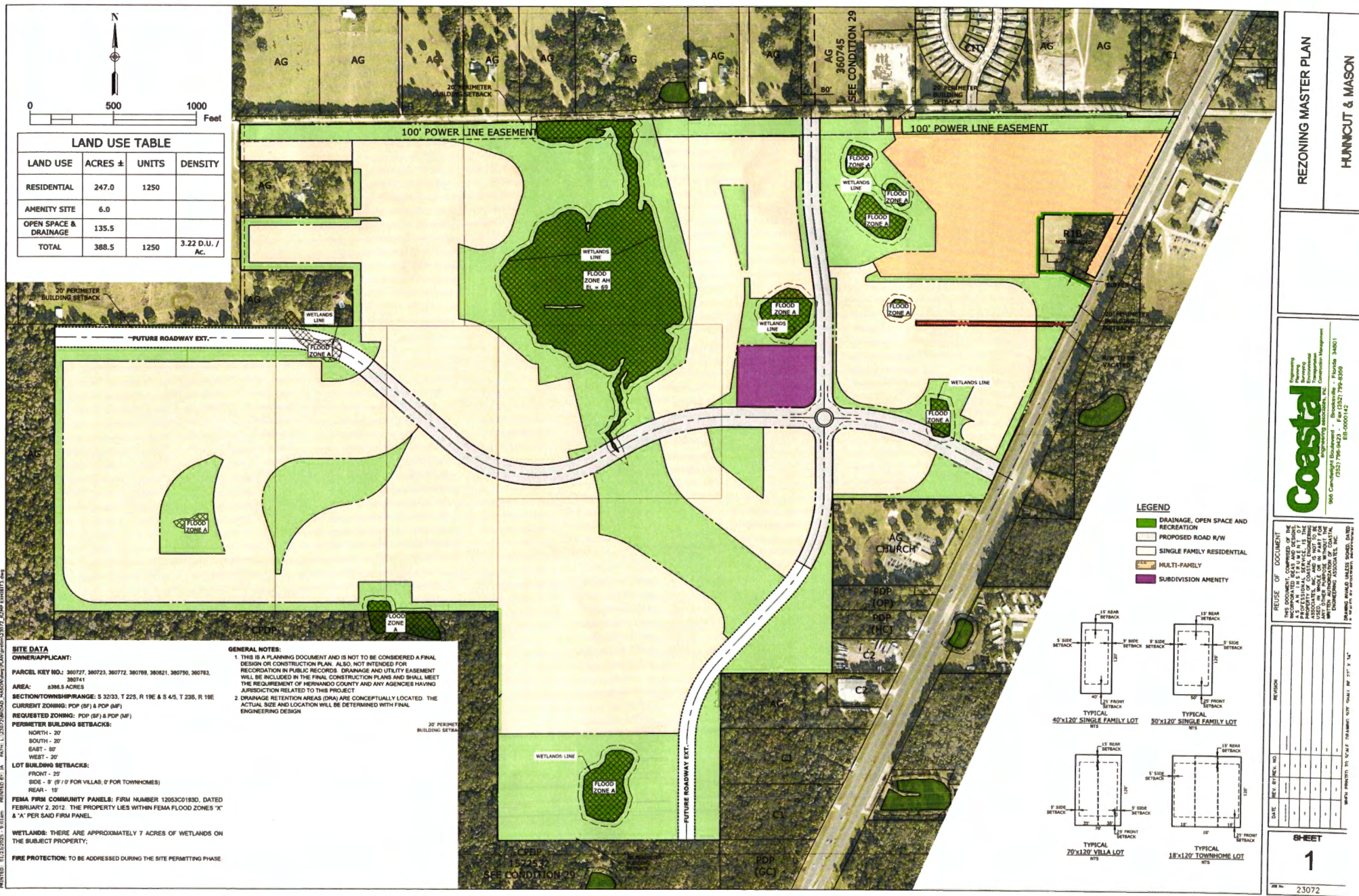


1/23/25



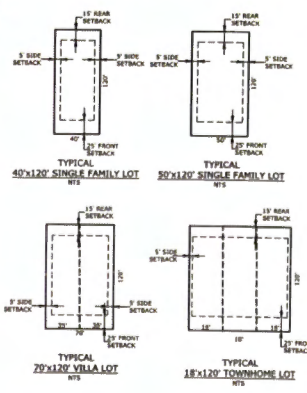
LAND USE TABLE

| LAND USE              | ACRES ± | UNITS | DENSITY         |
|-----------------------|---------|-------|-----------------|
| RESIDENTIAL           | 247.0   | 1250  |                 |
| AMENITY SITE          | 6.0     |       |                 |
| OPEN SPACE & DRAINAGE | 135.5   |       |                 |
| TOTAL                 | 388.5   | 1250  | 3.22 D.U. / AC. |

**SITE DATA**  
OWNER/APPLICANT:  
PARCEL KEY NO.: 360727, 360723, 360772, 360789, 360821, 360750, 360763, 360711  
AREA: 638.5 ACRES  
SECTION/TOWNSHIP/RANGE: S 32/33, T 22S, R 18E & S 45, T 23S, R 18E  
CURRENT ZONING: PDP (SF) & PDP (MF)  
REQUESTED ZONING: PDP (SF) & PDP (MF)  
PERIMETER BUILDING SETBACKS:  
NORTH - 20'  
SOUTH - 20'  
EAST - 80'  
WEST - 20'  
LOT BUILDING SETBACKS:  
FRONT - 20'  
SIDE - 5' (8' IF FOR VILLAS, 0' FOR TOWNHOMES)  
REAR - 15'  
FEMA FIRM COMMUNITY PANELS: FIRM NUMBER 1205C01830, DATED FEBRUARY 2, 2012. THE PROPERTY LIES WITHIN FEMA FLOOD ZONES "C" & "A" PER SAID FIRM PANEL.  
WETLANDS: THERE ARE APPROXIMATELY 7 ACRES OF WETLANDS ON THE SUBJECT PROPERTY.  
FIRE PROTECTION: TO BE ADDRESSED DURING THE SITE PERMITTING PHASE.

**GENERAL NOTES:**  
1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN. ALSO, NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS. DRAINAGE AND UTILITY EASEMENT WILL BE INCLUDED IN THE FINAL CONSTRUCTION PLANS AND SHALL MEET THE REQUIREMENT OF HERRANDO COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATED TO THIS PROJECT.  
2. DRAINAGE RETENTION AREAS (DRA) ARE CONCEPTUALLY LOCATED. THE ACTUAL SIZE AND LOCATION WILL BE DETERMINED WITH FINAL ENGINEERING DESIGN.

- LEGEND**
- DRAINAGE, OPEN SPACE AND RECREATION
  - PROPOSED ROAD R/W
  - SINGLE FAMILY RESIDENTIAL
  - MULTI-FAMILY
  - SUBDIVISION AMENITY



**REZONING MASTER PLAN**

**HUNNICUT & MASON**

**Coastal**  
Engineering  
Surveying  
Planning  
Environmental  
Construction Management  
9600 Camphorleaf Boulevard • Jacksonville, Florida 32256  
(904) 779-0001 FAX (904) 779-0002  
EIR-0000112

**REUSE OF DOCUMENT**  
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| DATE | REVISED BY | NO. | REVISION |
|------|------------|-----|----------|
|      |            |     |          |
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|      |            |     |          |
|      |            |     |          |

**SHEET 1**

108 No. 23072



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: December 9, 2024  
Board of County Commissioners: January 28, 2024

**APPLICANT:** Eisenhower Property Group LLC

**FILE NUMBERS:** H-24-58

**REQUEST:** Master Plan Revision for a property zoned CPDP/Combined Planned Development Project (Single-Family) and (Multifamily)

**GENERAL LOCATION:** Southwest Corner of Mason Smith Road and US Highway 41 (Broad Street)

**PARCEL KEY NUMBERS:** 360727, 380723, 360772, 380769, 380821, 380750, 360763, 380741

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### PLANNING & ZONING COMMISSION ACTION:

On December 9, 2024, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's requests for a Master Plan Revision for a property zoned CPDP(SF)/Combined Planned Development Project (Single-Family) and PDP(MF)/Planned Development Project (Multifamily), and 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. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. 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, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. A jurisdictional survey shall be provided at the time of conditional plat review and areas determined to be wetlands shall be delineated and shown on future plans and subdivision plats.
6. Geotechnical and geophysical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all proposed drainage retention areas within the project to test for subsurface karst features, including geophysical/geotechnical delineation of karst features adjacent to proposed housing pods with potential to be negatively impacted. Karst features are to be protected from the discharge of untreated stormwater.
7. Contact the Review and Compliance Section of the Florida Division of Historical Resources for survey requirements associated with FMSF archaeological sites. Any reports required by the State are to be provided to Hernando County.
8. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
9. ~~Prior to the approval of the first conditional plat, the petitioner shall coordinate with the City of Brooksville and HCUD to obtain a final determination which entity shall provide water and sewer services to the subdivision. The Project shall be served by the Hernando County Water and Sewer District for both Water and Sewer Services.~~
10. A Traffic Access Analysis is required. This analysis is required to include a queuing analysis and a Signal Warrant Analysis. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.
11. All roads within this project are required to meet the applicable Hernando County Facility Design Guideline requirements, (Collector, Major Local, Local and Frontage Roads).
12. A FDOT access management permit is required for access to US Hwy 41 (Broad Street).
13. The petitioner shall construct a north/south collector road to County standards from Mason Smith Road to the South as depicted on the Master Plan, within the PDP Boundary; southern property boundary. approximately 800' from the intersecting roundabout with the east /west collector road. ~~This road shall be constructed in its entirety at the time the pod utilizing this collector road is~~

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~~constructed and shall be required in lieu of a frontage road. A connection of the north/south collector roadway to the southern boundary will be made within 1 year of when based upon need and demand by the County Engineer.~~ a physical connection can be made to the southern parcel (Hernando Oaks Phase 5) roadway, provided that such roadway has been constructed prior to the last record plat within the Hunnicutt Mason PDP. A roundabout shall be constructed at the intersection of the north/south collector road and the east/west collector road when a functional connection is made between the two pods.

14. The petitioner shall construct an east/west collector road to County standards from ~~Mason Smith Road~~ US Hwy 41 (Broad Street) to its intersection with and the north/south collector road to the western property line for a future connection. The physical connection to the western property line shall be made within 1 year of when a physical connection can be made to the Western property (Parcel 380803 or Parcel 1077756) internal roadway, provided that such roadway has been constructed prior to the last record plat within the Hunnicutt Mason PDP. based upon the need and demand as determined by the County Engineer.
15. Minimum Perimeter Setbacks:
  - North: 20'
  - South: 20'
  - West: 20'
  - East: 50' (Previously approved Deviation from 125')
16. Individual Lot Setbacks (Single-Family Detached):
  - Front: 25'
  - Side: 5' (Previously approved; Deviation from 10')
  - Rear: 15' (Previously approved; Deviation from 20')
17. Individual Lot Setbacks (Villas):
  - Front: 25'
  - Side: 5' (Previously approved; External)/0' (Between Units) (Deviation from 10')
  - Rear: 15' (Previously approved; Deviation from 20')
18. Individual Lot Setbacks (Townhomes):
  - Front: 25'
  - Side: 0' (Previously approved; Deviation from 10')
  - Rear: 15' (Previously approved; Deviation from 20')



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19. Lot Sizes/Lot Widths:
- Single-Family Lot Widths: 40' and 50' (Deviation from 60')
  - Single-Family Lot Sizes: 4,800 Sq. Ft. (Deviation from 6,000 Sq. Ft.) and 6,000 square feet
  - Villa Lot Widths: 70' 35'
  - Villa Lot Sizes: 8,400 Sq. Ft. 4,200 Sq. Ft.
  - Townhouse Lot Widths: 18' (Deviation from 60')
  - Townhouse Lot Sizes: 2,160 (Deviation from 6,000)
20. The petitioner shall provide a 15' buffer along the site perimeter adjacent to existing or approved residential subdivisions. This buffer shall be enhanced by landscaping to achieve a minimum opacity of 80% and shall be placed in a separate tract owned and maintained by the HOA.
21. The petitioner shall construct a treed boulevard entrance from US Hwy 41 (Broad Street) into the development in accordance with the Hernando County Land Development Regulations.
22. The petitioner shall be required to provide a total of 6 acres of dedicated neighborhood park space (~~3 per residential pod~~) for the subject development. The primary park shall be located at approximate to the center of the sites, along the ~~East/West north/south~~ collector road. Additional pocket parks recreation space will be provided as passive as recreation shall be located in various places throughout the development to allow access to recreational amenities. All neighborhood parks shall be accessible through pedestrian, bicycle and vehicular means.
23. ~~The petitioner shall be required to dedicate preserve and/or plant native vegetation equal to twenty seven (27) acres for the preservation of natural vegetation. The petitioner shall meet the landscaping requirements of the Community Appearance Ordinance.~~
24. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
25. The petitioner shall design the development whereby the villa and townhome lots will be ~~centrally located within the development, near the proposed recreation amenity within H-21-87 or clustered with other lot types within H-21-87 the project.~~ Lots along the perimeter are permitted with the exception of where adjacent to the approved Hernando Oaks subdivision which shall be single-family detached homes on lots a minimum of 50'in width. A comprehensive lot layout shall be required at the time of conditional plat.

26. At the time of the first conditional plat, the petitioner shall be required to provide a community layout that incorporates the natural vegetation, environmental features and recreational amenities is recommended to preserve environmentally sensitive lands, provide access to recreational amenities and enhance the sense of place within the community.
27. At the time of conditional plat, the petitioner shall be required to provide a bicycle and pedestrian plan that shows the pedestrian interconnectivity within the pods and adequate access to proposed recreational amenities within the subdivision.
28. A vegetated buffer averaging a minimum of twenty-five (25) feet in width and no narrower than fifteen (15) feet in width shall be maintained by development adjacent to Class I and/or Class II wetlands.
29. The developer must demonstrate and design the proposed North/South collector road to align with the planned roadway improvements at its north and south boundaries. The northern connection at Mason-Smith Road would align with the western 80 feet of Parcel Key # 360745 and the southern connection would be in proximity to the eastern boundary of Parcel Key #1572532. The alignments for these proposed connections shall be reviewed and approved by the Hernando County Engineer.
30. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
31. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC approval Action. Failure to submit the revised plan will result in no further development permits being issued.