

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

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

File No. 142320 Official Date Stamp:
Received
JUL 05 2023
Planning Department
Hernando County, Florida

Date: June 14, 2023

APPLICANT NAME: Solterra Land, LLC c/o Jon Kattke

Address: 2 Carlson Parkway #155
City: Plymouth State: MN Zip: 55447
Phone: 612-207-6526 Email: jon@solterraproperty.com
Property owner's name: (if not the applicant) Frank McDowell (565819 and 1377496); Nicolas Oliva (565855)

REPRESENTATIVE/CONTACT NAME: Mike Marshall

Company Name: Tolosa Property Group
Address: 3843 Wheatland Trail
City: Heartland State: TX Zip: 75126
Phone: (972) 323-9226 Email: mike@tolosapropertygroup.com

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

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 565819, 1377496, 565855, 196442
2. SECTION See Attached, TOWNSHIP See Attached, RANGE See Attached
3. Current zoning classification: Agricultural Residential (565819 and 565855), Agricultural (1377496), 196442 (Agricultural Residence)
4. Desired zoning classification: Planned Development Project (Multifamily)
5. Size of area covered by application: 13.45 acres
6. Highway and street boundaries: Anderson Snow Road and Amero Lane
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Nicholas Oliva, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): Solterra group 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 this 4th day of June, 2023, by Nicholas Oliva who is personally known to me or produced driver's license identification.

Signature of Notary Public



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

Notary Seal/Stamp

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PROPERTY OWNER AFFIDIVAT

I, FRANK MCDOWELL, III, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [] I am the owner of the property and am making this application OR
[X] I am the owner of the property and am authorizing (applicant): Solterra Group and (representative, if applicable): to submit an application for the described property.

Signature of Property Owner: FRANK MCDOWELL, III

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of June, 2023, by FRANK MCDOWELL, III who is personally known to me or produced DIVERS 1:702 as identification.

Signature of Notary Public



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

Notary Seal/Stamp

Project Narrative
Parcel Keys 565819, 196442, 1377496, and 565855
Existing Zoning: Agricultural Residential (565819, 196442 and 565855)
Agricultural (1377496)

Proposed Zoning: Planned Development Project (Multifamily)

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1. Proposal

- a. Proposed land uses and their specific acreage
- b. Proposed density level of residential uses
- c. Proposed square footage of development and building height(s) of commercial uses
- d. Proposed deviations from code Please provide a list of any proposed deviations to the Land Development Regulations (LDRs). Cite specific code requirements and clarify the justification.

The proposed rezoning of the subject parcels from a Agricultural and Agricultural Residential zoning designation to a Planned Development Project (Multifamily) zoning designation consists of a conceptual site design that incorporates 200 multifamily units on an 13.45 acre project site which equates to a residential density of 15 dwelling units per acre. Although no physical development is proposed as a part of this application, conceptually, each unit would be approximately 1,200 square feet in size. In concept, the 200 multifamily units would be dispersed between multiple buildings that would not exceed 35 feet or 2.5 stories in height. No deviations from the Land Development Regulations are proposed as a part of the rezoning request.

2. Site Characteristics

- a. Site size (acres)
- b. Existing land uses and their specific acreage
- c. Known activities or uses on-site

The subject properties are approximately 13.45 acres in size. Two parcels (1377496 and 565819 are currently vacant with no known land uses occurring on site. Parcels 196442 and 565855 currently consist of one single family residential use on each parcel.

3. Environmental Considerations

- a. Flood Zone
- b. Drainage Features
- c. Water Features d. Habitats e. Conditions and Impacts on Natural Features

If a Wildlife Survey and/or a Wetland Jurisdictional Survey has been completed for the subject site, please submit said survey(s) with the master plan/rezoning application at time of submittal.

The subject properties are located outside of any FEMA designated flood zones and are absent of any notable water or drainage features. It is unknown if the subject properties are known to consist of sensitive species habitat of any kind. The proposal to rezone the subject properties does not include a proposal to physically develop the site, however, upon submittal for site plan approval, the applicant will submit an application package that demonstrates compliance with all applicable development standards and environmental guidelines.

4. Site Plan Discussion in the Narrative (See section on Required Master Plan or Site Plans shown later in this document.)

- a. A description of the concept of the development plan
- b. Proposed buffer sizes and separation widths between proposed land uses
- c. Proposed Setbacks and Minimum Sizes for Individual Lots
- d. Impacts and Improvements to infrastructure
- e. Proposed uses within pods

The proposed rezoning of the subject parcel from a Agricultural and Agricultural Residential zoning designation to a Planned Development Project (Multifamily) zoning designation consists of a conceptual site design that incorporates 200 multifamily units on a 13.45 acre project site which equates to a residential density of 15 dwelling units per acre. Conceptually, each unit would be approximately 1,200 square feet in size and would not exceed 35 feet or 2.5 stories in height. Proposed buildings would be separated by drive aisles up to 25 feet wide and landscape buffer areas. All proposed setbacks would be consistent with the development standards of the underlying zone. The development of the property would result in site improvements that would include, but would not be limited to, the extension of all required utility systems at the front and throughout the site.

5. Impacts to Public Facilities

- a. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and analysis required to demonstrate that adequate public facilities will be available;
- b. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities;

The proposed project consists of a request to rezone the subject parcel from a Agricultural and Agricultural Residential zoning designation to a Planned Development Project (Multifamily) zoning designation only, and does not include a proposal for physical development at this time. A request for the approval of a formal site plan will be considered under a separate application. Therefore, any potential impacts to public facilities and potential mitigation would be provided at the time of formal submittal.

6. Water and Sewer Services

The county subdivision regulations require the dedication of sewer and water systems to the county in planned residential or commercial development projects and provides for the obtaining of water and sewer service from the county, payment of connection fees, and commitments for service. In preparing an application for rezoning, a developer should be aware of these provisions and shall take initial steps toward water and sewer agreements. In all cases, a developer must request water and sewer service from the county. If the county is to provide water and/or sewer, the developer must acknowledge in writing understanding of ordinance requirements and that the developer will comply with the provisions. The County may require that the applicant prepare a capacity study later in the development process to confirm infrastructure availability. If the project is located adjacent to or within the City of Brooksville Utility Department's First Right to Serve Area, the developer can request service from the City and provide a letter from the City stating service is available.

The proposed project consists of a request to rezone the subject parcel from a Agricultural and Agricultural Residential zoning designation to a Planned Development Project (Multifamily) zoning designation only, and does not include a proposal for physical development at this time. A request for the approval of a formal site plan will be considered under a separate application. Therefore, any potential impacts to public facilities and potential mitigation would be provided at the time of formal submittal. However, the applicant does recognize that the county subdivision regulations require the dedication of sewer and water systems to the county for planned residential projects and that specific fees and commitments may apply. Further, the applicant recognizes that a capacity study may be required later in the development process to confirm infrastructure availability.

7. Senior, Age-Restricted or Affordable Housing If the project or any portion involves dedicated senior or age-restricted housing or is restricted to affordable housing as defined in section 420.0004, Florida Statutes, or workforce housing as defined in section 420.5095, Florida Statutes, as such statutes may be amended or renumbered from time to time, then a description of such housing shall be included in the narrative. The county shall require a separate development agreement with the applicant and/or evidence of recordable deed restrictions or such other recordable instrument acceptable to the county which memorializes and enforces such commitment to provide senior or age-restricted housing, affordable housing, and/or workforce housing. Note: This shall be considered a preliminary narrative at time of submittal of the request for zoning amendment petition. The Governing Body may require that a PDP narrative be revised to meet any additional conditions. If the Governing Body requires such a revision, the applicant must submit a revised narrative, meeting all conditions following the action by the Governing Body. In no event shall the applicant receive any subsequent development approval

from the county until such time the applicant has submitted a revised narrative meeting the requirements of this provision.

At the time of submittal, Senior, Age-Restricted, or Affordable Housing is not a part of the proposal to rezone the subject property. However, the applicant recognizes that if Senior, Age-Restricted, or Affordable Housing is a part of the project into the future, that compliance with Florida statutes and the submittal of a separate development agreement is required.