	66/37	Y	50'	405'	455'

(1) See Figures 7 and 8, Background Plus Project Traffic, from the report.

(2) Based on Synchro 95th percentile queue or a minimum of 50 feet for left turn lanes.

(3) Based on FDOT Design Manual 212-1 and a design speed of 60 mph on US 19.

GENERALIZED LINK ANALYSIS

A generalized link analysis was conducted for those roadways within the area of influence for the following traffic conditions:

- Peak Season Traffic
- Background Traffic
- Background Plus Project Traffic

Table 8 presents the results of the analysis for the general link analysis. According to the results shown in the table, there currently is excess capacity along US 19 during the peak season and background conditions. With the project traffic added to the background traffic, it is estimated that the roadway segments within the vicinity of the project would continue to operate at an acceptable level of service.

Table 8. Generalized Link Analysis

Roadway	From	To	LOS Standard	Lanes	Peak Hour Capacity (1)	Peak Season Traffic (2)	Background Traffic (3)	Project Traffic (4)	Background Plus Project Traffic	Available Capacity
US 19	Spring Hill Dr	Project	D	6LD	4,870	3,749	3,824	131	3,955	915
	Project	Trenton Ave	D	6LD	4,870	3,871	3,949	32	3,981	889

(1) Source: FDOT Generalized Service Volume Tables.

(2) See Figure 5, Peak Season Traffic, of this report.

(2) See Figure 6, Background Traffic, of this report.

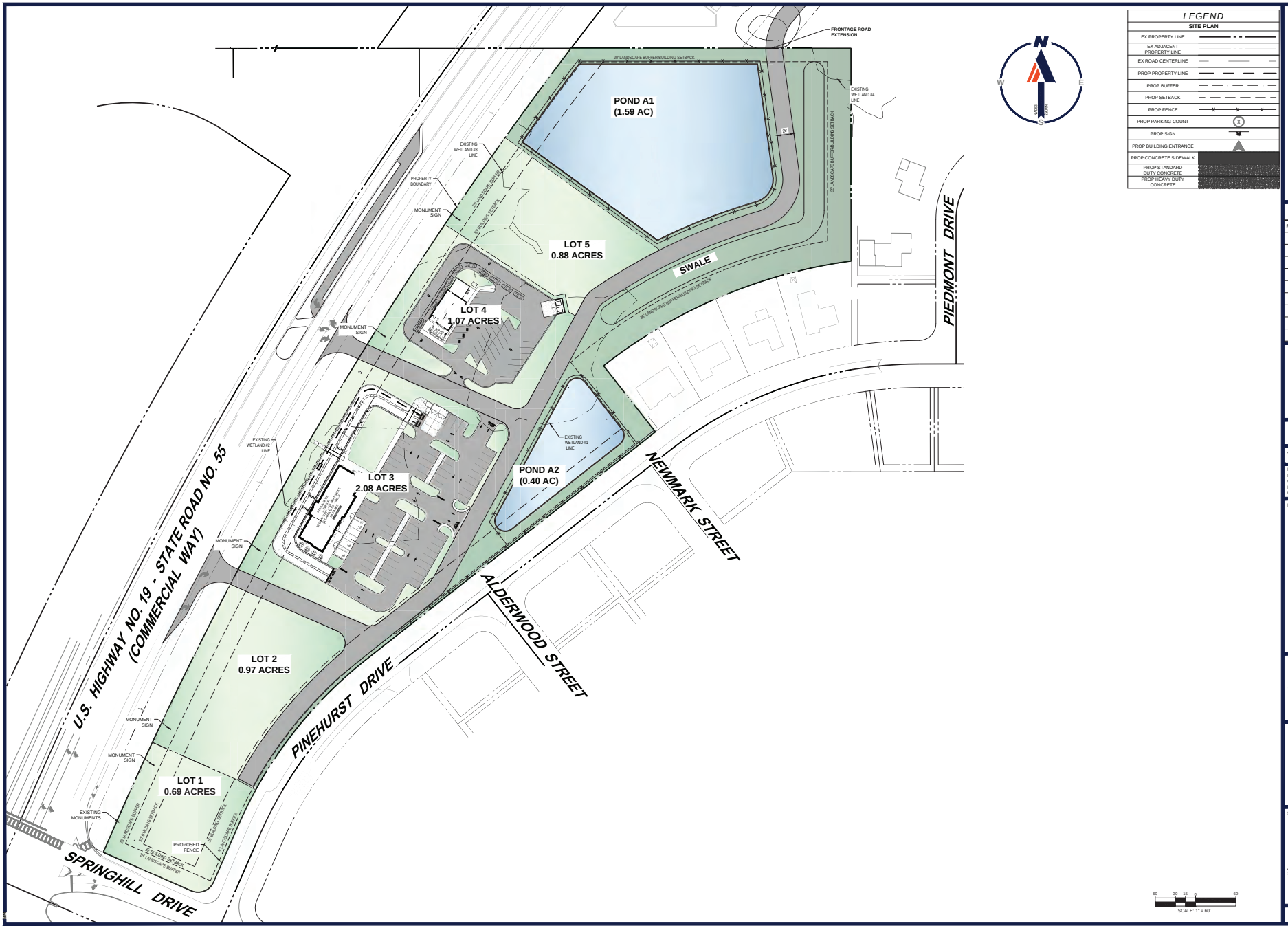
(3) See Figure 2, Project Traffic, of this report.

(4) See Figure 8, Background Plus Project Traffic, of this report.

APPENDIX

APPENDIX

CONCEPTUAL SITE PLAN



LEGEND

SITE PLAN

- EX PROPERTY LINE
- EX ADJACENT PROPERTY LINE
- EX ROAD CENTERLINE
- PROP PROPERTY LINE
- PROP BUFFER
- PROP SETBACK
- PROP FENCE
- PROP PARKING COUNT
- PROP SIGN
- PROP BUILDING ENTRANCE
- PROP CONCRETE SIDEWALK
- PROP STANDARD DUTY CONCRETE
- PROP HEAVY DUTY CONCRETE

SCALE: 1" = 60'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
MASTER PLANNING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	-FLA240006.00-0A
DRAWN BY:	~ AH/BM ~
CHECKED BY:	~ KM ~
DATE:	09/10/2025
CAD I.D.:	P-EXHBA-SIT

PROJECT:

EXHIBIT

FOR

MERIDIEN DEVELOPMENT, LLC

PROPOSED DEVELOPMENT

US 19 & SPRING HILL DR NEC
SPRING HILL, FL 34606
HERNANDO COUNTY
S 29, T 23 S, R 17 E

BOHLER

600 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101

FLORIDA BUSINESS CERT. OF AUTH. No. 30790

SHEET TITLE:

EXHIBIT PLAN

SHEET NUMBER:

1 OF 1

ORG. DATE - 07/24/2025

APPENDIX

TRIP GENERATION

PERIOD SETTING

Analysis Name :	Daily		
Project Name :	US 19 and Spring Hill Dr - 2024	**No :**	
Date:	11/27/2024	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)	Servicing Positions	3(0)	Weekday	Average 40	60(1) 50%	60(1) 50%	120(1)
937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	3(0)	Weekday	Average 533.57	801 50%	800 50%	1601
934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	5.5	Weekday	Average 467.48	1286 50%	1285 50%	2571
934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)	1000 Sq. Ft. GFA	3.6	Weekday	Average 467.48	842 50%	841 50%	1683
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	3.5	Weekday	Average 36	63 50%	63 50%	126

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
941 - Quick Lubrication Vehicle Shop	0 %	60	0 %	60
937 - Coffee/Donut Shop with Drive-Through Window	0 %	801	0 %	800
934 - Fast-Food Restaurant with Drive-Through Window	0 %	1286	0 %	1285
934 - Fast-Food Restaurant with Drive-Through Window - 1	0 %	842	0 %	841
720 - Medical-Dental Office Building	0 %	63	0 %	63

INTERNAL TRIPS

941 - Quick Lubrication Vehicle Shop

Exit 60 Demand Exit: 0 % (0) Balanced: 0

Entry 60 Demand Entry: 0 % (0) Balanced: 0

937 - Coffee/Donut Shop with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 801

Demand Exit: 0 % (0) **Exit** 800

941 - Quick Lubrication Vehicle Shop

Exit 60 Demand Exit: 0 % (0) Balanced: 0

Entry 60 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 1286

Demand Exit: 0 % (0) **Exit** 1285

941 - Quick Lubrication Vehicle Shop

Exit 60 Demand Exit: 0 % (0) Balanced: 0

Entry 60 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 842

Demand Exit: 0 % (0) **Exit** 841

941 - Quick Lubrication Vehicle Shop

Exit 60 Demand Exit: 0 % (0) Balanced: 0

Entry 60 Demand Entry: 0 % (0) Balanced: 0

720 - Medical-Dental Office Building

Demand Entry: 0 % (0) **Entry** 63

Demand Exit: 0 % (0) **Exit** 63

937 - Coffee/Donut Shop with Drive-Through Window

Exit 800 Demand Exit: 0 % (0) Balanced: 0

Entry 801 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 1286

Demand Exit: 0 % (0) **Exit** 1285

937 - Coffee/Donut Shop with Drive-Through Window

Exit 800 Demand Exit: 0 % (0) Balanced: 0

Entry 801 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 842

Demand Exit: 0 % (0) **Exit** 841

937 - Coffee/Donut Shop with Drive-Through Window

Exit 800 Demand Exit: 0 % (0) Balanced: 0

Entry 801 Demand Entry: 0 % (0) Balanced: 0

720 - Medical-Dental Office Building

Demand Entry: 0 % (0) **Entry** 63

Demand Exit: 0 % (0) **Exit** 63

934 - Fast-Food Restaurant with Drive-Through Window

Exit 1285 Demand Exit: 0 % (0) Balanced: 0

Entry 1286 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 842

Demand Exit: 0 % (0) **Exit** 841

934 - Fast-Food Restaurant with Drive-Through Window

720 - Medical-Dental Office Building

Exit	1285	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 63
Entry	1286	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 63

934 - Fast-Food Restaurant with Drive-Through Window - 1 **720 - Medical-Dental Office Building**

Exit	841	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 63
Entry	842	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 63

941 - Quick Lubrication Vehicle Shop

	Total Trips	**Internal Trips**					**External Trips**
		937 - Coffee/Donut Shop with Drive-Through Window	**934 - Fast-Food Restaurant with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window - 1**	**720 - Medical-Dental Office Building**	**Total**	
Entry	60 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	60 (100%)
Exit	60 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	60 (100%)
Total	120 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	120 (100%)

937 - Coffee/Donut Shop with Drive-Through Window

	Total Trips	**Internal Trips**					**External Trips**
		941 - Quick Lubrication Vehicle Shop	**934 - Fast-Food Restaurant with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window - 1**	**720 - Medical-Dental Office Building**	**Total**	
Entry	801 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	801 (100%)
Exit	800 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	800 (100%)
Total	1601 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1601 (100%)

934 - Fast-Food Restaurant with Drive-Through Window

	Total Trips	**Internal Trips**					**External Trips**
		941 - Quick Lubrication Vehicle Shop	**937 - Coffee/Donut Shop with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window - 1**	**720 - Medical-Dental Office Building**	**Total**	
Entry	1286 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1286 (100%)
Exit	1285 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1285 (100%)
Total	2571 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2571 (100%)

934 - Fast-Food Restaurant with Drive-Through Window - 1

	Total Trips	**Internal Trips**					**External Trips**
		941 - Quick Lubrication Vehicle Shop	**937 - Coffee/Donut Shop with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window**	**720 - Medical-Dental Office Building**	**Total**	
Entry	842 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	842 (100%)

Exit	841 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	841 (100%)
Total	1683 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1683 (100%)

720 - Medical-Dental Office Building

	Total Trips	**Internal Trips**					**External Trips**
		941 - Quick Lubrication Vehicle Shop	**937 - Coffee/Donut Shop with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window**	**934 - Fast-Food Restaurant with Drive-Through Window - 1**	**Total**	
Entry	63 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	63 (100%)
Exit	63 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	63 (100%)
Total	126 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	126 (100%)

EXTERNAL TRIPS

Land Use	**External Trips**	**Pass-by%**	**Pass-by Trips**	**Non-pass-by Trips**
941 - Quick Lubrication Vehicle Shop	120	0	0	120
937 - Coffee/Donut Shop with Drive-Through Window	1601	50	801	800
934 - Fast-Food Restaurant with Drive-Through Window	2571	50	1286	1285
934 - Fast-Food Restaurant with Drive-Through Window - 1	1683	50	842	841
720 - Medical-Dental Office Building	126	0	0	126

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday

External Trips

941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	3052
Total Exiting	3049
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	1464
Total Exiting Pass-by Reduction	1465
Total Entering Non-Pass-by Trips	1588
Total Exiting Non-Pass-by Trips	1584

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	US 19 and Spring Hill Dr - 2024	**No :**	
Date:	11/27/2024	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)	Servicing Positions	3(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 3	6(1) 67%	3(1) 33%	9(1)
937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	3	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 85.88	132 51%	126 49%	258
934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	5.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 44.61	125 51%	120 49%	245
934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)	1000 Sq. Ft. GFA	3.6	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 44.61	82 51%	79 49%	161
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	3.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) Ln(T) = 0.9Ln(X) +1.34	9 75%	3 25%	12

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
941 - Quick Lubrication Vehicle Shop	0 %	6	0 %	3
937 - Coffee/Donut Shop with Drive-Through Window	0 %	132	0 %	126

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
934 - Fast-Food Restaurant with Drive-Through Window	0 %	125	0 %	120
934 - Fast-Food Restaurant with Drive-Through Window - 1	0 %	82	0 %	79
720 - Medical-Dental Office Building	0 %	9	0 %	3

INTERNAL TRIPS

941 - Quick Lubrication Vehicle Shop

Exit 3 Demand Exit: 0 % (0) Balanced: 0

Entry 6 Demand Entry: 0 % (0) Balanced: 0

937 - Coffee/Donut Shop with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 132

Demand Exit: 0 % (0) **Exit** 126

941 - Quick Lubrication Vehicle Shop

Exit 3 Demand Exit: 0 % (0) Balanced: 0

Entry 6 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 125

Demand Exit: 0 % (0) **Exit** 120

941 - Quick Lubrication Vehicle Shop

Exit 3 Demand Exit: 0 % (0) Balanced: 0

Entry 6 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 82

Demand Exit: 0 % (0) **Exit** 79

941 - Quick Lubrication Vehicle Shop

Exit 3 Demand Exit: 0 % (0) Balanced: 0

Entry 6 Demand Entry: 0 % (0) Balanced: 0

720 - Medical-Dental Office Building

Demand Entry: 0 % (0) **Entry** 9

Demand Exit: 0 % (0) **Exit** 3

937 - Coffee/Donut Shop with Drive-Through Window

Exit 126 Demand Exit: 0 % (0) Balanced: 0

Entry 132 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window

Demand Entry: 0 % (0) **Entry** 125

Demand Exit: 0 % (0) **Exit** 120

937 - Coffee/Donut Shop with Drive-Through Window

Exit 126 Demand Exit: 0 % (0) Balanced: 0

Entry 132 Demand Entry: 0 % (0) Balanced: 0

934 - Fast-Food Restaurant with Drive-Through Window - 1

Demand Entry: 0 % (0) **Entry** 82

Demand Exit: 0 % (0) **Exit** 79

937 - Coffee/Donut Shop with Drive-Through Window

Exit 126 Demand Exit: 0 % (0) Balanced: 0

720 - Medical-Dental Office Building

Demand Entry: 0 % (0) **Entry** 9

Entry	132	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	3

934 - Fast-Food Restaurant with Drive-Through Window

934 - Fast-Food Restaurant with Drive-Through Window - 1

Exit	120	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	82
Entry	125	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	79

934 - Fast-Food Restaurant with Drive-Through Window

720 - Medical-Dental Office Building

Exit	120	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	9
Entry	125	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	3

934 - Fast-Food Restaurant with Drive-Through Window - 1

720 - Medical-Dental Office Building

Exit	79	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	9
Entry	82	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	3

941 - Quick Lubrication Vehicle Shop

	Total Trips	Internal Trips					External Trips
		937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	6 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	6 (100%)
Exit	3 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (100%)
Total	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)

937 - Coffee/Donut Shop with Drive-Through Window

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	132 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	132 (100%)
Exit	126 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	126 (100%)
Total	258 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	258 (100%)

934 - Fast-Food Restaurant with Drive-Through Window

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	125 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	125 (100%)
Exit	120 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	120 (100%)

Total	245 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	245 (100%)

934 - Fast-Food Restaurant with Drive-Through Window - 1

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	720 - Medical-Dental Office Building	Total	
Entry	82 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	82 (100%)
Exit	79 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	79 (100%)
Total	161 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	161 (100%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	Total	
Entry	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)
Exit	3 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (100%)
Total	12 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	12 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
941 - Quick Lubrication Vehicle Shop	9	0	0	9
937 - Coffee/Donut Shop with Drive-Through Window	258	50	129	129
934 - Fast-Food Restaurant with Drive-Through Window	245	50	123	122
934 - Fast-Food Restaurant with Drive-Through Window - 1	161	50	81	80
720 - Medical-Dental Office Building	12	0	0	12

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

ITE does not recommend a particular pass-by% for this case.

937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	354
Total Exiting	331
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	169
Total Exiting Pass-by Reduction	164
Total Entering Non-Pass-by Trips	185
Total Exiting Non-Pass-by Trips	167

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	US 19 and Spring Hill Dr - 2024	**No :**	
Date:	11/27/2024	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)	Servicing Positions	3	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 4.85	8 53%	7 47%	15
937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	3	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 38.99	59 50%	58 50%	117
934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)	1000 Sq. Ft. GFA	5.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 33.03	95 52%	87 48%	182
934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)	1000 Sq. Ft. GFA	3.6	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 33.03	62 52%	57 48%	119
720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	1000 Sq. Ft. GFA	3.5	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 4.07 (X)+-3.17	3 27%	8 73%	11

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
941 - Quick Lubrication Vehicle Shop	0 %	8	0 %	7
937 - Coffee/Donut Shop with Drive-Through Window	0 %	59	0 %	58
934 - Fast-Food Restaurant with Drive-Through Window	0 %	95	0 %	87

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
934 - Fast-Food Restaurant with Drive-Through Window - 1	0 %	62	0 %	57
720 - Medical-Dental Office Building	0 %	3	0 %	8

INTERNAL TRIPS

941 - Quick Lubrication Vehicle Shop

Exit 7 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 59

Entry 8 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 58

937 - Coffee/Donut Shop with Drive-Through Window

941 - Quick Lubrication Vehicle Shop

Exit 7 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 95

Entry 8 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 87

934 - Fast-Food Restaurant with Drive-Through Window

941 - Quick Lubrication Vehicle Shop

Exit 7 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 62

Entry 8 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 57

934 - Fast-Food Restaurant with Drive-Through Window - 1

941 - Quick Lubrication Vehicle Shop

Exit 7 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 3

Entry 8 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 8

720 - Medical-Dental Office Building

937 - Coffee/Donut Shop with Drive-Through Window

Exit 58 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 95

Entry 59 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 87

934 - Fast-Food Restaurant with Drive-Through Window

937 - Coffee/Donut Shop with Drive-Through Window

Exit 58 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 62

Entry 59 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 57

934 - Fast-Food Restaurant with Drive-Through Window - 1

937 - Coffee/Donut Shop with Drive-Through Window

Exit 58 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 3

Entry 59 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 8

720 - Medical-Dental Office Building

934 - Fast-Food Restaurant with Drive-Through Window

Exit	87	Demand Exit:	0 %	(0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 62
Entry	95	Demand Entry:	0 %	(0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 57

934 - Fast-Food Restaurant with Drive-Through Window - 1

934 - Fast-Food Restaurant with Drive-Through Window

Exit	87	Demand Exit:	0 %	(0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 3
Entry	95	Demand Entry:	0 %	(0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 8

720 - Medical-Dental Office Building

934 - Fast-Food Restaurant with Drive-Through Window - 1

Exit	57	Demand Exit:	0 %	(0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 3
Entry	62	Demand Entry:	0 %	(0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 8

720 - Medical-Dental Office Building

941 - Quick Lubrication Vehicle Shop

	Total Trips	Internal Trips					External Trips
		937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	8 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	8 (100%)
Exit	7 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	7 (100%)
Total	15 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	15 (100%)

937 - Coffee/Donut Shop with Drive-Through Window

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	59 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	59 (100%)
Exit	58 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	58 (100%)
Total	117 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	117 (100%)

934 - Fast-Food Restaurant with Drive-Through Window

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	720 - Medical-Dental Office Building	Total	
Entry	95 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	95 (100%)
Exit	87 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	87 (100%)
Total	182 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	182 (100%)

934 - Fast-Food Restaurant with Drive-Through Window - 1

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	720 - Medical-Dental Office Building	Total	
Entry	62 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	62 (100%)
Exit	57 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	57 (100%)
Total	119 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	119 (100%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		941 - Quick Lubrication Vehicle Shop	937 - Coffee/Donut Shop with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window	934 - Fast-Food Restaurant with Drive-Through Window - 1	Total	
Entry	3 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	3 (100%)
Exit	8 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	8 (100%)
Total	11 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	11 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
941 - Quick Lubrication Vehicle Shop	15	0	0	15
937 - Coffee/Donut Shop with Drive-Through Window	117	55	64	53
934 - Fast-Food Restaurant with Drive-Through Window	182	55	100	82
934 - Fast-Food Restaurant with Drive-Through Window - 1	119	55	65	54
720 - Medical-Dental Office Building	11	0	0	11

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 941 - Quick Lubrication Vehicle Shop (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

937 - Coffee/Donut Shop with Drive-Through Window (General Urban/Suburban)

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window - 1 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	227
Total Exiting	217
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	118
Total Exiting Pass-by Reduction	111
Total Entering Non-Pass-by Trips	109
Total Exiting Non-Pass-by Trips	106

APPENDIX

ITE PASSERBY RATES

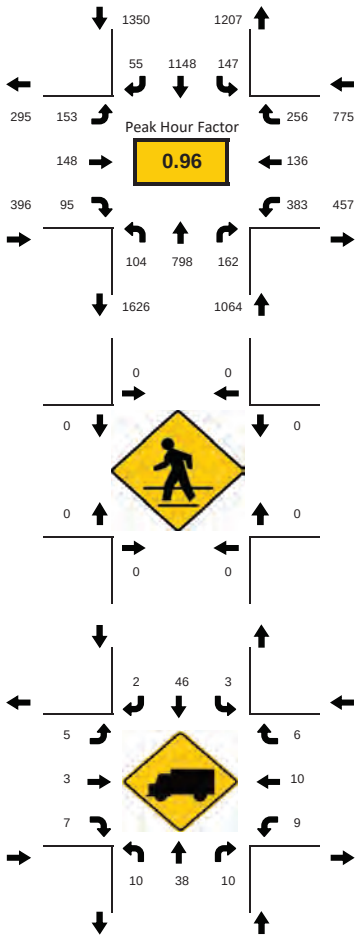
APPENDIX

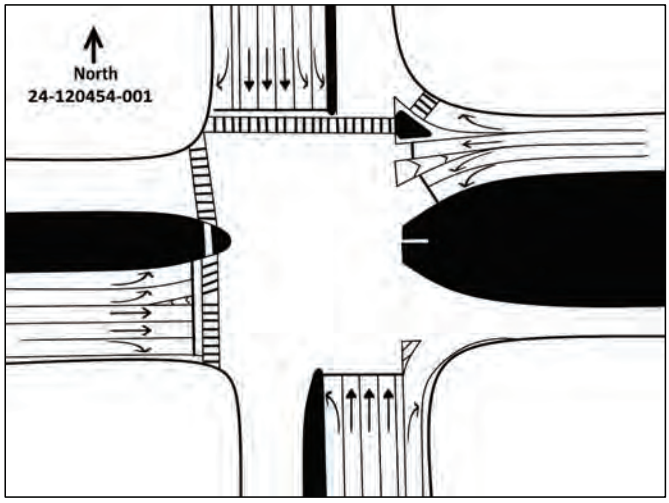
TURNING MOVEMENT COUNTS

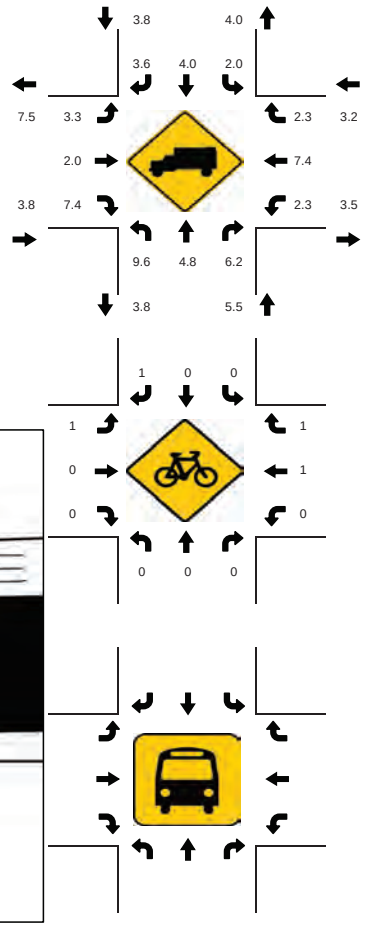
LOCATION: Commercial Way/US 19 & Spring Hill Dr/Osowaw Blvd
CITY/STATE: Spring Hill, FL

PROJECT ID: 24-120454-001
DATE: Thu, Nov 14, 2024

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:30 AM - 07:45 AM





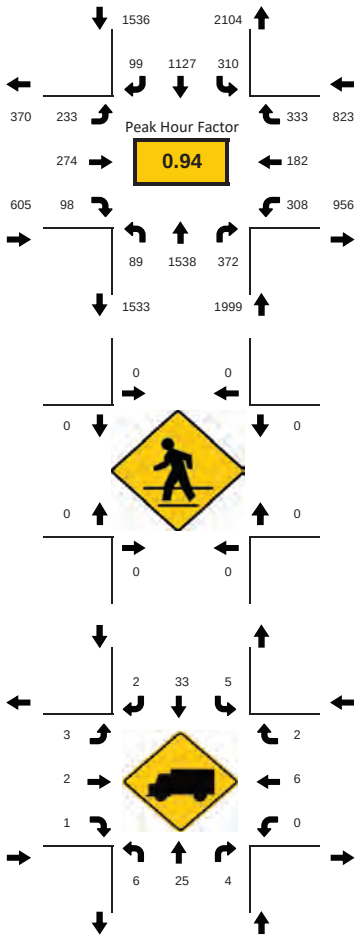


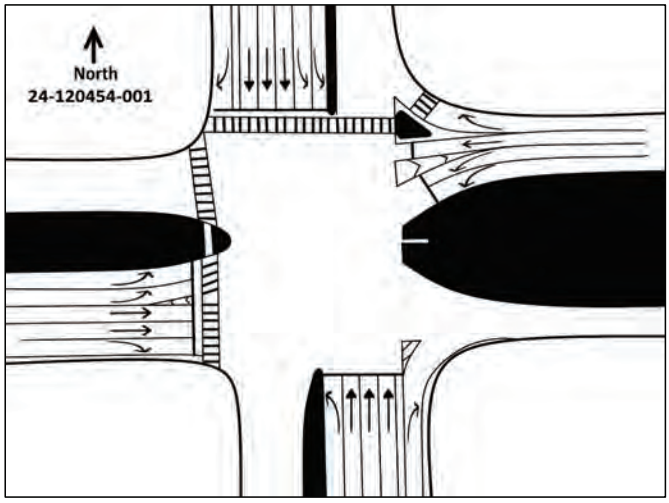
15-Min Count Period Beginning At	Commercial Way/US 19 Northbound					Commercial Way/US 19 Southbound					Spring Hill Dr/Osowaw Blvd Eastbound					Spring Hill Dr/Osowaw Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	4	123	31	0		29	274	8	0		20	22	16	0		92	12	37	0		668	3320
7:15 AM	9	191	26	0		32	290	5	1		17	29	14	1		117	27	36	0		795	3533
7:30 AM	28	210	41	0		34	332	11	0		15	29	25	0		116	29	64	0		934	3585
7:45 AM	23	215	48	0		35	302	8	2		41	23	15	0		104	38	69	0		923	3510
8:00 AM	33	191	37	0		35	244	18	1		60	55	25	0		83	41	58	0		881	3535
8:15 AM	19	182	36	1		40	270	18	0		37	41	30	0		80	28	65	0		847	2654
8:30 AM	27	208	52	0		47	258	23	2		32	24	16	0		83	27	60	0		859	1807
8:45 AM	13	235	44	0		67	299	18	0		37	29	16	1		86	34	69	0		948	948
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	132	860	192	4		160	1328	72	8		240	220	120	0		464	164	276	0		**4240**	
Heavy Trucks	24	56	12	0		4	76	4	0		12	8	12	0		16	16	12	0		**252**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	4	0		4	0	0	0		0	4	4	0		**16**	
Buses																						
Stopped Buses																						

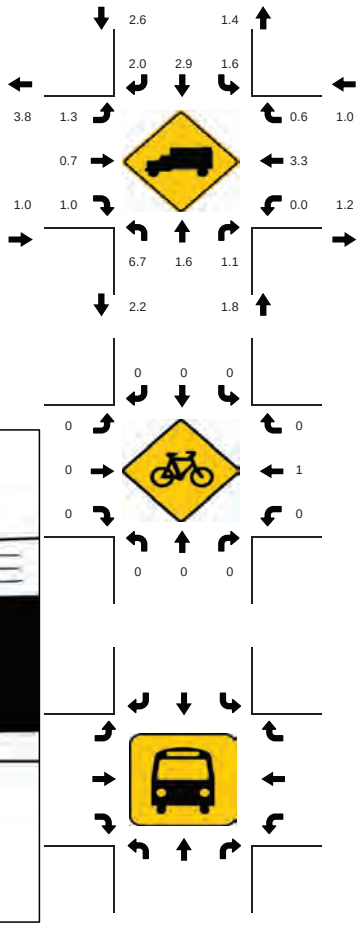
LOCATION: Commercial Way/US 19 & Spring Hill Dr/Osowaw Blvd
CITY/STATE: Spring Hill, FL

PROJECT ID: 24-120454-001
DATE: Thu, Nov 14, 2024

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM





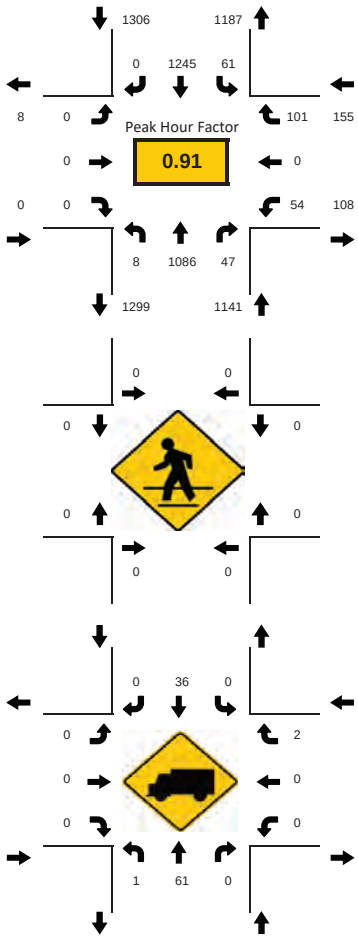


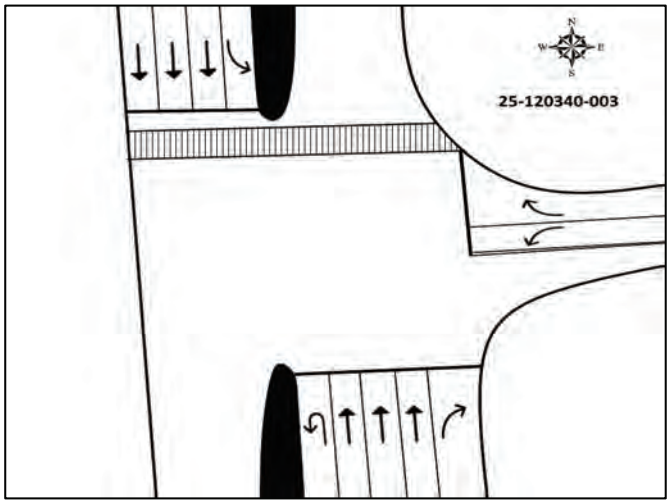
15-Min Count Period Beginning At	Commercial Way/US 19 Northbound					Commercial Way/US 19 Southbound					Spring Hill Dr/Osowaw Blvd Eastbound					Spring Hill Dr/Osowaw Blvd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	18	284	82	0		81	278	41	0		76	89	24	0		76	54	76	0		1179	4720
4:15 PM	29	402	117	0		45	250	19	3		68	46	16	0		87	31	73	0		1186	4835
4:30 PM	17	363	96	1		79	284	23	0		60	68	26	0		65	52	93	0		1227	4963
4:45 PM	22	318	76	0		68	255	23	0		73	74	23	0		75	40	80	1		1128	4850
5:00 PM	31	429	83	0		76	299	32	3		54	69	25	0		78	33	82	0		1294	4728
5:15 PM	18	428	117	0		84	289	21	0		45	63	24	1		89	57	78	0		1314	3434
5:30 PM	23	310	86	0		53	233	28	1		63	81	30	0		83	55	67	1		1114	2120
5:45 PM	19	322	70	0		56	236	27	0		47	56	22	0		48	36	67	0		1006	1006
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	124	1716	468	4		336	1196	128	12		292	296	104	4		356	228	372	4		**5640**	
Heavy Trucks	16	36	8	0		12	44	4	0		8	4	4	0		0	12	4	0		**152**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		**4**	
Buses																						
Stopped Buses																						

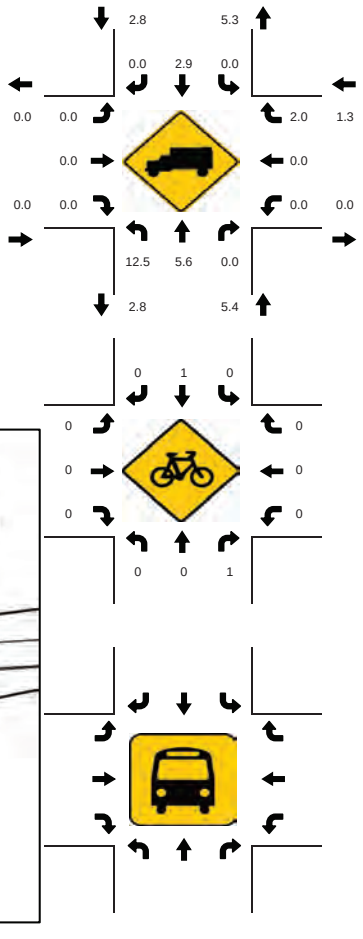
LOCATION: Commercial Way/US 19 & Trenton Ave
CITY/STATE: Spring Hill, FL

PROJECT ID: 25-120340-003
DATE: Thu, Jul 17, 2025

Peak-Hour: 07:30 AM - 08:30 AM
Peak 15-Minute: 07:45 AM - 08:00 AM





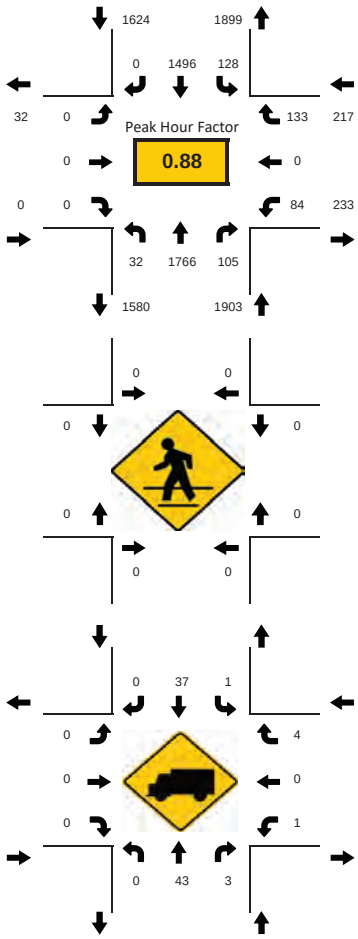


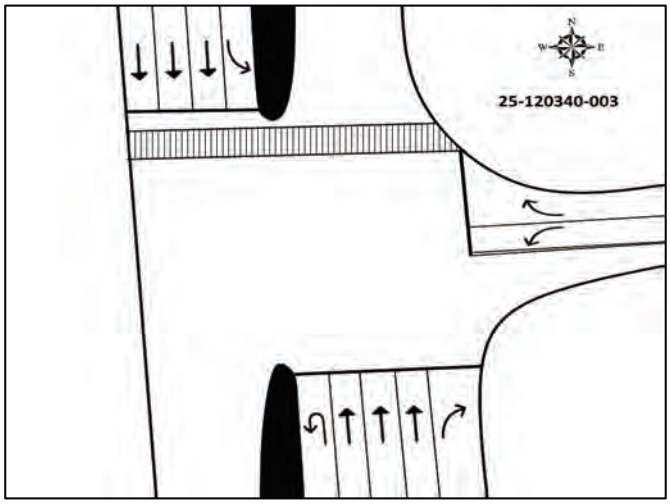
15-Min Count Period Beginning At	Commercial Way/US 19 Northbound					Commercial Way/US 19 Southbound					Trenton Ave Eastbound					Trenton Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	178	3	2		6	282	0	0		0	0	0	0		5	0	17	0		493	2440
7:15 AM	0	192	7	1		10	328	0	0		0	0	0	0		9	0	22	0		569	2552
7:30 AM	0	286	9	4		14	307	0	0		0	0	0	0		12	0	28	0		660	2602
7:45 AM	0	282	11	2		19	359	0	0		0	0	0	0		19	0	26	0		718	2553
8:00 AM	0	259	9	2		14	280	0	0		0	0	0	0		18	0	23	0		605	2516
8:15 AM	0	259	18	0		14	299	0	0		0	0	0	0		5	0	24	0		619	1911
8:30 AM	0	258	17	1		20	263	0	0		0	0	0	0		19	0	33	0		611	1292
8:45 AM	0	307	13	4		17	295	0	0		0	0	0	0		17	0	28	0		681	681
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	0	1144	72	16		76	1436	0	0		0	0	0	0		76	0	112	0		**2932**	
Heavy Trucks	0	80	0	4		0	60	0	0		0	0	0	0		0	0	4	0		**144**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	4	0		0	4	0	0		0	0	0	0		0	0	0	0		**8**	
Buses																						
Stopped Buses																						

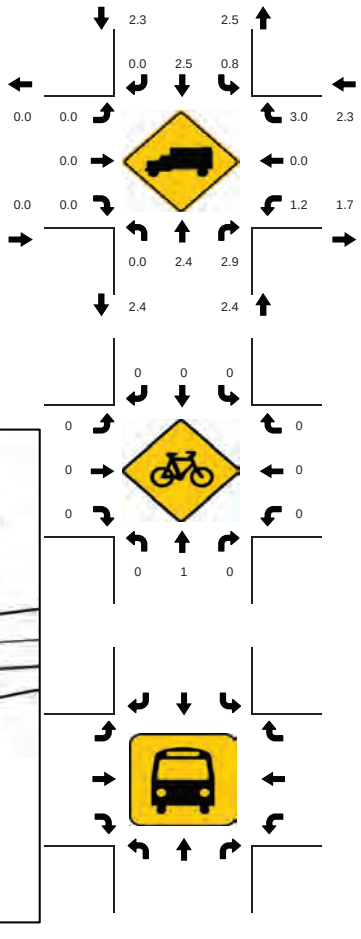
LOCATION: Commercial Way/US 19 & Trenton Ave
CITY/STATE: Spring Hill, FL

PROJECT ID: 25-120340-003
DATE: Thu, Jul 17, 2025

Peak-Hour: 04:00 PM - 05:00 PM
Peak 15-Minute: 04:30 PM - 04:45 PM





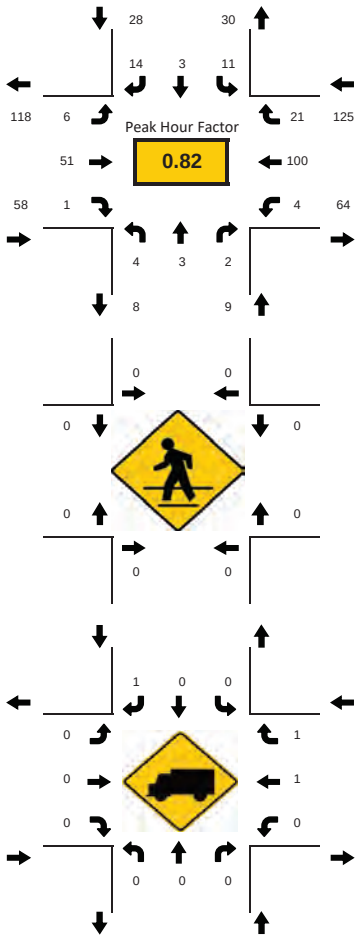


15-Min Count Period Beginning At	Commercial Way/US 19 Northbound					Commercial Way/US 19 Southbound					Trenton Ave Eastbound					Trenton Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	433	26	11		26	407	0	0		0	0	0	0		20	0	34	0		957	3744
4:15 PM	0	431	26	10		35	305	0	1		0	0	0	0		20	0	29	0		857	3574
4:30 PM	0	479	25	7		31	467	0	0		0	0	0	0		23	0	34	0		1066	3639
4:45 PM	0	423	28	4		33	317	0	2		0	0	0	0		21	0	36	0		864	3352
5:00 PM	0	395	16	6		29	295	0	1		0	0	0	0		22	0	23	0		787	3286
5:15 PM	0	467	21	8		33	344	0	0		0	0	0	0		18	0	31	0		922	2499
5:30 PM	0	423	22	3		22	267	0	0		0	0	0	0		19	0	23	0		779	1577
5:45 PM	0	407	24	1		29	283	0	0		0	0	0	0		20	0	34	0		798	798
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	0	1916	112	44		140	1868	0	8		0	0	0	0		92	0	144	0		**4324**	
Heavy Trucks	0	56	8	0		4	44	0	0		0	0	0	0		4	0	12	0		**128**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

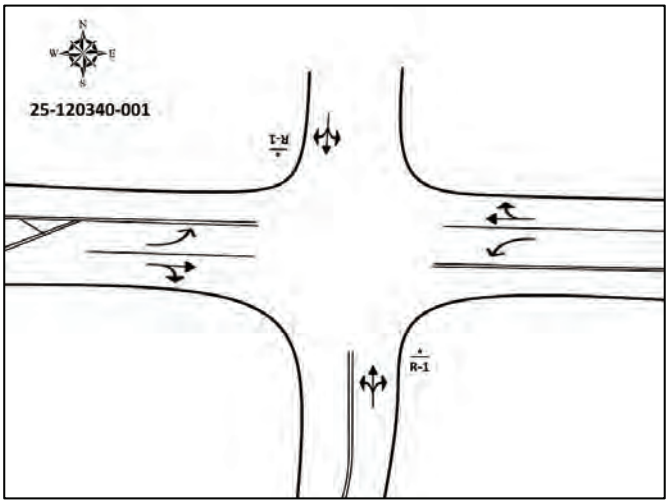
LOCATION: Frontage Rd/Forest Rd & Trenton Ave
CITY/STATE: Spring Hill, FL

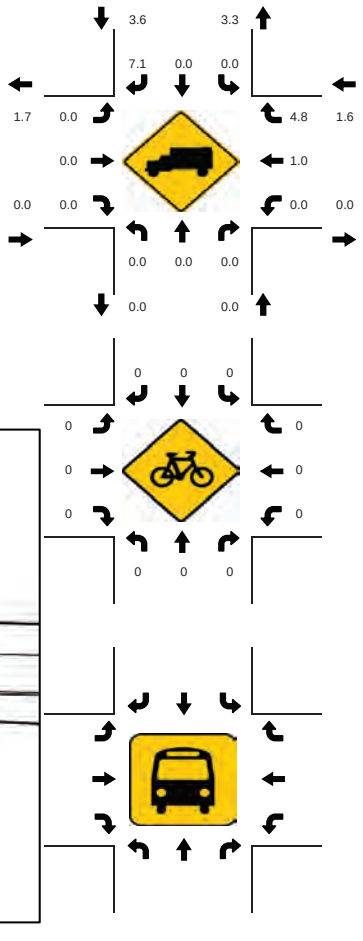
PROJECT ID: 25-120340-001
DATE: Thu, Jul 17, 2025

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:30 AM - 08:45 AM



National Data & Surveying Services

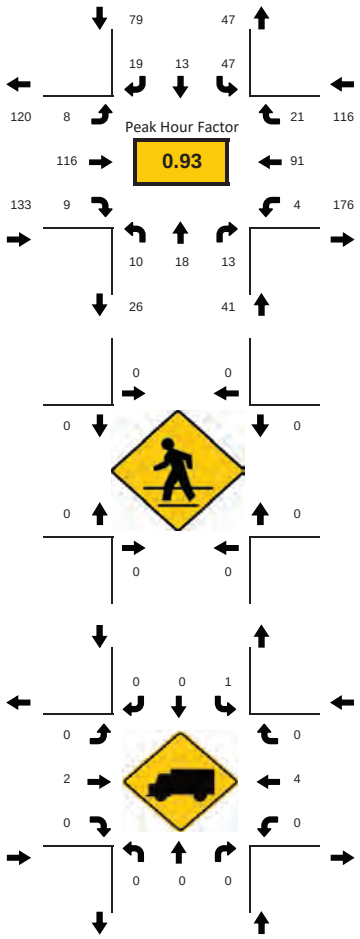


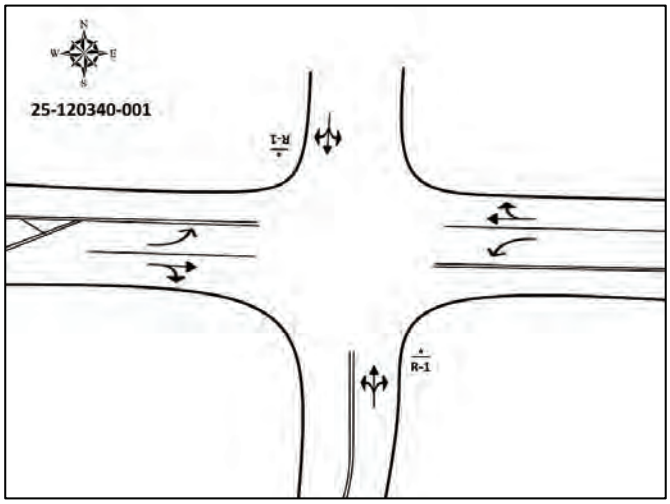

3.6
3.3
7.1
0.0
0.0
1.7
0.0
4.8
1.6
0.0
1.0
0.0
0.0
0

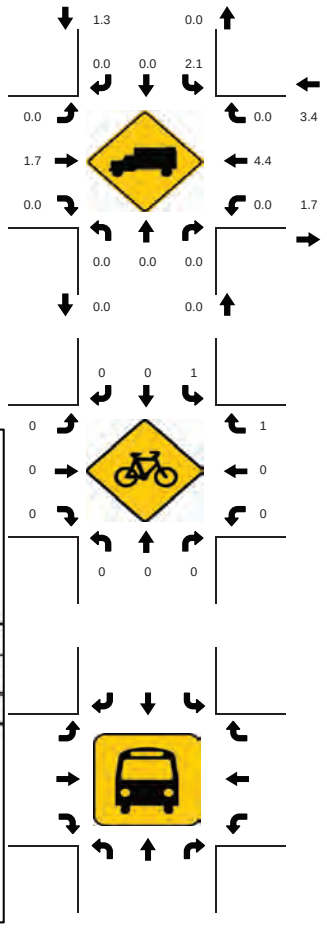
LOCATION: Frontage Rd/Forest Rd & Trenton Ave
CITY/STATE: Spring Hill, FL

PROJECT ID: 25-120340-001
DATE: Thu, Jul 17, 2025

Peak-Hour: 04:00 PM - 05:00 PM
Peak 15-Minute: 04:30 PM - 04:45 PM







15-Min Count Period Beginning At	Frontage Rd/Forest Rd Northbound					Frontage Rd/Forest Rd Southbound					Trenton Ave Eastbound					Trenton Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	2	4	1	0		14	3	5	0		3	28	1	0		0	20	3	0		84	369
4:15 PM	3	5	6	0		9	4	3	0		0	28	3	0		2	25	6	0		94	350
4:30 PM	2	6	1	0		14	4	9	0		0	28	3	0		2	25	5	0		99	349
4:45 PM	3	3	5	0		10	2	2	0		5	32	2	0		0	21	7	0		92	324
5:00 PM	4	3	4	0		7	1	3	0		2	27	0	0		1	10	3	0		65	318
5:15 PM	2	4	8	0		5	2	7	0		3	27	1	0		5	21	8	0		93	253
5:30 PM	1	4	3	0		5	2	5	0		0	21	2	0		2	22	7	0		74	160
5:45 PM	0	3	1	0		14	0	3	0		1	21	1	0		4	32	6	0		86	86
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	12	24	24	0		56	16	36	0		20	128	12	0		8	100	28	0		**464**	
Heavy Trucks	0	0	0	0		4	0	0	0		0	4	0	0		0	12	0	0		**20**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		4	0	0	0		0	0	0	0		0	0	4	0		**8**	
Buses																						
Stopped Buses																						

APPENDIX

FDOT PEAK SEASON ADJUSTMENT FACTORS

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 0800 HERNANDO COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.04
2	01/08/2023 - 01/14/2023	1.01	1.05
3	01/15/2023 - 01/21/2023	1.01	1.05
4	01/22/2023 - 01/28/2023	1.00	1.04
5	01/29/2023 - 02/04/2023	0.99	1.03
* 6	02/05/2023 - 02/11/2023	0.98	1.02
* 7	02/12/2023 - 02/18/2023	0.97	1.01
* 8	02/19/2023 - 02/25/2023	0.96	1.00
* 9	02/26/2023 - 03/04/2023	0.95	0.99
*10	03/05/2023 - 03/11/2023	0.94	0.98
*11	03/12/2023 - 03/18/2023	0.93	0.97
*12	03/19/2023 - 03/25/2023	0.94	0.98
*13	03/26/2023 - 04/01/2023	0.95	0.99
*14	04/02/2023 - 04/08/2023	0.96	1.00
*15	04/09/2023 - 04/15/2023	0.97	1.01
*16	04/16/2023 - 04/22/2023	0.97	1.01
*17	04/23/2023 - 04/29/2023	0.98	1.02
*18	04/30/2023 - 05/06/2023	0.99	1.03
19	05/07/2023 - 05/13/2023	0.99	1.03
20	05/14/2023 - 05/20/2023	1.00	1.04
21	05/21/2023 - 05/27/2023	1.01	1.05
22	05/28/2023 - 06/03/2023	1.02	1.06
23	06/04/2023 - 06/10/2023	1.04	1.08
24	06/11/2023 - 06/17/2023	1.05	1.09
25	06/18/2023 - 06/24/2023	1.05	1.09
26	06/25/2023 - 07/01/2023	1.05	1.09
27	07/02/2023 - 07/08/2023	1.05	1.09
28	07/09/2023 - 07/15/2023	1.05	1.09
29	07/16/2023 - 07/22/2023	1.05	1.09
30	07/23/2023 - 07/29/2023	1.05	1.09
31	07/30/2023 - 08/05/2023	1.06	1.10
32	08/06/2023 - 08/12/2023	1.06	1.10
33	08/13/2023 - 08/19/2023	1.06	1.10
34	08/20/2023 - 08/26/2023	1.05	1.09
35	08/27/2023 - 09/02/2023	1.04	1.08
36	09/03/2023 - 09/09/2023	1.04	1.08
37	09/10/2023 - 09/16/2023	1.03	1.07
38	09/17/2023 - 09/23/2023	1.02	1.06
39	09/24/2023 - 09/30/2023	1.01	1.05
40	10/01/2023 - 10/07/2023	1.01	1.05
41	10/08/2023 - 10/14/2023	1.00	1.04
42	10/15/2023 - 10/21/2023	1.00	1.04
43	10/22/2023 - 10/28/2023	0.99	1.03
44	10/29/2023 - 11/04/2023	0.99	1.03
45	11/05/2023 - 11/11/2023	0.99	1.03
46	11/12/2023 - 11/18/2023	0.99	1.03
47	11/19/2023 - 11/25/2023	0.99	1.03
48	11/26/2023 - 12/02/2023	0.99	1.03
49	12/03/2023 - 12/09/2023	0.99	1.03
50	12/10/2023 - 12/16/2023	1.00	1.04
51	12/17/2023 - 12/23/2023	1.00	1.04
52	12/24/2023 - 12/30/2023	1.01	1.05
53	12/31/2023 - 12/31/2023	1.01	1.05

* PEAK SEASON

09-MAR-2024 18:41:41 830UPD 7_0800_PKSEASON.TXT

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 0800 HERNANDO COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	0.97	1.00
2	01/07/2024 - 01/13/2024	1.01	1.04
3	01/14/2024 - 01/20/2024	1.05	1.08
4	01/21/2024 - 01/27/2024	1.04	1.07
5	01/28/2024 - 02/03/2024	1.02	1.05
6	02/04/2024 - 02/10/2024	1.00	1.03
7	02/11/2024 - 02/17/2024	0.99	1.02
* 8	02/18/2024 - 02/24/2024	0.98	1.01
* 9	02/25/2024 - 03/02/2024	0.97	1.00
*10	03/03/2024 - 03/09/2024	0.96	0.99
*11	03/10/2024 - 03/16/2024	0.96	0.99
*12	03/17/2024 - 03/23/2024	0.96	0.99
*13	03/24/2024 - 03/30/2024	0.96	0.99
*14	03/31/2024 - 04/06/2024	0.96	0.99
*15	04/07/2024 - 04/13/2024	0.96	0.99
*16	04/14/2024 - 04/20/2024	0.96	0.99
*17	04/21/2024 - 04/27/2024	0.97	1.00
*18	04/28/2024 - 05/04/2024	0.98	1.01
*19	05/05/2024 - 05/11/2024	0.99	1.02
*20	05/12/2024 - 05/18/2024	0.99	1.02
21	05/19/2024 - 05/25/2024	1.01	1.04
22	05/26/2024 - 06/01/2024	1.02	1.05
23	06/02/2024 - 06/08/2024	1.03	1.06
24	06/09/2024 - 06/15/2024	1.04	1.07
25	06/16/2024 - 06/22/2024	1.04	1.07
26	06/23/2024 - 06/29/2024	1.05	1.08
27	06/30/2024 - 07/06/2024	1.05	1.08
28	07/07/2024 - 07/13/2024	1.06	1.09
29	07/14/2024 - 07/20/2024	1.06	1.09
30	07/21/2024 - 07/27/2024	1.06	1.09
31	07/28/2024 - 08/03/2024	1.05	1.08
32	08/04/2024 - 08/10/2024	1.05	1.08
33	08/11/2024 - 08/17/2024	1.04	1.07
34	08/18/2024 - 08/24/2024	1.04	1.07
35	08/25/2024 - 08/31/2024	1.05	1.08
36	09/01/2024 - 09/07/2024	1.05	1.08
37	09/08/2024 - 09/14/2024	1.06	1.09
38	09/15/2024 - 09/21/2024	1.06	1.09
39	09/22/2024 - 09/28/2024	1.04	1.07
40	09/29/2024 - 10/05/2024	1.01	1.04
41	10/06/2024 - 10/12/2024	0.98	1.01
42	10/13/2024 - 10/19/2024	0.95	0.98
43	10/20/2024 - 10/26/2024	0.96	0.99
44	10/27/2024 - 11/02/2024	0.97	1.00
45	11/03/2024 - 11/09/2024	0.97	1.00
46	11/10/2024 - 11/16/2024	0.98	1.01
47	11/17/2024 - 11/23/2024	0.98	1.01
48	11/24/2024 - 11/30/2024	0.98	1.01
49	12/01/2024 - 12/07/2024	0.98	1.01
50	12/08/2024 - 12/14/2024	0.97	1.00
51	12/15/2024 - 12/21/2024	0.97	1.00
52	12/22/2024 - 12/28/2024	1.01	1.04
53	12/29/2024 - 12/31/2024	1.05	1.08

* PEAK SEASON

APPENDIX

FDOT HISTORICAL COUNTS

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 08 - HERNANDO

SITE: 0036 - SR 55/US 19, N OF SPRING HILL DRIVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2023	41000 C	N 21000	S 20000	9.00	54.80	7.30
2022	46000 C	N 22000	S 24000	9.00	54.50	4.10
2021	45000 C	N 23000	S 22000	9.00	54.20	4.10
2020	45500 C	N 23000	S 22500	9.00	54.30	4.10
2019	43000 C	N 22000	S 21000	9.00	54.30	3.50
2018	43000 C	N 22000	S 21000	9.00	54.40	3.40
2017	46000 F	N 23000	S 23000	9.00	55.60	3.90
2016	43000 C	N 21500	S 21500	9.00	54.80	3.90
2015	41000 C	N 20500	S 20500	9.00	55.00	3.90
2014	39500 C	N 20000	S 19500	9.00	56.00	3.70
2013	39500 C	N 20000	S 19500	9.00	57.90	3.80
2012	40500 F	N 21000	S 19500	9.00	55.00	3.50
2011	40500 C	N 21000	S 19500	9.00	55.00	3.50
2010	39000 C	N 20000	S 19000	9.74	54.68	3.30
2009	39000 C	N 20000	S 19000	9.60	55.47	3.30
2008	35000 C	N 17500	S 17500	9.72	54.99	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX

SIGNAL TIMINGS

Hernando County, FL

ECONOLITE

MOVING TRAFFIC FORWARD

2 - Commercial Wy @ Spring Hill Dr - 192.168.150.243 - Econolite Type - ASC/3

Controller Timing Plan (MM) 2-1

Plan 1

Phase		2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction																
Min Green	5	20	5	10	5	20	5	10	0	0	0	0	0	0	0	0
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	50	0	35	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	4.0	4.0	3.0	3.5	4.0	4.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	35	60	15	35	35	35	15	35	0	0	0	0	0	0	0	0
Max2	15	50	15	20	15	50	15	20	0	0	0	0	0	0	0	0
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	5.6	5.6	4.5	4.5	5.6	5.6	4.5	4.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.6	2.6	3.5	3.5	2.6	2.6	3.5	3.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	30	30	30	30	30	30	30	30	30	30	30	30	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Hernando County, FL

ECONOLITE

MOVING TRAFFIC FORWARD

2 - Commercial Wy @ Spring Hill Dr - 192.168.150.243 - Econolite Type - ASC/3

Coordination Pattern Data
Coordinator Pattern Data (MM) 3-2

Coordinator Pattern # 1

Split Pattern	1	TS2 (Pat-Off)	0-1	Splits In	Seconds
Cycle	120	Std (COS)	9	Offsets In	Seconds
Offset Value	91s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	2		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 1)	20	50	22	28	24	46	28	22	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	120s	120s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 2

Split Pattern	2	TS2 (Pat-Off)	0-2	Splits In	Seconds
Cycle	140	Std (COS)	10	Offsets In	Seconds
Offset Value	55s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 2)	20	65	25	30	30	55	30	25	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	140s	140s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 3

Split Pattern	3	TS2 (Pat-Off)	0-3	Splits In	Seconds
Cycle	140	Std (COS)	82	Offsets In	Seconds
Offset Value	59s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 3)	20	67	25	28	28	59	28	25	0	0	0	0	0	0	0	0

Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	140s	140s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 4

Split Pattern	4	TS2 (Pat-Off)	1-1	Splits In	Seconds
Cycle	110	Std (COS)	12	Offsets In	Seconds
Offset Value	55s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	4		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 4)	20	48	20	22	20	48	20	22	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	110s	110s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 5

Split Pattern	5	TS2 (Pat-Off)	1-2	Splits In	Seconds
Cycle	140	Std (COS)	154	Offsets In	Seconds
Offset Value	55s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	1		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 5)	25	58	27	30	30	53	32	25	0	0	0	0	0	0	0	0

Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	140s	140s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Coordinator Pattern # 6

Split Pattern	6	TS2 (Pat-Off)	1-3	Splits In	Seconds
Cycle	120	Std (COS)	81	Offsets In	Seconds
Offset Value	91s	Dwell/Add Time	0		
Actuated Coord	Yes	Timing Plan	0		
Actuated Walk Rest	No	Sequence	2		
Phase Reservice	No	Action Plan	0		
Max Select	None	Force Off	None		

Split Preference Phases

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Description																
Splits (Split Pat 6)	20	50	22	28	24	46	28	22	0	0	0	0	0	0	0	0
Pref 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pref 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ring	1	2	3	4
Ring Split Ext	0	0	0	0
Ring Displacement	-	0	0	0
Split Sum	120s	120s	0s	0s

Misc. Data

Veh Perm 1	0	Veh Perm 2	0	Veh Perm 2 Disp	0
Split Demand Pat 1	0	Split Demand Pat 2	0	Crossing Arterial Pat	0

Split Pattern

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Coord Phase		X				X										
Vehicle Recall																
Pedestrian Recall																
Recall to Max. Time		X				X										
Omit Phase													X	X	X	X
Special Funciton Outputs																

Time of Day Plan

Designed By:	*AHB*
Date:	*03/31/23*
Checked By:	*ZCP*
Date:	*03/31/23*

Arterial: SR 55 (US 19)
Section: 08020000
From: Applegate Dr/Pepper St
To: Northcliffe Blvd/Frontage Rd

ALL SEASON PLAN

Day	Time	Pattern	Cycle Length
Monday Thru Friday	0000 - 0600	99	FREE
	0600 - 0900	1	140
	0900 - 1500	2	150
	1500 - 1830	3	160
	1830 - 2100	4	140
	2100 - 2400	99	FREE
Saturday & Sunday	0000 - 0900	99	FREE
	0900 - 2100	5	150
	2100 - 2400	99	FREE

Designed By:	*AHB*
Date:	*03/31/23*
Checked By:	*ZCP*
Date:	*03/31/23*

Location Details			
Section:	*08020000*	Mile Post:	*2.553*
Major Street:	*SR 55 (US 19)*	Orientation:	*North-South*
Minor Street:	*Trenton Ave*	Orientation:	*East-West*
Sig ID:	*6-3*	System ID:	*08020*

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2		4	5	6			Notes
Direction	*NBL*	*SB*		*WB*	*SBL*	*NB*			
Turn Type	*Prot*	*Prot*		*Prot*	*Prot*	*Prot*			
Min Green	*5*	*20*		*10*	*5*	*20*			
Ext	*3.0*	*4.0*		*3.0*	*3.0*	*4.0*			
Yellow	*5.5*	*5.5*		*3.7*	*5.5*	*5.5*			
All Red	*2.0*	*2.0*		*3.5*	*2.0*	*2.0*			
Max I	*35*	*60*		*35*	*35*	*60*			
Max II	*15*	*50*		*15*	*15*	*50*			
Walk				*7*					
Flashing Don't Walk				*32*					
Detector Memory									
Det. Cross Switch.									
Dual Entry		*ON*				*ON*			
Vehicle Recall		*MIN*				*MIN*			
CNA		*ON*				*ON*			
Rest in Walk									

Coordination Timings (seconds)

Pattern	C/O/S	Cycle Length	Splits								Offset	Sequence	Coord Ø
1	-	*140*	*20*	*90*		*30*	*20*	*90*			*106*	*4*	*2 & 6*
2	-	*150*	*20*	*90*		*40*	*30*	*80*			*51*	*4*	*2 & 6*
3	-	*160*	*20*	*105*		*35*	*35*	*90*			*73*	*4*	*2 & 6*
4	-	*140*	*20*	*90*		*30*	*20*	*90*			*106*	*4*	*2 & 6*
5	-	*150*	*20*	*90*		*40*	*30*	*80*			*51*	*4*	*2 & 6*

Offset Reference Point
Lead

Notes:
1) Use 'Inhibit Max' during coordination.
2) Use Floating Force Offs.
3) Max recall Ø2 and Ø6 during coordination.
4) Controller Brand: Econolite ASC/3-2100
5) Use ped time: Off
6) Transition Mode : Smooth (12%)

SOP 10 (Sequence 1)

Ring - 1	1	2	4
Ring - 2	5	6	

SOP 10 (Sequence 4)

Ring - 1	1	2	4
Ring - 2	6	5	

APPENDIX

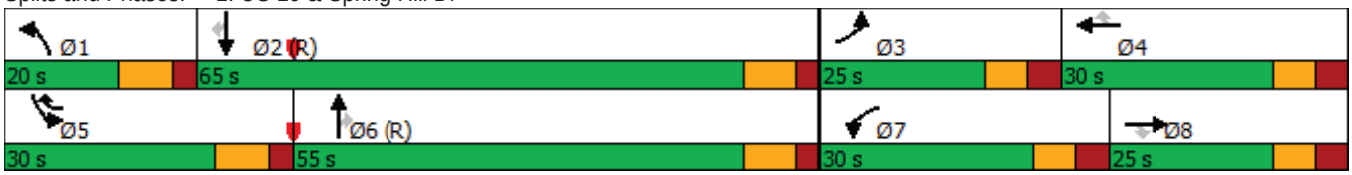
INTERSECTION ANALYSIS

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	190	148	96	385	136	329	104	899	162	199	1267	86
Future Volume (vph)	190	148	96	385	136	329	104	899	162	199	1267	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	400		150	0		0	500		550	350		545
Storage Lanes	2		1	2		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		30			40			55			55	
Link Distance (ft)		1000			300			1000			1180	
Travel Time (s)		22.7			5.1			12.4			14.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	2%	7%	2%	7%	2%	10%	5%	6%	2%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Turn Type	Prot	NA	Perm	Prot	NA	pm+ov	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4	5	1	6		5	2	
Permitted Phases			8			4			6			2
Detector Phase	3	8	8	7	4	5	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	5.0	5.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	14.0	18.0	18.0	14.0	18.0	14.0	14.0	28.2	28.2	14.0	28.2	28.2
Total Split (s)	25.0	25.0	25.0	30.0	30.0	30.0	20.0	55.0	55.0	30.0	65.0	65.0
Total Split (%)	17.9%	17.9%	17.9%	21.4%	21.4%	21.4%	14.3%	39.3%	39.3%	21.4%	46.4%	46.4%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	5.6	5.6	5.6	5.6	5.6	5.6	5.6
All-Red Time (s)	3.5	3.5	3.5	3.5	3.5	2.6	2.6	2.6	2.6	2.6	2.6	2.6
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.0	8.0	8.0	8.0	8.0	8.2	8.2	8.2	8.2	8.2	8.2	8.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	13.4	12.2	12.2	20.2	19.1	41.0	13.3	61.2	61.2	13.9	61.8	61.8
Actuated g/C Ratio	0.10	0.09	0.09	0.14	0.14	0.29	0.10	0.44	0.44	0.10	0.44	0.44
v/c Ratio	0.61	0.50	0.29	0.81	0.59	0.64	0.70	0.43	0.21	0.61	0.60	0.12
Control Delay	68.6	66.1	2.2	71.2	66.9	34.7	83.9	29.3	1.5	64.6	33.8	4.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	68.6	66.1	2.2	71.2	66.9	34.7	83.9	29.3	1.5	64.6	33.8	4.3
LOS	E	E	A	E	E	C	F	C	A	E	C	A
Approach Delay		53.1			56.4			30.3			36.1	
Approach LOS		D			E			C			D	

Intersection Summary

Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 55 (39%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay: 40.6		Intersection LOS: D	
Intersection Capacity Utilization 76.6%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 1: US 19 & Spring Hill Dr



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	176	38	1265	102	66	1413
Future Volume (Veh/h)	176	38	1265	102	66	1413
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	183	40	1318	106	69	1472
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			Raised			Raised
Median storage veh)			1			1
Upstream signal (ft)			1180			
pX, platoon unblocked	0.89	0.89			0.89	
vC, conflicting volume	1947	439			1424	
vC1, stage 1 conf vol	1318					
vC2, stage 2 conf vol	629					
vCu, unblocked vol	1626	0			1038	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)	5.8					
tF (s)	3.5	3.3			2.2	
p0 queue free %	7	96			88	
cM capacity (veh/h)	198	963			591	

Direction, Lane #	WB 1	WB 2	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3	SB 4
Volume Total	183	40	439	439	439	106	69	491	491	491
Volume Left	183	0	0	0	0	0	69	0	0	0
Volume Right	0	40	0	0	0	106	0	0	0	0
cSH	198	963	1700	1700	1700	1700	591	1700	1700	1700
Volume to Capacity	0.93	0.04	0.26	0.26	0.26	0.06	0.12	0.29	0.29	0.29
Queue Length 95th (ft)	185	3	0	0	0	0	10	0	0	0
Control Delay (s)	95.2	8.9	0.0	0.0	0.0	0.0	11.9	0.0	0.0	0.0
Lane LOS	F	A					B			
Approach Delay (s)	79.8		0.0				0.5			
Approach LOS	F									

Intersection Summary				
Average Delay	5.8			
Intersection Capacity Utilization	47.8%	ICU Level of Service		A
Analysis Period (min)	15			

Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	60	112	9	1246	52	68	1449
Future Volume (vph)	60	112	9	1246	52	68	1449
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	110	0	320		475	295	
Storage Lanes	1	1	1		1	1	
Taper Length (ft)	25		25			25	
Right Turn on Red		Yes			Yes		
Link Speed (mph)	30			55			55
Link Distance (ft)	515			2130			1000
Travel Time (s)	11.7			26.4			12.4
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	12%	6%	2%	2%	3%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Shared Lane Traffic (%)							
Turn Type	Prot	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	4		1	6		5	2
Permitted Phases		4			6		
Detector Phase	4	4	1	6	6	5	2
Switch Phase							
Minimum Initial (s)	10.0	10.0	5.0	20.0	20.0	5.0	20.0
Minimum Split (s)	17.2	17.2	12.5	27.5	27.5	12.5	27.5
Total Split (s)	30.0	30.0	20.0	90.0	90.0	20.0	90.0
Total Split (%)	21.4%	21.4%	14.3%	64.3%	64.3%	14.3%	64.3%
Yellow Time (s)	3.7	3.7	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	3.5	3.5	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.2	7.2	7.5	7.5	7.5	7.5	7.5
Lead/Lag			Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?			Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	None	C-Min
Act Effct Green (s)	11.4	11.4	6.5	98.0	98.0	11.2	110.7
Actuated g/C Ratio	0.08	0.08	0.05	0.70	0.70	0.08	0.79
v/c Ratio	0.45	0.51	0.14	0.40	0.05	0.52	0.40
Control Delay	71.0	17.2	71.0	7.4	2.0	74.5	5.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	71.0	17.2	71.0	7.4	2.0	74.5	5.5
LOS	E	B	E	A	A	E	A
Approach Delay	35.9			7.7			8.6
Approach LOS	D			A			A

Intersection Summary

Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 106 (76%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 60			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.52			
Intersection Signal Delay: 9.7		Intersection LOS: A	
Intersection Capacity Utilization 59.0%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 3: US 19 & Trenton Ave

Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	57	1	64	110	23	4	3	70	12	3	15
Future Vol, veh/h	7	57	1	64	110	23	4	3	70	12	3	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	-	140	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	5	2	2	2	2	2	7
Mvmt Flow	8	62	1	70	120	25	4	3	76	13	3	16

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	145	0	0	63	0	0	361	364	63	391	352	133
Stage 1	-	-	-	-	-	-	79	79	-	273	273	-
Stage 2	-	-	-	-	-	-	282	285	-	118	79	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.27
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.363
Pot Cap-1 Maneuver	1437	-	-	1540	-	-	595	564	1002	568	573	903
Stage 1	-	-	-	-	-	-	930	829	-	733	684	-
Stage 2	-	-	-	-	-	-	725	676	-	887	829	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1437	-	-	1540	-	-	559	535	1002	502	544	903
Mov Cap-2 Maneuver	-	-	-	-	-	-	559	535	-	502	544	-
Stage 1	-	-	-	-	-	-	924	824	-	729	653	-
Stage 2	-	-	-	-	-	-	676	646	-	812	824	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.8	2.4	9.2	10.8
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	932	1437	-	-	1540	-	-	652
HCM Lane V/C Ratio	0.09	0.005	-	-	0.045	-	-	0.05
HCM Control Delay (s)	9.2	7.5	-	-	7.4	-	-	10.8
HCM Lane LOS	A	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.3	0	-	-	0.1	-	-	0.2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	265	281	101	316	188	378	92	1654	382	354	1218	120
Future Volume (vph)	265	281	101	316	188	378	92	1654	382	354	1218	120
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	400		150	0		0	500		550	350		545
Storage Lanes	2		1	2		1	1		1	2		1
Taper Length (ft)	25			25			25			25		
Right Turn on Red			Yes			Yes			Yes			Yes
Link Speed (mph)		30			40			55			55	
Link Distance (ft)		1000			300			1000			1180	
Travel Time (s)		22.7			5.1			12.4			14.6	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	3%	2%	7%	2%	2%	2%	3%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Turn Type	Prot	NA	Perm	Prot	NA	pm+ov	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4	5	1	6		5	2	
Permitted Phases			8			4			6			2
Detector Phase	3	8	8	7	4	5	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	5.0	10.0	10.0	5.0	10.0	5.0	5.0	20.0	20.0	5.0	20.0	20.0
Minimum Split (s)	14.0	18.0	18.0	14.0	18.0	14.0	14.0	28.2	28.2	14.0	28.2	28.2
Total Split (s)	25.0	25.0	25.0	28.0	28.0	28.0	20.0	59.0	59.0	28.0	67.0	67.0
Total Split (%)	17.9%	17.9%	17.9%	20.0%	20.0%	20.0%	14.3%	42.1%	42.1%	20.0%	47.9%	47.9%
Yellow Time (s)	4.5	4.5	4.5	4.5	4.5	5.6	5.6	5.6	5.6	5.6	5.6	5.6
All-Red Time (s)	3.5	3.5	3.5	3.5	3.5	2.6	2.6	2.6	2.6	2.6	2.6	2.6
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	8.0	8.0	8.0	8.0	8.0	8.2	8.2	8.2	8.2	8.2	8.2	8.2
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Act Effct Green (s)	15.6	16.2	16.2	18.0	18.6	45.3	11.1	54.7	54.7	18.7	62.3	62.3
Actuated g/C Ratio	0.11	0.12	0.12	0.13	0.13	0.32	0.08	0.39	0.39	0.13	0.44	0.44
v/c Ratio	0.74	0.73	0.32	0.76	0.82	0.69	0.73	0.89	0.47	0.82	0.58	0.16
Control Delay	72.2	70.9	3.3	70.7	84.4	36.6	92.5	46.9	4.7	74.1	31.0	1.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	72.2	70.9	3.3	70.7	84.4	36.6	92.5	46.9	4.7	74.1	31.0	1.8
LOS	E	E	A	E	F	D	F	D	A	E	C	A
Approach Delay		60.9			59.0			41.3			37.9	
Approach LOS		E			E			D			D	

Intersection Summary

Area Type:	Other		
Cycle Length: 140			
Actuated Cycle Length: 140			
Offset: 59 (42%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 90			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.89			
Intersection Signal Delay: 45.5		Intersection LOS: D	
Intersection Capacity Utilization 86.5%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 1: US 19 & Spring Hill Dr

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	101	29	2182	68	37	1611
Future Volume (Veh/h)	101	29	2182	68	37	1611
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	107	31	2321	72	39	1714
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			Raised			Raised
Median storage veh)			1			1
Upstream signal (ft)			1180			
pX, platoon unblocked	0.68	0.68			0.68	
vC, conflicting volume	2970	774			2393	
vC1, stage 1 conf vol	2321					
vC2, stage 2 conf vol	649					
vCu, unblocked vol	2253	0			1405	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)	5.8					
tF (s)	3.5	3.3			2.2	
p0 queue free %	1	96			88	
cM capacity (veh/h)	108	738			328	

Direction, Lane #	WB 1	WB 2	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3	SB 4
Volume Total	107	31	774	774	774	72	39	571	571	571
Volume Left	107	0	0	0	0	0	39	0	0	0
Volume Right	0	31	0	0	0	72	0	0	0	0
cSH	108	738	1700	1700	1700	1700	328	1700	1700	1700
Volume to Capacity	0.99	0.04	0.46	0.46	0.46	0.04	0.12	0.34	0.34	0.34
Queue Length 95th (ft)	157	3	0	0	0	0	10	0	0	0
Control Delay (s)	157.7	10.1	0.0	0.0	0.0	0.0	17.4	0.0	0.0	0.0
Lane LOS	F	B					C			
Approach Delay (s)	124.6		0.0				0.4			
Approach LOS	F									

Intersection Summary				
Average Delay	4.2			
Intersection Capacity Utilization	54.4%	ICU Level of Service		A
Analysis Period (min)	15			

Lane Group	WBL	WBR	NBU	NBT	NBR	SBL	SBT
Lane Configurations							
Traffic Volume (vph)	94	148	36	1987	117	143	1686
Future Volume (vph)	94	148	36	1987	117	143	1686
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12
Grade (%)	0%			0%			0%
Storage Length (ft)	110	0	320		475	295	
Storage Lanes	1	1	1		1	1	
Taper Length (ft)	25		25			25	
Right Turn on Red		Yes			Yes		
Link Speed (mph)	30			55			55
Link Distance (ft)	515			2130			1000
Travel Time (s)	11.7			26.4			12.4
Confl. Peds. (#/hr)							
Confl. Bikes (#/hr)							
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	3%	2%	2%	3%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0
Parking (#/hr)							
Mid-Block Traffic (%)	0%			0%			0%
Shared Lane Traffic (%)							
Turn Type	Prot	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	4		1	6		5	2
Permitted Phases		4			6		
Detector Phase	4	4	1	6	6	5	2
Switch Phase							
Minimum Initial (s)	10.0	10.0	4.0	20.0	20.0	5.0	20.0
Minimum Split (s)	17.2	17.2	11.5	27.5	27.5	12.5	27.5
Total Split (s)	35.0	35.0	20.0	90.0	90.0	35.0	105.0
Total Split (%)	21.9%	21.9%	12.5%	56.3%	56.3%	21.9%	65.6%
Yellow Time (s)	3.7	3.7	5.5	5.5	5.5	5.5	5.5
All-Red Time (s)	3.5	3.5	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.2	7.2	7.5	7.5	7.5	7.5	7.5
Lead/Lag			Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?			Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	C-Min	C-Min	None	C-Min
Act Effct Green (s)	14.7	14.7	8.9	103.8	103.8	19.3	116.8
Actuated g/C Ratio	0.09	0.09	0.06	0.65	0.65	0.12	0.73
v/c Ratio	0.63	0.56	0.40	0.65	0.12	0.73	0.49
Control Delay	86.3	16.3	83.9	19.5	2.4	86.7	10.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	86.3	16.3	83.9	19.5	2.4	86.7	10.7
LOS	F	B	F	B	A	F	B
Approach Delay	43.4			19.6			16.7
Approach LOS	D			B			B

Intersection Summary

Area Type:	Other		
Cycle Length: 160			
Actuated Cycle Length: 160			
Offset: 73 (46%), Referenced to phase 2:SBT and 6:NBT, Start of Green			
Natural Cycle: 80			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.73			
Intersection Signal Delay: 19.7		Intersection LOS: B	
Intersection Capacity Utilization 73.1%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 3: US 19 & Trenton Ave

Intersection	
Int Delay, s/veh	5.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	127	10	43	100	23	11	20	64	52	14	21
Future Vol, veh/h	9	127	10	43	100	23	11	20	64	52	14	21
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	-	140	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	4	2	2	2	2	2	2	2
Mvmt Flow	10	137	11	46	108	25	12	22	69	56	15	23

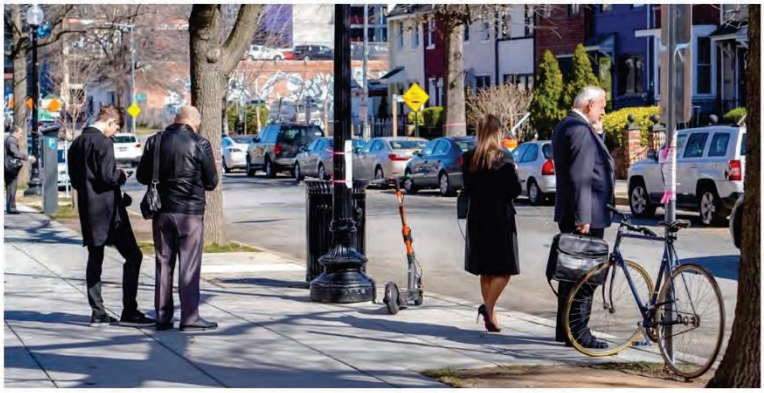
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	133	0	0	148	0	0	395	388	143	421	381	121
Stage 1	-	-	-	-	-	-	163	163	-	213	213	-
Stage 2	-	-	-	-	-	-	232	225	-	208	168	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1452	-	-	1434	-	-	565	547	905	543	552	930
Stage 1	-	-	-	-	-	-	839	763	-	789	726	-
Stage 2	-	-	-	-	-	-	771	718	-	794	759	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1452	-	-	1434	-	-	523	526	905	472	530	930
Mov Cap-2 Maneuver	-	-	-	-	-	-	523	526	-	472	530	-
Stage 1	-	-	-	-	-	-	833	758	-	783	703	-
Stage 2	-	-	-	-	-	-	713	695	-	708	754	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.5	2	10.7	12.9
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	732	1452	-	-	1434	-	-	547
HCM Lane V/C Ratio	0.14	0.007	-	-	0.032	-	-	0.171
HCM Control Delay (s)	10.7	7.5	-	-	7.6	-	-	12.9
HCM Lane LOS	B	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.5	0	-	-	0.1	-	-	0.6

APPENDIX

TURN LANE WARRANTS



Multimodal Access Management Guidebook

October 2023

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
SYSTEMS IMPLEMENTATION OFFICE
605 Suwannee Street, MS 19 • Tallahassee, FL 32399
www.fdot.gov/planning

Chapter 6: Turn Lanes and U-Turns

6.1 Overview

For driveways, medians, and median openings, the placement and design of turn lanes and U-turns are critical to avoid potential traffic safety issues. For example, a median opening placed across a left-turn lane at an intersection could create conditions leading to a vehicular crash (See ***Figure 27*** or ***Figure 28***). Locating these roadway openings is discussed in greater detail in ***Chapter 2: Roadway Openings***. This chapter will instead focus on where to locate and design turn lanes and U-turns and how they relate to driveways, medians, and median openings.

6.2 Exclusive Right-Turn Lanes

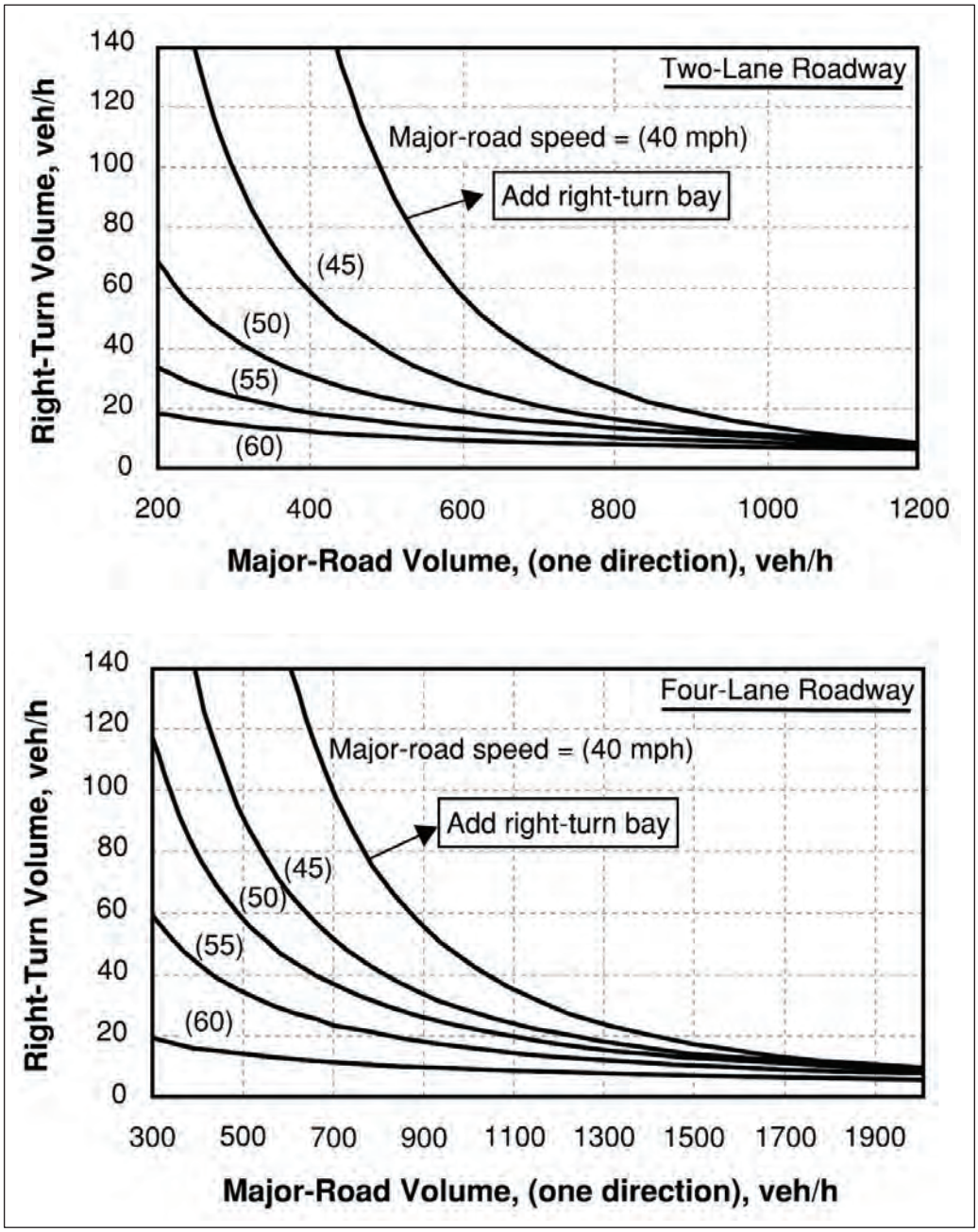
At driveways and intersections, an exclusive right-turn lane separates vehicles that are slowing or stopped to turn from the major road through traffic lanes. This separation minimizes turn-related collisions and eliminates unnecessary delay to through vehicles. Exclusive right-turn lanes are useful where a combination of high roadway speeds, and high right-turn volumes into a driveway are expected. Congestion on the roadway may also be a good reason to use an exclusive right-turn lane. If properly built, they remove the turning vehicle from the through lanes, thereby decreasing the operational and safety impact of right turning vehicles on the through traffic.

It is also important to consider potential pedestrian conflicts since the addition of a right-turn lane increases the crossing distance, time, and exposure for pedestrians. A well-designed right-turn lane can help to reduce pedestrian conflicts by slowing vehicle speeds, increasing pedestrian visibility, and reducing pedestrian exposure with a pedestrian refuge area.

6.2.1 When to Consider Exclusive Right-Turn Lanes

There are instances when adding an exclusive right-turn lane for unsignalized driveways and intersections is beneficial to traffic operations and safety. ***Figure 74*** provides guidance for two-lane and four-lane roadways based on the speed limit of the major roadway, major roadway approach volume, and how many right turns occur per hour. These recommendations are based primarily on the research done in *NCHRP Report 457, Evaluating Intersection Improvements: An Engineering Study Guide, Chapter 2 – Add a Right-Turn Bay on the Major Road*.

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



Source: NCHRP Report 457, TDOT Highway System Access Manual

Here are some additional situations when adding an exclusive right-turn lane may be required:

- Facilities having a high volume of buses, trucks, or trailers (2 or 3 per hour), including:
  - Trucking facilities (or other locations that have a high volume of large vehicle traffic such as water ports, train stations, etc.)
  - Recreational facilities attracting boats, trailers, and other large recreation vehicles
  - Transit facilities
  - School driveways to drop-off and pick-up areas
- Poor internal site design of a driveway facility causing potential backups in the through lanes
- Heavier than normal peak flows on the main roadway
- Very high operating speeds (such as 55 mph or above) and in rural locations where turns are not expected by through drivers
- Highways with curves or hills where sight distance is impacted
- Gated entrances
- Crash experience, especially rear end collisions
- Intersections or driveways just after signalized intersections where acceleration or driver expectancy would make a separate right-turn lane desirable
- Severe skewed angle of intersection requiring right-turn vehicle to slow greatly

6.2.2 When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

6.2.3 Exclusive Right-Turn Lane Design

For information on exclusive right-turn lane design, refer to *FDM 212 - Intersections* and *Standard Plans, Index 711-001*. The FDM states that “Right-turn lane tapers and lengths are identical to left-turn lanes under stop control conditions. Right-turn lane tapers and lengths are site-specific for free-flow or yield conditions.” Sheet 11 of Standard Plans, Index 711-001 provides requirements for clearance distance, brake to stop distance and deceleration distance by design speed for both curbed and uncurbed roadways. ***Section 3.1.2: Median Opening Failures*** provides discussion on the various parameters used in turn lane design such as decision distance, stopping distance, etc.

6.2.4 Important Considerations

Right-Turn Channelization

Where right-turn exiting channelization is used, be careful to provide a traffic entry angle that is easy for the exiting driver to negotiate while trying to enter traffic. ***Figure 75*** illustrates how driver head turn angles between 120°-125° (Tighter Angle) are more comfortable than the 145°-150° (Wide Angle) associated with more traditional designs. The tighter angle also encourages drivers to slow down, which provides more time for a thorough scan for conflicts.

Figure 77 | Raised Crosswalk at Channelized Right Turn

Source: City of Los Angeles Supplemental Street Design Guide

6.3 Exclusive Left-Turn Lanes

While some principles for right-turn lanes apply to left-turn lanes, there are inherent differences between them.

6.3.1 When Exclusive Left-Turn Lanes are Beneficial

There are several situations when a left-turn lane should be built on the roadway. For example, if on a multilane roadway and there is a median opening that is serving a driveway, there should be a left-turn lane to allow for vehicles to move safely out the way of the through traffic. Exclusive left-turn lanes should be considered at any location serving the public, especially on curves and where speeds are in excess of 45 mph. The *AASHTO Green Book* contains guidance on this issue. However, the guidelines were developed based on delay rather than crash avoidance. Safety is the main reason behind exclusive left-turn lanes.

6.3.2 When to Consider Exclusive Left-Turn Lanes at Unsignalized Intersections and Driveways

Left-turn lane warrants at unsignalized intersections and driveways were included in *NCHRP Report 745, Left-Turn Accommodations at Unsignalized Intersections*. The recommended left-turn lane warrants are provided for the following roadway facilities.

- Rural, two-lane highways (***Figure 78***)
- Rural, four-lane highways (***Figure 79***)
- Urban and suburban roadways (***Figure 80***)

Alternatively, the left-turn warrants based on *NCHRP Report 457*, (See ***Figure 81***) can be used if it is found to be more appropriate and reasonable for a local condition. Engineering judgment should be used when deciding between the NCHRP 745, and NCHRP 457 guidelines.

Figure 78 | Left-Turn Lane Warrants for Two-Lane Rural Roadways (Unsignalized)

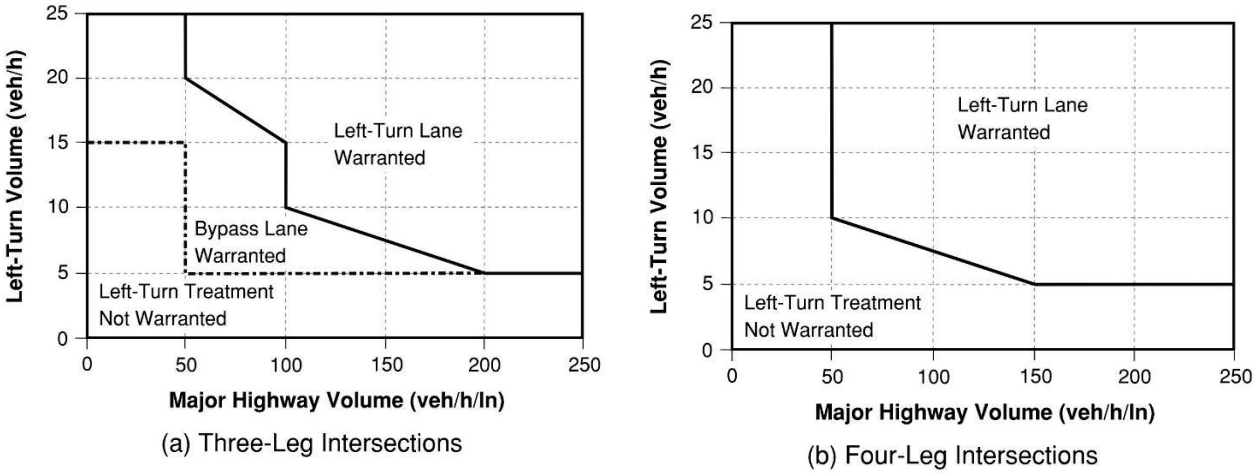


Figure 79 | Left-Turn Lane Warrants for Four-Lane Rural Roadways (Unsignalized)

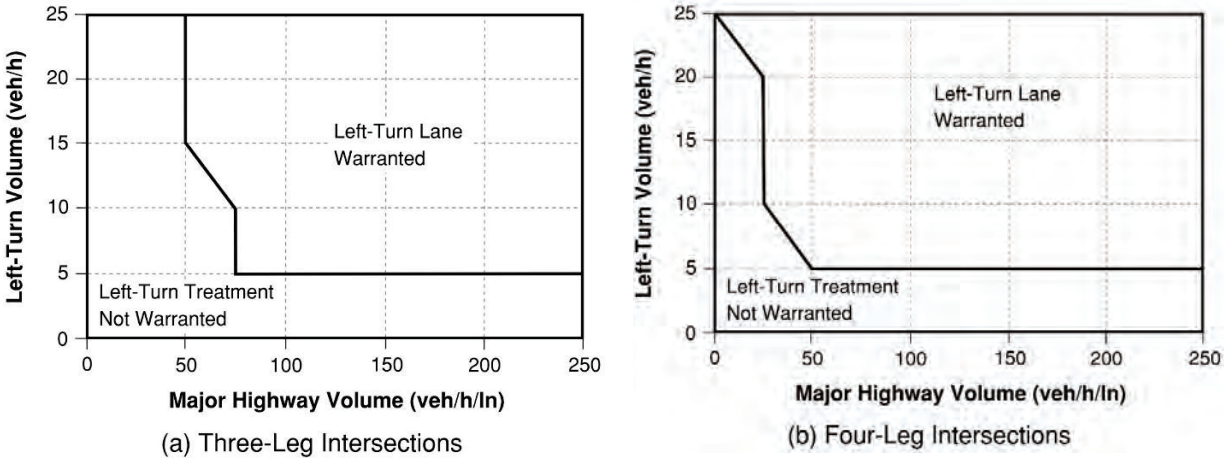
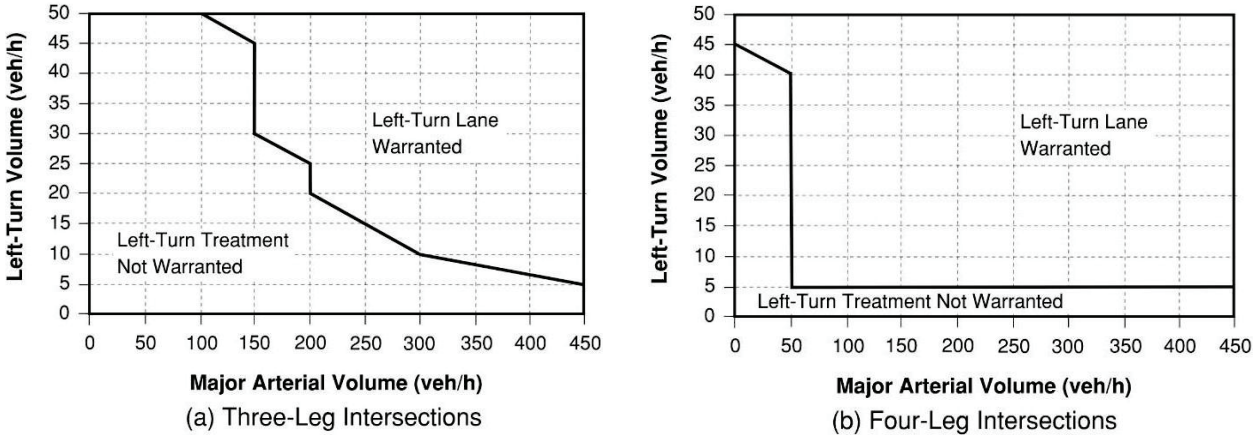
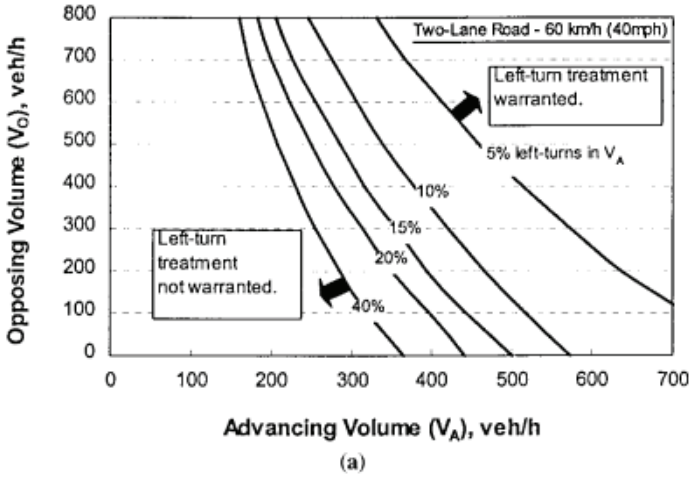


Figure 80 | Left-Turn Lane Warrants for Urban and Suburban Arterials

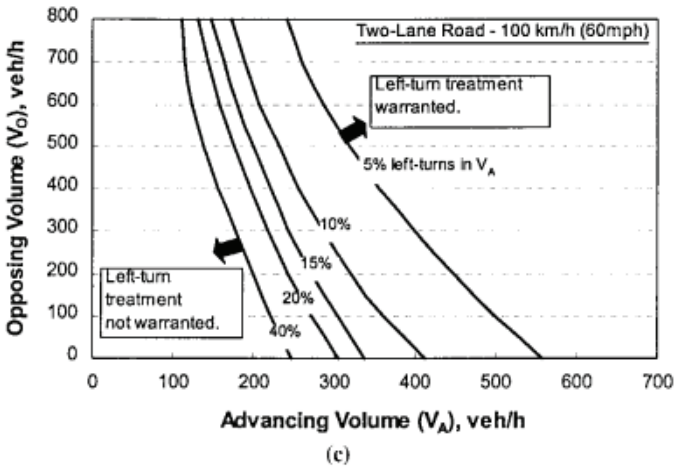


Source: NCHRP Report 745

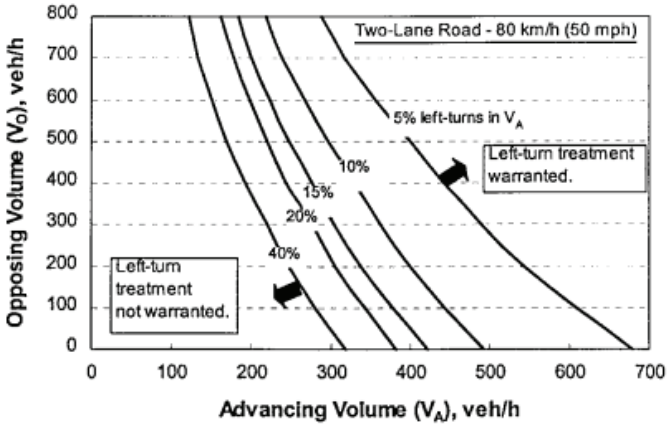
Figure 81 | Left-Turn Lane Warrants (Unsignalized Intersections) – Alternate Method



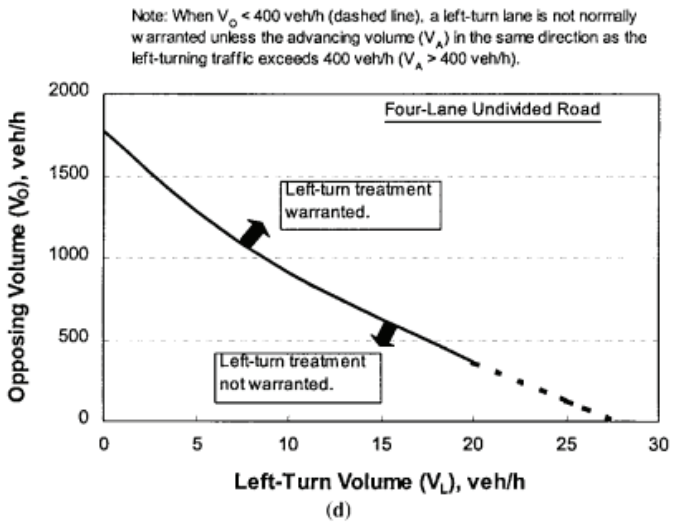
(a)



(c)



(b)



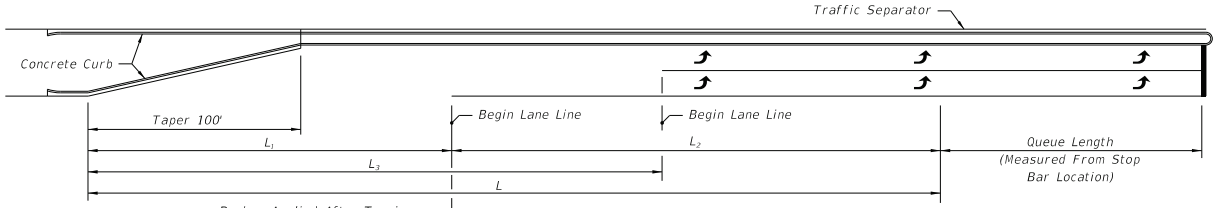
(d)

Source: NCHRP Report 457

APPENDIX

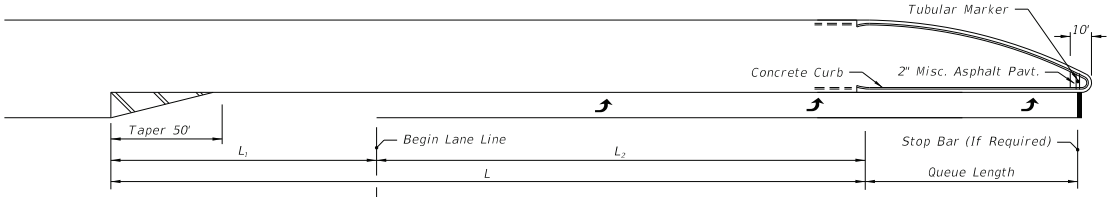
FDOT DESIGN MANUAL 212-1

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



Brakes Applied After Turning
Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed
For Low Speed Roadways
Average Running Speed For
High Speed Roadways

DOUBLE LEFT TURN



Brakes Applied After Turning
Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed
For Low Speed Roadways
Average Running Speed For
High Speed Roadways

SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:
1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2024

APPENDIX

FDOT GENERALIZED SERVICE VOLUME TABLES

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

Traffic Characteristics

	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

Uniform Mitigation Assessment Method Summary

Site/Project Name:	Application Number:	Date:
US 19 & Spring Hill Drive		July 28, 2025

Impact Summary

Assessment Area	Impact Type	Location and Landscape Support		Water Environment		Community Structure		Acres	Functional Loss
		Current	w/Impact	Current	w/Impact	Current	w/Impact		
Wetlands 1,2,3,4	Direct Impact	5	0	4	0	5	0	1.68	0.784
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
							TOTAL	1.68	0.784

Mitigation Summary

Assessment Area	Mitigation Type	Location and Landscape Support		Water Environment		Community Structure		Time Lag	Risk	PAF	RFG	Acres	Functional Gain
		w/o Mit	w/Mit	w/o Mit	w/Mit	w/o Mit	w/Mit						
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-
											TOTAL	0.00	0.000

	Acres
Total Impact	**1.68**
Mitigation	
Creation	0.00
Restoration	0.00
Enhancement	0.00
Preservation	0.00
Uplands	0.00
Total Mitigation	**0.00**

Total Functional Loss	**0.784**
Total Functional Gain	**0.000**
Mitigation Deficit	**-0.784**

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
US 19 & Spring Hill Drive		**Wetlands 1,2,3,4**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
617		**Direct Impact**	**1.680** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
Upper Coastal	**III**	**NONE**

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

The wetland onsite are artifically created by land management activities over the last several decades. There is some hydrologic connection to roadside and upland excavated swales and ditches on and offsite.

Assessment area description

The assessment area is a forested wetland system dominated by hardwoods including red maple (Acer rubrum), cabbage palm (Sabal palmetto), laurel oak (Quercus laurifolia), sweet bay (Persea palustris), sweetbay magnolia (Magnolia virginiana). The understory consisted predominantly of royal fern (Osmunda regalis), maidencane (Panicum hemitomon), and limited maiden fern (Thylepteris spp.). High density of poison ivy (Toxicodendron radicans) and (Smilax carolinana) were present throughout the wetlands.

Significant Nearby Features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
Surrounded by heavily trafficked roadways and dense commercial and residential development	**Common in the regional landscape**
Functions	Mitigation for previous permit/other historic use
flood retention, wildlife habitat	**N/A**
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Due to the location of the wetland being directly adjacent to US 19, and a large homeless presence, wildlife usage is likely limited to	**since there is not good wading bird foraging habitat onsite, use by listed species is limited. No protected species were observed onsite during the field visits.**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

squirrel, black racer, songbirds

Additional relevant factors:

n/a

Assessment conducted by:	Assessment date(s):
Naylor Environmental Solutions	**05/08/25**

Form 62-345.900(1), F.A.C. [effective date 02/04/2004]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
US 19 & Spring Hill Drive	**-**	**Wetlands 1,2,3,4**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Naylor Environmental Solutions**	**05/08/25**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support

Current	With Impact
5	0

- a. Quality and quantity **of habitat support** outside of AA.
- b. **Invasive plant species.**
- c. **Wildlife access** to and from AA (proximity and barriers).
- d. **Downstream benefits** provided to fish and wildlife.
- e. Adverse impacts to wildlife in AA from **land uses** outside of AA.
- f. **Hydrologic connectivity** (impediments and flow restrictions).
- g. **Dependency** of downstream habitats on quantity or quality of discharges.
- h. Protection of wetland functions provided by uplands (**upland** AAs only).

Additional Notes: The wetalands are located adjacent to US 19 and surrounded by other roadways and commercial and residental development.

.500(6)(b) Water Environment
(n/a for uplands)

Current	With Impact
4	0

- a. Appropriateness of **water levels and flows**.
- b. Reliability of **water level indicators**.
- c. Appropriateness of **soil moisture**.
- d. **Flow rates**/points of discharge.
- e. **Fire frequency**/severity.
- f. **Type of vegetation**.
- g. **Hydrologic stress** on vegetation.
- h. **Use by animal**s with hydrologic requirements.
- i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).
- j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).
- k. **Water quality data** for the type of community.
- l. **Water depth, wave energy, and currents**.

Additional Notes: Water quality is low in this wetland given the hydrology is sources from offsite drainage from roadway and neighborhood drainage systems

.500(6)(c) Community Structure

_____ Vegetation

_____ Benthic

_____ Both

Current	With Impact
5	0

Additional Notes:

Mostly native system, however the age and size distribution of species is more limited. There is significant use of the site by homeless, including within some of the wetland areas, which affects the overall habitat.

Raw Score = Sum of above scores/30
(if uplands, divide by 20)

Current	With Impact
0.4666667	0

Impact Delta (ID)	
Current - w/Impact	0.466666667

Impact Acres =	1.68

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.784

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigaiton bank.

Additional Notes:

DARYL MAX FORGEY, AICP
LAND USE PLANNER & EXPERT WITNESS
max@forgeyplanning.com
239.560.5864

April 28, 2025

Hernando County Planning & Zoning Commission
20 North Main Street
Brooksville, FL 34601

SUBJECT: EXPERT REPORT IN SUPPORT OF REZONING PETITION #H-24-82 FOR SPRING HILL PDP (GC) LOCATED AT US 19 AND SPRING HILL DRIVE IN UNINCORPORATED HERNANDO COUNTY FLORIDA

1. PURPOSE OF REPORT

This report, prepared on behalf of Applicant MERIDIEN DEVELOPMENT LLC, 7901 SE Osprey Street, Hobe Sound FL 33455, outlines justifications for approval of Rezoning Application Number H-24-82, which proposes to rezone an eleven-acre (11.0 +/- acre) parcel located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in unincorporated Hernando County. This report will provide the Hernando County Planning & Zoning Commission (P & Z) and the Board of County Commissioners (BOCC) with competent substantial evidence by evaluating the proposed uses and their general consistency with the Hernando County Comprehensive Plan and Land Development Code (LDC) and will propose findings of fact to justify a recommendation of approval by the P & Z at their as-yet unscheduled hearing, and subsequent approval by the BOCC.

2. QUALIFICATIONS AND PROFESSIONAL EXPERIENCE OF EXPERT

The undersigned is a land use planner and expert witness with a Master of Public Affairs (MPA) degree with a concentration in Urban and Regional Planning from the O'Neill School of Public and Environmental Affairs at Indiana University Bloomington. Max Forgey been a member in good standing of the American Institute of Certified Planners (AICP) since 1993. His work in Florida spans more than three decades, serving as both a public sector planner and private

consultant with extensive experience in comprehensive planning, zoning, land development review, and expert witness testimony. A full resume detailing his professional qualifications and career experience is appended to this report.

3. SUBJECT PROPERTY AND APPLICANT'S REQUESTED ACTION

The subject property is currently designated **Residential** on the Future Land Use Map (FLUM), a component of the Hernando County Comprehensive Plan, and is zoned **PDP(SU)-Landscape Buffer**. The subject property comprises approximately 11 acres of unimproved, undeveloped land located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in unincorporated Hernando County, with substantial frontage on US 19 and Spring Hill Drive.

The petitioner is a joint venture between Meridien Development LLC and GPK Holdings LLC, which is also the Contract Purchaser of the 11-acre parcel. The Applicant proposes to rezone the property to allow development of a high-quality, infill commercial center consisting of five buildable commercial lots and one dedicated open space parcel. Uses contemplated include national fast-casual dining, a drive-through coffee shop, and small to mid-sized office and medical tenants. The development will be capped at 24,000 square feet of total building area and shall not exceed a single story.. A separate parcel of approximately 2.5 acres will also be created for the Open Space - Conservation Area which will include an area for a detention pond.

The Applicant seeks deviations to reduce the front yard setback on US 19 from 125 feet to 50 feet, consistent with existing commercial development in the area—and to reduce internal setbacks and buffer widths where necessary to accommodate the subdivision and contemporary retail building footprints.

The site lies predominately within FEMA-designated Flood Zone X, indicating that the property is a minimal flood risk, with a minor portion in Zone AE. Surrounding land uses include major regional retail to the west (Walmart), C-1 and C-2 zoning to the north and south, and residential subdivisions to the east across Pinehurst Drive. The Applicant has conducted Phase I Environmental Survey and a geotechnical survey which have identified no adverse conditions on the property.

4. QUASI JUDICIAL NATURE OF CASE

Application No. H-24-82 is **quasi-judicial** in nature. As a quasi-judicial matter, the application must satisfy a **strict scrutiny** test to ensure adherence to the city's land use policies, emphasizing the importance of procedural fairness and evidence-based decision-making.

In Florida, changes in zoning, as in this situation, must be amended by quasi-judicial procedures. W. Thomas Hawkins, in his magisterial *Land Use Law in Florida* [Routledge, 2021] posits that "Florida courts call as-applied land use actions quasi-judicial, and subjects those decisions to strict scrutiny, a standard which…requires **competent and substantial evidence** and testimony showing that the decision meets applicable requirements of law. Additionally, parties affected by quasi-judicial decisions are entitled to procedural due process protections to which parties affected by legislative decisions are not entitled [pg. 35].

The undersigned and Client Meridien Development LLC intend to present a complete body of competent substantial data and analysis in support of this application for rezoning of the subject property, including a thorough review of the Hernando County Comprehensive Plan, Land Development Code, and other persuasive evidence.

5. CONSISTENCY WITH THE HERNANDO COUNTY COMPREHENSIVE PLAN

Future Land Use Map (FLUM). The FLUM is a component of the Future Land Use Element (FLUE) and is adopted by ordinance. *FLUE Goal 1.04* and its subordinate objectives and strategies identify the FLUM as the guiding mechanism for land use decision making in Hernando County:

> "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. [F.S. 163.3177(6)(a)]"

Although the FLUM shows this parcel as Residential, the following strategies support the notion that commercial use is consistent with the Comprehensive Plan:

Strategy 1.04A(1) states, in part: "… The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the **anticipated future disposition** of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent."

Strategy 1.04A(2) states, in part: "Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities…"

The proposed use is consistent with FLUE Goal 1.04, and with Strategy 1.04A(1) and Strategy 1.04A(2) because it is consistent with the FLUM which is the guiding mechanism for directing future development in unincorporated Hernando County in the rezoning process.

"Residential" FLUM definition. The subject property has a FLUM designation of "Residential" which is addressed in FLUE *Strategy 1.04A(3*), *Objective 1.04B*, and *Strategy 1.04B(1)* which state as follows:

> "*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."
>
> "*Objective 1.04B*: "The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated **ancillary uses** such 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."

While the FLUM designates the subject property as Residential, the Residential FLUM category is not exclusively residential in implementation and specifies that some commercial activities are allowable. The Commercial Category language in *Strategy 1.04B(1)* "recognizes existing commercial use corridors along U.S. Highway 19 The Commercial FLUM designation is the predominate use along Commercial Way/ US 19, and the proposed use would be an extension of the existing neighborhood scale commercial uses along US 19. . . and existing and planned commercial nodes at intersections of arterial and/ or collector roads . . . [t]he 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 commercial designated properties."

"Commercial" FLUM definition. FLUE *Objective 1.04G* defines the "Commercial" FLUM designation that dominates the immediate vicinity of the subject property.

> "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."

FLUE Strategy 1.04G(1) amplifies the intent of the objective:

> "Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations."

FLUE Strategy 1.04G(6) provides decision-making guidance about future commercial development along the US 19 corridor, which is stated here in abridged form:

> The Commercial Category provides for 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…"

The proposed use is consistent with *Objective 1.04G* because it will offer retail, office, and commercial service uses, and may offer other allowable uses subject to locational criteria and performance standards. The proposed use is consistent with FLUE Strategy *1.04G(1)* because it is located at a "major intersections" and "along a major corridor where service to local and regional markets are enhanced by transportation patterns."

Spring Hill Corridor. Future Land Use Element (FLUE) Objective 1.06B provides as follows: "The area along Spring Hill Drive extending from U.S. Highway 19 to Waterfall Drive is identified as the Spring Hill Drive Corridor." This objective and its subordinate strategies explicitly recognize the Spring Hill Corridor as an opportunity for revitalization and infill.

Subordinate *Strategy 1.06B(2)* amplifies this objective with a catalogue of specific implementing actions as follows:

> "Development proposals along the Spring Hill Drive Corridor should consider:
>
> a. building placement that is integral to the street front with parking behind it;
>
> b. mixed commercial and residential uses including mixed-use buildings;
>
> c. shared and reduced parking, and flexible parking placement to enhance multi-modal connections, drainage and public space layouts;
>
> d. pedestrian and bicycle access enhancements to improve connectivity from the neighborhood to Spring Hill Drive;
>
> e. sidewalks, bicycle lanes and pedestrian connectivity along the Corridor;
>
> f. public areas and amenities such as furniture and lighting, coordinated with open space and public transit;
>
> g. transition at street intersections from residential to nonresidential land use character;
>
> h. appropriate architectural standards including building scale,
>
> i. building mass step-down, architectural compatibility and themes."

This strategy, which applies specifically to Spring Hill, supports commercial development that places buildings along the street edge, enhances pedestrian access, improves architectural quality, and transitions sensitively to adjacent residential land uses, as proposed in this application. The proposed uses are consistent the nine Strategy 1.06B(2) criteria.

Centers and Corridors. *GOAL 1.06* – "Centers and Corridors" articulates an overarching vision of the importance of designated corridors, such as Spring Hill, as an opportunity for good planning with these words: "Hernando County will consider identifying Centers and Corridors of economic activity and/or transitioning neighborhoods and uses where increased planning focus and public investment may be prioritized. This planning effort seeks to provide place-making amenities attractive to the workforce, address the negative characteristics associated with aging

neighborhoods, preserve community character in historic and unique neighborhoods and proactively manage land use along major transportation corridors. [F.S. 163.3177(6)(a)9.b]

Objective 1.06A gives specific identifiers of the designated corridors as follows:

> "Centers and Corridors are characterized as having three or more of the following features: **moderate to high land value**, **concentration of workforce**, presence of mixed housing types, concentration of **employment opportunities**, presence of community focal points such as schools or parks, served by public transit, and presence of **goods and services** to meet daily needs.

While a good case could be made that the subject property meets all of the criteria, it certainly qualifies by meeting the four criteria in **boldface** above.

Subordinate *Strategy 1.06(A)2* prescribes the procedural criteria for approving land use changes in the Spring Hill Corridor: "Use of the Planned Development Project (PDP) and master plan process is recommended for designated Centers and Corridors." The application is therefore consistent with FLUE Strategy 1.06(A)2.

6. SITE PLANNING AND ENVIRONMENTAL CONSIDERATIONS & PUBLIC FACILITY IMPACTS

Site planning. The master site plan attached to this application envisions an infill commercial development, with parcels arranged to maximize access, function, and compatibility. Primary ingress and egress are provided from US 19 via two driveways—one full access and one limited to right-in/ right-out movements. A third driveway is proposed on Pinehurst Drive and designed as a ¾ access point, allowing right-in/ right-out and left-in maneuvers while restricting outbound left turns to protect residential traffic flow. The applicant also proposes to offer a sidewalk along Pinehurst to assure safe, convenient pedestrian access and travel.

Internal traffic flow will be facilitated by a shared drive aisle that links all five commercial lots. This layout will support internal connectivity and access management and will also preserve long-term operational flexibility for parcel owners. Parcel lines are platted with cross-access easements to avoid future conflicts and improve coordinated site design.

Setbacks and landscape buffers are provided in accordance with Hernando County Code. The applicant requests modifications where warranted by site geometry or tenant-specific layout needs. The front setback reduction along US 19, for instance, brings buildings closer to the street edge and aligns with neighboring developments, improving visual continuity and pedestrian accessibility. The drive-through uses are placed away from residential edges.

Environmental. The environmental conditions of the site are generally favorable for development. The Applicant has conducted Phase I Environmental Survey and a geotechnical survey which have identified no adverse conditions on the property. Protected species, wetlands, and other environmental features will be further addressed in upcoming reports. The proposed site plan provides meaningful conservation through the reservation of a 2.5-acre open space tract along the northern property boundary.

This open space amenity will serve multiple purposes: it will house the stormwater retention system for the entire development, will provide a wide vegetative buffer between commercial buildings and adjacent single-family homes, and will protect visual and noise separation through thoughtful landscaping. By preserving this area and designing the drainage features in accordance with Southwest Florida Water Management District (SWFWMD) requirements, the project will satisfy environmental obligations while enhancing compatibility with neighboring uses.

Public facility impacts. The proposed development will not adversely impact public facilities and is supported by existing infrastructure. All necessary utilities—water, sewer, and stormwater—are available at the site frontage. A 12-inch water main along US 19, an 8-inch water main on Pinehurst Drive, and a 10-inch force main serve the property and will be extended internally to each parcel. Stormwater will be captured and treated in accordance with County and SWFWMD criteria via a centrally located retention facility. This system has been sized and designed as part of the PDP master plan and can accommodate the full build-out scenario of the project. Traffic generation from the development is within acceptable thresholds for an urban infill site served by two arterials. All driveways have been conceptually reviewed by FDOT and the County and include improvements such as turn lanes and tapering as required. There are no projected impacts on school capacity, parks, or emergency services. Solid waste and fire access will be provided through the shared internal drive system and existing County systems.

7. COMPATIBILITY WITH NEIGHBORING USES

Florida Statutes define "compatibility" as follows: "(9) 'Compatibility' means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." [Ch. 163.3164(9)]. The proposed land use pattern—i.e. conventional uses along two existing commercial corridors—would constitute a continuation of the conventional commercial and professional business patterns that already exist. There will be no drastic intensification of use which might happen if, say, multi-story commercial activities were imposed on the edge of single-story residential or commercial uses, or big box operations with

outdoor storage were introduced in close proximity to small-lot commercial or professional uses. Coexistence with neighboring uses over time is assured in this situation. This application assures compatibility via site planning techniques, including 2.5 acres of preserved open space buffering residential uses to the north and placement of traffic-generating activities away from residential boundaries. The proposed uses are entirely compatible with existing and anticipated uses, as compatibility is defined in Florida Statutes, and it is entirely reasonable to assume that they will continue to be in the future. The proposed use therefore meets the test established in Ch. 163.3164(9).

8. CONSISTENCY WITH LAND DEVELOPMENT CODE

The proposed **PDP(GC) zoning** satisfies both the general and specific criteria for commercial planned developments per Hernando County's Land Development Code.

- **Setbacks and Buffers** (Appendix A, Article VIII): The proposed 50-foot setback along US 19 is consistent with PDP(GC) standards where design alternatives are permitted through the PDP master planning process. Variances for menu boards and interior buffers are minimal and mitigated by distance, design, and retained vegetation.

- **Compatibility and Mitigation** (§163.3164(9), F.S.): See paragraph 7, above.

- **Design Standards** (Code Article III): The architecture and signage proposed meet Hernando County's Commercial Design Standards, which promote a consistent visual identity, scale, and materials palette in harmony with the streetscape.

- **Traffic & Access** (LDC and FDOT Coordination): All access points connect directly to arterial roads (US 19 and Spring Hill Drive), consistent with LDC requirements. The site exceeds the standard of two independent vehicular access points and minimizes conflict with adjacent residential streets.

- **Pedestrian and Multi-Modal Standards**: The internal circulation plan promotes connectivity and walkability across parcels, consistent with LDC expectations and Comp Plan directives for Centers and Corridors.

- **Intensity and Massing**: At 24,000 sq ft on 11 acres, the project's floor area ratio (FAR) is approximately 0.05—well below thresholds for intensity concerns. Height will be capped at one story, buffered, and stepped back from residential zones. Massing is broken up across multiple pads, which ensures visual rhythm and reduces scale impact.

This analysis demonstrates that the application is not only consistent with the Comprehensive Plan and Land Development Code, but also purposefully designed to withstand scrutiny related to compatibility, intensity, and infrastructure adequacy. These are the common areas of challenge in quasi-judicial proceedings, and the proposed plan includes ample mitigation and design response to meet—and exceed—those standards.

9. RECOMMENDED FINDINGS OF FACT JUSTIFYING APPROVAL OF APPLICATION

Based upon the competent substantial data and analysis presented in this expert report and in the testimony presented by and on behalf of Meridien Development LLC, the Hernando County Board should approve this proposed rezoning based upon the following findings of fact:

Finding 1: **Consistency with the Comprehensive Plan.** The application as proposed is consistent with Goal 1.04, Strategies 1.04(A)1 and 1.04(A)2. The subject property is designated "Residential" on the Future Land Use Map of the Hernando County Comprehensive Plan. The proposed PDP(GC) zoning is specifically consistent with FLUE Strategy 1.04A(3), Objective 1.04B, and Strategy 1.04B(1); Objective 1.04G and Strategy 1.04G(1); Objective 1.06B and Strategy 1.06B (2); Objective 1.06A and Strategy 1.06A(2).

Finding 2: Supports Infill Development Principles. The project constitutes an infill commercial development by utilizing existing infrastructure and providing accessible services within a designated commercial corridor. This approach promotes efficient land use and avoids sprawl.

Finding 3: Compliance with Hernando County Land Development Regulations. The application complies with Appendix A of the Hernando County Code (Zoning) and Article VIII (Planned Development Projects), including submission of a master plan, narrative, site circulation plan, and request for limited and justified variances.

Finding 4: Compatibility with Adjacent Development. The project is compatible with existing development along US 19 and Spring Hill Drive. The proposed uses (fast food, coffee shop, medical office, etc.) align with nearby commercial uses and are buffered appropriately from

adjacent residential zoning districts, satisfying the compatibility standard under Florida Statutes §163.3164(9).

Finding 5: Adequate Infrastructure and Public Services. The project will be served by existing water and sewer infrastructure and complies with SWFWMD stormwater management requirements. Transportation impacts have been mitigated through the design of access points and turning lanes approved by FDOT. No impacts are anticipated to school, park, or emergency services.

Finding 6: Variance Requests Are Justified and Minor in Nature. Requested deviations to setbacks and buffer spacing are modest, typical of PDPs, and necessary to accommodate modern commercial building formats. These deviations do not compromise compatibility or performance standards.

Finding 7: Public Purpose and Community Benefit. The proposed development introduces needed commercial services, promotes walkable access, and improves visual and functional aspects of a long-vacant site. It supports the local economy, employment, and tax base while aligning with the stated intentions of the Comprehensive Plan.

Finding 8: Conforms to Legal Requirements of Quasi-Judicial Proceedings. This application meets the evidentiary burden of competent substantial evidence required for quasi-judicial proceedings under Florida law. Testimony and exhibits provided by the applicant, including this expert report, provide a factual basis for approval by the LPA and Board of County Commissioners.

Respectfully,

Max Forgey, AICP
Certification #051,330

Attachments: Resume of Daryl Max Forgey, Expert Witness Documentation

cc: Mark Keschl
James Conroy
Kyle Benda, Esq.
Tom Slaughter
Jordan Hester

Board of County Commissioners

AGENDA ITEM

Meeting: 05/11/21 09:00 AM
Department: Department of Public Works
Prepared By: Teena Dagliere

Initiator: Scott Herring
DOC ID: 18100 A
Legal Request Number: LR-21-149-1
Bid/Contract Number:

TITLE

Acceptance of Deed of Dedication From Suncoast Credit Union for Right of Way Along Commercial Way

BRIEF OVERVIEW

Pursuant to Section 24-2, Hernando County Code of Ordinances, Frontage Roads; Properties located along certain roadways in the County are required to construct a frontage road at no cost to the County upon demonstration of need and demand by the County. The frontage road must be designed and constructed to meet County specifications. The ordinance allows a property owner to dedicate the roadway and Right of Way (ROW) to the County for inclusion into our roadway maintenance system.

A recently developed Suncoast Credit Union Building Permit No.1383707, located at 2140 Commercial Way was required to construct a frontage road as part of the development of the site.

The property owner has prepared a deed of dedication to Hernando County. The reverse frontage roadway has been inspected and determined consistent with County specifications. It is appropriate for the Board to accept the reverse frontage roadway and ROW into the County's roadway maintenance system. The roadway and ROW maintenance will become the responsibility of Hernando County upon acceptance by the Board.

FINANCIAL IMPACT

Expense Account: 1011-01352-5304923 ($10.00) Transportation Trust Fund, Engineering, Fees/Costs-Filing Fees.

LEGAL NOTE

The attached deed of dedication has been reviewed by the Legal Department for form and legal sufficiency. The Board is authorized to accept the deed of dedication pursuant to Section 125.01, Florida Statutes.

RECOMMENDATION

It is recommended that the Board accept the attached deed of dedication from Suncoast Credit Union for roadway and right of way of the property located at 2140 Commercial Way, Suncoast Credit Union, (Building Permit No. 1391782) and direct staff to record

the deed of dedication in the Public Records of Hernando County, Florida.

REVIEW PROCESS

Kelly L Soreng	Completed	04/15/2021 10:29 AM
Elaine Singer	Completed	04/19/2021 2:40 PM
David Gordinier	Completed	04/27/2021 11:36 AM
Scott Herring	Completed	04/27/2021 4:41 PM
Toni Brady	Completed	04/28/2021 11:09 AM
Pamela Hare	Completed	04/28/2021 1:52 PM
Kyle J. Benda	Completed	04/20/2021 1:05 PM
Jenine Wimer	Completed	04/28/2021 4:52 PM
Tobey Phillips	Completed	04/29/2021 1:48 PM
Jeffrey Rogers	Completed	05/03/2021 9:37 AM
Colleen Conko	Completed	05/03/2021 11:58 AM
Board of County Commissioners	Pending	05/11/2021 9:00 AM

From:	Planning Resource Object
To:	Danielle Nigro
Subject:	FW: CASE #H-24-82
Date:	Monday, June 2, 2025 3:59:16 PM

From: Mindy Fellman <mindyfellman@gmail.com>
Sent: Monday, June 2, 2025 12:13 PM
To: Omar DePablo <ODePablo@hernandocounty.us>; Jeffrey Rogers <JRogers@co.hernando.fl.us>; Tobey Phillips <tphillips@co.hernando.fl.us>; Scott Herring <SHerring@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Cc: PinehurstConcernedCitizens@gmail.com
Subject: CASE #H-24-82

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Omar DePablo

Jeff Rogers

Toby Phillips

Scott Herring

This email is in protest to the building you are planning on the land on 19 and Pinehurst. I live in this neighborhood and I am not in favor of 5 businesses taking over this space. Cars driving fast are already an issue on our neighborhood roads. The last thing we want is more traffic. The proposal is also for a fast food restaurant. That will bring noise and lights at night that we don't want as well. The trees in this area are a barrier to 19 and you want to take those down to build these buildings. The developer said they will put new trees up, but it will take years for those trees to grow.

You do not live in this area - We do! There are plenty of other vacant lots you can develop. We don't want this in our neighborhood!

Sincerely,

Mindy Fellman
5501 Alderwood St, Spring Hill, FL 34606

From: John Allocco
To: Colleen V. Conko
Subject: Fw: Comments on H-24-82 Pinehurst Hearing Aug. 5th
Date: Wednesday, July 23, 2025 3:58:19 PM

Please add to comments

John Allocco
District 3
Hernando County Board of Commissioners

From: DeeVon Quirolo <sierraclubadventurecoastcc@gmail.com>
Sent: Wednesday, July 23, 2025 3:55:45 PM
To: John Allocco <JAllocco@co.hernando.fl.us>
Subject: Comments on H-24-82 Pinehurst Hearing Aug. 5th

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John--Please accept the following comments on the Pinehurst development H-24-82 scheduled for hearing at the August 5th BOCC meeting. I am unable to attend in person. I write to you today on behalf of the members and supporters of the Sierra Club Adventure Coast Group. Green space is essential for quality of life and clean air. We encourage you to value the long-standing zoning of this parcel. It was originally depicted in an advertising brochure from Deltona Corporation and included in the approved Deltona Master Plan as a green landscaping barrier fronting US Highway 19 as part of the main entrance into the Spring Hill area and the planned residential development behind it.

Now an out of town developer is asking you to overturn the required provision for a green buffer that was part of the original site plan. Homeowners purchased residences there based on that promised green buffer zone. How is it possible to revoke that condition now with an encroachment of such clearly incompatible use.

The property is located within the FL-DEP Weeki Wachee Priority Focus Area as contributing too many nutrients into the springs and within a floodplain that will require specific permitting and mitigation and perhaps an FDOT drainage permit. It should remain as part of the undeveloped watershed that absorbs stormwater runoff and carbon dioxide from vehicular traffic as originally designed.

This parcel was rejected for development in 1988, 2010 and 2022 and is now back again. This latest rezoning application seeks to subdivide this parcel into five commercial units including retail, restaurants and financial institutions including drive-thru's, medical and dental offices, and business/professional or nonprofit offices, also with drive throughs. The applicant is seeking setback deviations from 125' to 50' along Highway 19 and along Pinehurst Drive, from 35' to just 5' for large retail development. The planning department is requiring a Frontage Road along the entire property fronting US 19.

Residents want access to Pinehurst Drive to remain residential with no connectivity to this new development. There is strong opposition to commercial intrusion into this residential area. It certainly won't protect the residents from the new impacts of heavy traffic and delivery trucks along Pinehurst Boulevard. Noise from this new development combined with its location at a busy intersection without a green buffer will diminish quality of life.

At a minimum, this intensity and incompatibility with existing residences should be mitigated with a 50 foot landscape buffer along Pinehurst Drive. As was required in the 2010 application, a concrete wall inside the green buffer on Pinehurst Drive facing residences should be required, and new HVAC mechanical/operational equipment set back at least 100 feet and shielded with screening.

Given the intense unplanned development that has already occurred in Spring Hill, please consider quality of life issues for residents in weighing this new application. Clearly, there is concern that this land be converted into something that is not needed to replace its current function as green space that was a condition for the earlier approval to build the residential area behind it. If approved, it will negatively impact the lives of nearby residents with no demonstrable need for this type of development in lieu of a required green buffer that is required in all major developments. Thank you for the opportunity to submit these comments. In the end, will it make Spring Hill a better place to live?

DeeVon Quirolo
Sierra Club Adventure Coast
Chair

The Sierra Club is America's largest and most influential grassroots environmental organization, with more than 3.5 million members and supporters. In addition to protecting every person's right to get outdoors and access the healing power of nature, the Sierra Club works to promote clean energy, safeguard the health of our communities, protect wildlife, and preserve our remaining wild places through grassroots activism, public education, lobbying, and legal action. For more information, Visit www.sierraclub.org/florida/adventure-coast.

From: Louella Heaton
To: Administration Resource Object
Subject: H2482
Date: Friday, July 25, 2025 7:55:42 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your service and keeping Hernando county beautiful.
I am very concerned with development file number H-24-82 we are unable to access onto Springhill Drive from Pinehurst on a daily basis. Absolutely no entrance or access can be made on Pinehurst. This is a safety issue for our children in our neighborhood!!!
Our neighborhood votes no on rezoning H – 24–82.
Thank you for your time and please take this all into consideration. This is the third time we have had to fight for our neighborhood. You can revisit the last two attempts.
Pinehurst Concerned Citizens

Sincerely

Louella Heaton
louellaheaton@aol.com

From:	brabbitt79
To:	Ryan Amsler; Brian Hawkins; John Allocco; Steve Champion; jcampbell@co.hernandocounty.us; Administration Resource Object; jrogers@co.hernandocounty.us
Cc:	pinehurstconcernedcitizens@gmail.com
Subject:	H-24-82 Pinehurst Hearing Aug. 5th
Date:	Wednesday, July 30, 2025 7:09:08 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning.

We are writing to formally OPPOSE the proposed rezoning request for H-24-82 scheduled for your consideration on August 5th. As concerned residents of Hernando County, we believe this rezoning poses significant safety risks to our community that cannot be overlooked. No Pinehurst ingress/egress!

The proposed change could endanger residents by increasing traffic on Pinehurst.. These changes would directly impact the safety and well-being of families, children, and elderly residents in the area.

We already experience significant cut through traffic in our neighborhood.

We urge the Board of Country Commission to prioritize the safety and quality of life of Hernando County residents by DENYING this rezoning request. Maintaining the current zoning aligns with the community's long-term interests and ensures a safe environment for all. We respectfully request that you consider these concerns and listen to the residents of our neighborhood.

Thank you for your time and dedication to serving our community.

Respectfully,

Brenda and Dave Rabbit

Sent from my T-Mobile 5G Device

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: Mark Keschl of Meridien Development, LLC on behalf of Gary Haber, Evelyn Haber, Kenneth L. Haber, and Martha Haber

FILE NUMBER: H-24-82

REQUEST: Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations

GENERAL LOCATION: Northeast corner of Commercial Way and Spring Hill Drive

PARCEL KEY NUMBERS: 411931

REQUEST: Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____, 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Victoria Anderson
County Attorney's Office

Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
NOTICE OF PUBLIC HEARING

in the matter of
APPLICANT: Southern Valley Homes, LLC

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
This 2nd day of June, 2025.

(Signature of Notary Public) LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on June 9, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on August 5, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Southern Valley Homes, LLC
FILE NUMBER:	H-24-71
REQUEST:	AR-2(Agricultural Residential 2) to AC(Agricultural Commercial)
GENERAL LOCATION:	North side of Wiscon Road, approximately 670' east of California Street
PARCEL KEY NUMBER:	345736
APPLICANT:	Lance Lowery
FILE NUMBER:	H-24-81
REQUEST:	Rezoning from R1-A (Residential) and C-2 (Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage
GENERAL LOCATION:	Approximately 175' north of Cortez Boulevard, bounded by Mondon Hill Road and Raley Road.
PARCEL KEY NUMBER:	1181090, 1181081, 1181125, 822872
APPLICANT:	Meridien Development LLC Mark Keschl
FILE NUMBER:	H-24-82
REQUEST:	Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations
GENERAL LOCATION:	Northeast corner of Commercial Way and Spring Hill Drive
PARCEL KEY NUMBER:	411931
APPLICANT:	Arsany 66th Street, LLC
FILE NUMBER:	H-25-01
REQUEST:	Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION:	North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER:	189940, 189959

Notice Continues on Page 2

APPLICANT:	Alton B. Wingate
FILE NUMBER:	H-25-05
REQUEST:	Rezoning from AG (Agricultural) to PD-P(GC) Planned Development Project with a Special Exception for an Educational Facility
GENERAL LOCATION:	Northwest corner of Citrus Way and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	332367

APPLICANT:	Sunny Pines of Hernando LLC
FILE NUMBER:	H-25-07
REQUEST:	Re-Establish Master Plan on Property Zoned Combined Planned Development Project with C2 and R1MH Uses and deviations
GENERAL LOCATION:	Northwest corner of SR 50 and Mondon Hill Road
PARCEL KEY NUMBER:	370360

APPLICANT:	Britton and Kayla Cox
FILE NUMBER:	H-25-11
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Double frontage on Yellow Frog Ave and Palmdale Road
PARCEL KEY NUMBER:	610173

APPLICANT:	Jorge Sabater
FILE NUMBER:	H-25-12
REQUEST:	Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial)
GENERAL LOCATION:	North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd.
PARCEL KEY NUMBER:	998870

Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Development Services Director
Hernando County Planning Division

Published: May 30, 2025

TITLE

Rezoning Petition Submitted by Thomas J. Merendino and Rebecca Powell for Property Located on Barnevelde Road (H2523)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from R-1C(Residential) to AR(Agricultural/Residential)

General Location:
Two (2) parcels, north and south side of Barnevelde Road between its eastern terminus of Pomp Parkway

Parcel Key Numbers:
00882539, 00073761

Summary of Applicant Request:
The petitioner is requesting the rezoning of two (2) adjacent lots from R-1C (Residential) to AR (Agricultural/Residential). This rezoning would allow for gardening and composting, promoting environmental sustainability by reducing waste and supporting a healthier planet.

Additionally, the petitioner plans to raise chickens and livestock, enabling the production of homegrown organic food that fosters a healthier diet, free from the additives and pesticides commonly found in commercially produced products. Each lot is 2.30 acres, totaling 4.6 acres combined.

Planning and Zoning Commission Action:
On September 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Board has the authority to make the requested rezoning decision pursuant to Chapters 125 and 163 Florida Statutes. 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.

RECOMMENDATION

It is recommended that the Board adopt and approve the Chairman's signature on the

attached resolution approving the petitioner’s request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

REVIEW PROCESS

Omar DePablo	Escalated	09/19/2025 2:51 PM
KayMarie Griffith	Approved	09/19/2025 9:44 PM
Michelle Miller	Approved	09/22/2025 9:27 AM
Albert Bertram	Approved	09/22/2025 9:28 AM
Pamela Hare	Approved	09/23/2025 3:01 PM
Natasha Lopez Perez	Approved	09/23/2025 4:50 PM
Heidi Prouse	Approved	09/23/2025 5:58 PM
Toni Brady	Approved	09/24/2025 7:23 AM
Jeffrey Rogers	Approved	10/03/2025 11:06 PM
Colleen Conko	Approved	10/06/2025 11:00 AM

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-23 Official Date Stamp:

RECEIVED
SEP 11 2025
HERNANDO COUNTY ZONING

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: 9/11/25

APPLICANT NAME: Thomas Merendino
Address: 13207 Barnevelde Rd.
City: Weeki Wachee State: FL Zip: 34614
Phone: 352-942-0937 Email: rebecca.powell1515@outlook.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): 00882539, 00073761
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agriculture-Residential
5. Size of area covered by application: 4.63 acres
6. Highway and street boundaries:
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: none)

PROPERTY OWNER AFFIDIVAT

I, Thomas Merendino, 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 September, 20 25, by Thomas Merendino who is ☐personally known to me or ☑produced FL.DL as identification.

Candida R Turner
Signature of Notary Public

CANDIDA R. TURNER
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION # HH380204
EXPIRES: March 28, 2027

Notary Seal/Stamp

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

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-25-23 Official Date Stamp:

RECEIVED
MAY 13 2025
HERNANDO COUNTY ZONING

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: 5/8/2025

APPLICANT NAME: Thomas Merendino / Rebecca Powell
Address: 13207 Bamevelde Rd
City: Weeki Wachee State: FL Zip: 34614
Phone: (352) 942-0937 Email: rebecca.powell1515@outlook.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): 00882539, 00073761
2. SECTION 21, TOWNSHIP 21, RANGE 18
3. Current zoning classification: Residential
4. Desired zoning classification: Agriculture - Residential
5. Size of area covered by application: 4.63 acres
6. Highway and street boundaries:
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: none)

PROPERTY OWNER AFFIDIVAT

I, Rebecca Powell, 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.

Rebecca Powell
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 13th day of May, 20 25, by Rebecca Powell who is ☐personally known to me or ☑produced FL.DL as identification.

Candida R Turner
Signature of Notary Public

CANDIDA R. TURNER
MY COMMISSION # HH380204
EXPIRES: March 28, 2027
Notary Seal/Stamp

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

As homeowners our goal is to have a simpler, more meaningful life with less reliance on external systems and a greater appreciation for the natural world. We plan to use our land to provide for our family and live a healthier lifestyle which is why we are requesting zoning for our property to be changed from residential to residential agriculture. We have a total of 4.6 acres where we plan to raise chickens, livestock, grow vegetable gardens and live off the land. Consuming home-grown, organic food can provide a healthier diet, free from the additives and pesticides found in commercially produced products. Sustainable practices like gardening and composting contribute to a healthier planet and reduces waste. We have tractors and farm equipment to maintain the land.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Thomas Merendino and Rebecca Powell

FILE NUMBER: H-25-23

REQUEST: Rezoning from R-1C(Residential) to AR(Agricultural/Residential)

GENERAL LOCATION: Two (2) parcels, north and south side of Barnevelde Road between its eastern terminus of Pomp Parkway

PARCEL KEY NUMBER(S): 00882539, 00073761

APPLICANT'S REQUEST

The petitioner is requesting the rezoning of two (2) adjacent lots from R-1C (Residential) to AR (Agricultural/Residential). This rezoning would allow for gardening and composting, promoting environmental sustainability by reducing waste and supporting a healthier planet. Additionally, the petitioner plans to raise chickens and livestock, enabling the production of homegrown organic food that fosters a healthier diet, free from the additives and pesticides commonly found in commercially produced products. Each lot is 2.30 acres, totaling 4.6 acres combined.

SITE CHARACTERISTICS

Site Size: 4.6 acres

Surrounding Zoning; Land Uses:
North: AR (Agricultural/Residential); Single Family Residence
South: R-1C (Residential); Single Family Residence
East: AR (Agricultural/Residential); Undeveloped
R-1C (Residential); Single Family Residence
West: R-1C (Residential); Single Family Residence

Current Zoning: R-1C(Residential)

Future Land Use Map Designation: Rural

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- Hernando County Utilities does not currently supply water or sewer service to these parcels.
- Water and sewer service are not available to these parcels.
- Hernando County Utilities has no objection to the zoning change from R-1C (Residential) to A/R (Agricultural Residential)

ENGINEERING REVIEW

The subject parcels are on the north and south side of Barnevelde Road between its eastern terminus of Pomp Parkway. The County Engineer has reviewed the petitioner's request and has no comments or objections.

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.

(b) *Agricultural/residential:*
   i. Single-family dwellings.

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.

Future Land Use Element, 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.

Strategy 1.04C(2) The Rural Category contains areas of predominately platted or divided lands which have a more dense development pattern and character of a rural residential or residential nature that are recognized by existing zoning designations which allow for infill in a manner consistent with the character of the area, but does not allow for expansion into areas designated with lower land use densities.

Strategy 1.04C(3) Notwithstanding the density limitations stated in Objective 1.04C the areas described as recognized infill areas herein may be allowed to infill at densities consistent with the availability of utility services and the existing zoning designations. An appropriate transition shall be maintained between rural/agricultural uses and recognized infill areas to protect the use and enjoyment of land and maintain appropriate development patterns. Specific areas and circumstances where the infill pattern is expected and where infill would allow for more efficient use of existing infrastructure are recognized by this strategy

Comments: The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural/Residential) district are consistent with the goals, objectives, and strategies of this land use designation.

FINDINGS OF FACT

The request for AR (Agricultural/Residential) 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.

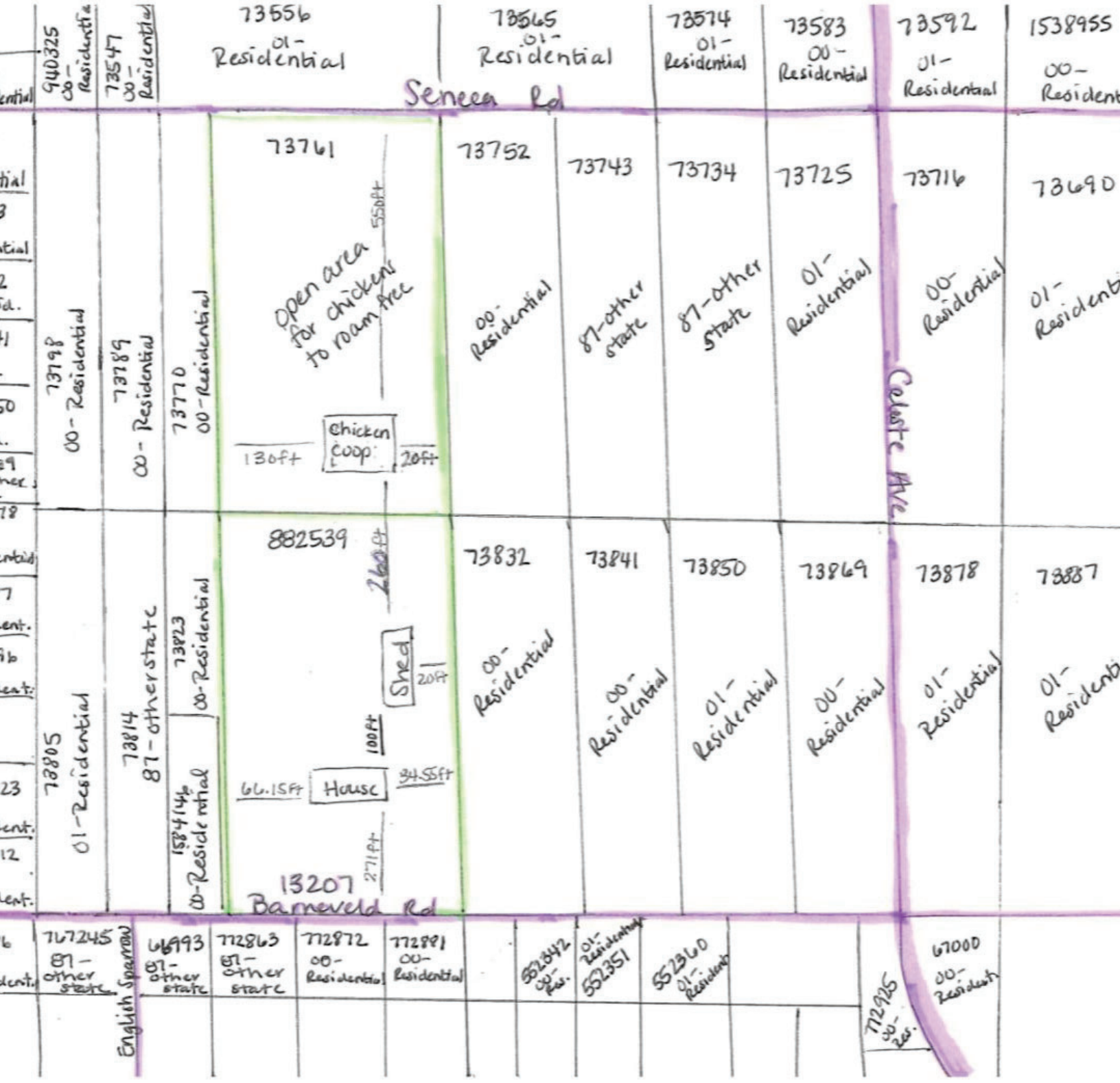
The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for 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 R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

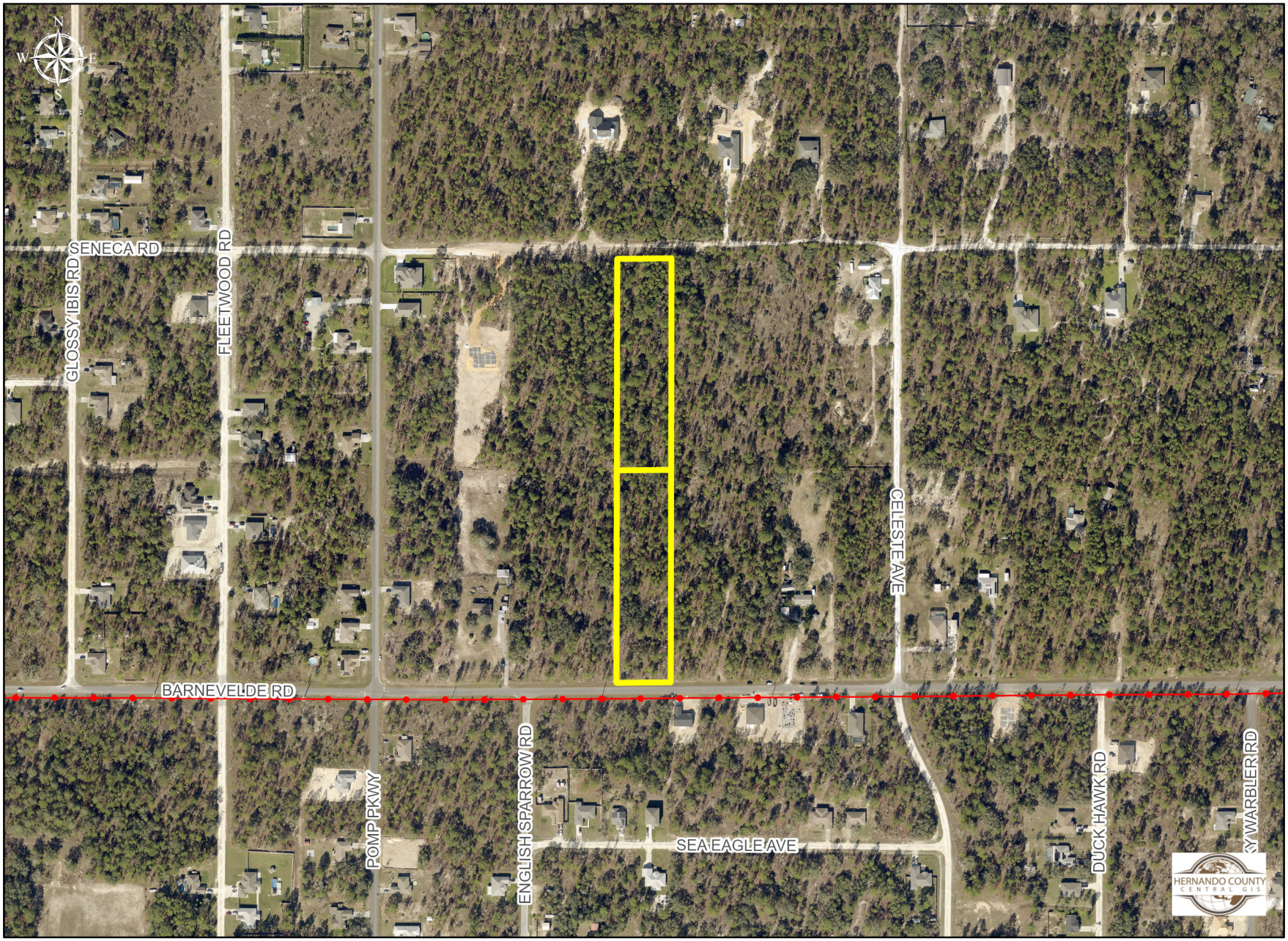
On September 8, 2025, the Planning and Zoning Commision voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.


940325 00- Residential
73547 00- Residential
73556 01- Residential
73565 01- Residential
73574 01- Residential
73583 00- Residential
73592 01- Residential
1538955 00- Residential
Seneca Rd
73761
73752
73743
73734
73725
73716
73690
73798 00- Residential
73789 00- Residential
73770 00- Residential
Open area for chickens to roam free
55Oft
130ft
Chicken coop
20ft
00- Residential
87- other state
01- Residential
00- Residential
01- Residential
Celeste Ave
882539
73832
73841
73850
73869
73878
73887
73805 01- Residential
73814 87- other state
73823 00- Residential
158414 00- Residential
260ft
Shed
20ft
100ft
66.15ft
House
34.55ft
271ft
13207 Barneveld Rd
00- Residential
00- Residential
01- Residential
00- Residential
01- Residential
01- Residential
767245 87- other state
English Sparrow
66993 87- other state
772863 87- other state
772872 00- Residential
772881 00- Residential
552342 00- Res.
552351 01- Residential
552360 01- Residential
772925 00- Res.
67000 00- Residential

H-25-23

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.



H-25-23

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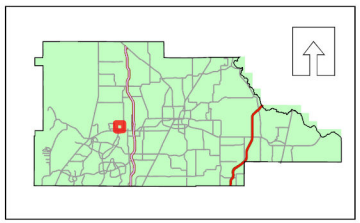
HERNANDO COUNTY
CENTRAL GIS

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

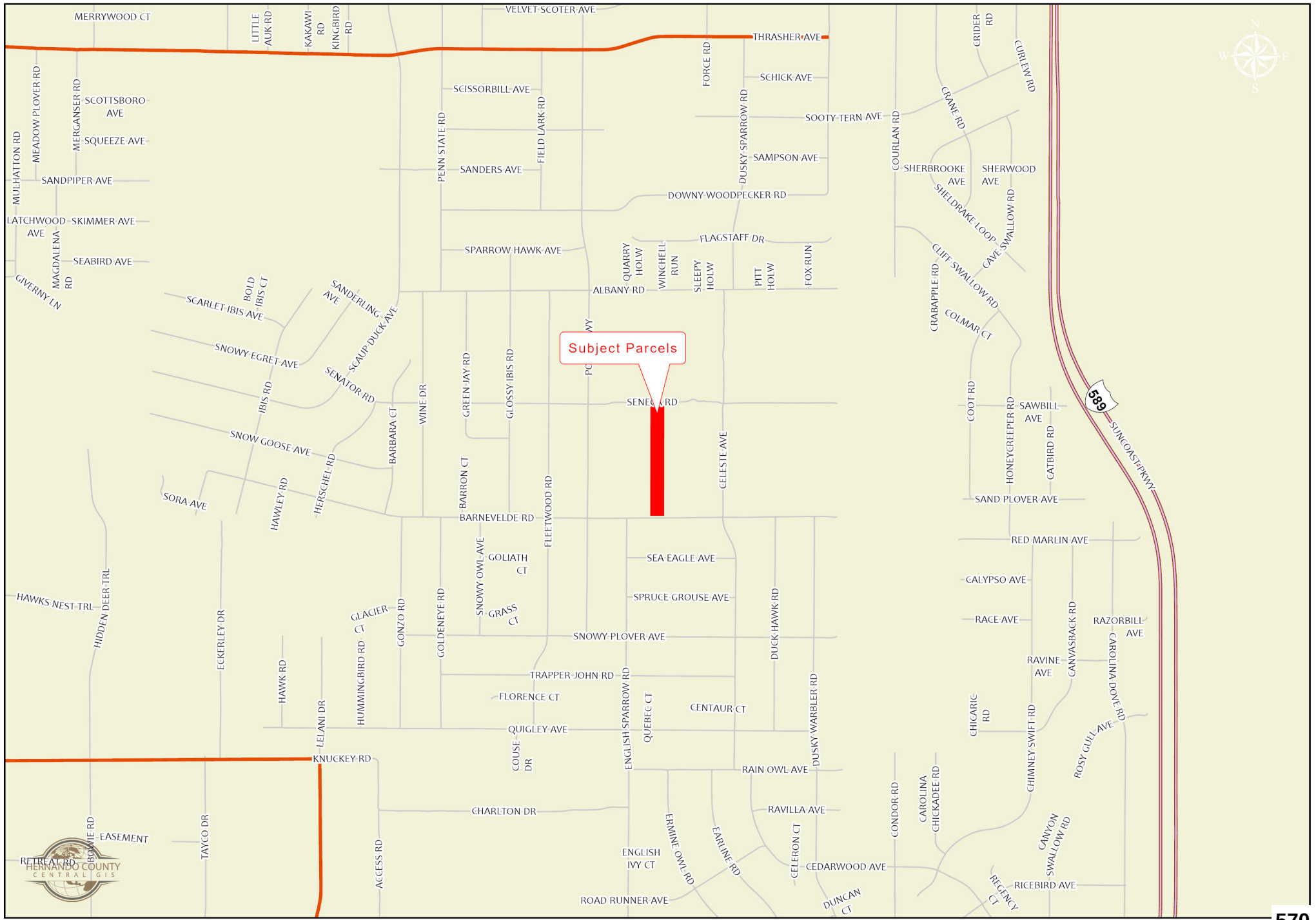


Hernando County Planning Department
Project date: 06/19/2025

0 0.03 0.07 0.13 0.2 0.26 Miles

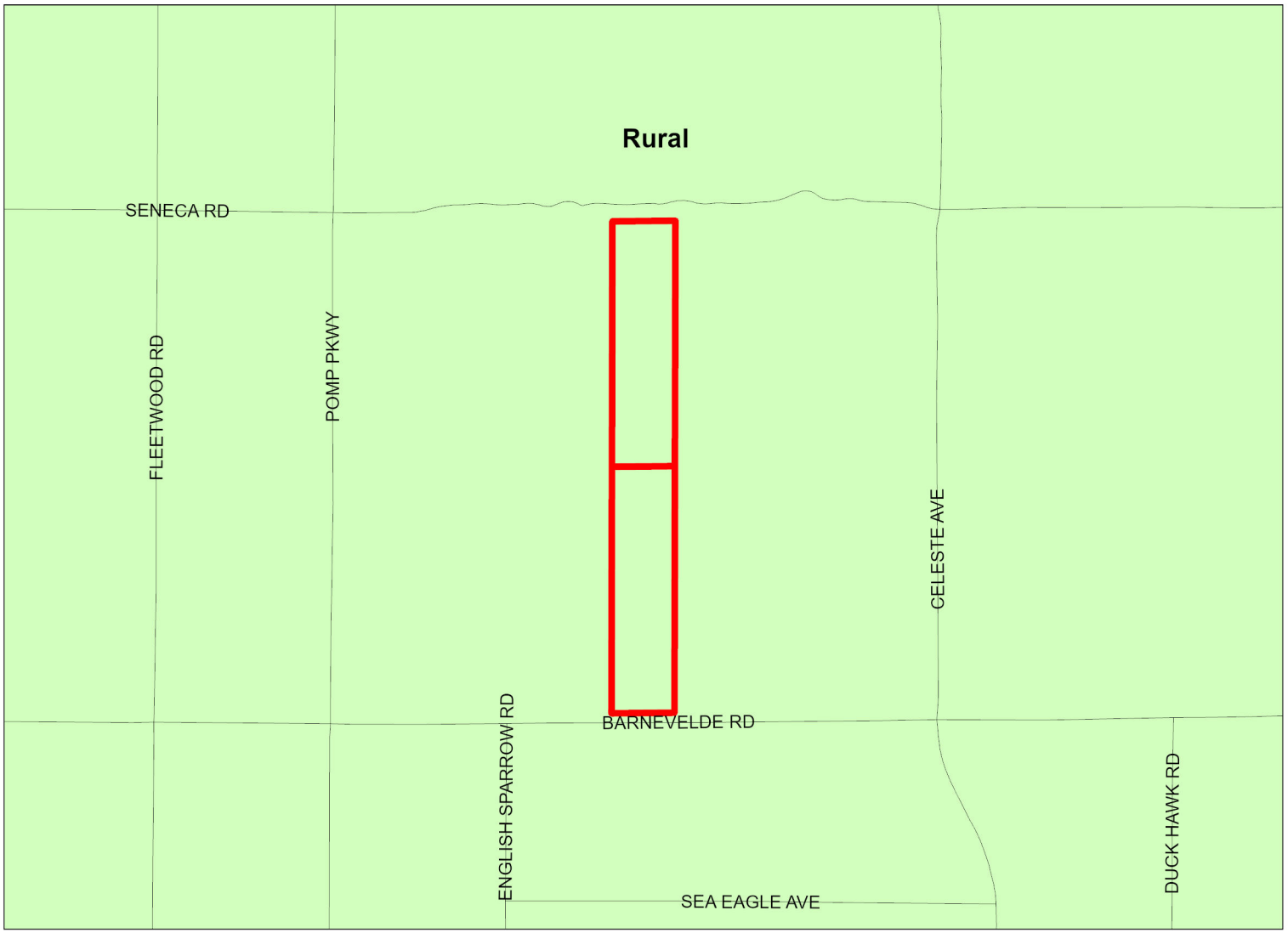
H-25-23 AREA MAP

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.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-25-23
Version Date: 12/09/2022



H-25-23
FLU Riverine District
Regional Commercial

FLU

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

0 0.03 0.07 0.13 0.2 0.26 Miles

N W E S

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.

Date of mapping: 06/19/2025

HERNANDO COUNTY CENTRAL GIS

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted zoning regulations pursuant to Section 125.01(1) and Chapter 163, *Florida Statutes*, which authorize the County to regulate the use of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and

WHEREAS, the Hernando County Board of County Commissioners (BOCC) conducted a duly advertised public hearing to consider the requested changes in zoning on the specified parcels in Hernando County, Florida, as more fully described below;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

APPLICANT: **THOMAS J. MERENDINO AND REBECCA POWELL**

FILE NUMBER: H-25-23

REQUEST: Rezoning from R-1C(Residential) to AR(Agricultural/Residential)

GENERAL LOCATION: Two (2) parcels, north and south side of Barnevelde Road between its eastern terminus of Pomp Parkway

PARCEL KEY NUMBERS: 00882539, 00073761

REQUEST: Rezoning from R-1C(Residential) to AR(Agricultural/Residential) as enumerated in the BOCC Action, which is incorporated herein by reference and made a part hereof. The representations contained in the rezoning application are incorporated herein by reference and made a part hereof and are relied upon by the County to be true and correct. For purposes herein, it is presumed that all notice and advertising requirements have been satisfied.

FINDINGS OF FACT: ALL of the facts and conditions set forth in the County's staff memoranda and presented to the BOCC in connection with the public hearing in this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting APPROVAL of the request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

CONCLUSIONS OF LAW: The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, *Florida Statutes*. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

ACTION: After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES Rezoning from R-1C(Residential) to AR(Agricultural/Residential) as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

ADOPTED IN REGULAR SESSION THE ___ DAY OF _____ 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Brian Hawkins
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office

Board of County Commissioners

AGENDA ITEM

Meeting: 11/04/2025
Department: Planning
Prepared By: Michelle Miller
Initiator: Omar DePablo
DOC ID: 16437
Legal Request Number: 2025-319
Bid/Contract Number:

TITLE
First Public Hearing to Consider Ordinance Relating to Administrative Approval of Plats and Replats Pursuant to Florida Statute § 177.071

BRIEF OVERVIEW
On June 20, 2025, the Governor signed into law Chapter 2025-164, Laws of Florida, which amends Fla. Stat. § 177.071 to require that plats and replats be administratively approved by a designated authority of the local government, and no further action or approval by the governing body is required if the plat or replat complies with the applicable statutory requirements. This law went into effect on July 1, 2025.

Florida Statute § 177.071, as now amended, requires that no later than July 1, 2025, each local government designate, by ordinance or resolution, an administrative authority and official responsible for reviewing, processing, and administratively approving plats and replats.

The Administrative Official is defined in Hernando County Code Appendix A, Article V, § 1, is the administrative authority for receiving, reviewing, and processing plat and replat submittals.

On August 5, 2025, the Board approved Resolution 2025-129 Designating the Administrative Official as Administrative Official authorized to approve plats and replats as a temporary approval mechanism while the modifications to the Land Development Regulations incorporated in this Ordinance were finalized.

If approved, the Ordinance will be scheduled for adoption at the second public hearing on December 2, 2025.

FINANCIAL IMPACT
There is no financial impact associated with this request.

LEGAL NOTE
The Board has the authority to act on this request in accordance with Chapters 125 and 177, Florida Statutes and Chapter 26 of the Hernando County Code of Ordinances.

RECOMMENDATION
It is recommended that the Board take public comment, consider the Ordinance as presented and approve scheduling the adoption hearing for December 2, 2025.

REVIEW PROCESS

Omar DePablo	Approved	09/25/2025 12:49 PM
Michelle Miller	Approved	09/29/2025 7:40 AM
Albert Bertram	Approved	09/29/2025 8:20 AM
Pamela Hare	Approved	09/30/2025 3:41 PM

Jon Jouben	Approved	10/01/2025 3:20 PM
Heidi Prouse	Approved	10/06/2025 1:27 PM
Toni Brady	Approved	10/07/2025 11:36 AM
Jeffrey Rogers	Approved	10/08/2025 8:26 AM
Colleen Conko	Approved	10/08/2025 9:44 AM

DRAFT DOCUMENT: F:\1 COUNTY ATTORNEY'S OFFICE\JAJ\Documents\Zoning Official\2025-7-29 Plat Resolution - Draft 3.wpd, July 29, 2025 (12:23pm) NOTE: additions/~~deletions~~ = language proposed for addition/deletion to existing Code provisions.

RESOLUTION NO.: 2025-129

A RESOLUTION DESIGNATING THE ADMINISTRATIVE OFFICIAL AS THE ADMINISTRATIVE OFFICIAL AUTHORIZED TO APPROVE PLATS AND REPLATS PURSUANT TO FLA. STAT. § 177.071, PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 20, 2025, the Governor signed into law Chapter 2025-164, L.O.F., which amends Fla. Stat. § 177.071 to require that plats and replats be administratively approved by a designated authority of the local government, and no further action or approval by the governing body is required if the plat or replat complies with the applicable statutory requirements; and,

WHEREAS, Chapter 2025-164, L.O.F., went into effect on July 1, 2025; and,

WHEREAS, Fla. Stat. § 177.071, as now amended, requires that no later than July 1, 2025, each local government designate, by ordinance or resolution, an administrative authority and official responsible for reviewing, processing, and administratively approving plats and replats; and,

WHEREAS, the Board of County Commissioners desires to comply with the requirements of Fla. Stat. § 177.071, as amended, and to facilitate the efficient review and approval of plats and replats; and,

WHEREAS, the Board of County Commissioners previously approved the designation of Hernando County's Administrative Official an administrative authority and official responsible for

reviewing, processing, and administratively approving plats and replats by means of a *ore tenus* vote; and,

WHEREAS, the Board of County Commissioners now wishes to memoralialize its prior voice vote by adopting the instant, written resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Designation of Administrative Authority and Official. Pursuant to Section 177.071, Florida Statutes, the Board of County Commissioners hereby designates the Administrative Official, as that position is defined in Hernando County Code Appendix A, Article V, § 1, as the administrative authority for receiving, reviewing, and processing plat and replat submittals. The Board of County Commissioners further designates the Administrative Official as the administrative official authorized to approve, approve with conditions, or deny plat and replat submittals in accordance with Fla. Stat. § 177.071 and based on compliance with the requirements of Fla. Stat. § 177.091 and Hernando County Code Chapter 26. The Administrative Official may also take any administrative action that is necessary to facilitate his or her authority to approve, approve with conditions, or deny plat and replat submittals as set forth *supra*.

Section 3. Designation of Duties. The Administrative Official is authorized to delegate review and processing duties to appropriate staff within the Planning Department or other relevant departments, consistent with the provisions of Fla. Stat. § 177.071.

Section 4. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this resolution is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this resolution.

Section 5. Conflicting Provisions Repealed. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

Section 6. Effective Date. This resolution shall take effect immediately.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this 5th day of August 2025.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: Heidi Prause, Deputy Clerk
DOUG CHORVAT, JR.
Clerk

By: _____
BRIAN HAWKINS
Chairman

SEAL

Approved for Form and Legal Sufficiency:

Jon Jouben
County Attorney's Office

DRAFT DOCUMENT: F:\1 COUNTY ATTORNEY'S OFFICE\JAJ\Ordinances\Administrative Plat Approval\2025-9-10 Proposed Ordinance - Draft 4.wpd, September 10, 2025 (12:30pm) NOTE: additions/~~deletions~~ = language proposed for addition/deletion to existing Code provisions.

ORDINANCE NO.: 2025-__

AN ORDINANCE RELATING TO THE ADMINISTRATIVE APPROVAL OF PLATS AND REPLATS; PROVIDING FOR THE INCORPORATION OF RECITALS AS FINDINGS OF FACT; AMENDING LIST OF DEFINED TERMS; AMENDING PROCEDURES GOVERNING PETITIONS FOR RELIEF FROM HARDSHIPS; AUTHORIZING ADMINISTRATIVE OFFICIAL TO APPROVE PLATS AND REPLATS ADMINISTRATIVELY; PROVIDING FOR THE ADMINISTRATIVE APPROVAL OF CONDITIONAL PLAT SUBMITTALS; PROVIDING FOR THE ADMINISTRATIVE APPROVAL OF PLAT AND REPLAT SUBMITTALS; AMENDING BONDING REQUIREMENT FOR PLATS AND REPLATS; AMENDING DESIGN STANDARDS FOR BLOCKS; AMENDING DESIGN STANDARDS FOR PUBLIC SITES AND OPEN SPACES; REPEALING HERNANDO COUNTY CODE § 26-94; PROVIDING FOR CERTIFICATION OF ADMINISTRATIVE APPROVAL; AMENDING VARIANCE PROCEDURES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, local land development regulations require evaluation and revision to address public health, safety and welfare issues that may occur during the implementation of land development regulations; and,

WHEREAS, Chapter 177 of Florida Statutes governs Land Boundaries, including Platting and Replatting, to regulate and control the platting of lands; and,

WHEREAS, Fla. Stat. § 177.071, as amended, requires that plats and replats be administratively approved by a designated authority of the local government, and no further action or approval by the governing body is required if the plat or replat complies with the statutory requirements; and,

WHEREAS, the amended statute requires that each local government designate, by ordinance or resolution, an administrative authority and official responsible for reviewing, processing, and administratively approving plats and replats; and,

WHEREAS, Hernando County desires to amend certain provisions of the Land Development Code, enacted pursuant to Part II of Chapter 163, Florida Statutes, to provide for administrative approval of plats and replats and certain procedural requirements pursuant to Fla. Stat. § 177.091; and,

WHEREAS, Hernando County desires to designate an administrative authority to oversee the platting and replatting process and provide plat and replat approval and denial responsibility, as required by Fla. Stat. § 177.071; and,

WHEREAS, pursuant to Fla. Stat. § 125.66(3)(a), a business impact estimate is not hereby required; and,

WHEREAS, the Board of County Commissioners finds and determines that the amendment to the Hernando County Land Development Code set forth herein is in the best interest of the County and in furtherance of the health, safety, and welfare of the public;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Incorporation of Recitals as Findings of Fact. The foregoing recitals are true and correct and the Board of County Commissioners hereby incorporates them into this Ordinance as its factual findings as if they were fully set forth herein.

Section 2. Amending List of Defined Terms. Hernando County Code § 26-2, Definitions, is hereby amended to read as follows:

Sec. 26-2. Definitions.

As used in this chapter:

Access and utility tract shall mean a tract of land a minimum of sixty (60) feet in width which is owned by all lot owners within the subdivision with each lot owner having an undivided interest in the access and utility tract. The purpose of the access and utility tract is to provide access to all lots within the subdivision and the access and utility tract shall carry an express easement which inures to the benefit of any public or private utility company.

Administrative authority shall have the same meaning as provided for in Fla. Stat. § 177.071, as it may be amended from time to time.

Administrative official shall have the same meaning as provided for in Hernando County Code, Appendix A, Article V, § 1, as it may be amended from time to time.

Alleys are minor ways which are used primarily for vehicular service access to the back side of properties otherwise abutting on a street.

Arterial streets and highways primarily facilitate the through movement, i.e. mobility, of vehicular traffic. Access management techniques are commonly instituted on them to preserve the facilities' capacity. Land access is a secondary priority to the movement of traffic.

Bond means a surety bond or such other collateral security as may be mutually agreed upon from time to time between the board of county commissioners and a developer.

Building setback line is a line within a lot or other parcel of land so designated on the plat of the proposed subdivision, between which and the adjacent boundary of the street upon which the lot abuts the erection of an enclosed structure or portion thereof is prohibited.

Collector streets function primarily to carry traffic from local streets to arterials. The operating speeds are generally lower than that of arterials and provide a greater degree of land access.

Cul-de-sac shall mean a minor street with one ingress and egress and with a turning area at the closed end.

Easement is a legally defined right of passage or use across a specified property. An easement may allow for access, placement of utilities, drainage, other purposes or any combination of these uses.

Frontage roads are minor streets which run concurrent with arterial streets and highways and which provide access to abutting properties and protection from through traffic. A frontage road may be developed along the property frontage or to the rear of the property (reverse frontage road).

Comprehensive plan shall mean a comprehensive plan prepared or adopted by Hernando County pursuant to chapter 163, Florida Statutes, or any amendment to parts thereof, which indicates the general locations recommended for various functional classes of public works, places, uses, structures, streets and facilities for the purpose of the general development of the county, and includes any unit or part of such plans separately adopted and any amendment to such plans or parts thereof.

Local streets are those which are used primarily for access to the abutting properties.

Parent tract is a lot, tract or parcel of record legally existing and developable as of June 13, 1991.

~~*Planning and zoning commission*, *planning commission* or *commission* shall mean the county planning and zoning commission, unless designated specifically otherwise by a prefix or title.~~

Street means a way for vehicular traffic, whether designated as a public street, highway, thoroughfare, road, parkway, throughway, avenue, boulevard, lane, place, right-of-way or however designated.

Subdivider or *owner* includes the plural as well as the singular, and may mean either a natural person, firm, association, partnership, private corporation, public or quasipublic corporation or any combination of any of them.

Subdivision means the division of a lot, tract or parcel of land into two (2) or more contiguous lots or parcels for transfer, sale or development. Each lot created shall have access on a street, tract or easement appropriate to the class of subdivision. The following shall not be considered subdivisions within the meaning of this chapter if no new streets are created: divisions of property by testamentary or intestate provisions; divisions of property by court order, including, but not limited to, judgments of foreclosure; and consolidation of existing lots by deed or other recorded instrument. The term includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided. The subdivision of land is permitted in any zoning district in accordance with provisions and regulations of such zoning district.

Section 3. Amending Procedures Governing Petitions for Relief from Hardships. Subsections (f) and (g) of Hernando County Code § 26-3, "Applicability; Exceptions," are amended to read as follows:[1]

* * *

(f) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the ~~board of county commissioners~~ Administrative Official including at least the following:

(1) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

(2) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically from which provisions of this chapter the developer wishes to be excepted ~~from~~.

The ~~governing body~~ Administrative Official, upon review of the petition, may administratively approve the subdivision provided the ~~governing body~~

[1]NOTE TO CODIFIERS: All other provisions of Hernando County Code § 26-3 remain unchanged.

Administrative Official has determined that the ordinance has placed an undue hardship upon the developer and:

(1) All lots proposed to be created under the ~~board of county commissioner's~~ Administrative Official's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

(g) Petition for relief from family hardship. A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the ~~board of county commissioners~~ Administrative Official. The petition must include ~~including at least the following:(1)A~~ a map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate

the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

The ~~governing body~~ Administrative Official, upon review of the petition, may administratively approve the subdivision provided the ~~governing body~~ Administrative Official has determined that the ordinance has placed an undue hardship upon the family and:

(1) All lots proposed to be created under the ~~board of county commissioner's~~ Administrative Official's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.

(2) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.

(3) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."

(4) All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the

transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

Section 4. Authorizing Administrative Official to Approve Plats and Replats Administratively. A new Hernando County Code § 26-20, to be entitled "Designation of Administrative Authority to Approve Plat and Replat Submittals," is hereby created to read as follows:

Sec. 26-20. Designation of Administrative Authority to Approve Plat and Replat Submittals.

(a) Pursuant to Fla. Stat. § 177.071, the Board of County Commissioners hereby designates the Hernando County Planning Department as the administrative authority for receiving, reviewing, and processing plat and replat submittals. The Board of County Commissioners further designates the Administrative Official as the officer who is authorized to approve, approve with conditions, or deny plat and replat submittals in accordance with Fla. Stat. § 177.071 and based on compliance with the requirements of Fla. Stat. § 177.091.The Administrative Official is authorized to delegate his or her plat application processing, review, and approval/denial duties to appropriate County staff, consistent with the provisions of Fla. Stat. § 177.071.

(b) Except as provided for in Hernando County Code § 26-114 *supra*, a party aggrieved may seek judicial review of an administrative decision made pursuant to this Chapter by the Administrative Official by filing suit in circuit court for

declaratory or injunctive relief, within thirty (30) days of the date of the Administrative Official's decision, on the grounds that the action taken is arbitrary, capricious, confiscatory, or violative of constitutional guarantees.

Section 5. Providing for the Administrative Approval of Conditional Plat Submittals. Hernando County Code § 26-21, "Procedure for Review and Approval of a Conditional Plat," is amended to read as Follows:

Sec. 26-21. Procedure for Review and Approval of a Conditional Plat.

(a) The developer shall cause to be prepared a conditional plat properly signed and sealed by a registered professional engineer (engineer of record) licensed in the State of Florida. The conditional plat shall include all information required by the county, including, but not limited to, the following:

(1) Preliminary layout. The engineer of record shall prepare a complete layout of the streets and lot configurations including all parcels of land which the developer reasonably expects to include in the project. The layout shall be drawn to a scale on drawings no larger than 24" x 36" with one copy drawn to scale on 11" x 17". The layout shall include the following minimum information:

a. Description, typical detail or generalized location of all proposed easements, including type and width.

b. North arrow and scale.

c. Location of proposed facilities and improvements.

d. Site data including number of lots by land use type or category, lot sizes, and density for residential lots.

e. The layout shall include all adjacent parcels and the surrounding transportation grid.

f. The amount of open space, including the number of parks, whether active or passive, and size of proposed park areas. Final types of amenities to be determined with construction plan submittal/approval.

(2) Narrative description of preliminary protective covenants and association documents.

(3) Preliminary engineering analysis. The engineer of record shall provide a preliminary engineering analysis of the lands to be developed. The analysis shall include, at a minimum, the soil conditions, drainage design assumptions and a preliminary stormwater analysis, the location of all floodplains, the location of significant vegetative communities including wetlands, a preliminary wildlife analysis that identifies the potential for listed species on the property, pavement design considerations, potable water and sewage disposal determinations, and fire protection.

(4) List of all planned improvements and facilities indicating those that will remain private and those facilities/improvements that will be dedicated to the county.

(5) Proposed development schedule. If the development is of such size that the developer desires to develop in units or phases, the plan shall indicate the proposed sequence of development.

(6) Adequate access and transportation analysis. The engineer of record shall submit an analysis of the existing and proposed transportation network indicating the collector street system which will adequately service the pedestrian and vehicular traffic generated by the proposed development. The analysis shall be prepared in accordance with the county's adopted facility design guidelines or as required by the county engineer. The analysis shall also include the need for cross connections between the proposed site and adjacent parcels as a means of providing for adequate traffic circulation. The ~~planning and zoning commission~~ Administrative Official will consider the analysis and, with recommendations from the planning department and county engineer, stipulate any specific transportation improvements which the developer must accomplish as a condition of his application.

(7) Development of regional impact statement if required by the provisions set forth in F.S. ch. 380.

(8) Water supply and sewage disposal plans. The developer or engineer of record shall provide the planned methods of water supply and sewage disposal in accordance with all required codes and regulations. In the event the proposed subdivision will connect to county water and/or sewer facilities, the engineer of

record shall prepare a capacity analysis in accordance with county standards and requirements to ensure that the distribution and collection network can accommodate the additional projected flows.

(9) Adequate public facility analysis. The engineer of record shall provide an adequate public facilities analysis in accordance with the requirements of the county comprehensive plan and associated adequate public facility requirements of this Code.

(b) Copies of the conditional plat shall be submitted to else the development department. The county will review all data submitted for conformity with the county subdivision regulations, the county's adopted facility design guidelines and the county land use regulations and will solicit the review of other appropriate agencies. Upon determination that the conditional plat is in conformance with all required rules and regulations all pertinent review comments and requirements will be provided to the ~~planning and zoning commission~~ Administrative Official in conjunction with the application review for approval.

(c) The ~~planning and zoning commission~~ Administrative Official shall consider the data compiled by the county and the conditional plat of the developer and, with due deliberation, either confer conditional approval on the plat with any provisions ~~it~~ he or she deems necessary or deny approval citing the reasons therefor. If approval is denied, the developer may make those corrections required and the project may be

reconsidered ~~at a subsequent planning and zoning commission meeting~~ by the Administrative Official, provided all corrections are satisfactorily completed and submitted to the county ~~at least~~ within four (4) weeks ~~prior to the meeting at which reconsideration is requested~~ of the Administrative Official's original determination. Should the ~~planning and zoning commission~~ Administrative Official impose any conditions which the developer feels cause an undue hardship or deny approval for reasons which the developer feels are unjust, the developer may request a review of the conditional plat by the board of county commissioners for final disposition of the conditional plat. Upon final approval of the conditional plat, the developer shall have two (2) years to be granted construction plan approval. In no case shall the conditional plat be valid for more than five (5) years from the original date of approval.

(d) Upon receipt of conditional plat approval, the developer shall have the engineer of record prepare construction plans and specifications for all improvements indicated on the approved list of planned improvements. Copies of the plans and specifications shall be submitted to the county, properly sealed by a registered professional engineer. The county shall submit the plans to the affected county departments to review the plans and specifications for compliance with this article and other federal, state or county requirements. Upon determination that the construction plans are in conformance with all required rules and regulations and the

county staff shall approve the plans. If the plans and specifications are approved, the county shall so indicate by letter to the developer or engineer of record detailing any performance conditions which the county finds to be in the best interest of the county. Upon receipt of this conditional approval of construction plans, the engineer of record shall make those corrections and/or revisions which are required and shall prepare and submit a final set of construction plans and specifications to the county for final approval and use in construction inspections. Upon final approval of the construction plans and transmittal of the official notification letter of such approval, the developer shall have one (1) year to begin construction according to the approved plans. During the one-year time period, the developer shall:

(1) Begin the construction of improvements to be accomplished within a maximum period of eighteen (18) months of the official notification letter; or

(2) Provide performance security to the county at an amount equal to one hundred (100) percent of the cost of construction of all required improvements as estimated by the engineer of record and approved by the county, whereby all improvements are satisfactorily secured such that in the event the developer, for any reason, does not complete the required improvements within eighteen (18) month time limit, the county shall have access to adequate funds to have the construction of such improvements accomplished. Such performance security shall be accepted by the board of county commissioners. Upon completion of all required

improvements the board may release the performance security subject to the posting and acceptance by the board maintenance security for a period of eighteen (18) months in the amount of twenty (20) percent of the cost to construct all required improvements as certified by the engineer of record and approved by the county.

If the developer has neither begun construction nor entered into an acceptable security agreement within one (1) year from the date of final approval of the construction plans, approved construction plans shall become void unless the developer submits a request for a timely extension of the construction plan approval. One (1) extension of the construction plan approval for construction to begin may be issued for a period not to exceed eighteen (18) months by the board of county commissioners provided the effect of new or current regulations is evaluated, and the applicant agrees to comply with any new requirements as a condition of the extension. In no event shall construction plans be extended after the five (5) year time frame has lapsed from the date of approval of the original conditional plat.

Section 6. Providing for the Administrative Approval of Plat and Replat Submittals. Hernando County Code § 26-22, "Procedures for Approval of Subdivision Record Plat," is hereby renamed "Procedures for the Administrative Approval of Subdivision Record Plats and Replats," and is amended to read as follows:

Sec. 26-22. Procedures for the Administrative Approval of Subdivision Record Plats and Replats.

(a) Upon satisfaction of the requirements of the preceding sections of this article, the developer shall submit the subdivision record plat or replat to the ~~board of county commissioners~~ Administrative Official for final administrative review. A letter shall accompany the plat indicating the approval of the local postmaster for the street names used. The plat shall meet all requirements of Florida Statutes, chapter 177, the county land use regulations set out in appendix A of this volume, and this chapter, except as otherwise specifically approved. In addition, the plat shall meet the following criteria:

(1) The subdivision plat offered for recording shall meet all requirements of Florida Statutes, chapter 177.091 as to material, process, legibility and permanency of the record plat. The record plat shall be on sheets twenty-four inches by thirty-six inches (24" × 36").

(2) Each sheet shall have a marginal line completely around the drawing such that a three-inch binding margin remains on the left and a one-inch margin remains on the other three (3) sides.

(3) All tracts and drainage retention areas to be designated on the plat are to be designated by a tract letter identifier (A,B,C,etc.)

(4) All easements shown on the plat are to be clearly identified as to location and purpose.

(5) If jurisdictional lines are required on the plat, they are to be clearly identified as to controlling agency and their purpose, use and limitations.

(6) Adjacent unplatted lands to the plat are to be identified as such. Platted lands must have ghosted in all adjacent lots, blocks and streets with the proper name of the subdivision and the plat book and page numbers as recorded in the public records clearly provided.

(b) When submitting the original subdivision record plat or replat to the ~~board of county commissioners~~ Administrative Official, the developer shall also submit in separate documents, to be provided with the record plat, the following:

(1) A table listing the square footage of all lots, parcels or tracts;

(2) A document indicating the length of each street centerline and the total length of all street centerlines contained within the project.

(c) Within 7 business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with Fla. Stat. § 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(d) The Administrative Official shall determine whether the proposed plat or replat complies with the requirements and standards of Fla. Stat. § 177.091. Unless the applicant requests an extension of time, the Administrative Official shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (c) *supra*. The Administrative Official shall administratively approve a proposed plat or replat submitted under Fla. Stat § 177.071, with no further action required by the Board of County Commissioners, if the proposed plat or replat complies with the requirements of Fla. Stat. § 177.091. If the Administrative Official does not approve the proposed plat or replat, it must notify the applicant in writing of his or her reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The Administrative Official, or any other official, employee, agent, or designee of the Board of County Commissioners, may not request or require the applicant to file a written request for an extension of time.

(e) Before a plat or replat is offered for recording, it must be administratively approved by the Administrative Official as required by this section, and evidence of such approval must be placed on the face of the plat or replat. If not approved, the Administrative Official must return the proposed plat or replat to the

professional surveyor and mapper or the legal entity that submitted the proposed plat or replat for administrative approval.

(f) Subsequent to receipt of approval of the ~~board of county commissioners~~ Administrative Official, the developer shall submit to the clerk of the circuit court for recording purposes the following:

(1) The original final plat meeting the requirements of chapter 177, Florida Statutes, and copies of the final plat of a number and quality as required by the county clerk.

(2) A document signed by the tax collector's office indicating that there are no current or delinquent taxes due on the property to be platted at the time and date the plat is submitted to the clerk of circuit court recording division for recording of the plat.

(g) The Administrative Official's administrative approval of a proposed plat or replat shall constitute Hernando County's acceptance of any and all dedications made to Hernando County on said plat or replat.

Section 7. Amending Bonding Requirement for Plats and Replats. Hernando County Code § 26-41, "Generally," is hereby amended to read as follows:

Sec. 26-41. Generally.

(a) The state requires developers to utilize the services of engineers registered in accordance with chapter 471, Florida Statutes, in the design of improvements to

lands subdivided. The board of county commissioners hereby affirms this requirement and advises all developers of land within the county that all improvements herein required or otherwise promised by the developer shall be designed by qualified, registered professional engineers. The plans and specifications for all improvements shall be submitted to the county engineer for review and approval prior to starting construction or prior to recordation of the subdivision record plat or replat if the improvements are to be bonded.

(b) The plans and specifications shall completely define the scope of all work to be accomplished in the construction of improvements and shall provide for a standard of quality which equals or exceeds the minimum requirements cited in the "Hernando County Facility Design Guidelines," as issued by the county engineering department and approved by the board of county commissioners, the "Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways State of Florida (a.k.a. The Green Book)" and the "Hernando County Utilities Water and Wastewater Construction Specifications Manual."

Section 8. Amending Design Standards for Blocks. Hernando County Code § 26-46, "Blocks," is hereby amended to read as follows:

Sec. 26-46. Blocks.

(a) The lengths, widths and shapes of blocks shall be determined with due regard to:

(1) Provision of adequate building sites suitable to the special needs of the type of use contemplated.

(2) Zoning requirements as to lot sizes and dimensions.

(3) Needs for convenient access, circulation, control and safety of street traffic.

(4) Limitations and opportunities of topography.

(b) Block lengths shall not exceed one thousand three hundred twenty (1,320) feet or be less than three hundred thirty (330) feet unless specifically approved by the ~~planning and zoning commission~~ Administrative Official.

(c) Pedestrian crosswalks, designed to Florida Department of Transportation (F.D.O.T.) standards, shall be required where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

(d) Street rights-of-way shall be provided to all undeveloped areas surrounding the subdivision at points not to exceed one thousand three hundred twenty (1,320) feet or such as the ~~planning and zoning commission~~ Administrative Official may direct. Such rights-of-way may be left unimproved if desired by the subdivider and approved by the ~~planning and zoning commission~~ Administrative Official.

Section 9. Amending Design Standards for Public Sites and Open Spaces. Hernando County Code § 26-48, "Public Sites and Open Spaces," is hereby amended to read as follows:

Sec. 26-48. Public Sites and Open Spaces.

(a) Where a proposed park, playground, school or other public use shown in a general county plan is located in whole or in part in a subdivision, the ~~planning and zoning commission~~ Administrative Official may require the dedication or reservation of such area within the subdivision in those cases in which the ~~planning and zoning commission~~ Administrative Official deems such requirements to be reasonable.

(b) Where deemed essential by the ~~planning and zoning commission~~ Administrative Official, upon consideration of the particular type of development proposed in the subdivision, and especially in large scale neighborhood unit developments not anticipated in the general county plan, the ~~planning and zoning commission~~ Administrative Official may require the dedication or reservation of such other areas or sites of a character, extent and location suitable to the needs created by such development for schools, parks and other neighborhood purposes.

(c) When public sites and open spaces are to be dedicated to a homeowners' association, that association must be created by incorporation prior to filing the final plat for the subdivision.

Section 10. Repeal of Hernando County Code § 26-94. Hernando County Code § 26-94, "Adoption Resolution," is hereby repealed.

Section 11. Providing for Certification of Administrative Approval. A new Hernando County Code § 26-94, to be entitled "Certification of Administrative Approval," is hereby enacted to read as follows:

Sec. 26-94. Certification of Administrative Approval.

Each plat or replat submitted to Hernando County for approval for record shall contain a form of appropriate certificate to be executed by the Administrative Official or the Administrative Official's designee approving such plat for recording and accepting the dedication of all streets and other places shown thereon, which certificate shall be in substantially the following form:

CERTIFICATE OF ADMINISTRATIVE APPROVAL

I HEREBY CERTIFY that pursuant to Fla. Stat. § 177.071, I have administratively approved the instant plat and have authorized it to be recorded in the Official Records of Hernando County, Florida. Further, my administrative approval of the instant plat constitutes Hernando County's acceptance, on its own behalf and on behalf of the public generally, the dedication of all streets, canals, parks, and other public places shown on the instant plat, which acceptance shall be binding on all persons hereafter.

By: _____ Date: _____
County Administrative Official

Section 12. Amending Variance Procedures. Hernando County Code Ch. 26, Art. VI, consisting of §§ 26-111 through 26-114, "Variances," is hereby amended to read as follows:

Sec. 26-111. Hardship.

Where the ~~planning and zoning commission~~ Administrative Official finds that extraordinary hardship may result from strict compliance with the regulations set out in this chapter, ~~it~~ the Administrative Official may vary the regulations so that substantial justice may be done and the public interest secured; provided, that such variation will not have the effect of nullifying the intent and purpose of the general county plan or this chapter.

Sec. 26-112. Planned Development Projects.

A comprehensive residential, commercial, industrial or combined development, including the large scale construction of residential, commercial and/or industrial buildings, together with the necessary access roads, may be approved by the ~~commission~~ Administrative Official although the design of the project does not reflect standard subdivision design and arrangements; provided, that departure from the minimum design standards of the subdivision regulations can be made without destroying their intent and is in accordance with the regulations concerning planned development projects.

Sec. 26-113. Conditions.

In granting variances and modifications, the ~~planning and zoning commission~~ Administrative Official may require such conditions as will, in ~~its~~ his or her

judgment, secure substantially the objective of the standards or requirements so varied or modified.

Sec. 26-114. Board of County Commissioners Review of Conditional Plat Decisions and Conditions.

The board of county commissioners may, upon appeal of the applicant or upon their own volition, review, modify or append any conditional plat decision or condition during rezoning review within sixty (60) days of the approval or denial by the ~~planning and zoning commission~~ Administrative Official.

Section 13. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 14. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish such intention, and that the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 15. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 16. Effective Date. This ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 20__.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

Attest: _____
DOUGLAS CHORVAT, JR.
Clerk and Comptroller

By: _____
BRIAN HAWKINS
Chairman

Approved for Form and Legal Sufficiency

_____
County Attorney